



**Brady Shipman  
Martin.**

**Built.  
Environment.**

**Project: Navan Town Scheme – Navan 2030:  
Amendments to previously permitted Kiosk at Kennedy Plaza  
Development under Part 8 of the Planning and Development Regulations**

**Subject: Review of Requirement for Appropriate Assessment**

The review has been undertaken by Ecologist Matthew Hague BSc MSc Adv. Dip. Plan. & Env. Law CEnv MCIEEM. Matthew is an Associate with Brady Shipman Martin and is a highly experienced and qualified ecologist, with a master's degree in Ecosystem Conservation and Landscape Management. He has 20 years of experience in ecological and environmental consultancy, across a wide range of sectors. He has prepared numerous reports for AA Screening as well as Natura Impact Statements, for projects of all scales, from small residential developments to nationally important infrastructure projects.

Matthew is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Matthew has also completed an Advanced Diploma in Planning and Environmental Law, at King's Inns and is a member of the Irish Environmental Law Association (IELA).

## **1.0 Introduction and Background**

Meath County Council is currently progressing the construction of works identified in the Navan Town Centre – Integrated Public Realm and Movement Plan, which obtained planning permission in July of 2017 under planning register reference P8/17004, (under Part 8<sup>1</sup> of the Planning and Development Regulations 2001-2022 (hereafter PDR 2001)).

The implementation of the plan seeks to enhance the physical attractiveness of the town centre and to improve movement and access in and out of the town centre. An integral element of the plan was the provision of an information/ticketing kiosk in Kennedy Plaza, in close proximity to the co-located Bus Stops and Taxi Ranks.

Through the design development of the scheme, and further to engagement with Public Transport providers, an additional need has been identified – to provide exchange facilities for Bus Drivers. Current arrangements for Bus Drivers are unsatisfactory and result in drivers having to be driven to terminus locations to swap over.

It is therefore proposed to provide dedicated driver exchange facilities within the proposed Kiosk Building to include a waiting area with associated sanitary facilities. The driver exchange facilities shall be housed within the kiosk building but shall be fully separated with separate access and utility provision.

With the inclusion of the additional facilities the building has increased in size and thus planning permission is being sought for the amended building.

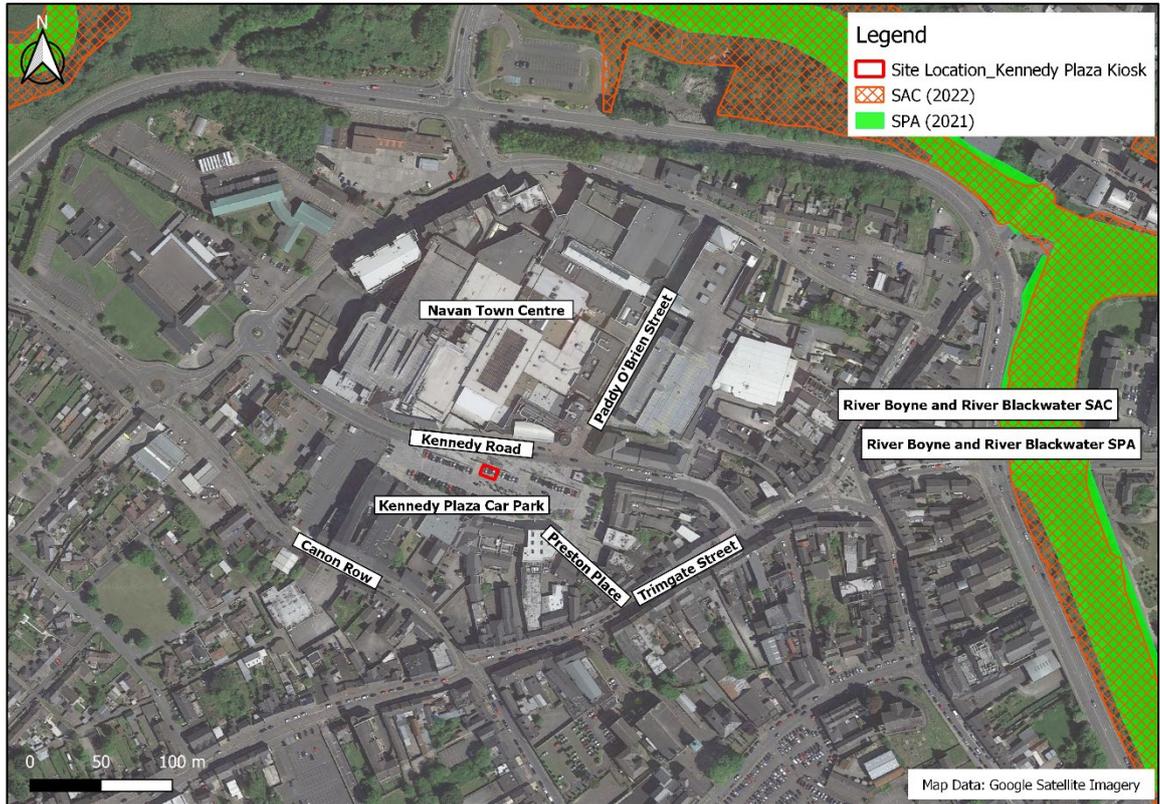
A Part 8 Planning Report has been prepared by Clifton Scannell Emerson Associates and is submitted separately. The planning Report provides further information on the purpose and design of the proposed development, as well as information on the services required (connections to existing potable water, surface water drainage and foul water drainage infrastructure).

---

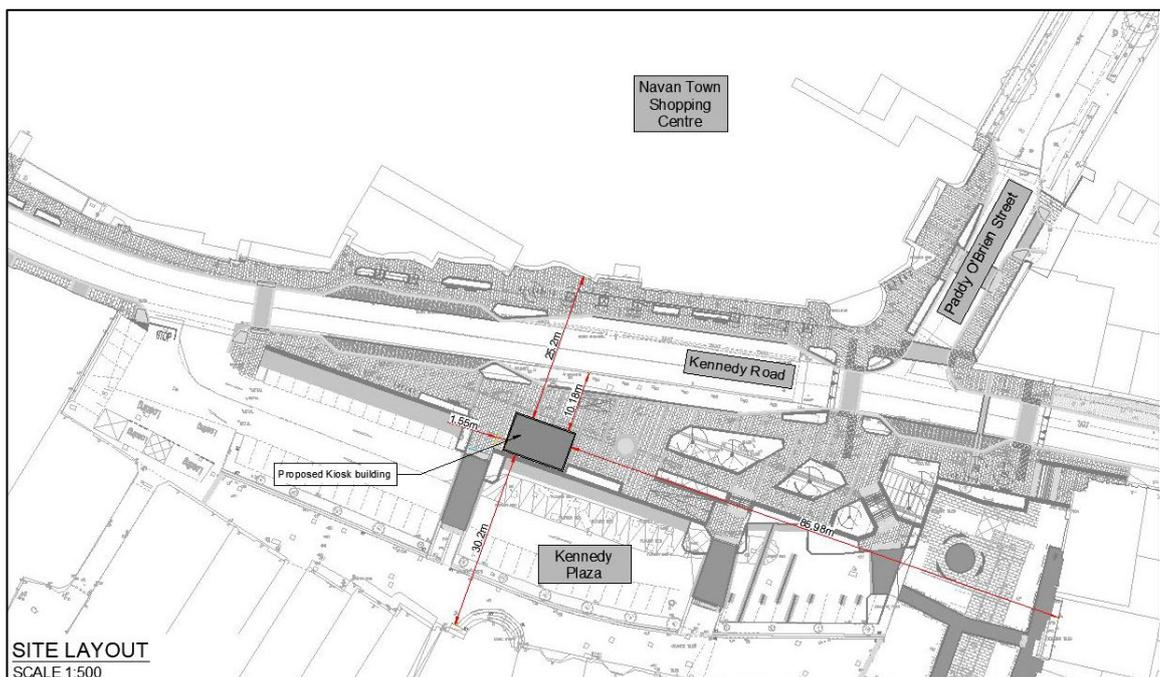
<sup>1</sup> Provisions with respect to specified development by, or on behalf of, or in partnership with local authorities

Brady Shipman Martin has been commissioned by Meath County Council to review the potential requirement for Appropriate Assessment [AA] arising as a result of the delivery of the additional facilities at the proposed kiosk. The location of the proposed development is shown in **Figure 1** and the site layout is shown in **Figure 2**.

**Figure 1 Proposed location of the kiosk building within Kennedy Plaza car park**



**Figure 2 Site layout for the proposed kiosk building**





**Brady Shipman  
Martin.**

**Built.  
Environment.**

## **2.0 Review of Screening for Appropriate Assessment**

European sites make up a network of sites designated for nature conservation under Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (the “*Habitats Directive*”) and Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (the “*Birds Directive*”). The requirements for Appropriate Assessment are set out under Article 6 of the Habitats Directive, transposed into Irish law by the European Union (Birds and Natural Habitats) Regulations 2011 – 2015 (the “*Birds and Natural Habitats Regulations*”) and the Planning and Development Act, 2000 – 2022 (the “*Planning Acts*”).

This review has been prepared in respect of the likelihood of the requirement for AA arising as a result of the delivery of the additional facilities at the proposed kiosk at Kennedy Plaza.

The kiosk will be installed on the existing plaza as indicated in **Figures 1 and 2**.

The proposed Kiosk building will contain 2 separated units:

- A new coffee shop/ newsagent facility to be equipped with a food preparation area and food serving area. 1 no. accessible customer toilet to be provided.
- A new Bus Driver Exchange Facility to be equipped with a potable water supply and 1 no. accessible bus driver’s toilet.

The proposed kiosk site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the *Irish Red Data Book 1 – Vascular Plants (Curtis & McGough, 1988)*, the *Flora Protection Order, 2022* or the *EU Habitats Directive*, occur within the site.

The site, within the existing built area of Kennedy Plaza, has no key ecological receptors as defined by the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland *Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA/TII, 2009 (Rev. 2))*.

The area is used for car parking and is located within the existing Kennedy Plaza car park, c. 40 m to the east of the vehicular entrance to the car park. No habitats with links to European sites, and no ‘reservoir’ type habitats, are present on the site. There will be no loss of any habitat or species listed as a Qualifying Interest or Special Conservation Interest of any designated site as a consequence of the project, which will be installed within the existing built surface area.

The proposed project site is not located within any European (Natura 2000) site. The nearest such sites, River Boyne and River Blackwater SAC (site code 002299) and River Boyne and River Blackwater SPA (site code 004232) are c. 360m, to the east of the proposed kiosk. Refer to **Figure 1**.

Despite the proximity of these sites, given the nature and scale of the proposed project the risk of contamination of any watercourse or the local surface water network is extremely low and there is no realistic pathway between the proposed project site and these or any other European sites.

There will be no loss, fragmentation, disruption, disturbance or other change to any element of any European site as a result of the proposed kiosk building, and no interference with the key relationships that define the structure or function of any European site.

## **3.0 In-combination Effects**

The proposed kiosk building will be located within the extents of the Navan Town Scheme – Navan 2030 public realm improvement works, which are permitted and are currently under construction at Kennedy Plaza. Having regard to the nature, scale and location of the proposed project, it is considered that there is no likelihood of significant effects on any European sites during the construction or operation, and it is



**Brady Shipman  
Martin.**

**Built.  
Environment.**

further considered that there are no other plans or projects that will act in combination with the proposed project to have a significant effect on European sites.

The *Meath County Development Plan 2021 – 2027* has a series of objectives intended to protect and enhance the natural environment. The proposed project, the construction of a kiosk building (in fact the replacement of a proposed kiosk building that has already been permitted), is in compliance with all of the relevant Plan objectives.

The site of the proposed project is zoned 'Commercial/Town or Village Centre' under the *Meath County Development Plan 2021 – 2027*, for which the zoning objective is to *“To protect, provide for and/or improve town and village centre facilities and uses”*.

#### **4.0 Conclusion**

In view of best scientific knowledge it can be concluded that the construction of the proposed kiosk at Kennedy Plaza, Navan, Co. Meath, individually or in combination with another plan or project, will not have a significant effect on any European sites. This assessment was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.