

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,
Contae na Mí, C15 Y291

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Meath County Council

Buvinda House, Dublin Road, Navan,
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Registration No.: 00172770

Rory Kunz,
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2
RE: Master Plan for MP12 Farganstown, Navan

17/01/20

Dear Mr Kunz,

I refer to the above named Masterplan for lands at Farganstown identified as MP12 on the Navan Development Plan 2009-2015 (Incorporating Variation No 2) Land Use Zoning Objectives Map, received by the Planning Authority on the 10th of January 2020. The presentation of said Masterplan is a requirement of the Planning Authority's policy relating to objective SS OBJ 16 of said Development Plan. It is therefore the purpose of this letter to validate and approve the Master Plan prior to the submission of any application.

The Masterplan area is strategically located to the east of Navan with the Boyne Road bordering a significant section of the area to the North West and the R153 Kentstown Road bordering a section to the south. The lands to the North East and East of the Masterplan area are outside the plan boundary and in agricultural use. The South Western section of the Masterplan area comprises an existing residential area. The current use of the lands is generally agricultural with some one-off residential development. The Masterplan area zonings include A2 residential (Phase I and Phase II) E1/E2 employment, G1 Community, F1 Open Space and A1 Existing Residential. The key infrastructure element of the Masterplan consists of the LDR6 roads objective linking the Kentstown and Boyne Roads, A significant portion of this road is being delivered under the Local Infrastructure Housing Activation Fund (LIHAF), it is noted that construction has commenced on the delivery of the road.

The Master Plan reflects the current policy and provides guidance for the coherent development of a significant area of strategic undeveloped land. The Master Plan presents an accurate description and outline of current land uses within the area with a planning rationale for the delivery of a 'Live – Work' community on the residential and employment zoned land. There are existing residential properties within the zoned area and future development proposals shall be reflective and compatible with these existing land uses and protect their residential amenity through site layout design, landscaping and proposed pedestrian and vehicular infrastructure. The Masterplan provides for the development of the lands in a manner sensitive to neighbouring uses whilst also facilitating connections to the adjacent lands in a sustainable manner. The Masterplan seeks to facilitate the delivery of land uses based on the 'Live – Work' community model in an environmentally sustainable manner having regard to transportation, water services, flooding and heritage requirements.

The phasing envisaged in the Masterplan allows for residential development in the form of a Local Authority housing scheme and a private residential scheme to be delivered through the SHD process (proposed by your client) in Phase 1 and this is considered acceptable. The Masterplan proposes a departure from the current land use zoning policy in relation to the location of a proposed Neighbourhood Centre. In a Section 247 meeting on the SHD development with your client carried out on the 19th of November 2019 it was clear that it was your client's intention to proceed with this approach. It was stated at that meeting that the Planning Authority is statutorily bound to abide by the provisions of the adopted plan in any consideration of future planning applications on these lands. However the Local Authority noted the intention of your client to discuss that matter with An Bord Pleanála at a later stage of the SHD process.

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Finally, this Masterplan represents an indicative layout and proposals for the overall site and with the passing of time, changes in landownership and the local economy, this plan may be amended. It may therefore be viewed as part of an iterative process and can be amended in conjunction with future planning applications on site providing that it remains compliant with all policies and objectives of the Navan Development Plan 2009-2015 (Incorporating Variation No 2).

In summary, the Planning Authority confirms that the submitted document referred to above have been assessed and is deemed to be generally acceptable and in compliance with relevant requirements.

We trust that the foregoing is to your satisfaction.

Billy Joe Padden
A / Senior Executive Planner

Sean Clarke
Senior Executive Officer

Pat Gallagher
Senior Planner