

Convent Road Filtered Permeability Scheme

Report to Inform EIA Screening Determination

Meath County Council

August 2022

Quality information

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1 Introduction

This Environmental Impact Assessment (EIA) Screening Report has been prepared on behalf of Meath County Council (hereafter referred to as the 'Applicant'). The Applicant commissioned the National Transport Authority Cycle Design Office to prepare a Part VIII Application and is seeking to make the temporary Convent Road Filtered Permeability Scheme permanent (hereafter referred to as the 'Proposed Development').

This report to inform the EIA Screening Determination looks to identify if the Proposed Development should be subject to an EIA as required under Directive 2014/52/EU (the "EIA Directive") and Section 50 of the Roads Act 1993 (as amended).

This report sets out:

- An overview of the Proposed Development;
- A description of the EIA screening process;
- The Proposed Development's potential to interact with the environment during the construction and operational phases; and
- A summary of the findings and recommendations.

2 Legislation and Guidance

2.1 Environmental Impact Assessment

EIA requirements derive from Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU (hereafter referred to as the EIA Directive). The introduction of the EIA Directive improved the level of environmental protection and pays greater attention to emerging threats and challenges such as resource efficiency, climate change, disaster prevention and provides overarching information on EIA which was then transposed into national legislation.

The EIA Directive had direct effect in Ireland from May 2017 and was transposed into Irish planning law in September 2018 in the form of the European Union (EU) (Planning and Development) (Environmental Impact Assessment) Regulations 2018. The aforementioned regulation sets out the amendments made to a number of Irish acts and regulations in line with the EIA Directive (as transposed into Irish legislation). This includes amendments to the Planning and Development Act 2000 (as amended), the Planning and Development Regulations 2001 (as amended) and the Roads Act 1993 (as amended).

The Roads Act 1993 (as amended) sets out EIA requirements for roads projects and has been amended to take account of the requirements of the EIA Directive. Annex III of the EIA Directive is specifically referenced in Section 50(1)(e) of the Roads Act 1993, as amended, to be considered when identifying any potential likely significant impacts of a project.

This report was cognisant of the following guidelines:

- Section 3.2 of the Environmental Protection Agency (EPA) 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports' (EPA, 2022);
- European Commission's (EC)'s 'Environmental Impact Assessment of Projects: Guidance on Screening' (EC, 2017). The screening checklist completed for the Proposed Development is contained in Appendix A to this report;
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development' (Government of Ireland, 2003); and
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG, 2018).

2.1.1 Appropriate Assessment

Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, which is more commonly known as 'the Habitats Directive', requires Member States of the European Union (EU) to take measures to maintain or restore, at favourable conservation status, natural habitats and wild species of fauna and flora of Community interest. The provisions of the Habitats Directive require that Member States designate Special Areas of Conservation for habitats listed on Annex I and for species listed on Annex II. Similarly, Directive 2009/147/EC on the conservation of wild birds (more commonly known as 'the Birds Directive') provides a framework for the conservation and management of wild birds. It also requires Member States to identify and classify SPAs for rare or vulnerable species listed on Annex I of the Directive, as well as for all regularly occurring migratory species. The complete network of European sites is referred to as 'Natura 2000'.

Under article 6(3) of the Habitats Directive, any plan or project which is not directly connected with or necessary to the management of a European site but would be likely to have a significant effect on such a site, either individually or in combination with other plans or projects, must be subject to an 'Appropriate Assessment' (AA) of its implications for the SAC/SPA and its nature conservation objectives.

In Ireland, the requirements of Article 6(3) are transposed into national law by Part 5 of the European Communities (Birds and Natural Habitats Regulations) 2011 (S.I. No. 477 of 2011)) (more commonly referred to as the 'Habitats Regulations') and Part XAB of the Planning and Development Act 2000 (as amended).

An AA Screening has been carried out for the Proposed Development.

3 Proposed Development Overview

Convent Road was originally included in the Part VIII planning application for the Athlumney to Trim Road Cycle and Pedestrian Scheme however the Convent Road section of the Part 8 planning application was removed before the detailed design phase. The Athlumney to Trim Road Cycle and Pedestrian Scheme looked to develop a safer environment for recreational cyclists.

Meath County Council initiated the Convent Road Filtered Permeability Scheme Traffic Management Trial through the Section 38 process in October 2021 along Convent Road. This current Proposed Development application aims to make the temporary arrangement on Convent Road permanent.

The Proposed Development extends 600 m along Convent Road between the junction with the R153 Kentstown Road to the junction with Convent Lane/Athlumney Castle Road in Navan town (see Figure 3-1). This section of Convent Road provides access to St Michael's Loreto Secondary School, Athlumney Castle Graveyard, Tara Mines pumping station and various housing developments. Athlumney Castle a local heritage site is located along the Proposed Development route.

The Proposed Development aims to provide a safer and more spacious, traffic-free environment for pedestrians and cyclists by implementing traffic calming infrastructure such as ramps and flexible bollards between the junction with the R153 Kentstown Road and the Riverside Estate, and by implementing filtered permeability between the Riverside Estate and the Convent Lane/Athlumney Castle Road junction. Access to this section of the road will be limited to local access, cyclists and pedestrians. A "school zone" at the entrance to the Loreto Secondary School will attract drivers' attention to students in the area and encourage them to slow down.

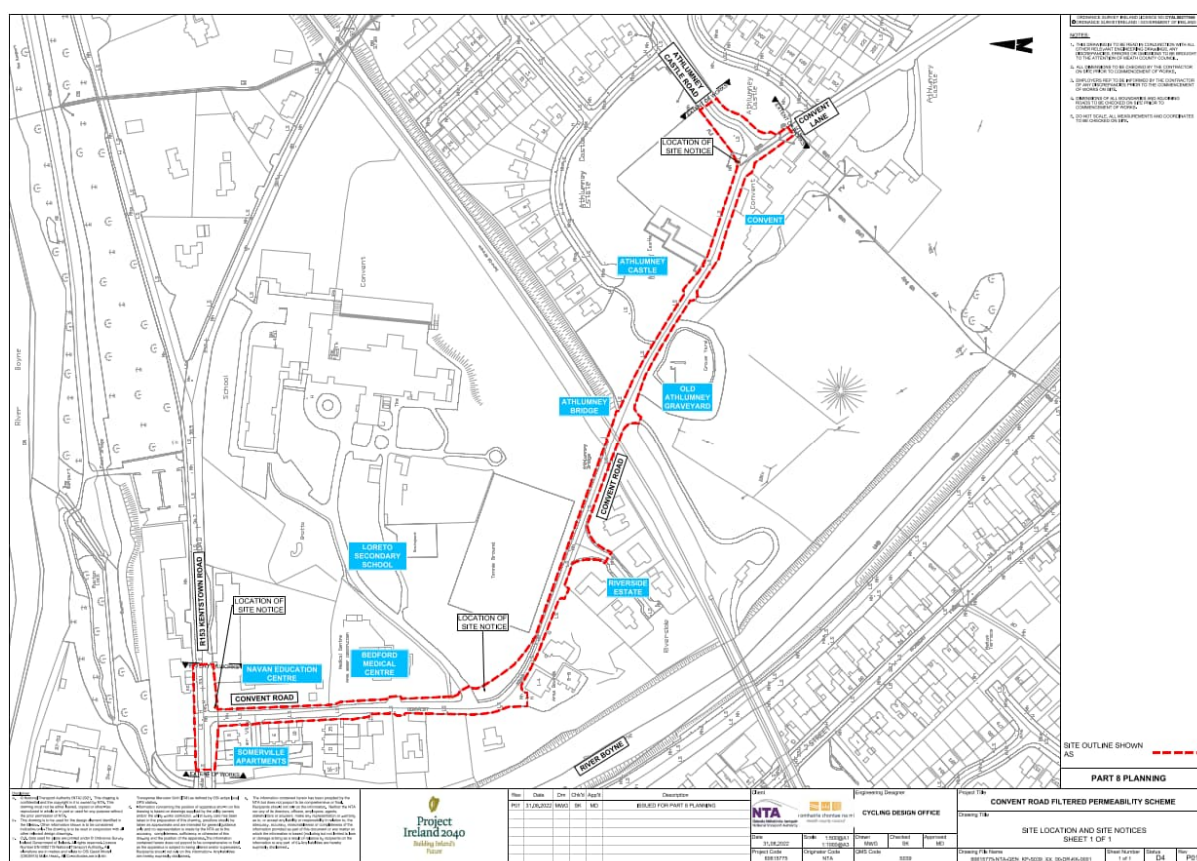


Figure 3-1. Site Location and Proposed Development Extent

The majority of works for the Proposed Development have already been carried out as part of the Section 38 application and will be made permanent by the Proposed Development; however some additional minor works will occur as part of the finalised Proposed Development, these include:

- The replacement and extension of tactile paving at the access to St. Michael's Loreto Secondary School;
- The localised replacement of a section of concrete footway at the access to St. Michael's Loreto Secondary School;
- The replacement of gravel pedestrian park path material with a bound material;
- The realignment and extension of tactile paving at the access to the Bedford Medical Centre;
- The realignment of road markings at the access to the Bedford Medical Centre; and
- The replacement of an EIR chamber with a recessed cover.

4 EIA Screening Methodology

4.1 Introduction

This section of the report outlines the process for 'screening' in order to decide whether the Proposed Development should be subject to an EIA.

Ascertaining whether a proposed development requires an EIA was determined by reference to provisions set out in the Roads Act 1993 (as amended).

4.2 Screening Methodology

4.2.1 Mandatory EIA

The EIA screening methodology undertaken was as follows:

- The initial step involves checking the Proposed Development against the requirements as laid out by the Roads Act 1993 (as amended) which require a mandatory EIA; and
- Should the Proposed Development not exceed any of the thresholds outlined in Section 50 of the Roads Act 1993 (as amended) for the mandatory requirement to prepare an EIA the Proposed Development would then be assessed on a case-by-case basis to determine whether or not the Proposed Development is likely to have any significant impacts on the existing environment. This takes into consideration Section 50 of the Roads Act 1993 (as amended) which draws upon the requirements of Annex III of the EIA directive.

A significant environmental impact has the potential to occur as a result of the nature, the scale, massing or magnitude of a proposed development and the intended location of the development in relation to particular environments sensitive to the development. As per the EPA's '*Guidelines on the information to be contained in Environmental Impact Assessment Reports*', a significant effect can be defined as "*An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment*" (EPA, 2022).

4.3 Assumptions

The EIA screening undertaken assumes the construction and operation of the Proposed Road Development would comply with regulatory best practice and incorporate environmental controls.

It is assumed the required maintenance will be carried out on the Proposed Development throughout the operational phase of the development and that health and safety risks have been minimised through design.

5 Initial Screening

The initial screening of the Proposed Development was undertaken against the mandatory requirements necessitating an EIA as required by the Roads Act 1993 (as amended). The following subsections present the findings.

5.1 Roads Act (as amended)

The Proposed Development was considered under the mandatory criteria for an EIA as prescribed in the Roads Act 1993 (as amended), as summarised in Table 5-1. The Proposed Development was assessed under Roads Act 1993 (as amended) as the Proposed Development includes a road for local access, a cycleway and a footway.

The Proposed Development does not fall under any of the development listed under Schedule 5, Part 1 of the Planning and Development Regulations 2001 (as amended). The criteria as laid out by Schedule 5, Part 2 and the screening of the Proposed Development against these criteria are contained in the table below.

Table 5-1. Summary of the Mandatory Legislative Requirements for Environmental Impact Assessment Impact Screening under the Roads Act 1993 (as amended)

Mandatory		Regulatory Reference	Mandatory Criteria Met?
Construction of a motorway		S. 50.- (1) (a)(i) of the Roads Act, 1993 (as amended)	No
Construction of a busway		S. 50.- (1) (a)(ii) of the Roads Act, 1993 (as amended)	No
Construction of a service area		S. 50.- (1) (a)(iii) of the Roads Act 1993 (as amended)	No
Any prescribed type of road development consisting of the construction of a proposed public road or the improvement of an existing public road (outlined in the section below).		S. 50.- (1) (a)(iv) of the Roads Act 1993 (as amended)	
The prescribed types of proposed road development	The construction of a new road of four or more lanes, or the realignment or widening of an existing road so as to provide four or more lanes, where such new, realigned or widened road would be eight kilometres or more in length in a rural area, or 500 metres or more in length in an urban area;	Part 5, Article 8 of the Roads Regulations, 1994 (Road development prescribed for the purposes of S. 50(1)(a)(iv) of the Roads Act 1993 (as amended)	No
	The construction of a new bridge or tunnel which would be 100 metres or more in length.	Article 8 of the Roads Regulations, 1994 (Road development prescribed for the purposes of S. 50(1)(a)(iv) of the Roads Act, 1993 (as amended)	No

Source: Roads Act 1993, as amended

Further Requirements	Regulatory Reference
If An Bord Pleanála considers that any road development proposed (other than development to which paragraph (a) applies) consisting of the construction of a proposed public road or the improvement of an existing public road would be likely to have significant effects on the environment it shall direct that the development be subject to an environmental impact assessment.	S. 50(1)(b) of the Roads Act, 1993 (as amended)
Where a road authority or, as the case may be, the Authority considers that a road development that it proposes (other than development to which paragraph (a) applies) consisting of the construction of a proposed public road or the improvement of an existing public road would be likely to have significant effects on the environment, it shall inform An Bord Pleanála in writing prior to making any application to the Bord for an approval referred to in section 51(1) in respect of the development.	S. 50(1)(c) of the Roads Act, 1993 (as amended)
In particular, where a proposed development (other than development to which paragraph (a) applies) consisting of the construction of a proposed public road or the improvement	(i) a European Site within the meaning of Regulation 2 of the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) S. 50(1)(d)(i-vi) of the Roads 1993 (as amended)

of an existing public road would be located on —	(ii) land established or recognised as a nature reserve within the meaning of section 15 or 16 of the Wildlife Act 1976 (No. 39 of 1976)	
	(iii) land designated as a refuge for fauna or flora under section 17 of the Wildlife Act 1976 (No. 39 of 1976)	
	(iv) land designated a natural heritage area under section 18 of the Wildlife (Amendment) Act 2000	
	(v) A Nature Reserve within the meaning of sections 15 or 16 of the Wildlife Act, 1976. (vi) Refuge for Fauna	
	(vi) Refuge for Fauna under section 17 of the Wildlife Act, 1976.	
The road authority or the Authority, as the case may be, proposing the development shall decide whether or not the proposed development would be likely to have significant effects on the environment.		
Where a decision is being made pursuant to this subsection on whether a road development that is proposed would or would not be likely to have significant effects on the environment, An Bord Pleanála, or the road authority or the Authority concerned (as the case may be), shall take into account the relevant selection criteria specified in Annex III.		S. 50(1)(e) of the Roads Act, 1993 (as amended)
Where a road authority or the Authority, as the case may be, makes a decision under paragraph (d) it shall —	(i) make the decision available for inspection by members of the public, and	S. 50(1)(f) of the Roads Act, 1993 (as amended)
	(ii) make an electronic version of the decision available on its website.	

Source: Roads Act 1993, as amended

5.2 Summary

It has been assessed that the Proposed Development does not trigger the mandatory criteria for an EIA as set out by Section 50 of the Roads Act 1993 (as amended).

6 Sub-Threshold Screening

For the purpose of a robust screening process this report evaluates the Proposed Development using the criteria set out in Annex III of the Directive 2014/52/EU in considering whether a project is likely to have significant environmental effects. The criteria are as follows:

- Characteristics of Proposed Development;
- Location of Proposed Development; and
- Type and Characteristics of Potential Impacts.

Consent authorities must have regard to these criteria in forming an opinion as to whether or not a sub-threshold development is likely to have significant effects on the environment.

The structure of the sub-threshold screening presented in the following sub-sections broadly follows the headings as detailed in Annex III of the EIA Directive.

6.1 Characteristics of the Proposed Development

6.1.1 Proposed Development

The Proposed Development would provide cyclists and pedestrians with a safe route from Convent Lane/Athlumney Castle Road of Navan to the R153 Kentstown Road passing St. Michael's Loreto Secondary School.

The Proposed Development although a standalone development links with existing transport infrastructure improvement schemes in the wider area, including the proposed Navan 2030 public realm improvements within Navan town centre.

The design objectives for the Proposed Development include the following:

- Provision of an interconnected cycle and pedestrian street network for Navan;
- Creation of a safer environment for pedestrians and cyclists, in particular those living in the Riverside and Athlumney Castle Estates, as well as students accessing the St. Michael's Loreto Secondary School on Convent Road;
- Maintenance of access to residential properties along the route, and maintenance of access to St Michael's Loreto Secondary School, Tara Mines site and Athlumney Castle Graveyard; and
- Removal of cut-through traffic from the local residential streets.

The majority of works outlined in the bullet points above have already been carried out as part of the Section 38 application; however some minor works will occur as part of the Proposed Development. Further information is provided in Section 6.1.2.

6.1.2 The Size and Design of the Proposed Development

The Proposed Development extends from the Convent Road and Kentstown Road (R153) junction to the Convent Road and Elm Park junction. The total length of the Proposed Development is approximately 600 m.

The Proposed Development consists of the following:

- Maintaining two-way traffic access on Convent Road between Kentstown Road junction and the Riverside Estate;
- Localised road narrowing at riverside estate by means of build outs and large planters to restrict vehicle access between Riverside Estate and the Convent Lane/Athlumney Castle Road junction;
- Improved accessibility for pedestrians and cyclists, with cycling allowed in both directions along the full length of Convent Road while vehicle access is restricted east of Riverside Estate;
- Installation of a "school zone" including buff coloured surfacing, tactiles and bollards at St. Michael's Loreto Secondary School;
- Provision of improved landscaping at the entrance to St. Michael's Loreto Secondary School;

- Upgrade to the existing public lighting;
- Installation of ducting and poles for a new CCTV system (installation of cameras pending a separate Part 8 Application which applies to all of Navan Town);
- Installation of 3 Sheffield bike stands at Convent Road/Athlumney Castle Road junction; and
- Provision of all associated traffic signs and road markings.

The majority of works for the Proposed Development outlined in the bullet points above have already been carried out as part of the Section 38 application and will be made permanent by the Proposed Development; however some additional minor works will occur as part of the finalised Proposed Development, these include:

- The replacement and extension of tactile paving at the access to St. Michael's Loreto Secondary School;
- The localised replacement of a section of concrete footway at the access to St. Michael's Loreto Secondary School;
- The replacement of gravel pedestrian park path material with a bound material;
- The realignment and extension of tactile paving at the access to the Bedford Medical Centre;
- The realignment of road markings at the access to the Bedford Medical Centre; and
- The replacement of an EIR chamber with a recessed cover.

6.1.3 The Nature of any Associated Demolition Works

No significant demolition works are anticipated to occur as part of the Proposed Development. Small sections of works may occur such as the breakout and replacement of tactile surfacing / paving.

6.1.4 Location of the Proposed Development

The Proposed Development is situated on a section of Convent Road (hereafter referred to as "the Site"), located within the townlands of Navan, County Meath. It is found in the administrative area of Meath County Council (MCC).

The Site exists within an urban area consisting of hardstanding surfaces. The surrounding environs include treelines, small managed grass verges, residential estates, Athlumney Castle, educational centres, medical centres and park land. The River Boyne is located to the west of the Proposed Development Site.

6.1.5 The Cumulation with other Existing and/or Proposed Developments

A desktop search of proposed and existing planning applications was carried out on the 1st of July 2022. The search used publicly available data from the MyPlan.ie 'National Planning Application' database.

The purpose of the search is to assess the cumulation with other existing and / or proposed developments. The scope of the search was based within a 2 km radius from the approximate Centrepont (Co-ordinates: 53.651139, -6.678944) of the Proposed Development. A specified criteria informed the search and omitted any planning applications greater than ten years old, refused, invalid and withdrawn applications. The criteria then focused on foreseeable developments to be considered in line with the Proposed Development. In respect of this, any small scale residential and extension type developments along with minor amendments and changes of use were omitted. Only reasonably foreseeable developments were considered.

The findings show the majority of planning applications for adjoining lands consist of a mix of residential, retail, mixed-use and industrial uses.

Relevant planning applications are summarised in Appendix B.

6.1.6 The use of Natural Resources Including Land, Soil, Water and Biodiversity

Where materials are required, it has been assumed they would be sourced from the local area where practicable to minimise transportation distances and brought to the work areas using the existing public infrastructure where possible.

Given the size and type of development the use of natural resources for the Proposed Development is anticipated to be minimal and as such a likely significant impact on natural resources as a result of the Proposed Development is not anticipated.

6.1.7 The Production of Waste

Where waste is produced it would be managed in accordance with Irish waste legislation, and in particular waste will only be transported by hauliers holding a valid collection permit, and will be transported to waste management sites which hold the necessary license, permit, certification or exemption.

Given the size and type of development the production of waste is anticipated to be minimal and as such a likely significant impact on natural resources as a result of the Proposed Development is not anticipated.

6.1.8 Pollution and Nuisances

During the construction phase, potential pollution sources, pathways and nuisances include but are not limited to increases in exhaust emissions to air as a result of construction machinery, noise and vibration from equipment use, social effects as a result of temporary traffic diversions on carriageways and footpaths, dust generation from construction activities and runoff of material to nearby watercourses. However given the size and type of the Proposed Development and with the adherence to best practice measures no likely significant effects related to pollution and nuisances are anticipated during the construction phase.

During the operational phase there is potential for anti-social behaviour, however it has been assumed that CCTV will be implemented along the route. This will be progressed as part of a separate Part 8 application. All required cabling for the CCTV was installed following the approval of the Section 38 application and will be made permanent as part of the Proposed Development.

6.1.9 The Risks of Accidents and/or Disasters

A major accident can be described as a man-made or natural event that threatens an immediate or delayed serious environmental effect to human health, welfare, and the environment such as a major road accident. A disaster can be described as a man-made or natural hazard that can result in a situation meeting the definition of a major accident such as an act of terrorism or subsidence, landslide or earthquake.

Important considerations are the potential risks of the Proposed Development causing an accident and/or disaster during the construction and operational phases, and the vulnerability of the Proposed Development to potential man-made and natural disasters. Potential accidents and/or disasters include flood events and road accidents.

The Office of Public Works (OPW) Flood Hazard Maps Website (OPW, 2022) was consulted to investigate the occurrence of floods in the vicinity of the Proposed Development. No flood events have been recorded within the Site; however, records show historical flooding in the wider area.

Most recent records show the River Boyne flooding in 2002 less than 200 m northwest and southwest of the Site boundary.

According to the Catchment-based Flood Risk Assessment and Management (CFRAM) predictive mapping, the Proposed Development site is not identified as a direct risk to fluvial flooding from the River Boyne located west of the Proposed Development.

A Flood Risk Assessment (FRA) has been carried out for the Proposed Development (AECOM 2022a). The FRA Stage 1 assessment determined a negligible risk of flooding to the Proposed Development from fluvial, coastal and groundwater sources. The Flood Risk Identification exercise has shown that the Proposed Development is impacted by the 0.1% AEP (Annual Exceedance Probability) Climate Change Fluvial Event at the northern end of Convent Road. However, works in this location are refined to new road markings and signage. The FRA concluded that the Proposed Development risk of flooding, and potential impact elsewhere is deemed as negligible.

It is considered the Proposed Development is not likely to result in a major accident or disaster given its type, size and scale.

6.1.10 Utilities

A number of utilities occur within the vicinity of the Proposed Development including:

- EirGrid – 110 KV Line;
- Vodafone Telephone Mast.

Disruption to services, such as electricity outages and water supply interruptions, will not occur as a result of the Proposed Development.

6.1.11 The Risk to Human Health

According to the 2016 census 47.6% of the Urban Navan Electoral Division (ED) population describe themselves to be of “Very Good” health.

Given the size and type of the Proposed Development and with the implementation of best practice measures on site no likely significant effects are anticipated to human health during the construction phase.

During operation the Proposed Development has the potential to encourage active travel methods within and between surrounding environs.

6.2 The Absorption Capacity of the Natural Environment

6.2.1 Overview

This section describes the adsorption capacity of the natural environment, specifically:

- a. Wetlands, riparian areas, river mouths;
- b. Coastal zones and the marine environment;
- c. Mountain and forest areas;
- d. Nature reserves and parks;
- e. Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;
- f. Areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
- g. Densely populated areas; and
- h. Landscapes and sites of historical, cultural or archaeological significance

6.2.2 Wetlands, Riparian Areas and River Mouths

The River Boyne is the principal surface water body in the area located approximately 45 m west of the Proposed Development (at its closest point).

Other watercourses within the vicinity of the Proposed Development include the River Blackwater, River Blackcastle, Robinrath stream and Bailis stream. The River Blackcastle and Bailis stream occur adjacent to the Proposed Development. Both waterbodies confluence with the River Boyne at the section found less than 150 m north of the Proposed Development.

6.2.3 Coastal Zones and the Marine Environment

There are no coastal zones or marine environments within 25 km of the Proposed Development.

6.2.4 Mountain and Forest Parks

Blackwater Park is found approximately 1 km north-west of the Proposed Development. Features of Blackwater Park include a riverside walk, wooded area, playing pitches and a playground.

6.2.5 Nature Reserves and Parks

There are no nature reserves and parks within 25 km of the Proposed Development.

6.2.6 Areas Classified or Protected under Legislation, Including Natura 2000 Areas

There are two European designated sites found within 50 m of the Site. The closest European site to the study area is the River Boyne and River Blackwater Special Area of Conservation (SAC), found directly adjacent to the Proposed Development. The River Boyne and River Blackwater Special Protection Area (SPA) is located approximately 46 m west to the Proposed Development site.

The proposed Natural Heritage Area (pNHA) Boyne Woods is found less than 5 km northeast of the Proposed Development. Jamestown Bog Natural Heritage Area (NHA) is located less than 9 km from the Site.

Further information relating to these sites are listed in the Table 6-1. Although the pNHA and NHA are listed in this table for completeness, they are not considered further due to their distance from the Site.

Table 6-1 Designated Nature Conservation Sites

Site Name [Site Code]	Reason(s) for Designation	Distance from the Site
River Boyne and River Blackwater SAC [002299]	Alkaline fens Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae) <i>Lampetra fluviatilis</i> (River Lamprey) <i>Salmo salar</i> (Salmon) <i>Lutra lutra</i> (Otter)	c. 10 m
River Boyne and River Blackwater SPA [004232]	<i>Alcedo atthis</i> (Kingfisher)	c. 47.9 m
Boyne Woods pNHA		c. 4,400 m
Jamestown Bog NHA [001324]	Peatlands	c. 8,500 m

* Indicates Annex I habitat under the Habitats Directive that is a priority habitat.

An AA Screening was carried out for the Proposed Development. The AA Screening concluded that:

“in light of best scientific knowledge, ... the proposed development will not give rise to ecological impacts which would constitute significant effects on either site, in view of the sites’ Conservation Objectives. This finding had regard to the nature, size and location of the proposed development as well as the sensitivities of the Qualifying Interest of the sites concerned.”

“the proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on the River Boyne and River Blackwater SAC and the River Boyne and River Blackwater SPA or any other European site, in view of best scientific knowledge and the Conservation Objectives of the site concerned..... it is the recommendation of this AA Screening Report that the Competent Authority may determine that AA is not required in respect of the proposed development.” (ROD 2022).

6.2.7 Areas where there has Already been a Failure to meet the Environmental Quality Standards of the European Union

The River Boyne, found within the vicinity of the Site, was divided into separate sections during the Water Framework Directive (WFD) 2013-2018 monitoring period. To the west of the Site, the River Boyne (BOYNE_130) is considered “Not at Risk” of not meeting WFD objectives and has a status described as “Good” (EPA, 2022). To the north and northeast of the Proposed Development, the River Boyne (BOYNE_140) and its’ tributaries have a “Moderate” river waterbody WFD status (EPA, 2022).

The WFD status of the River Blackwater, northwest of the Site, was “Poor”, during the 2013-2018 monitoring period and is considered ‘At Risk’ of not meeting WFD objectives (EPA, 2022).

The Proposed Development is located within the Trim WFD ground waterbody. The ground waterbody is described as “At Risk” of not meeting WFD objectives and given the status “Good” during the WFD 2013-2018 monitoring period (EPA, 2022).

According to the EPA online mapper (EPA, 2022), the Air Quality Index for Health for Navan is “3-Good”.

6.2.8 Densely Populated Areas

The Proposed Development is located on the outskirts of the Navan town urban area. A secondary school, medical centre, general practitioners’ private clinic, convent and a residential housing estate occur in the vicinity of the Proposed Development site.

The Proposed Development is located within the Central Statistics Office (CSO) Electoral Division (ED) Navan Urban with a population of 3,619 and Small Area (SA) No. 167066016, the total population of which was 206 in accordance with the 2016 Census (CSO, 2022).

6.2.9 Landscape and Sites of Historical, Cultural or Archaeological Significance

6.2.9.1 Landscape and Visual

The majority of the Proposed Development is located within an urban landscape, however, managed grasslands bounded by hedgerows and interspersed with small parcels of woodland occur northeast and southwest of the Proposed Developments’ southern boundary.

According to the Meath County Development Plan (CDP) 2021-2027, land found east to the northern boundary of the Proposed Development is zoned as ‘Community Infrastructure’ with the zoning objective “*To provide for necessary community, social, and educational facilities*”. Land adjacent to the Proposed Developments’ southern boundary and west of the Proposed Developments’ northern boundary is zoned under the Meath CDP 2021-2027 as ‘High Amenity’ with the zoning objective “*To protect and improve areas of high amenity*”.

According to the Meath CDP 2021-2027, the northern section of the Site is located within the Landscape Character Area (LCA) of LCA 5 - Boyne Valley, characterised by high landscape sensitivity. Similarly, the south-eastern section of the Proposed Development is found within the LCA 6 – Central Lowlands, described as a moderate sensitive landscape.

A set of protected views and prospects have been recognised in the Meath CDP 2020-2026. The Site contains two protected views and prospects recognised by the CDP at county level. These include a view of Athlumney Castle from Convent Lane, facing south east (View Ref: VP17) and a view of Athlumney Castle from Convent Lane, heading northwest (View Ref: VP18).

Open spaces within the immediate area around the development site are mainly limited to the surrounding fields and where relevant, the roadside. Existing vegetation along the Proposed Development route is largely limited to vegetation along field boundaries.

There is one asset recorded on the National Inventory of Architectural Heritage Garden Survey within approximately 100 m of the Proposed Development - Violet Hill (NIAH Ref.: ME-42-N-877674). The NIAH survey records it as ‘main features unrecognisable - peripheral features visible’. By the time of the 1907 OS map the railway had been constructed through the northwest section of the demesne and Violet Hill house (RPS NT025-138) had been extended and was in use as a convent. Today the landscape has seen some development but for the most part remains as open fields. It retains its demesne planting along the boundary with the River Boyne.

The Site is located within the townland of Navan, and its footprint does not include any boundaries between townlands which could be classified as historic landscape features.

6.2.9.2 Cultural Heritage

6.2.9.2.1 National Monuments

There is one National Monument (NM) in State ownership within approximately 100 m of the Proposed Development, Athlumney Castle (NM. 287). Athlumney Castle (NM.287) is located to the immediate north of Convent Road and the Proposed Development while its associated Zone of Notification extends south to encompass Convent Road and a section of the Proposed Development. It is recorded on the Record of Monuments

and Places (RMP) as ME025-032 and as a Protected Structure (NT025-137) on the Meath County Development Plan 2021 – 2027.

Athlumney Castle (NM. 287) comprises an early 16th century tower house (ME025-032001), with a 16th or 17th century stone house (ME025-032002) off-set to the northwest and southwest. The tower house (ME025-032001) dates to 1500 and has three storeys and an attic with projecting rectangular corner towers. The stone house (ME025-032002) is a four bay, three storey structure.

6.2.9.2.2 Record of Monuments and Places (RMPS)

There are seven recorded archaeological sites within approximately 100 m of the Proposed Development. While none of these are physically located within the Proposed Development boundary, the Zones of Notification associated with two of these incorporate parts of the Proposed Development. These archaeological sites are the tower house (ME025-032001) and stone house (ME025-032002) which comprise Athlumney Castle and the graveyard (ME025-031001). Further information is available within the 'Archaeological Desk-Based Assessment' produced for the Proposed Development (AECOM 2022b).

6.2.9.2.3 Record of Protected Structures

There are ten protected structures located within the immediate vicinity of the Proposed Development. Two of these are Athlumney Castle (NT025-137) and the church (NT025-136). The remaining seven represent a range of structure types. Athlumney Bridge (NT035-135) which carries Convent Road over the former Drogheda to Navan railway line is located within the line of the Proposed Development. Athlumney Bridge (NT035-135) is a single arch road bridge over the railway which was constructed circa (c.) 1849, with finely executed rusticated limestone detail.

Other protected structures include St. Joseph's Convent of Mercy (NT025-138) a detached, three-bay, two-storey house which dates to 1790 located 20 m to the south of the Proposed Development and Boyne Cottage (NT025-133) located immediately adjacent to the south of the mid-point of the Proposed Development, comprising a detached, three-bay, two-storey, L-plan house which dates to 1830. The grounds of Boyne Cottage (NT025-133) include a Holy Well (NIAH 14010124) cut into the riverbank. The Holy Well is not recorded on the RMP but is recorded on the National Inventory of Architectural Heritage (NIAH).

The remaining five Protected Structures within the study area are located on the Kentstown Road. A detached, six-bay, four-storey former corn store (NT025-120), the former gate lodge (NT025-118) to Newbridge House, associated with the gate lodge (NT025-118) is a former outbuilding (NIAH 14010098), New Bridge (NT025-115) a six arch road bridge built in 1752, and a detached nine-bay, four-storey former water mill (NT025-116). Further information is available within the 'Archaeological Desk-Based Assessment' produced for the Proposed Development (AECOM 2022b).

6.2.9.2.4 Architectural Conservation Areas

There are no Architectural Conservation Areas (ACA) within approximately 100 m of the Proposed Development. The closest is the Navan Historic Core Conservation Area which covers the area of the historic town core of Trimgate Street, Market Square, Watergate Street, Ludlow Street, Bridge Street, Church Hill, the Fair Green and Railway Street between Trimgate Street and Circular Road.

6.2.9.2.5 National Inventory of Architectural Heritage (NIAH) Building Survey

All of the Protected Structures noted above are also recorded in the NIAH. Three further assets within the study area are recorded on the NIAH. Two of these, include the former outbuilding (NIAH 14010098) and Holy Well (NIAH 14010124). The last asset recorded on the NIAH is a graveyard (NIAH 14010123) located 87 m to the north of the Proposed Development within the grounds of the Loreto Secondary School.

6.2.9.2.6 National Inventory of Architectural Heritage Gardens Survey

There is one asset recorded on the National Inventory of Architectural Heritage Garden Survey within approximately 100 m of the Proposed Development - Violet Hill (NIAH Ref.: ME-42-N-877674). This demesne is marked on the 1st edition OS map to the immediate south of the Proposed Development. The NIAH survey records it as 'main features unrecognisable - peripheral features visible'. By the time of the 1907 OS map the railway had been constructed through the northwest section of the demesne and Violet Hill house (RPS NT025-138) had been extended and was in use as a convent. Today the landscape has seen some development but for the most part remains as open fields. It retains its demesne planting along the boundary with the River Boyne.

Athlumney Convent is not included within the NIAH survey. A demesne style landscape is shown on the 1907 OS map, in association with a convent building to the immediate east and north of the Proposed Development, where it runs along Convent Road. Today the area is in use as the Loreto Secondary School and has seen some modern

development. However, the principal structures remain, as does the majority of mature planting that surrounds the school.

6.2.9.2.7 Previous Archaeological Investigations

A number of archaeological investigations have occurred within the environs of the Proposed Development. The most recent relate to works associated with previous versions and the trial of Convent Road Filtered Permeability Scheme.

An architectural assessment of three walls was undertaken by IAC Ltd in 2019. The purpose of the assessment was to note styles of construction and assess the heritage significance of the walls singularly and as a group.

The three walls were:

- Part of the front boundary wall of Violet Hill, which is a Protected Structure;
- Part of the northern boundary wall to the east of the railway bridge; and
- Part of the boundary wall of the convent that is located on the northern side of Convent Road to the west of the railway bridge.

The assessment determined that these walls ranged in date between 1790 and 1870. It found that moving the walls would not have any impact on their original purpose and these would still perform their intended functions. The assessment also determined that moving the walls would not impact their group value. The requirement to move the walls was dropped from the adopted Scheme and the walls remain *in situ*.

Archaeological monitoring of groundworks was undertaken in late 2021 in association with the installation of CCTV along Convent Road. The installation of the CCTV entailed the excavation of 625 m of CCTV ducting, 3 no. CCTV pole bases and 3 no. ESB connection trenches each measuring 25 m. These works included sections through the Zones of Notification associated with Athlumney Castle (NM. 287) and Athlumney Church and graveyard (ME025-003). Nothing of archaeological significance was noted during the work. Further information is available within the 'Archaeological Desk-Based Assessment' produced for the Proposed Development (AECOM 2022b).

6.3 Type and Characteristics of the Potential Impacts

This section of the report presents the magnitude and nature of potential impacts whilst considering the likelihood of significant effects on the environment resulting from the Proposed Development.

6.3.1 Magnitude and Spatial Extent of the Impact

Given the size, type and scale of the Proposed Development any potential impacts that may rise from the Proposed Development during the construction and operational phases are likely to be limited to the Site boundaries.

6.3.2 The Nature of the Impact

6.3.2.1 Population and Human Health

Given the size, type and scale of the Proposed Development no significant effects are considered likely to occur as a result of the construction of the Proposed Development.

During operation the Proposed Development has the potential to encourage active travel methods within and between surrounding environs.

The Proposed Development will potentially present minor noise and visual impacts to nearby sensitive residential receptors during the operational phase, however no significant effects are considered likely to occur as a result of the construction of the Proposed Development.

6.3.2.2 Biodiversity

An AA Screening report was prepared by Roughan & O'Donovan on behalf of the Applicant. The AA Screening concluded:

"the proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on the River Boyne and River Blackwater SAC and the River Boyne and River Blackwater SPA"

or any other European site, in view of best scientific knowledge and the Conservation Objectives of the site concerned..... it is the recommendation of this AA Screening Report that the Competent Authority may determine that AA is not required in respect of the proposed development.” (ROD 2022).

Due to the location, nature and size of the Proposed Development, and taking into consideration the conclusions of the AA Screening no likely significant effects on biodiversity are anticipated.

6.3.2.3 Land and Soils

The Proposed Development is located primarily on existing hardstanding surfaces.

Due to the scale, size, nature and type of Proposed Development, it is not anticipated that there will be any significant impacts to soils and geology as a result of the Proposed Development.

6.3.2.4 Water

Development works by their nature have the potential for impact of watercourses and groundwater by way of pollution. The risk of potential effects occurring during the construction phases of the Proposed Development (in the absence of adequate management and mitigation measures) can arise from several activities: for example, accidental spills, sediment loading and runoff. Given the size, type and extent of the Proposed Development no significant potential effects on hydrology and water quality are anticipated during the construction or operational phase of the Proposed Development.

6.3.2.5 Air Quality and Climate

During the construction phase of the Proposed Development, impacts may arise in the form of dust generation as a result of site preparation and construction activities. Such activities include:

- land clearing and demolition;
- earthwork operations;
- equipment movements;
- vehicular transport;
- building activities (*i.e.*, concrete, mortar and plaster mixing, drilling, milling, cutting, grinding activities); and
- windblown dust from temporary unpaved roads and bare construction sites.

During the construction phase climatic impacts are expected to be minor emissions of greenhouse gases (GHG) to the atmosphere from worker travel and transport of materials; however, a significant effect is not considered likely given the type, scale and size of the Proposed Development.

The Proposed Development will encourage active travel and as a result will have no significant impact on air quality and climate during the operational phase.

6.3.2.6 Noise and Vibration

In Ireland, there are no statutory guidelines relating to noise limits for construction activities. These are generally controlled by local authorities and commonly refer to limiting working hours to prevent a noise nuisance. The National Roads Authority (NRA) now Transport Infrastructure Ireland (TII) 2004 Guidelines outline recommended noise levels for construction noise during road works. The limits have become an acceptable standard for construction noise limits in Ireland. These limits or limits agreed with MCC will be adhered to by the Contractor where construction activities occur.

Given the size, type and scale of the Proposed Development no significant effects are considered likely to occur as a result of the construction of the Proposed Development.

6.3.2.7 Material Assets

Disruption of existing local utility services are not anticipated to occur as part of the Proposed Development; therefore, no likely significant impacts are predicted to occur.

6.3.2.8 Waste

It is anticipated that industry best practice pollution prevention measures will be implemented on-site. Any waste produced as part of the Proposed Development will be dealt with in a sustainable manner and in accordance with waste legislation and guidance such as the Waste Management Act 1996 (S.I. No. 10 of 1996), the Waste Management (Amendment) Act 2001 and EPA 2021 guidance, ‘Best Practice Guidelines for the Preparation of Resource Management Plans for Construction & Demolition Projects’. Where waste materials would be taken off

site for segregation or disposal, it has been assumed the contractor would ensure this is undertaken by a licensed haulier under chain of custody procedures to an appropriately licensed waste facility.

6.3.2.9 Cultural Heritage

The Proposed Development is located within a heritage sensitive location with assets considered of high value in the case of Athlumney Castle (NM. 287) or medium value in the cases of Athlumney Church and Graveyard (ME025-003), Athlumney Railway Bridge (NT025-1350) and Boyne Cottage (NT025-133) located adjacent.

These assets have not been physically impacted by the Proposed Development, while the removal of traffic enhances their settings. Similarly, the reduction of traffic along Convent Road between Riverside to the junction with the Kentstown Road has enhanced the settings of adjacent heritage assets, such as Boyne Cottage (NT025-133).

The Proposed Development is beneficial to the adjacent heritage assets, allowing greater appreciation whilst also removing potential threats to their built fabric. It is recommended that these benefits should continue with the trail Scheme made permanent.

6.3.2.10 Landscape and Visual

The Proposed Development will involve the modification of the existing road network, to include a cycleway, new surface treatment, road markings, ground surface lighting and associated signage. In landscape and visual terms, it is anticipated that potential localised significant visual effects resulting from the Proposed Development will be limited to the immediate surroundings and arise during the construction phase only. These effects will therefore be temporary. Visual effects will relate to the earthworks, moving machines and construction works in relation to the surface upgrades and cycleway introduction. These works will be carried out within the existing road corridor and within the red line boundary. The character of the local and wider landscape will not be affected as the Proposed Development will not result in character changing works to the existing light industrial environment.

Landscape and visual effects arising from construction phase activities are likely to be local and temporary in nature. The majority of significant views during construction works will likely be experienced in the immediate and nearby surroundings of the Proposed Development along Convent Road.

At completion of construction works, the highest visual effects will be experienced due to the remodelling of road profile, introduction of CCTV poles and cabinets and the upgrading of public lighting. However, the visual changes are not totally uncharacteristic to the local area. Visual effects are considered not to be significant during the operational phase as the completed development will be imperceptible in nature and appearance to the current situation. The existing landscape character will not change as it is already defined by the road network, neighbouring business park and associated light industrial infrastructure. The Proposed Development will therefore fit into the existing setting resulting in no change to the landscape character.

In conclusion, significant visual effects will be temporary and arise during the construction phase only. At operation, landscape and visual effects are considered to be imperceptible as the Proposed Development will remain similar to the existing base-line scenario. While the introduction of signage will be clearly recognisable, it will be similar to the nature, character and visual appearance of the existing infrastructure. It is therefore concluded that no further landscape and visual impact assessment is required as residual landscape and visual effects during the operational phase will be barely discernible and not significant.

6.4 The Transboundary Nature of the Impact

No likely significant transboundary impacts associated with the Proposed Development are anticipated.

6.5 The Intensity and Complexity of the Impact

No likely adverse significant effects are anticipated as a result of the Proposed Development.

6.6 The Probability of the Impact

It is considered the likelihood of significant negative impacts on the receiving environment is **low** and **no long-term negative** impacts are anticipated as a result of the Proposed Development.

6.7 The Expected Onset, Duration, Frequency and Reversibility of the Impact

No likely adverse significant effects are anticipated as a result of the Proposed Development.

6.8 The Cumulation of the Impact of the Proposed Development with the Impact of other Existing and/or Consented Developments

A list of the cumulative developments considered is included in Appendix B. Given the size, type and extent of the Proposed Development no likely adverse significant effects are anticipated as a result of cumulative impacts.

6.9 The Possibility of Effectively Reducing the Impact

No likely adverse significant effects are anticipated as a result of the Proposed Development.

7 Screening Summary and Recommendations

As set out above the Proposed Development does not meet the criteria outlined in Section 50(1)(a) of the Roads Act 1993 (as amended), and therefore does not trigger the requirement for a mandatory EIA.

For the purpose of a robust screening process a sub-threshold screening assessment was undertaken in accordance with selection criteria outlined in Annex III of the EIA Directive in order to determine whether or not the Proposed Development would be likely to have significant effects on the environment.

No likely adverse significant effects are anticipated as a result of the Proposed Development. The Proposed Development does not screen in for a mandatory EIA under mandatory criteria as set out under the Roads Act 1993 (as amended) and does not screen in for EIA under sub-threshold assessment.

8 References

- AECOM (2022a). Convent Road Filtered Permeability Scheme, Flood Risk Assessment.
- AECOM (2022b). Convent Road Filtered Permeability Scheme, Archaeological Desk-Based Assessment.
- Central Statistics Office (CSO) (2022). *Census 2016 Small Area Population Statistics*. Available at: <https://cso.maps.arcgis.com/apps/webappviewer/index.html?id=4d19cf7b1251408c99ccde18859ff739>
- Department of Arts, Heritage Gaeltacht and the Islands (1999). *National Monuments Acts 1930-2004 and Policy and Guidelines on Archaeological Excavation*.
- Department of Housing, Planning and Local Government (DHPLG) (2018). *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (August 2018).
- Environmental Protection Agency (EPA) (2022). *EPA Maps online mapper*. Available at: <https://gis.epa.ie/EPAMaps/>
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- European Commission (EC) (2017). *Environmental Impact Assessment of Projects: Guidance on Screening*.
- Government of Ireland (2003). *Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development*.
- Meath County Council (MCC) (2021). *Meath County Development Plan 2021-2027*. Available at: <https://consult.meath.ie/en/consultation/meath-adopted-county-development-plan>
- ROD (2022). Filtered Permeability Scheme at Convent Road, Co. Meath Appropriate Assessment Screening Report.

Appendix A Screening Checklist

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	No	Details are provided in Sections 6.3.2.4 Water and 6.3.2.10 Landscape and Visual. Taking into consideration the type, extent, size and location of the Proposed Development likely significant effects are not anticipated as a result of the Proposed Development.
2. Will construction or the operation of the Project use natural resources such as land, water, materials, or energy, especially any resources which are non-renewable or are in short supply?	Yes - The Proposed Development will require natural resources such as those required for tactile surfacing.	No - given the size and type of works required a requirement for large amounts of natural resources is not anticipated.
3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	Yes - During construction only.	No - it is anticipated a health and safety plan will be in place and all site staff would be briefed on the health and safety plan prior to commencing works. In addition only minimal works are required to facilitate the Proposed Development.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes - During construction only.	No - given the size and type of works required a production of large amounts of waste is not anticipated. All waste would need to be taken off site under a chain of custody by licenced waste carriers to licenced waste facilities and would need to be removed from site in line with relevant waste policy, legislation and guidance.
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC)?	No - The construction and operation phases will produce limited air pollutants.	No - air pollutants are expected to be minimal during construction. During operation the Proposed Development has the potential to increase active modes of transport in the local environs.
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	Yes - During construction phase only.	No - with appropriate mitigation measures in place and taking into consideration the type, extent, size and location of the Proposed Development no significant effects on sensitive receptors are anticipated.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters, or the sea?	Yes - Potentially during construction phase only.	No - with appropriate mitigation measures in place and taking into consideration the type, extent, size and location of the Proposed Development, no significant effects on sensitive receptors are anticipated.
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Yes - Potentially during construction phase only.	No - it is assumed a health and safety plan would be in place during the construction phase. It is anticipated this will be communicated to all site staff through communication pathways such as site inductions and toolbox talks. In addition taking into consideration the type, extent, size and location of the Proposed Development no significant effects are anticipated.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	No	N/A
10. Are there any other factors that should be considered such as	No	A search desk based search of planning applications in the environs surrounding the

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?		Proposed Development was carried out. More information is available in Section 6.1.5, Section 6.8 and Appendix B of this report. The findings show the majority of planning applications for adjoining lands consist of a mix of residential, retail, mixed-use and industrial uses. Given the size, type and extent if the Proposed Development no likely adverse significant effects are anticipated as a result of cumulative impacts.
11. Is the project located within or close to any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	Yes – two European designated sites occur adjacent to the Proposed Development Yes – The Proposed Development is located within the LCA 5 - Boyne Valley and LCA 6 - Central Lowlands landscape character area.	No – An AA Screening was carried out for the Proposed Development, no likely significant effects on European designated sites were identified. No – The existing landscape character will not change as it is already defined by the road network, neighbouring business park and associated light industrial infrastructure. The Proposed Development will therefore fit into the existing setting resulting in no change to the landscape character. See Section 6.3.2.10 for further details.
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests, or woodlands, that could be affected by the Project?	Yes – areas such as waterbodies and mature trees.	No - Taking into consideration the type, extent, size and location of the Proposed Development likely significant effects are not anticipated as a result of the Proposed Development.
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	Yes – The River Boyne is a designated SAC and SPA. Notable species include River Lamprey, Salmon, Otter and Kingfisher.	No - Taking into consideration the type, extent, size and location of the Proposed Development likely significant effects are not anticipated as a result of the Proposed Development. In addition an AA Screening was carried out and no likely significant effects on European Sites were identified.
14. Are there any inland, coastal, marine, or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	Yes – The River Boyne occurs adjacent to the Proposed Development and the River Blackwater occurs in the vicinity of the Proposed Development.	No - Following implementation of appropriate mitigation measures and adherence to best practice measures, no significant effects on waterbodies are anticipated.
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	Yes <u>LCA 5 - Boyne Valley</u> Landscape Value: Exceptional Landscape Sensitivity: High <u>LCA 6 - Central Lowlands</u> Landscape Value: High Landscape Sensitivity: Moderate	No – The existing landscape character will not change as it is already defined by the road network, neighbouring business park and associated light industrial infrastructure. The Proposed Development will therefore fit into the existing setting resulting in no change to the landscape character. Visual effects are considered not to be significant during the operational phase as the completed development will be imperceptible in nature and appearance to the current situation. See Section 6.3.2.10 for further details.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	Yes – A secondary school, medical centre, and general practitioners' private clinic occur in the vicinity of the Proposed Development site.	No – The Proposed Development is likely to result in a positive effect by providing greater access for cyclists and pedestrians to nearby facilities.
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems,	Yes – during the construction phase, works will be limited to Convent Road and may result in traffic diversion or	No - Taking into consideration the type, extent, size and location of the Proposed Development likely significant effects are not anticipated as a result of the Proposed Development.

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
which could be affected by the Project?	delays during the construction period.	
18. Is the Project in a location in which it is likely to be highly visible to many people?	Yes –residential receptors occur in the vicinity of the Proposed Development.	No – Landscape and visual effects arising from construction phase activities are likely to be local and temporary in nature. The majority of significant views during construction works will likely be experienced in the immediate and nearby surroundings of the Proposed Development along Convent Road. At completion of construction works, the highest visual effects will be experienced due to the remodelling of road profile, introduction of CCTV poles and cabinets and the upgrading of public lighting. However, the visual changes are not totally uncharacteristic to the local area. Visual effects are considered not to be significant during the operational phase as the completed development will be imperceptible in nature and appearance to the current situation. See Section 6.3.2.10 for further details.
19. Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?	Yes – Several features of historic and cultural importance have been identified within close proximity of the Proposed Development.	No – An Archaeological Desk-Based Assessment was carried out for the Proposed Development. The report concluded the Proposed Development is beneficial to the adjacent heritage assets, allowing greater appreciation whilst also removing potential threats to their built fabric.
20. Is the Project located in a previously undeveloped area where there will be loss of greenfield land?	No	N/A
21. Are there existing land uses within or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	Yes - A secondary school, medical centre, general practitioners' private clinic, convent and a residential housing estate occur in the vicinity of the Proposed Development site.	No – The Proposed Development has potential to result in a positive effect by providing an active travel amenity.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	No	N/A
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	Yes – The Proposed Development is located in close proximity to Navan town centre.	No – Given the nature, size and scale of works associated with the Proposed Development, no significant effects are anticipated. The Proposed Development has potential to result in a positive effect by providing an active travel amenity.
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Project?	Yes – A secondary school is located in the vicinity of the Proposed Development.	No – Given the nature, size and scale of works associated with the Proposed Development, no significant effects are anticipated. The Proposed Development is likely to result in a positive effect by providing an active travel amenity which links to the secondary school.
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Project?	Yes – The River Boyne is adjacent to the Proposed Development.	No - Given the nature, size and scale of works associated with the Proposed Development, no significant effects are anticipated.
26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal	Yes - To the north and northeast of the Proposed Development, the River Boyne (BOYNE_140) and its'	No - Given the nature, size and scale of works associated with the Proposed Development, no significant effects are anticipated.

Questions to be Considered	Yes/No/? - Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? - Why
environmental standards are exceeded, that could be affected by the Project?	<p>tributaries have a “Moderate” river waterbody WFD status (EPA, 2022).</p> <p>The WFD status of the River Blackwater, northwest of the Site, was “Poor”, during the 2013-2018 monitoring period and is considered ‘At Risk’ of not meeting WFD objectives (EPA, 2022).</p> <p>The Proposed Development is located within the Trim WFD ground waterbody. The ground waterbody is described as “At Risk” of not meeting WFD objectives</p>	
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	<p>No - Records show the River Boyne flooding in 2002 less than 200 m northwest and southwest of the Site boundary, however, according to the CFRAM predictive mapping, the Site is not identified as a direct risk to fluvial flooding from the River Boyne located west of the Proposed Development.</p>	<p>No - A Flood Risk Assessment (FRA) has been carried out for the Proposed Development (AECOM 2022a). The FRA Stage 1 assessment determined a negligible risk of flooding to the Proposed Development from fluvial, coastal and groundwater sources. The Flood Risk Identification exercise has shown that the Proposed Development is impacted by the 0.1% AEP (Annual Exceedance Probability) Climate Change Fluvial Event at the northern end of Convent Road. However, works in this location are refined to new road markings and signage. The FRA concluded that the Proposed Development risk of flooding, and potential impact elsewhere is deemed as negligible</p>
28. Summary of features of Project and of its location indicating the need for EIA	<p>The Proposed Development will make permanent the filtered permeability along the section of Convent Road under consideration as part of a Section 38.</p> <p>The Proposed Development does not meet the criteria outlined in Section 50(1)(a) of the Roads Act 1993 (as amended), and therefore does not trigger the requirement for a mandatory EIA.</p> <p>For the purpose of a robust screening process a sub-threshold screening assessment was undertaken in accordance with selection criteria outlined in Annex III of the EIA Directive in order to determine whether or not the Proposed Development would be likely to have significant effects on the environment.</p> <p>No likely adverse significant effects are anticipated as a result of the Proposed Development. The Proposed Development does not screen in for a mandatory EIA under mandatory criteria as set out under the Roads Act 1993 (as amended) and does not screen in for EIA under sub-threshold assessment.</p>	

Source: < European Commission's 'Environmental Impact Assessment of Projects: Guidance on Screening' (EC, 2017).>

Appendix B Planning History

Planning Authority	Application Number	Development Description	Development Address	Application Status	Application Type	Decision	Decision Date
Meath County Council	NA181197	4 No. two storey two bedroom mews style dwellings along with associated site works including external paving and connections to existing utilities	Bakery Lane , Trimgate Street , Navan Co. Meath	Application Finalised	Permission	Conditional	14/02/2019
Meath County Council	NA180445	a new 1.42 x 0.51 x 1.86 (LxWxH) enclosure to house a natural gas District Regulating Installation (DRI) including a 3m high "lamp post" style relief vent stack with all ancillary services and associated site works	Flower Hill DRI Blackwater Heights , Off New Lane Navan , Co. Meath	Application Finalised	Permission	Conditional	26/06/2018
Meath County Council	22653	a pedestrian/cycle bridge crossing the River Blackwater extending to c. 93.6 metres in length. The bridge will provide for a shared pedestrian and cycle access (4 metres wide) extending from permitted footpath and cycle infrastructure at Balmoral Industrial Estate at the southern part of the site, spanning the watercourse and connecting to existing pedestrian and cycle network in the Blackwater Public Park, on the northern side of the site. The proposal will include safety balustrades and lighting, all infrastructure, landscaping, access and associated site development works to enable the development. A Natura Impact Statement will be submitted to the planning authority with the application	Balmoral Industrial Estate & Blackwater Park , Navan , Co Meath	New Application	Permission	N/a	<Null>
Meath County Council	NA200617	a residential development at Blackcastle Demesne (a protected structure), relating to a site (Phase2) of c.2.02 hectares located at a central portion of the development permitted under Ref: NA160607 (ABP Ref PL17.247839) and NA191175 and comprises the replacement of 61 previously permitted dwellings with 70 no. dwellings (an increase of 9 no. dwellings from 215 no. permitted dwellings to 224 no. dwellings on the overall landholding). The development will consist of: A) Replacement of the approved 61 no. two-storey dwellings to now provide 70 no. dwellings (an increase of 9 no. dwellings) comprising 1 no. single storey 3 bedroom detached dwelling, 12 no. two-storey 2 bedroom dwellings, 50 no. two-storey, 3 bedroom dwellings and 7 no. two and three-storey, 4 bedroom dwellings. B) 18 no. additional car parking spaces within the curtilage of the 9 no. additional houses C) A children's playground area to the west of the site comprising c. 417sq.m. D)	Blackcastle Demesne , Navan , Co. Meath	Application Finalised	Permission	Conditional	30/07/2020

Meath County Council	NA190100	change of use of derelict dwelling house to three one bedroom apartments (one unit to each floor). Permission is also sought to demolish existing rear annex and construct a three storey extension to rear to accommodate access stairs to first and second floors, connect to public sewer, surface water and mains water together with all ancillary works on site at no. 66 Flowerhill, Navan. The above proposed works will be carried out to and within the curtilage of a protected structure ref. no. NT025-101. Significant further information/revised plans submitted on this application	66 Flowerhill , Navan , Co. Meath	Application Finalised	Permission	Conditional	11/03/2020
Meath County Council	NT130019	change of use of existing 5 no. ground floor commercial units to 5 no. residential units (4 no. 2 bed units & 1 no. 1 bedroom units) and all ancillary works	Hampton Rise , Mill Lane , Navan	Application Finalised	Permission	Conditional	06/08/2013
Meath County Council	NA170800	construction of 20 no. houses comprising of 1 no. 4 bed two storey detached, 4 no. (2 pair) of 4 bed semi-detached, 6 no. (2 blocks of 3) 3 bed terraced town houses, 9 no. (in two blocks) 8 no. 3 bed terraced and 1 no. 2 bed centre terrace house previously granted planning permission under NA/40542, NA/60183, NT/100081 including completion of all necessary infrastructure including car parking, roads, etc. Significant further information/revised plans submitted on this application	Abbeylands , Ratholdren Road Navan , Co. Meath	Application Finalised	Permission	Conditional	03/04/2018
Meath County Council	NA180002	construction of a single storey 314 sq.m prefab office building to the rear of existing building together with all associated site works and landscaping. Significant further information/revised plans submitted on this application	Generali PanEurope dac , IDA Business & Technology Park , Athlumney Navan Co. Meath	Application Finalised	Permission	Conditional	23/02/2018
Meath County Council	NA160607	construction of a total 218 no. units comprising of 135 no. single (6 no. houses designed for the elderly) and two storey (129 no.) houses and 83 no. apartments, including 13 no. apartments within the restored Blackcastle House and Stables. The development includes the demolition of a number of existing outbuildings (Blackcastle House, a protected structure and associated stables and walled garden will be retained). The development includes all associated and ancillary works, including site infrastructure works; the provision of a 403 sq.m creche; refurbishment and amendments including, two new openings to the walled garden; amendments to the entrance to Blackcastle House from the N51 including widening of the protected entrance pillars to allow limited vehicular access to the proposed development; provision of ESB substation; car parking; public open spaces; landscaping; boundary treatment; new internal roads; and footpaths. An	Blackcastle Demense , Navan , Co. Meath	Application Finalised	Permission	Conditional	20/12/2016
Meath County Council	NA180388	demolition of a derelict residence and the construction of 10 no. 4 bed semi-detached, 24 no. 3 bed terraced, 12 no. 3 bed semi-detached and 8 no. 2 bed semi-detached residences with 6 no. ground floor 2 bed duplex apartments and 6 no. 3 bed first and second floor duplex apartments, bin storage, car parking, bicycle park, including all ancillary roads and connection to all public services. Significant further information/revised plans submitted on this application	Townparks , Athboy Road Navan , Co. Meath	Application Finalised	Permission	Conditional	23/10/2018

Meath County Council	NA191266	demolition of single storey sheds, two storey extension to the back of the existing building, internal alterations to allow for 2 no. apartments on first and second floor and increased retail area on the ground floor, connection to existing on site services and all associated site works. The site is located within the Navan Town Architectural Conservation Area and Zone of Archaeological Importance. Significant further information/revised plans submitted on this application	Tierney's Newsagent , Trimgate Street , Navan Co. Meath C15 DC64	Application Finalised	Permission	Conditional	24/08/2020
Meath County Council	22219	demolitions, alterations, extensions, and new build construction to provide a mixed-use development comprising 22 residential units, car and cycle parking, coffee shop, deli and restaurant in 3 blocks with a total floor area of 2,509 sq.m.	The former County of Meath Infirmary (Protected Structure) , Bridge St & The Banba Hall , Fair Green Navan Co Meath C15 XN96	Further Information	Permission	N/a	<Null>
Meath County Council	NA191175	development at Blackcastle Demesne (a protected structure), Navan, Co. Meath, relating to a site of c.1.71 hectares located at the north eastern portion of the development permitted under Ref: NA/160607 (An Bord Pleanála Ref. PL17.247839) for 205 no. dwellings, and comprises the replacement of previously permitted 38 no. dwellings with 48 no. dwellings (an increase from 205 no. permitted to 215 on the overall landholding). Blackcastle House, entrance pillars and associated walled garden and outbuildings are protected structures, (There are no works proposed to the protected structure). The development will consist of: A) Replacement of the approved 38 no. two-storey dwellings to now provide 48 no. two-storey dwellings (an increase of 10 no. dwellings) comprising 20 no. two-storey 2 bedroom dwellings, 28 no. two-storey, 3 bedroom dwellings; B) Relocation and reconfiguration of the approved two-storey creche to provide a two storey creche (c. 404 sq.m); C) Reconfiguration of the proposed internal circulation, site services and open space areas; D) 92 no. carparking spaces (and 8 no. cycle spaces); E) All associated site development and landscape works. The wider site includes Blackcastle House, entrance pillars (both protected structures) and associated walled garden and outbuildings. A Natura Impact Statement has been prepared in respect of this Planning Application	Blackcastle Demesne , Navan , Co. Meath	Application Finalised	Permission	Conditional	29/10/2019
Meath County Council	NA160601	development of lands at Navan Retail Park, Athboy Road, Moathill, Navan, Co. Meath (adjacent to the N51/Athboy Rd roundabout junction). The development consists of new filling station including: 1. Service building measuring 617.9sq.m containing net retail floorspace (94.1sq.m, including off-licence measuring 15.8sq.m), 3 no. food.cafe offers (incl. take-away) with prep area and counter, seating area (187sq.m), back of house area (toilets, storage, staff lockers etc), external seating, multiple signage and including drive-thru facility to the south/west side. 2. 6 No. fuel pumps with canopy over (includes corporate logo). 3. 1 No. jet wash and 1 no. brush wash. 4. 3 No. ID signs and 1 no. drive-thru sign. 5. 1 No. entrance/exit at the north of the service building and one exit only to the north-west of the service building. 6. Reconfiguration of part of the existing access road within the retail warehouse park. 7. New pedestrian crossing to the retail warehouse park. 8. Relocation of the existing retail warehouse totem pole to the east of the site (adjacent to roundabout junction). 9. All associated site works including car parking, landscaping, footpaths, road markings, surfacing, attenuation and underground tank farm. Significant further information/revised plans submitted on this application	Navan Retail Park Athboy Rd. , Moathill Navan , Co. Meath	Application Finalised	Permission	Conditional	17/02/2017

Meath County Council	NA181229	development with 31 no. residential units as follows: 24no. 2 storey 3 bedroom houses, 6no. 2 storey 4 bedroom houses, and 1no. 1 storey 2 bedroom house; all of the units have solar panels on the roof; all ancillary site development and landscape works, including 62no. on curtilage car parking spaces. These units are in lieu of 54 no. residential units (36no. 3-bed duplex units and 18no. 2-bed apartments) previously permitted at this location as part of a larger residential development now known as Dunville (Reg. Ref. NT/130058). There are minor modifications to the road layout and drainage layout in this particular area previously permitted to accommodate this development. Pedestrian and cycle access is proposed to the adjoining site to the west (existing Athlumney Centre). Vehicular access to the development remains via the internal road network at Dunville which in turn is accessed from the south by the new access road from Johnstown Wood to the new school development, and from the east via the old Johnstown Road (L5050) that connects to the Kentstown Road (R153) to the north. Significant further information/revised plans submitted on this application	Bailis , Athlumney Navan , Co. Meath	Application Finalised	Permission	Conditional	18/04/2019
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Meath County Council	SH306021	Direct Application To An Bord Pleanala - Submission To An Bord Pleanala. the construction of a residential development of 544 no. dwellings, 2 no. creches & open space areas as follows: A) 260 no. houses comprising; 18 no. 2 bed houses, 207 no. 3 bed houses, 35 no. 4 bed houses B) 198 no. apartments in 5 no. buildings (Block A - 5 storeys with a 6 storey setback, Block B – 6 storeys, Block C – 5 storeys, fronting onto Academy Street, Block D – 3 and 4 storeys & Block E – 4 storeys) comprising 46 no. 1 bed apartments & 152 no. 2 bed apartments; C) 15 no. 2 bed duplex apartments & 15 no. 3 bed duplex apartments in 3 no. 3 storey buildings; D) 8 no. 5 dwelling 3 storey corner blocks (each comprising, 1 no. 1 bed apartment, 2 no. 2 bed apartment & 2 no. 3 bed units) – 40 no. units in total; E) 2 no. 8 dwelling 3 storey corner blocks (each comprising 4 no. 1 bedroom and 4 no. 2 bedroom units) – 16 no. units in total; F) Provision of 2 no. creches, ESB kiosks, associated single storey bicycle storage & refuse storage buildings; G) Provision of open space within the development (including playground areas & communal open space areas); H) Access from 3 no. new junctions onto Academy Street, & a new pedestrian access onto the Dublin Road (R147) at the southern end of the site, includes new signalised junction & improvements on the Dublin Road (R147), also 875 no. car parking spaces and 581 no. cycle spaces (northern vehicular access to also facilitate future adjoining school site campus). Proposed works to the former access road to Belmont House (a protected structure) as well as landscaping works to associated woodland area; I) Surface water & underground attenuation systems. J) Temporary marketing signage for a period of 3 years (located on Academy Street); K) All associated site development & landscape works all on a site of c. 15.1 hectares;	Limekilnhill Belmont , Academy Street Navan , Co Meath	Application Finalised	Permission	Conditional	07/07/2020
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Meath County Council	NA161289	Extension Of Duration - amendments to the design & layout of 36 dwellings previously granted permission under ref. ref. NT120001	Athlumney Wood , Navan , Co. Meath	Application Finalised	Extension of duration	Uncondition al	24/01/2017
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Meath County Council	211362	Extension Of Duration Of Planning Permission NA/160649/PL17.247211 - the development consists of to demolish existing habitable single storey type dwelling and (1) to construct 11 no. two storey type houses with living accommodation provided to third floor attic space comprising of: 1 no. detached house type A, 8 no. semi-detached house type B and 2 no. semi-detached house type C. (2) Provide accesses onto existing public road via internal service road. (3) Connect to existing services and (4) complete all ancillary site works	Clonmagaddan , Kingscourt Road , Navan Co Meath	Application Finalised	Extension of duration	Unconditional	06/09/2021
Meath County Council	NA181186	Extension Of Duration Of Planning Permission NT110005 & NA160166 - The construction 37 houses on sites previously granted by An Bord Pleanala PL17. 211498 / P.A. Ref. NA/40564) - Site 39-75 incl	Fitzherbert Wood , Blackcastle Demesne Slane Road , Navan Co. Meath	Application Finalised	Extension of duration	Unconditional	26/11/2018
Meath County Council	22585	Extension Of Duration Of Planning Permission Ref No: NA/191175 - development at Blackcastle Demesne (a protected structure), Navan, Co. Meath, relating to a site of c.1.71 hectares located at the north eastern portion of the development permitted under Ref: NA/160607 (An Bord Pleanala Ref. PL17.247839) for 205 no. dwellings, and comprises the replacement of previously permitted 38 no. dwellings with 48 no. dwellings (an increase from 205 no. permitted to 215 on the overall landholding). Blackcastle House, entrance pillars and associated walled garden and outbuildings are protected structures, (There are no works proposed to the protected structure). The development will consist of: A) Replacement of the approved 38 no. two-storey dwellings to now provide 48 no. two-storey dwellings (an increase of 10 no. dwellings) comprising 20 no. two-storey 2 bedroom dwellings, 28 no. two-storey, 3 bedroom dwellings; B) Relocation and reconfiguration of the approved two-storey creche to provide a two storey creche (c. 404 sq.m); C) Reconfiguration of the proposed internal circulation, site services and open space areas; D) 92 no. carparking spaces (and 8 no. cycle spaces); E) All associated site development and landscape works.	Blackcastle Demesne , Navan , Co Meath	New Application	Extension of duration	Conditional	<Null>
Meath County Council	22584	Extension Of Duration Of Planning Permission Ref No: NA160607 - construction of a total 218 no. units comprising of 135 no. single (6 no. houses designed for the elderly) and two storey (129 no.) houses and 83 no. apartments, including 13 no. apartments within the restored Blackcastle House and Stables. The development includes the demolition of a number of existing outbuildings (Blackcastle House, a protected structure and associated stables and walled garden will be retained). The development includes all associated and ancillary works, including site infrastructure works; the provision of a creche ; refurbishment and amendments including, two new openings to the walled garden; amendments to the entrance to Blackcastle House from the N51 including widening of the protected entrance pillars to allow limited vehicular access to the proposed development; provision of ESB substation; car parking; public open spaces; landscaping; boundary treatment; new internal roads; and footpaths.	Blackcastle Demesne , Navan , Co Meath	New Application	Extension of duration	Conditional	<Null>
Meath County Council	NT130001	Extension Of Duration Of Planning Permission Ref. No. NA/70541 - Block A of mixed use development	Academy Square , Academy Street , Limekiln Hill	Application Finalised	Extension of duration	Unconditional	28/02/2013

Meath County Council	NT140014	Extension Of Duration Of Planning Permission Ref. No. NA/803318 - provision of a 7,022 sq.m single storey discount retail outlet on a site measuring approximately 2.55 h in extent being formerly part of the Navan Greyhound Track, subdivided into 1 x unit of 1,419 sq.m, 1 x unit of 1,054 sq.m, 1 x unit of 1,034 sq. m, 5 x units of 703 sq.m each and an ESB substation of 29 sq.m together with surface car parking for 313 cars, cycle bays, trolley bays, service yards with service access road, waste management bays, an attenuation area, one 42.40 sq.m three sided entrance sign 11.5m high, nine 9.9 sq.m building mounted signs and new distributor road off the Trim Road which will provide road access to the discount retail outlet part of the site and road access to the adjoining lands to the south of the site	Trim Road , Navan , Co. Meath	Application Finalised	Extension of duration	Uncondition al	09/05/2014
Meath County Council	NA160165	Extension Of Duration Of Planning Permission Ref. No. NT/110005 - the construction of 37 no. 3 bed two storey dwellings (comprisng 34 no. 3 bed semi-detached dwellings & 3 no. 3 bed detached dwellings) on site nos. 39 - 75 incl. Fitzherbert Wood, all as previously approved under Bord Pleanala Ref. PL 17.211498 expired (Meath Co. Co. Reg. Ref. NA/40564). This application will result in no change to the overall development as previously approved, all on site of circa. 0.86 ha/2.13 ac.	Site No's 39-75 incl. Fitzherbert Wood , Blackcastle Demesne , Slane Road Navan Co. Meath	Application Finalised	Extension of duration	Conditional	15/04/2016
Meath County Council	NT130023	Extension Of Duration Of Planning Permission Ref. No. NT/70020 - mixed use development (office mainly) of six storeys totalling 15,225m2 of internal floor space along with a new access junction from the Kells Road	Balmoral , Kells Road , Navan	Application Finalised	Extension of duration	Conditional	04/06/2013
Meath County Council	NT140007	Extension Of Duration Of Planning Permission Ref. No. NT/800058 - demolition of 3 bungalows and existing offices to be replaced with new street 3-4 storeys high comprising 800m2 office accommodation, 192m2 retail with 2 no. duplex & 15 apartments on raised podium with 74 car parking spaces	Commons Road , Navan , Co. Meath	Application Finalised	Extension of duration	Uncondition al	26/03/2014
Meath County Council	NT140001	Extension Of Duration Of Planning Permission Ref. No. NT/800063 - demolish existing residence, sheds and office . Construct 4 no. retail units with offices at 1st and 2nd floor level fronting onto Brews Hill. Also 7 no. one bed apartments and 5 no. two bed apartments including basement carpark, side entrance, courtyard garden, roof garden and balconies	43 and 44 Brews Hill , Navan , Co. Meath	Application Finalised	Extension of duration	Uncondition al	25/02/2014
Meath County Council	NA140915	Extension Of Duration Of Planning Permission Ref. No. NT/900067 - The construction of 1 no. two bed ground floor apartment, 1 no. two bed first floor apartment and 1 no. 3 bed town house, landscaping, carparking, connection to services & all associated site works	Beaufort Abbey , Navan , Co. Meath	Application Finalised	Extension of duration	Uncondition al	26/11/2014
Meath County Council	21234	Extension Of Duration Planning Application Ref No: NA151301 - 96 no. residential units with Creche, footpaths, access of N51, with ancillary and associated site development works (permission granted)	Moathill , Navan , Co Meath	Application Finalised	Extension of duration	Uncondition al	31/03/2021

Meath County Council	NA161020	for construction of 6 no. dwelling houses consisting of 3 no. semi-detached blocks, connection to public water main, public sewer and associated site development and ancillary works including development of a vehicular entrance and service road, open space provision, all landscaping works, site boundary treatment and associated drainage works. Significant further information/revised plans submitted on this application	Ratholdren Old , Abbeyland , Navan Co. Meath	Application Finalised	Permission	Conditional	21/02/2017
Meath County Council	21144	full planning permission for the construction of 8 no. dwellings comprising of 4 no. 3 bed semi-detached and 4 no. 3 bed terraced/end of terrace houses, together with new garden boundary walls and connection to existing site services and all associated site works at Tubberclairst Meadows, Athlumney, Navan, Co Meath. Access to new dwellings will be via the existing residential access road within Tubberclairst Meadows Estate. Significant Further information/Revised plans submitted on this application	Tubberclairst Meadows , Athlumney , Navan Co Meath	Application Finalised	Permission	Conditional	07/10/2021
Meath County Council	NA150645	full planning permission to construct 33 no. two storey houses at Tubberclairst Meadows, Athlumney, Navan, Co. Meath. The proposal consists of (i) 7 no. 4 bed detached, 10 no. 4 bed semi-detached, 8 no. 3 bed semi-detached and 8 no. 3 bed terraced all with associated parking; (ii) Raising part of the existing access road and new attenuation areas to address existing flooding issues; and (iii) Completion of existing and construction of new roads, public open space, landscaping, and all associated and ancillary site works to facilitate the completion of the unfinished housing estate	Tubberclairst Meadows , Athlumney , Navan Co. Meath	Application Finalised	Permission	Conditional	13/08/2015
Meath County Council	212098	partial demolition, reconstruction and extension of the existing fire-damaged building to include 2 no. warehouses with dedicated trade counter/light industrial units	Commons Road , Navan , Co Meath	Application Finalised	Permission	Conditional	08/02/2022
Meath County Council	2111	permission for alterations to development permitted under planning reference NA/180879 to include 1. Alterations to forecourt sales building to include a reduced extension footprint comprising of retail with ancillary off-licence, deli area, public seating area with ancillary stores, toilets, ATM and office 2. Omission of repositioned existing car wash and associated works and 3. Construction of new fuel delivery off-loading area at Riverside Service Station, Dublin Road, Limekilnhill, Navan, Co Meath C15 TCK3	Riverside Service Station , Dublin Road Limekilnhill , Navan Co Meath C15 TCK3	Application Finalised	Permission	Conditional	26/02/2021
Meath County Council	212293	placement of a pay-to-use portable waste compactor for residual waste and food waste and a pay-to-use portable waste compactor for mixed dry recyclables. This activity requires the developers to possess a waste collection permit/certificate of registration	Circle K Navan Service Station , Proudstown Road , Navan Co Meath C15 F2DH	Application Finalised	Permission	Conditional	03/02/2022
Meath County Council	NA181327	the changes of use of the ground floor of the existing 3 storey building from commercial, as permitted under Reg. Ref: T.P. 60/97, to residential and the construction of two no. two-bedroom apartments on the ground floor with entrances off the existing courtyard, changes to the elevations, connection to services and all associated site works	Metges/Raffertys Lane , Navan , Co. Meath	Application Finalised	Permission	Conditional	08/01/2019

Meath County Council	NA171347	the completion of 3 no retail warehouse units 11, 12 & 13 (in accordance with the Retail Planning Guidelines 2012) which were granted under ref: NA40525, NA60572, NA70447, NT120020 and which are partially constructed (currently at foundation level). Permission also sought for the provision of a mezzanine floor within retail warehouse unit 11, and all associated site works.	Navan Retail Park , Athboy Rd. , Navan	Application Finalised	Permission	Conditional	17/01/2018
Meath County Council	NA181239	the construction of 2 No. one bed apartments at first floor and 1 No. two bed ground floor apartment for staff accommodation	25 Brews Hill , Navan , Co. Meath	Application Finalised	Permission	Conditional	25/03/2019
Meath County Council	212204	the construction of a sewerage pumping station. Significant further information/revised plans submitted on this application	Mine View , Town Parks Athboy Road , Navan Co. Meath	Decision Made	Permission	Conditional	01/06/2022
Meath County Council	2292	the construction of a truck maintenance garage beside existing industrial unit together with all ancillary site development works	16 Mullaghboy Industrial Estate , Athboy Road , Navan Co. Meath	Further Information	Permission	N/a	<Null>
Meath County Council	NA190965	the construction of an apartment and commercial scheme within two blocks with surface and basement car parking. Block A (front block) comprises a 3 storey building with a setback 3rd storey comprising of 2 no. ground floor retail/office units (346sq.m) with 11 apartment units in total (1no. 3 bed, 3 no. 2 bed and 7 no. of 1 bed units on the upper two floors). Block B (rear block) comprises a 5 storey building with a setback 5th storey comprising of 32 apartment units in total (15 no. of 2 bed and 17 no. of 1 bed units) and terraced roof garden. There are 43 apartment units in total (1x 3 Bed + 18 x 2 Bed + 24 x 1 Bed) with associated private amenity spaces with 52 car parking spaces in total (21 surface car spaces and 31 basement car spaces), cycle-parking facilities, secure bin storage facility and communal open space at ground level together with connection to all services including all ancillary site works. Significant further information/revised plans submitted on this application	Former Irish National Forester's Hall , Brews Hill , Navan Co. Meath	Application Finalised	Permission	Conditional	27/03/2020
Meath County Council	NA190622	the conversion of offices to apartments at first and second floor level consisting of 3 No. two bed apartments at first floor with balconies and 2 No. two bed and 1 No. one bed apartments at second floor with balconies. Significant further information/revised plans submitted on this application	Donohoe Building Kennedy Road & 40 Cannon Row , Navan , Co. Meath	Application Finalised	Permission	Conditional	25/10/2019

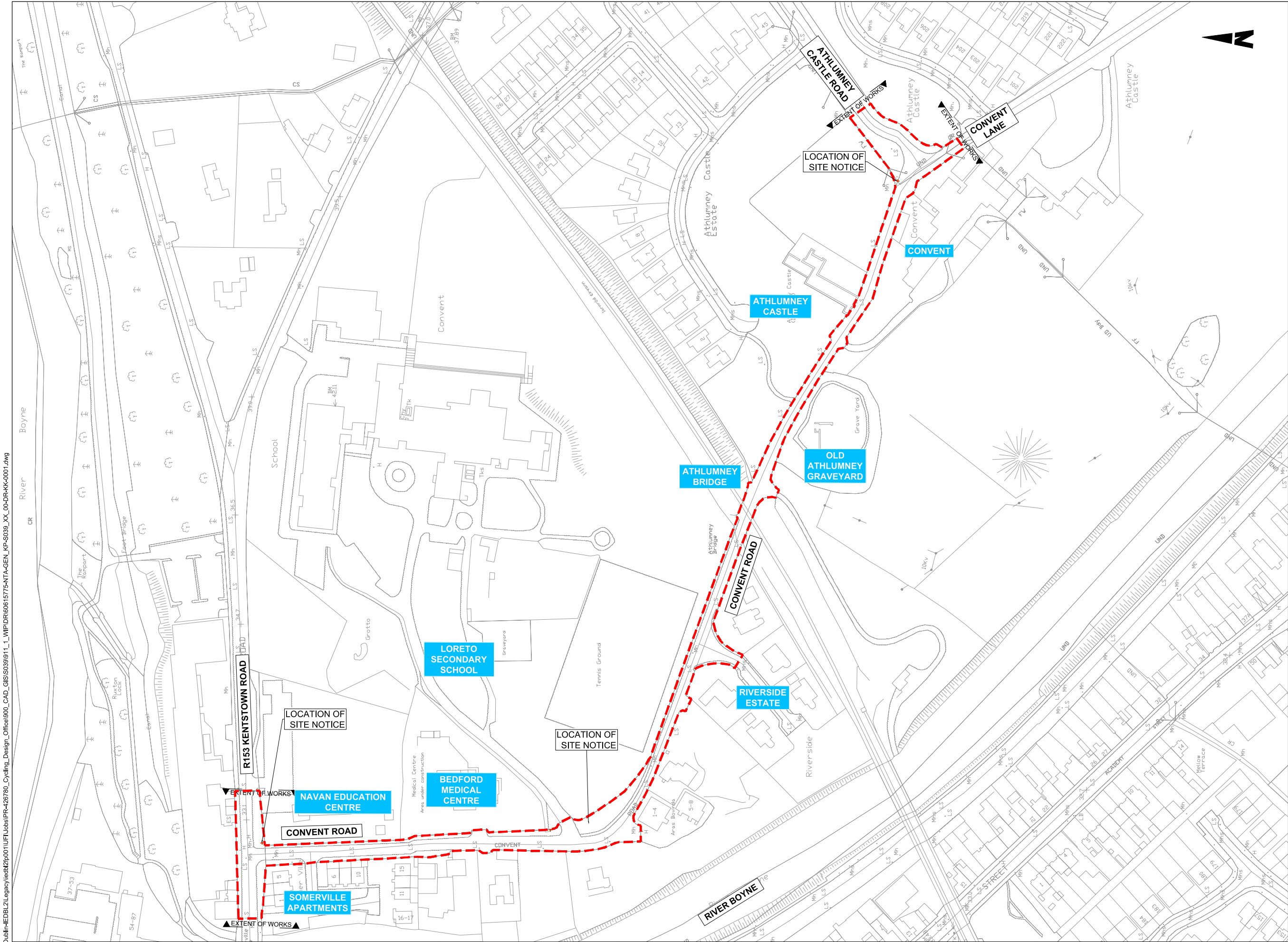
Meath County Council	21386	the demolition of 13 No. industrial/commercial building structures on a circa 8.0243ha-site. The proposed demolition will comprise of the following elements: i. The demolition of 7No. Units consisting of circa 9.16m high Unit No.1 (1915m2), circa 9.16m high Unit No. 2 (1915m2) circa 9.73m high Unit No.3 (2641m2), circa 9.16m high Unit No.4 (1934m2), circa 9.66mmm high Unit No.5 (1705m2), circa 9.16 mmm high Unit No.6 (701m2) and circa 9.16mmm high Unit No.7 (3541m2) the levelling off and filling of the lands and all associated works, located at Townspark, Carriage Road, Navan, Co. Meath. And ii. The demolition of 6No. Units consisting of circa 5.82m high Unit No.8(60m2), circa 4.82m high Unit No.9 (82m2), circa 8.55m high Unit No.10 (1305m2), circa 9.56m high, 2-storey Unit No.11 (1688m2), circa 8.08m high Unit No.12 (414m2) and circa 6.38mmm high Unit No.13 (272m2) the levelling off and filling of the lands and all associated works, located at Trim Road Industrial Estate, Trim Road, Navan, Co. Meath. A Natura Impact Statement (NIS) has been prepared in respect of the proposed demolition; the demolition will be subject to a waste disposal license	Carriage Road & Application Trim Road , Navan , Finalised Co. Meath	Permission	Conditional	22/04/2021
Meath County Council	22237	the demolition of 4 derelict two storey dwellings Nos. 58 to 61 (inclusive) Flower Hill, Navan and the construction and replacement of the 4 two storey dwellings consisting of 4 no. 3 bed dwellings. Plus the construction of 4 no. two storey semi-detached dwellings to the rear of the application site. Application to include all associated site works and connection to public services	Nos. 58 to 61 (inclusive) , Flower Hill , Navan Co Meath	Application Finalised	Permission	Conditional 14/04/2022
Meath County Council	211972	the demolition of a 3 storey apartment building comprising 3 no. structurally compromised (non-habitable) apartments together with associated site works. Significant further information/revised plans submitted on this application	Block B Apartments 1819 & 20 , Mill Court Mill Lane , Navan Co Meath	Decision Made	Permission	Conditional 19/05/2022
Meath County Council	212071	the demolition of the existing Athlumney Centre and construction of 42 no. residential dwellings (4 no. 1 bed apartments, 30 no. 2 bed apartments and 8 no. 3 bed apartments) in 2 no. apartment buildings. Apartment Block A is 4 storeys with the 3rd storey set back. Apartment Block B is 3 storeys with a setback 2nd storey on it's southern elevation. A single storey building comprising 2 no. takeaway/fast food outlets and a community room is also provided with plant at roof level. All ancillary and associated site development works including: 75 no. surface car parking spaces, bicycle stores to accommodate 100 no. bicycles, 0.094 hectares of public open space, bin stores, landscaping and boundary treatments. All apartments have private balconies or patios. Both apartment buildings have solar panels on the roof. Vehicular access to the development remains via the existing access road which is shared with the Kentswood Court residential development to the north, which in turn is accessed to the west by Metges Road. A new pedestrian and cycle link is provided from the site to the neighbouring Dunville residential development. A further pedestrian and cycle access is provided at the south west corner of the site onto Metges Road	Bailis , Athlumney , Navan Co Meath	Application Finalised	Permission	Conditional 21/12/2021

Meath County Council	211046	the development (Phase 1A) will consist of the demolition of existing agricultural structures (c. 530sqm) and the construction of 98 no. residential units comprising 41 no. houses (40 no. 3 bedroom and 1 no. 4 bedroom house - House Types A1,A2,B1,B2,C1,C2,D - 2 storeys; House Types F1, F2, F3, 3 storeys), facades of houses to have brick/render options in finish; 23 no. apartments (12 no. 1 bedroom apartments & 11 no. 2 bedroom apartments) in a 4 storey apartment building, along with adjoining 3 storey duplex element (block 1) comprising 10 no. duplex apartments (5 no. 2 bed apartments and 5 no. 3 bed duplex apartments) and 3 storey duplex building (block 2) fronting onto the recently constructed 'LDR6' Road comprising 24 no. duplex apartments (12 no. 2 bed apartments and 12 no. 3 bed duplex apartments), 151 no. car parking spaces & 46 no. bicycle spaces, open space and all associated infrastructure, foul and water supply (including a temporary pumping station) site development, attenuation and landscape works as well as roads to facilitate the development with vehicular and pedestrian access to be provided from the recently constructed LDR6 Road which connects to the R153 (Kentstown Road) to the south. A Natura Impact Statement will be submitted to the Planning Authority with the application. Significant further information/revised plans submitted on this application	Within the townlands of Ferganstown, Ballymacon & Athlumney, Navan, Co Meath	Appealed	Permission	Conditional	20/01/2022
Meath County Council	NA160057	the development consists of: (i) the construction of 8 no. 3 bedroom 2 storey townhouses in place of previously approved 5 no. 4 bedroom detached houses under Reg. Ref. NA/150645; (ii) Car parking and landscaping works (iii) All associated and ancillary works	Tubberclaire Meadows, Athlumney Navan, Co. Meath	Application Finalised	Permission	Conditional	13/04/2016
Meath County Council	2120	the development will comprise of (i) construction of 3 no. apartment blocks accommodating 54 no. units (24 no. one-bed@52.1sqm each and 30 two-beds @73.8sq.m each). Each block will be of 3-storey height. Block A will contain 18 no. apartments (6 no. one-bedroom and 12 no. two-bedroom). Block B will contain 12 no. apartments (6 no. one-bedroom and 6 no. two-bedroom). Block C will contain 24 no. apartments (12 no. one-bedroom and 12 no. two-bedroom). Each unit will be provided with private open space in the form of a balcony/terrace; (ii) The development will also include an area of communal open space (c.421 sq.m); (iv) Provision of bicycle parking spaces and 59 no. car parking spaces, including 2 no. disabled car parking spaces and 5 no. visitor parking spaces; (v) of new pedestrian entrances on Beaufort Road and Proudstown Road (v) The development also includes SuDS drainage, landscaping, boundary treatments, all associated site development and ancillary works necessary to facilitate the development. The proposed development will supersede the 'Phase Two' apartment development of the development approved under Reg. Ref. NA170485/ABP-300243-17 and accessed via existing approved scheme. Significant further information/revised plans submitted on this application	Beaufort Place, Navan, Co. Meath	Appealed	Permission	Conditional	18/01/2022
Meath County Council	22545	the development will consist of change of use of existing fire damaged Public House (Flower Hill Lodge) to a three bedroom apartment over the two existing floors, demolition and removal of existing fire damaged structures to rear and construction of a new two storey apartment block containing 2 no. two bedroom apartments and 2No. one bedroom apartments, proposed rear communal open space, bicycle and refuse storage, repair works to existing public house roof structure, minor alterations to front elevation and all associated site and civil works. Total number of apartments is 5	Flowerhill Lodge, Pollboy Street, Flower Hill, Navan Co. Meath	Further Information	Permission	N/a	<Null>

Meath County Council	NA170566	the development will consist of demolition of an existing single storey semi-detached dwelling together with 2 no. outhouses/barns. Change of use of existing creche building to use as 5 no. Older People's Dwelling Apartments consisting of two no. 2 bedroom apartments & one no. 1 bedroom apartment at ground floor & one no. 2 bedroom apartment & one no. 1 bedroom apartment at first floor with proposed extension to rear and revised elevational treatments to include balconies to rear. The provision of 7 no. single storey Older People's Dwelling Units comprising four no. semi-detached 2 bedroom bungalows and three no. 1 bedroom terraced bungalows. The development also includes the realignment & enlargement of the existing site entrance, provide new access road & pedestrian access, carparking spaces, bin storage enclosure, site lighting and revised site boundary treatments. To connect to Council mains, sewage & storm sewers with associated siteworks	Commons Road , Navan , Co. Meath	Application Finalised	Permission	Conditional	15/08/2017
Meath County Council	NA161298	the development will consist of demolition of the single storey disused building along Bakery Lane and no. 2 disused single storey stores at the rear of the existing shop to allow for a two storey extension accommodating stores. The development will also consist of a secondary access from Bakery Lane including bin tidy area, connection to existing onsite services and all associated site works. The development will also consist of the widening of the main entrance to the shop from Trimgate Street and the associated remodelling of the adjoining shop window. The site is located within the Navan Town Architectural Conservation Area and Zone of Archaeological Importance	Trimgate Street/Bakery Lane , Navan , Co. Meath	Application Finalised	Permission	Conditional	19/01/2017
Meath County Council	NA160767	the development will consist of demolition of the single storey disused building along the Bakery Lane and No. 2. disused single storey stores at the rear of the existing shop. The development will also consist of a partially single and partially two storey extension to the existing shop accommodating stores and no. 1. two bedroom apartment with private open space, bin tidy and entrance from Bakery Lane, connection to existing on site services and all associated site works. The development will also consist of the widening of the main entrance to the shop from Trimgate Street and the associated remodelling of the adjoining shop window. The site is located within the Navan Town Architectural Conservation Area and Zone of Archaeological Importance	Trimgate Street/Bakery Lane , Navan , Co. Meath	Application Finalised	Permission	Conditional	23/08/2016
Meath County Council	NA180803	the development will consist of subdivision of existing Retail Warehouse Unit No. 3 within the Blackwater Retail Park to provide 2 No. units of 589 sq.m and 470 sq.m in size including new subdividing wall, associated elevational changes including new signage, doors and glazing	Blackwater Retail Park , Kells Road , Navan Co. Meath	Application Finalised	Permission	Conditional	06/09/2018
Meath County Council	NA191200	the development will consist of the demolition of the existing Athlumney Centre and construction of 42no. residential dwellings (32no. 2-bed apartments and 10no. 3-bed apartments), in 2no. apartment blocks built over 4 storeys with the 3rd storey set back; all ancillary and associated site development works including: 71 no. surface car parking spaces, bicycle stores to accommodate 24no. bicycles, 0.11 ha of public open space; bin stores; landscaping and boundary treatments. All apartments have private balconies or patios. Both apartment buildings have solar panels on the roof. Vehicular access to the development remains via the existing access road which is shared with the Kentswood Court residential development to the north, which in turn is accessed to the west by Metges Road. A new pedestrian and cycle link is provided from the site to the neighbouring Dunville residential development	Bailis , Athlumney , Navan Co. Meath	Application Finalised	Permission	Conditional	04/11/2019

Meath County Council	NA170485	the development will consist of: the construction of 21 X 3 bedroom houses of 2 storeys plus dormer in terraces of three and four, all with private back gardens; and 26 apartments comprising 17 X 2 bed units and 9 X 3 bed units in a block ranging from 2 to 5 storeys; all apartments will have balconies and the apartment block includes 339m2 of shared roof terraces; the development will also include 87 surface car parking spaces, 26 bicycle parking spaces, bin stores, switch room, new boundary treatments, hard and soft landscaping with vehicular access from the Beaufort Place Housing development and new pedestrian entrances on Beaufort Road and Proudstown Road; new foul sewer and surface water drainage and all associated site works. Significant further information/revised plans submitted on this application	Beaufort Place , Navan , Co. Meath	Application Finalised	Permission	Conditional	26/10/2017
Meath County Council	211367	the installation of a 0.50m x 0.87m x 1.62m (LxWxH) above ground enclosure , to house a new natural gas District Regulating installation and a 3m high 'lamp post' style relief vent stack servicing the new installation with all ancillary services and associated site works	Bective House , Beaufort Place , Navan Co. Meath	Application Finalised	Permission	Conditional	08/09/2021
Meath County Council	NA191327	the proposed works are within the curtilage of Protected Structure Ref. NT 025-167 (NIAH Ref. 14008059). The development will consist of the erection of a new modular laboratory (345 sq.m) extension of single storey prefabricated construction to the existing Our Lady's Hospital building together with all associated services, site development and landscaping works	Our Lady's Hospital , Moatlands , Navan Co. Meath	Application Finalised	Permission	Conditional	02/12/2019

Appendix C Drawings



ORDNANCE SURVEY IRELAND LICENCE NO CYAL50217544
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NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING DRAWINGS. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF MEATH COUNTY COUNCIL.

2. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO COMMENCEMENT OF WORKS.

3. EMPLOYERS REP TO BE INFORMED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORKS ON SITE.

4. DIMENSIONS OF ALL BOUNDARIES AND ADJOINING ROADS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

5. DO NOT SCALE. ALL MEASUREMENTS AND COORDINATES TO BE CHECKED ON SITE.

SITE OUTLINE SHOWN AS

PART 8 PLANNING

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Rev	Date	Drm	Chk'd	App'd	Description									
P01	31.08.2022	MWG	SK	MD	ISSUED FOR PART 8 PLANNING									

DO NOT SCALE USE FIGURED DIMENSIONS ONLY

