



comhairle chontae na mí  
*meath county council*

# Enfield Community & Enterprise Hub



## Planning Report

Part 8 Application by Meath Co. Co.

(Proposed change of use from offices to community usage, with minor alterations to façade.)

Report prepared by: Alastair Keys MRIAI, Keys and Monaghan Architects Ltd

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## 1. Introduction and Site Description:

The site consists of an existing single storey building of approximately 300m<sup>2</sup> gross floor area, set 15m back from the North side of the Main St in the centre of Enfield. The external walls are a 'buff' facing brick and the roof is 'hipped and finished with flat, brown, concrete tiles. The building is very simple in form and finish. It reflects its utilitarian past as an E.S.B. depot. It is approximately 30 years old and was originally erected for and used as offices for the E.S.B.

There are 3 small evergreen trees planted on the approach to the existing entrance and some low shrubs in a narrow strip of planting to the front of the building. None of the planting is of significant merit.

To the East is a Supermarket and its carpark, to the West is a 'mixed-use' Residential and Commercial development. Immediately adjacent to the site, to the North, is the yard of the former E.S.B. Depot. Planning Permission (ref. TA200477) was granted in July of this year for prefabricated buildings for Enfield Community College/ Louth and Meath E.T.B. Beyond that is a small field, with mature trees along the boundary and then an established residential area. The site has an open boundary between it and the yard area that will be used by the Community College and 2m minimum rendered blockwork walls to the East and West sides and low railings to the front/ public footpath along Main St.

Enfield Community College/ L.M.E.T.B. currently have temporary use of the building.

The Planning application for the Community College's prefabricated buildings was processed between April and July 2020, so the Planning Report and many of the consultations and reports relating to its site are current and very relevant to this application.

The current proposals for the building are to turn it into a Community and Enterprise Hub. There will be very little change externally and this Part 8 application is mainly for the Change of Use from offices to a community resource, with an open-plan area available for meetings and classes, a smaller meeting room, 7 x small offices and an open-plan computer area, available for use by community groups and individuals.

Enfield has very good public transport links, with its train station, bus services and proximity to the M4 and Dublin, making it a popular commuter town. However, this initiative aims to support and promote local enterprise and 'start-ups', that would allow some people more flexible working hours and opportunities to work closer to home.

It will provide an important community resource facility in the town centre that will be accessible to everyone and which will discourage the use of the car, making this an important contribution to the sustainability of the town.

## 2. Planning Context:

'01 Town Context' in the current Development Plan (2013-19) acknowledges that previous development had focused on providing residential stock for commuters, as the town's population grew fivefold in the 15 years from 1996, *'rather than on the basis of sustainable development with local employment opportunities developing in tandem with residential development'* and seeks *'to ensure that the town develops in a balanced manner, providing employment locally rather than creating a dependence on outward commuting for employment, even by public transport.'*

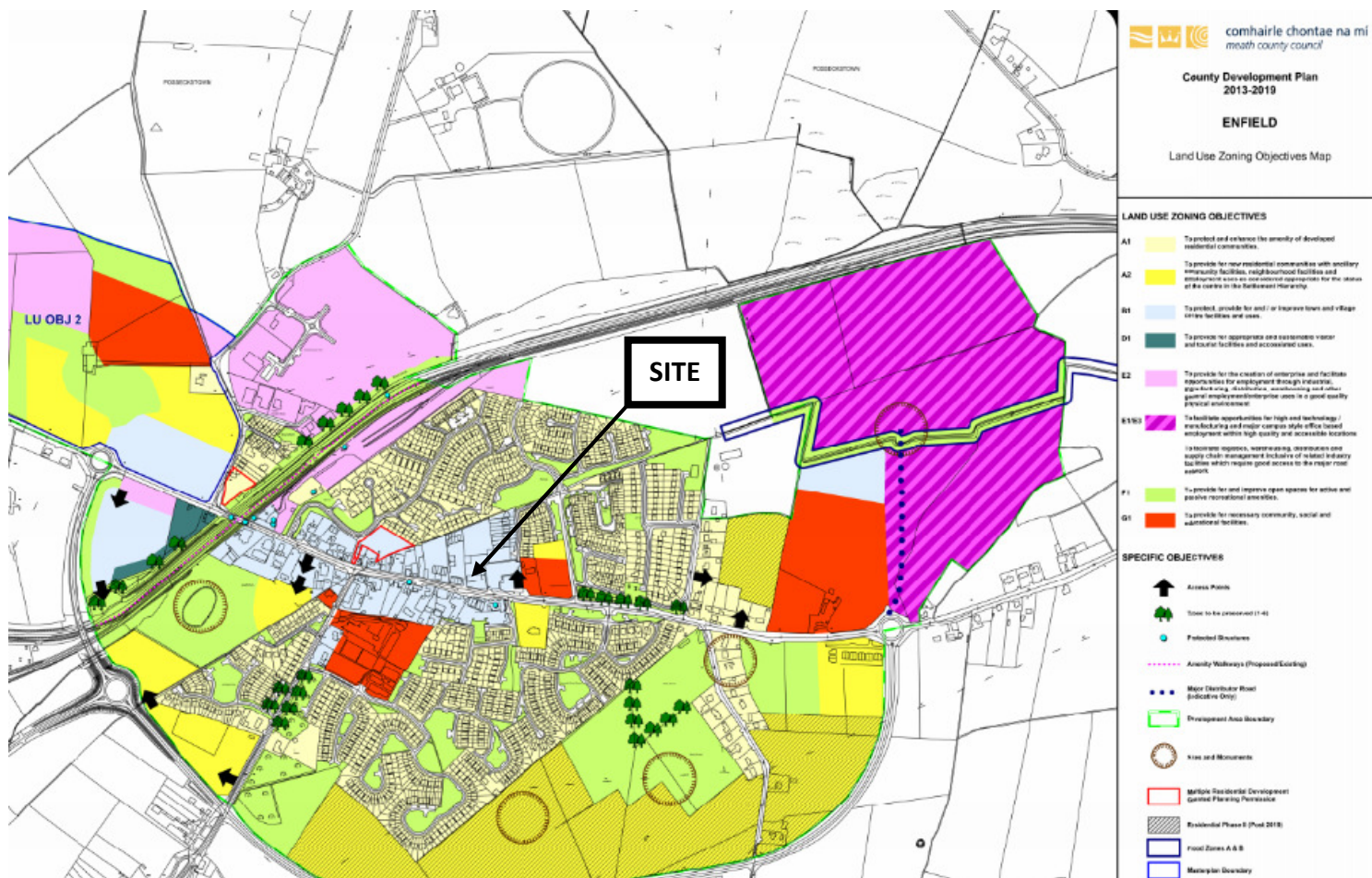


Fig.1: Enfield Town Map from the Meath County Development Plan 2013-19

The proposal is for a community facility for this purpose and the site is ideally located, being right in the centre of town, beside 2 bus-stops and within walking distance of all the main residential areas. It will also make available a meeting room and a larger space for public events or classes, including for yoga and exercise.

The site is zoned 'B1 – Commercial/ Town or Village Centre in the Enfield Written Statement, which forms part of the Meath County Development Plan, 201 -19. The relevant zoning objective for such lands is *'To protect, provide for and/or improve town and village centre facilities and uses.'*

'05 Commercial, Economic and Retail Uses' notes that *The Planning Authority will seek to encourage the intensification of business and community uses in the town centre.*' The proposals are a positive step by Meath Co. Co. towards this goal.

Particularly relevant Strategic Policies and Policies in the Written Statement for Enfield are:

SP1 : *To promote the future development of the town as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities.'*

CF POL 1 (Community Facilities and Open Spaces): *To protect the sites of existing facilities and support their further development and expansion.*

CER OBJ ( Commercial Facilities and Open Spaces): *To develop a strong local economy by continuing to encourage the role of Enfield as a 'Service Centre' for the surrounding rural hinterland and encourage small businesses to set-up within the town by facilitating the expansion of existing employment uses.*

### **3. Planning History:**

TA200477: Provision of a temporary Post-Primary School by way of 6 x prefabricated buildings. Permission granted 14/07/20. **N.B.**This relates to the land immediately to the North of this application site, being the former yard of the E.S.B. Depot, adjacent to the building.

90/806: E.S.B. International. Permission for the erection of communications mast. Permission granted on 25/09/90.

90/1: E.S.B. International. Permission for the provision of signs. Permission granted on 29/05/90.

89/1259: E.S.B. International. Permission for the erection of telecommunications mast at premises. Permission granted on 16/01/90.

89/1056: E.S.B. International. Permission for the erection of a radio tower. Permission granted on 15/11/89.

89/33: E.S.B. Permission for the construction of a new area head-quarters. Permission granted on 19/06/89.

### **4. Irish Water:**

The building has an existing water supply that is adequate for its needs.

The site/ building connects to existing foul and storm main sewers.



## 5. Environmental Issues:

The Planning Report from the recent application for the Enfield Community College also considered the environmental impacts and the proximity of any Natura 2000 sites that might be relevant and found that there were no issues.

There are no material changes proposed to the site or its use that would change this.

## 6. Flood Risk Potential:

The Planning Report from the recent application for the Enfield Community College considered the Flood Risk and the Engineer's report found that *'With reference to the O.P.W. C.F.R.A.M.S. mapping and Meath Co. Co. flood mapping info. for the relevant area, the development site is situated in Flood Zone, i.e. the probability of flooding is less than 0.1% and therefore at low risk of flooding.'*

This would apply to the current proposals as they relate to a part of the above application site.

## 7. Archaeology and Protected Structures:

The site is not within an Architectural Conservation Area. There is a protected structure, 'The Coach Yard' (now a restaurant) on the opposite side of the Main Street to the site. Its N.I.A.H. reg. no. is 14340015. Otherwise there are no archaeological or historic buildings close enough to be relevant. There is very little change proposed to the exterior of the former E.S.B. Building and, subsequently the proposals will have no impact on the Protected Structure.



'The Coach Yard' is the 2 storey one on the left and the former E.S.B. building is the single storey, 'buff' brick one to the right.

## 8. Fire Safety:

The Fire Authority have been consulted and the proposals are acceptable in principle. A Fire Safety Certificate application has been prepared and will be submitted shortly. Please see Appendix C: Letter re. Fire Safety and Disability Access Cert. applications.

## 9. Disability Access:

The building will be fully accessible for all. 2 x wheelchair accessible WCs are proposed and all doors and accesses will be sufficiently wide for wheelchair access. A Disability Access Certificate application has been prepared and will be lodged shortly. Please see Appendix C: Letter re. Fire Safety and Disability Access Cert. applications.

## 10. Mobility and Transport:

The site has a long established vehicular access in its South East corner and a pedestrian one to the opposite side. The vehicular one will remain as it is and the pedestrian one will be relocated closer to the West boundary, to facilitate additional parking.

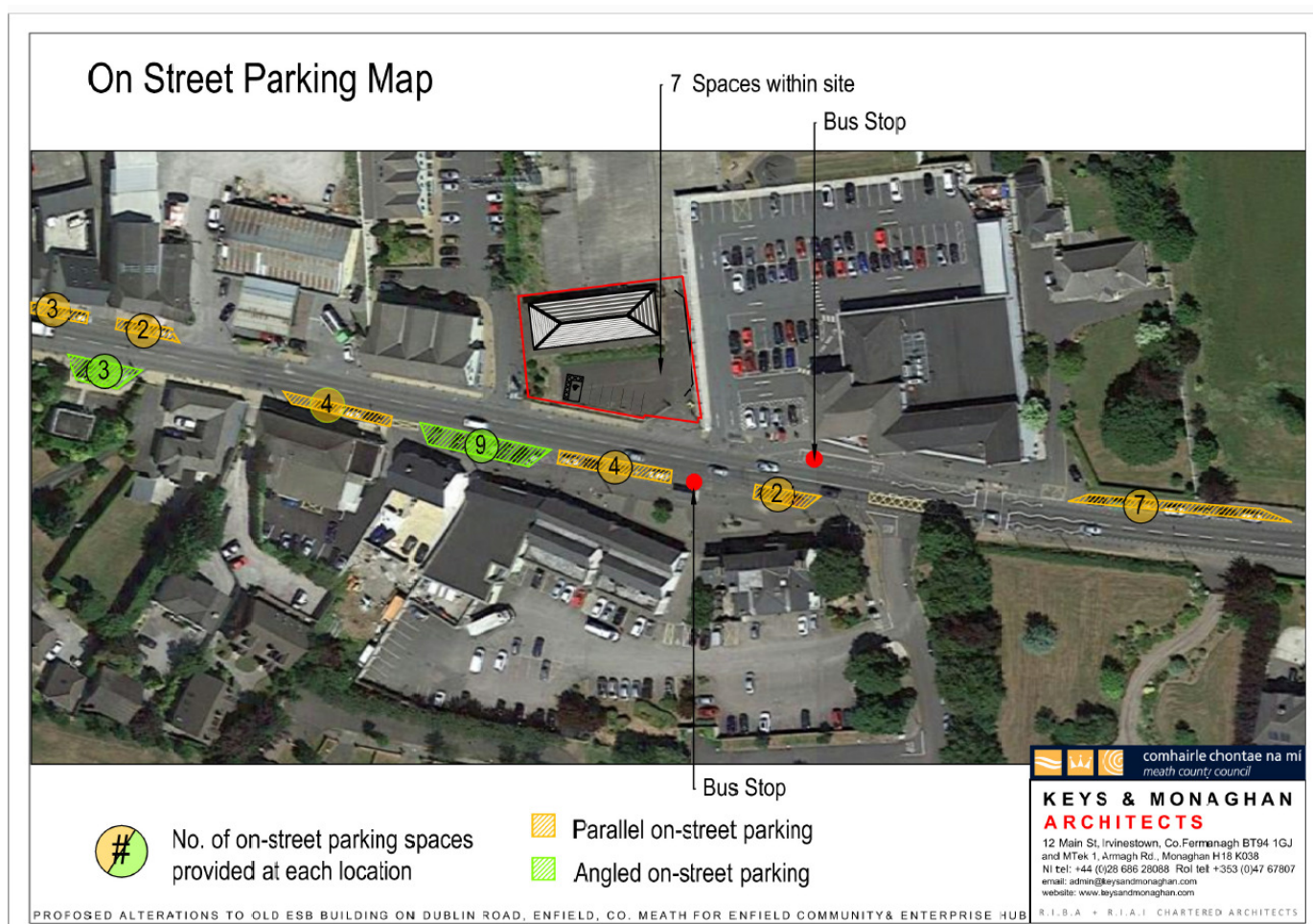


Fig.2: Parking

It is envisaged the majority of people using the new Community and Enterprise Hub will arrive by foot or bicycle and that will be encouraged. Bicycle stands will be provided and, with its town centre location, the facility will be accessible to pedestrians from all parts of the town.

Nevertheless, there will be some on-site parking available, with the provision of 7 spaces to the front of the building. These will include a wheelchair accessible space and an electric charging



space. At present and in the past, no parking spaces have been lined out on the property, so the proposals will bring a significant improvement.

Figure 2, above, shows existing public car parking spaces available along the Main St. There are 34 spaces indicated in the green and orange hatches.

There will be 1 member of staff in the new facility and there are 7 small, 1 person offices. It is reasonable to assume that some of these people will walk or come by bicycle or bus. Subsequently, there is sufficient on-site parking for those likely to be in the building during normal working hours. Anyone renting a desk and computer in the open-plan area is likely to be there for an hour or so and can park on the street if a space is not available within the site. Again, it is envisaged that most people will be able to walk or cycle to the site or come by public transport. The larger spaces are expected to be used more in the evenings - for classes and community group meetings etc, i.e. when the offices are not in use so much.



Fig.3: Public transport, pedestrian and cycle routes

Figure 3 is an aerial view of Enfield, with the site in the middle, outlined in red. The main bus stops in the town are right outside the site. The train station and various residential areas are all within walking distance – so the facility will be very accessible without the need for a car.



## 11. Conclusions:

Whilst the application is for a Change of Use, the actual difference between its original use as offices for E.S.B. Depot and enterprise hub will probably not be that significant in reality.

The proposed alterations to the appearance of the building principally relate to replacing the existing windows and external doors and adding some new ones to match. It is not considered these will have any significant impact in Planning terms.

The Planning Report for the Enfield Community College/ L.M.E.T.B. for yard area of the former E.S.B. Depot, immediately adjacent to the site, is only a few months old and the majority of the technical consultations are equally valid for this application and it found no issues.

The proposed use is entirely in line with the County Development Plan, which aims to consolidate the town centre, sustain and enhance community facilities, promote local enterprise, generate local employment and encourage less reliance on cars, through the use of public transport and having facilities close enough to residential areas so that people can walk or cycle easily to them.

**Planning Notice – Part 8 - Meath County Council**

**Planning and Development Act 2000 – 2019**

**Planning and Development Regulations 2001 – 2019**

**NOTICE OF PROPOSED DEVELOPMENT**

**Enfield Community & Enterprise Hub**

**Enfield, Co. Meath**

In accordance with the above regulations, Meath County Council proposes to carry out development works which consist of the following:

- (a) Change of use from Office Usage (Class 3) to Community usage (Class 10) and minor material alterations to the building facade

The proposed works above will take place in the town of Enfield, Co. Meath, in the Townland of Johnstown (ED Innfield).

In accordance with Article 81 of the Planning & Development Regulations 2001-2019, Meath County Council has concluded from a preliminary examination, that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, from **Friday the 23<sup>rd</sup> of October 2020 to Friday the 20<sup>th</sup> of November 2020** during opening hours only at the offices of the Local Authority as follows:

- Meath County Council, Buvinda House, Dublin Rd, Navan, Co. Meath, C15 Y291 (**Inspection & Purchase**)
- <https://consult.meath.ie/> (**Inspection only**)

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made:

- in writing to the Local Authority: Planning Department, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291
- or emailed to [planning@meathcoco.ie](mailto:planning@meathcoco.ie)

**on or before 4pm on Friday the 4<sup>th</sup> of December 2020**

**SITE NOTICE**

**MEATH COUNTY COUNCIL PLANNING NOTICE – PART 8**

**Planning and Development Act 2000 – 2019.**

**Planning and Development Regulations 2001 - 2019.**

In accordance with the above regulations Meath County Council proposes to carry out development in the town of Enfield, Co. Meath, in the Townland of Johnstown (ED Innfield).

The development will consist of the following:

- (b) Change of use from Office Usage (Class 3) to Community usage (Class 10) and minor material alterations to the building facade

In accordance with Article 81 of the Planning & Development Regulations 2001-2019, Meath County Council has concluded from a preliminary examination, that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

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**on or before 4pm on Friday the 4<sup>th</sup> of December 2020**

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_ **Friday the 23<sup>rd</sup> of October 2020** \_\_\_\_\_



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**KEYS AND MONAGHAN ARCHITECTS**  
R.I.B.A. and R.I.A.I CHARTERED PRACTICE

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Meath Co. Co.,  
Buvinda House,  
Dublin Rd,  
Navan,  
Co. Meath,  
C15 Y291

Jobno. 20-017

AK  
22.10.20

**Ref: Enfield Community & Enterprise Hub**

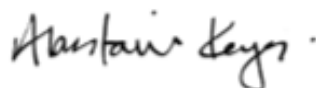
**F.A.O.: Mr Enda Weldon, Executive Engineer, C.S. Projects**

Dear Enda,

We can confirm that we have conducted a 'high-level' review of the former E.S.B. Depot office building in relation to Fire Safety and Disability Access.

Full Fire Safety and Disability Access Certificate applications have been prepared and will be lodged for the proposed design, subject to it obtaining Planning Permission.

Yours faithfully,  
For Keys and Monaghan Architects Ltd



Alastair Keys, R.I.A.I., R.I.B.A., A.R.B., M.A.P.S., Dip. Proj. Man.

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Alastair Keys B Arch RIBA ARB MRW M.P.S. Dip Proj Man  
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