



**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 Environmental Impact Assessment

This review has been prepared by Namrata Kaile, Ecologist and Environmental Consultant (BSc Life Sc., MSc Environmental Sc.) and reviewed by Thomas Burns, Partner and Environmental Planner, MILI, MIELA (BAgrSc Land., Dip EIA Management, Adv Dip Planning and Environmental Law) of Brady Shipman Martin.

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 8¹ 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).

Brady Shipman Martin has been commissioned by Meath County Council to review the potential requirement for Environmental Impact Assessment [EIA] arising as a result of the delivery of the additional facilities at the proposed kiosk. This is in accordance with the requirements for the planning authority to undertake a Preliminary Examination (for the purposes of screening for Environmental Impact Assessment (EIA)) in accordance with Article 120² of the PDR 2001.

The location of the proposed development is shown in **Figure 1** and the site layout is shown in **Figure 2**.

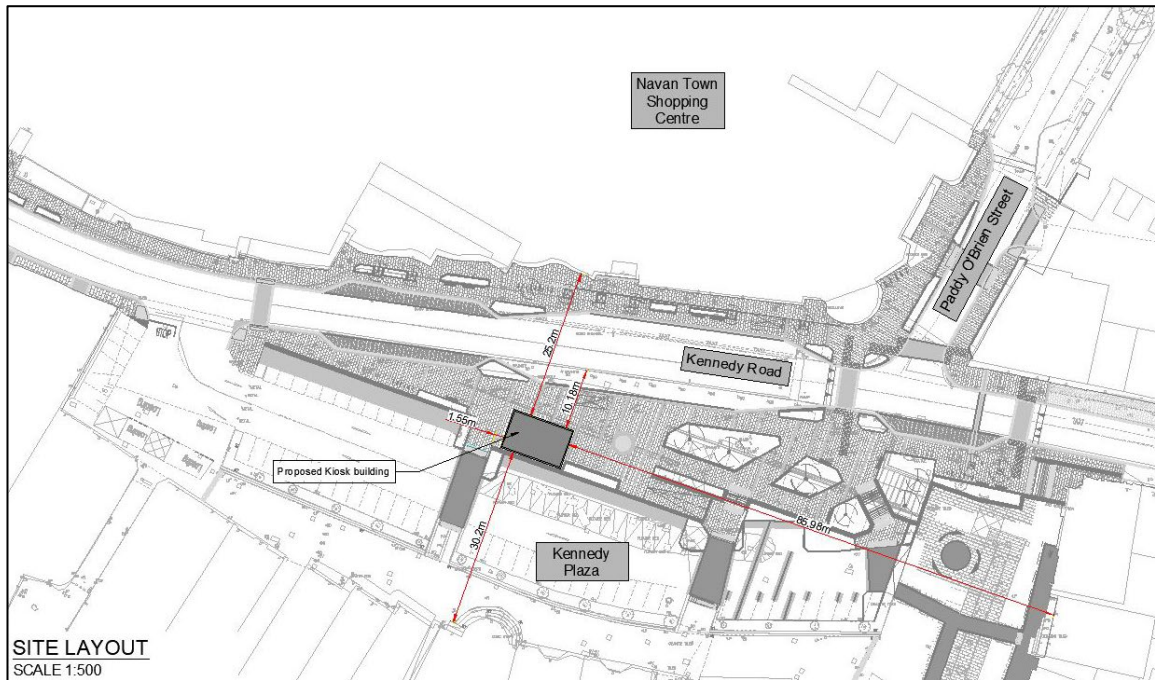
¹ Provisions with respect to specified development by, or on behalf of, or in partnership with local authorities

² Sub-threshold EIAR

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



Figure 2 Site layout for the proposed kiosk building



2.0 Preliminary Examination for 'Sub-threshold Development'



**Brady Shipman
Martin.**

**Built.
Environment.**

Prescribed classes of development and thresholds of development that trigger mandatory Environmental Impact Assessment (EIA) are set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. A review of the project types listed in Schedule 5 indicates that the proposed kiosk may be considered a type of project as set out in Part 2 Class 10 (b)(iv) and Class 13 (a)(ii) of Schedule 5, but is substantially below the relevant quantity, area or other threshold specified in that Part. Therefore, the proposed project is, at the most, a sub-threshold project in respect of a requirement for EIA.

Being sub-threshold, the project has been subject to a preliminary examination of its nature, size and location; to determine whether there is a likelihood of significant effects on the environment. Where a preliminary examination determines that there is no real likelihood of significant effects, it can be concluded that an EIA is not required. Where a preliminary examination finds significant and realistic doubt regarding the likelihood of significant effects, the Applicant is required to submit the information specified in Schedule 7A of the Planning and Development Regulations 2001 (as amended) for the purposes of a screening determination.



**Brady Shipman
Martin.**

**Built.
Environment.**

KENNEDY PLAZA KIOSK: EIA PRELIMINARY EXAMINATION – STAGE 1

DETAILS OF PROPOSED PROJECT		
Meath County Council ref.:	Kennedy Plaza Kiosk	
Location:	Kennedy Plaza, Navan, Co. Meath	
Land use zoning:	'Commercial/Town or Village Centre'	
PRELIMINARY EXAMINATION		
Aspect of Proposed Project	Description	Significant Environmental Effects Yes / No/ Uncertain
Nature	<p>The proposed Kiosk building will contain 2 separated units:</p> <ul style="list-style-type: none"> • 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. <p>The proposed building shall be constructed of traditional building materials including Masonry with external cladding, Steel Framed, Glazed Curtain Walling and associated windows and doors. The roof shall be flat roof construction with a parapet to obscure service elements which may be roof mounted. Internal walls shall be partition walls or timber or metal frame construction. All construction shall comply with the relevant requirements of the Building Regulations and the Building shall be certified in compliance with the Building Control Regulations.</p> <p>The building shall be serviced by the existing infrastructure located within Kennedy Plaza with new dedicated connections being provided directly to the building footprint. It is noted that the proposed building does not represent an increase in hard standing within the catchment and thus there will not be any increase in surface water runoff to the existing drainage network or receiving waters. The discharge from the proposed building will be to the existing foul sewer network in Kennedy Plaza which subsequently transfers effluent from connections to the foul sewer system shall be subject to permit by Irish Water. Water supply connections shall be taken from the existing 100mm diameter watermain located immediately to the north of the proposed building location. All connections shall be subject to permit by Irish Water. Electrical supply, gas supply and telecommunication connections will be taken from the existing infrastructure located within Kennedy Plaza, subject to permit and agreement with utility providers.</p>	No
Size	<p>The size of the proposed kiosk is 10.7m long, 6.7m wide and 4.0m high.</p> <p>The provision of a Kiosk Building has been previously permitted by Part 8 Planning Process in July of 2017 under Part 8, Planning Register Reference P8/17004. This application for planning relates to an amendment of the layout of the building with an additional specific provision of driver exchange facilities. The dimensions of the building have increased as follows:</p> <p>Table 1 – Comparison of permitted and proposed primary dimensions.</p>	No



**Brady Shipman
Martin.**

**Built.
Environment.**

	<table border="1"> <tr> <th>Dimension</th> <th>Previously Permitted (P8/17004)</th> <th>Current Application</th> </tr> <tr> <td>Length</td> <td>9m</td> <td>10.7m</td> </tr> <tr> <td>Width</td> <td>5m</td> <td>6.7m</td> </tr> <tr> <td>Height</td> <td>3.2m</td> <td>4.0m</td> </tr> </table>	Dimension	Previously Permitted (P8/17004)	Current Application	Length	9m	10.7m	Width	5m	6.7m	Height	3.2m	4.0m	
Dimension	Previously Permitted (P8/17004)	Current Application												
Length	9m	10.7m												
Width	5m	6.7m												
Height	3.2m	4.0m												
Location	The proposed Kiosk building location is c. 25 metres to the south of Navan Town Shopping Centre on Kennedy Road and c. 40 metres to the east of the vehicular entrance to the Kennedy Plaza car park. The area is currently used as car parking bay. The development will be located within the extents of the Navan Town Scheme – Navan 2030 public realm improvement works, which are currently under construction at Kennedy Plaza.	No												
CONCLUSION														
Finding	Position	Decision												
(i) There is no real likelihood of significant effects on the environment.	EIA / EIAR not required.	Accepted												
(ii) There is a significant and realistic doubt in regard to the likelihood of significant effects on environment.	Schedule 7A information to be prepared for the purposes of a screening determination.	Not Applicable												
(iii) There is a real likelihood of significant effects on the environment.	EIA/EIAR is required.	Not Applicable												