

Senior Executive Officer
Planning Department
Meath County Council
Buvinda House
Navan
County Meath

28 June 2021

Re: Material Amendments to the Draft Meath County Development Plan 2021-2027
Objective MP8 Lands at Trim Road, Navan
Submission on behalf of MRP Investment & Development Ltd.

Dear Sir/Madam

This submission is made on behalf of MRP Investment & Development Ltd., 17-19 Dungannon Road, Cookstown, Co. Tyrone in response to Meath County Council's request for submissions to the Material Amendments of Draft Meath County Development Plan 2020-2026.

This submission proposes the following amendments to '**Proposed Navan Amendment No. 14**' of Volume 2, which incorporates Settlement Amendments, Book of Maps Amendments and Appendix 8 Amendment.

Proposed Amendment No. 1: That the Navan Land Use Zoning Map is amended so that the Phase 1 boundary of the 'Objective A2' lands on the MP8 Masterplan lands is consistent with the Phasing Plan of the agreed MP8 Masterplan and the site boundary of the imminent Strategic Housing Development application, as identified on Figure 2.1, below. This proposed amendment does not result in an increase in the area of the Phase 1 lands.

The rationale for this amendment is set out below having regard to *inter alia* the significant input by MCC and the applicant to agree the MP8 masterplan, and the principles of active land management and proper planning and sustainable development.

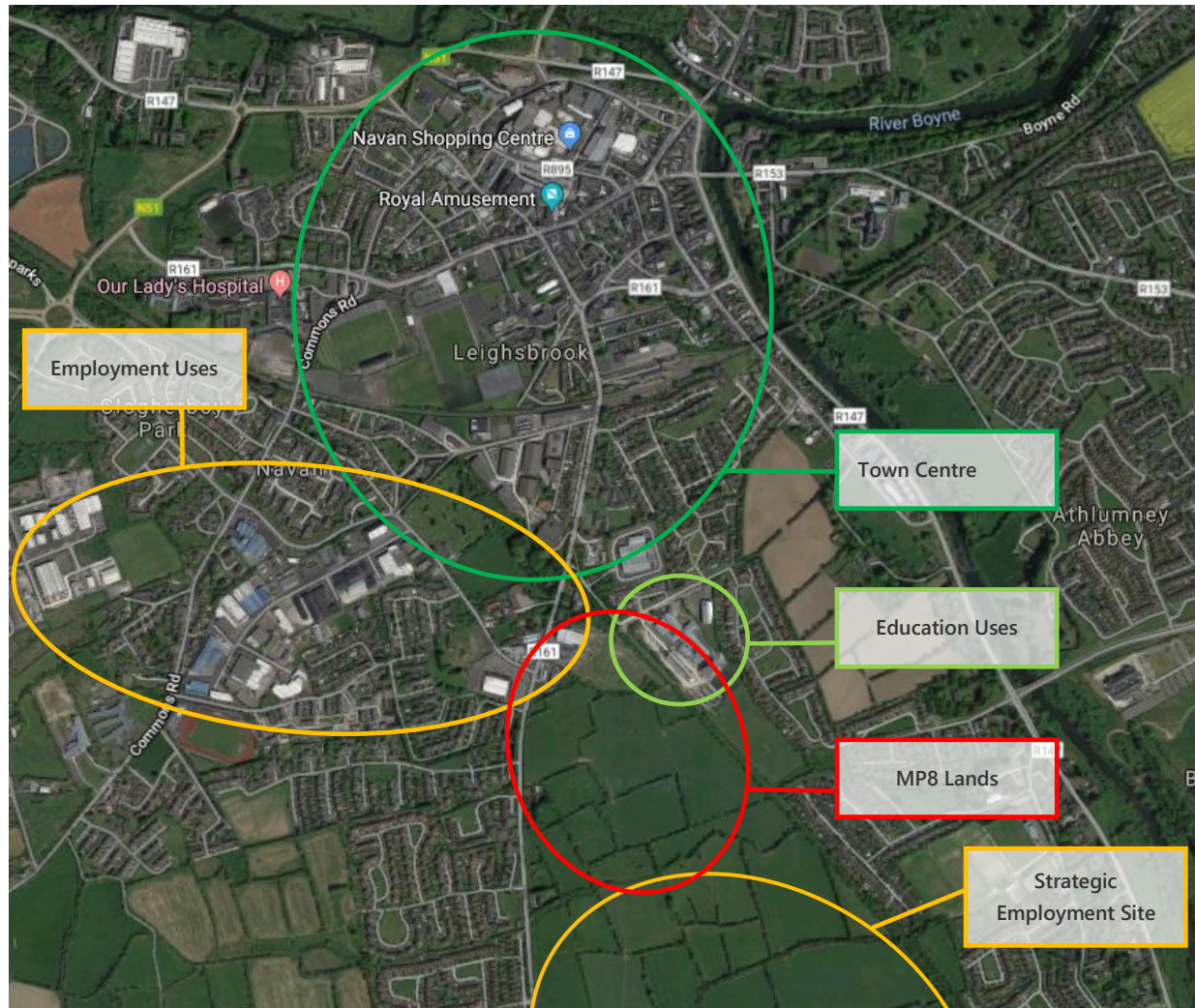
1. Site Location and Context:

The proposed amendment relates to the designated masterplan 8 (MP8) lands in the current Navan Development Plan 2009-2015, and the Draft Plan as identified in Figure 1.1 below.

The MP8 lands, the subject of 'Proposed Navan Amendment No. 14', are located on the south side of Navan adjoining the designated town centre area and the planned Navan South train station, major employment uses to the northwest and south, educational uses at the Beaufort College primary school,

and established residential uses to the west, north and east. Lidl supermarket and Beechmount Shopping Centre and Beechmount Garden Centre are located to the northwest.

Figure 1.1 Site Location Plan and Aerial View (Source Google Maps)



2. Proposed Amendment No. 1:

This submission proposes the following amendments to 'Proposed Navan Amendment No. 14' of Volume 2 of the Material Amendments to the Draft Plan.

Proposed Amendment No. 1: That the Navan Land Use Zoning Map is amended so that the Phase 1 boundary of the 'Objective A2' lands on the MP8 Masterplan lands is consistent with the Phasing Plan of the agreed MP8 Masterplan and the site boundary of the imminent Strategic Housing Development application, as identified on Figure 2.1, below. This proposed amendment does not result in an increase in the area of the Phase 1 lands.

The Material Amendments to the Draft Meath County Development Plan 2021-2027 were published on 31 May 2021. 'Navan – Material Amendment 14' of Volume 2 amends the lands use zoning of part of the

MP8 lands to 'A2 – New Residential', and designates the southwest portion of the masterplan area 'A2 Phasing – Residential land not available for development unit post 2027'. This amendment is shown in Figure 2.1 below.

Our client welcomes the amended land use zoning at the site and requests only that the location of the 'A2 Phasing' designation is modified to match: (i) the phasing provisions of the MP8 Masterplan recently agreed with the Council, and (ii) the location of the imminent Strategic Housing Development (SHD) application. The proposed amendment swaps an equivalent area of Phase 1 land for Phase 2 land, resulting in no increase in the area of Phase 1 land.

Figure 2.1 Excerpt from Volume 2. Navan – Material Amendment 14 (Left) and Proposed Modification to 'A2 Phasing' boundary (Right).

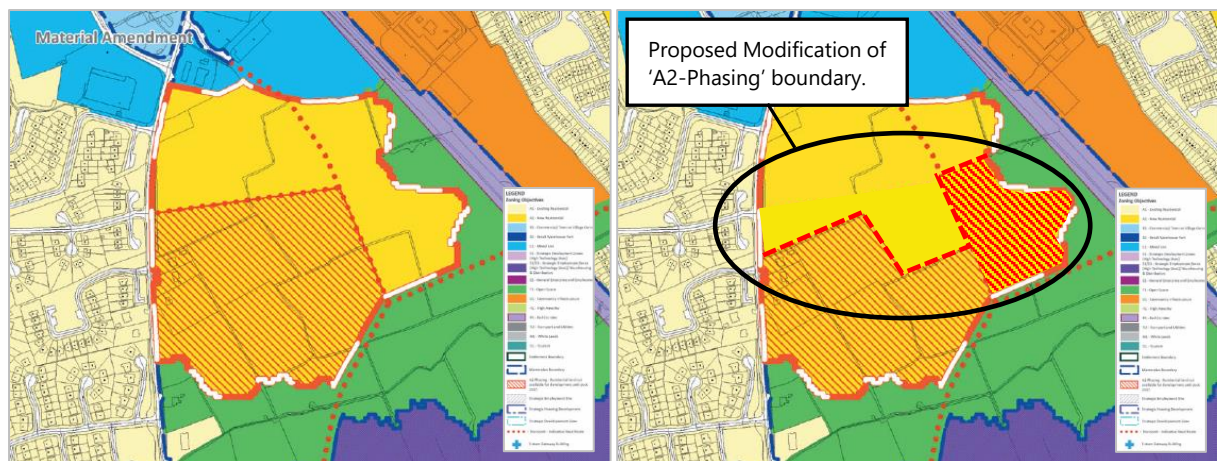
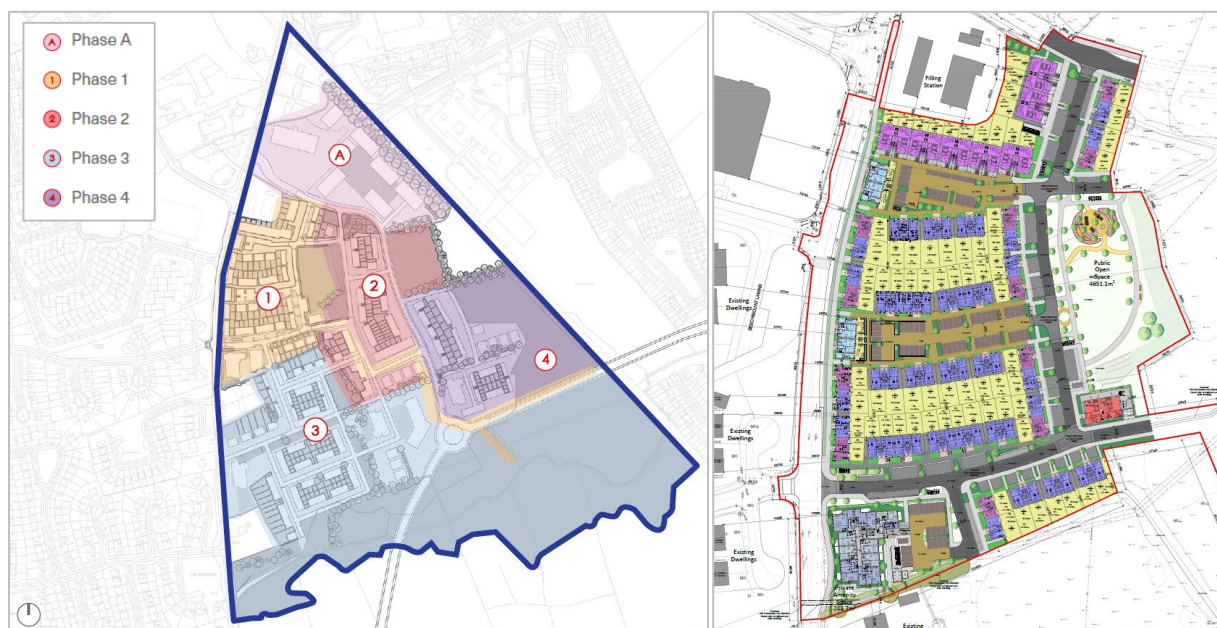


Figure 2.2 Excerpt from the Masterplan for MP8 Lands Trim Road Navan (left) and an Excerpt from the Proposed Site Layout (Right).



A masterplan for the full extent of the MP8 lands was agreed with the Council in April 2021 and has formed the basis of the upcoming SHD application at the site. The masterplan includes four phases of residential development, with Phase 1 immediately adjoining the Trim Road and the urban edge of Navan, (Figure 2.2).

Several pre-planning meetings have been held with the Council in respect of the first phase residential development comprising 132 no. units and a childcare facility, consistent with the current Development Plan provisions. Formal section 247 consultation in respect of this development was held 13 February 2019 and a tripartite meeting with the Board, the applicant and representatives from the Council was held 14 May 2020. Figure 2.2 contains an excerpt of the proposed Site Layout issued to An Bord Pleanála to facilitate pre-application discussions.

The extent of the Phase 1 masterplan area and the SHD application is not wholly dissimilar to the area designated for development up to 2027 in the Draft Plan. However, a small portion of land at the southern boundary of the Phase 1 masterplan area has been included in the 'A2 Phasing' (Phase II) designation (see Figure 2.1). It is requested that the 'A2 Phasing' provisions are removed from this southern portion of the Phase 1 masterplan area to ensure consistency across all plans to facilitate the plan-lead development of the masterplan area.

Both Meath County Council and the applicant have invested significant time and effort to bring the masterplan document to fruition and to prepare the application for the first phase of residential development that will enable the release of the balance of the MP8 lands. It is considered appropriate that the Draft Plan is amended to provide a consistent approach to the phasing of development on the MP8 lands, and to provide an appropriate level of certainty to all stakeholders for the ongoing roll out of development at the site.

3. Conclusion

It is submitted that the proposed amendment is appropriate to facilitate the consistent, plan-led development of this site and the delivery of critical infrastructure benefitting the Navan area, consistent with the agreed MP8 masterplan and the SHD application currently being progressed. The proposed amendment will provide greater certainty to all stakeholders in the planning process and will enable and expedite the delivery of homes in Navan.

I trust that the Council will afford due regard to the points and issues raised in this submission,

Yours sincerely,



Declan Brassil

Declan Brassil & Co.