

# Acknowledgements

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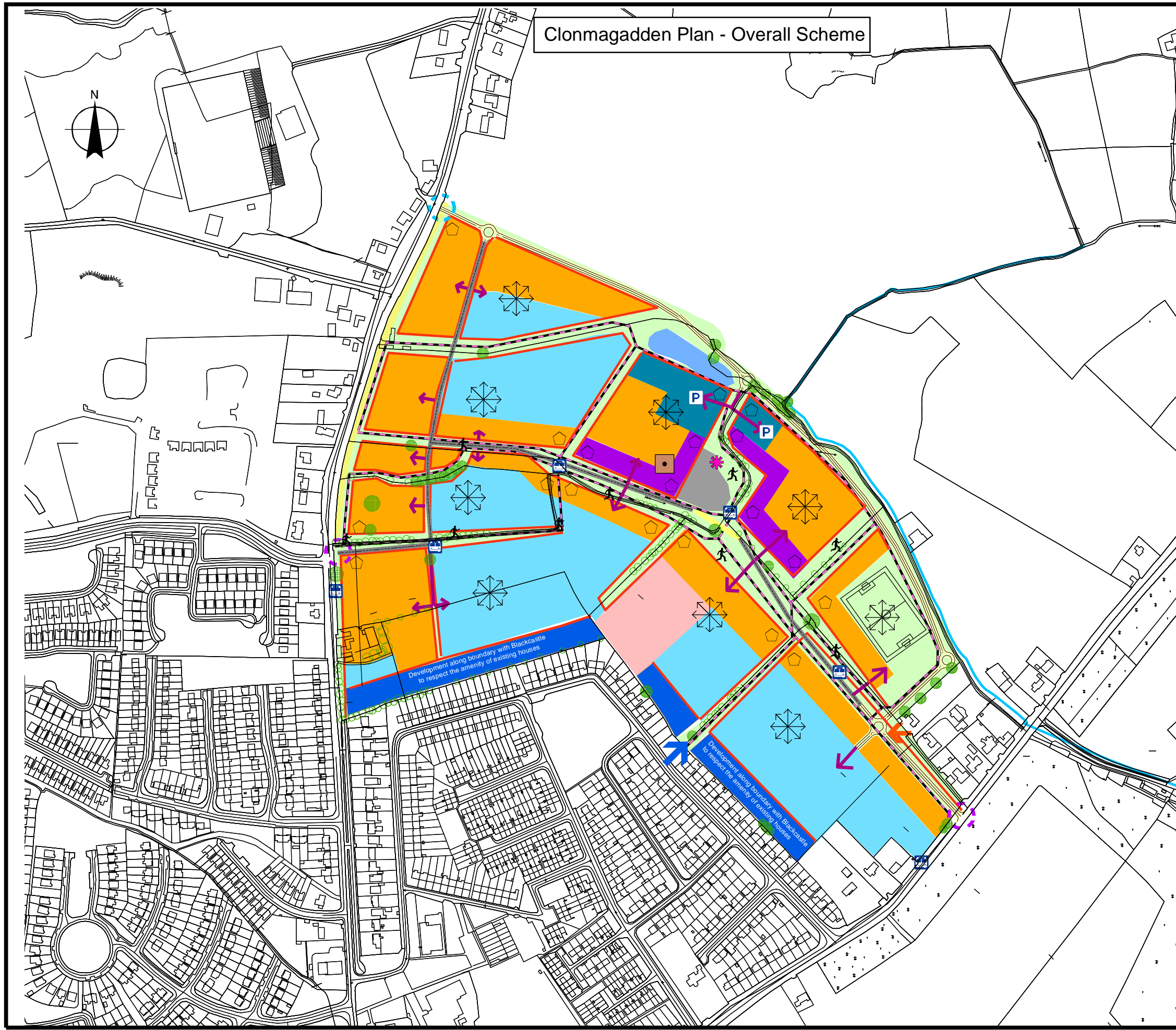
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# Clonmagadden Plan - Overall Scheme



- ### Legend
- Diagrammatic Distributor Road
  - Diagrammatic Internal Spine Roads
  - Diagrammatic Bus Gate on Spine Road
  - Diagrammatic Dedicated Internal Cycle/Pedestrian Ways
  - Diagrammatic Access Roads
  - Building Frontage
  - Stream to River Boyne
  - Bus Stop
  - Integrated Community Health Facility, Community Buildin
  - Landmark Building
  - Pedestrian Facility
  - Childrens Play Area
  - Future Pedestrian Link
  - Road closure to N51 and link to distributor road
  - Indicative traffic signals - to be detailed
  - Indicative roundabout/junction to be detailed
  - Pedestrian Movement/Permeability through the Proposed Development
  - No. 1 Multi-storey car park of high quality innovative design
  - Trees to be retained on site
  - Road Setback Along Kingscourt Road
  - Community/Commercial Facilities/Residential Generally 3-5 Storey (Indicative) in Height Landmark Building, 4/5 Storeys (Indicative) in Height as Indicated on Plan Subject to Design and Layout
  - Higher Density Residential - 45-60 per hectare (18-24 to the acre) Generally 3.5 Storey (Indicative) in Height 4 Storeys (Indicative) in Height at Suitable Locations Subject to Design and Layout
  - Medium Density Residential - 37 - 45 to the hectare (15 - 18 to the acre) Generally 2.5 Storey (Indicative) in Height
  - Community/Leisure/Recreational/Service Facilities to serve site and environs Access from Distributor Road Only (Not higher than 5 storey)
  - Medium/Low Density residential 2 storey
  - Public Square/Civic Plaza
  - Primary School Site
  - Pond/Wetland
  - Open Space

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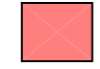
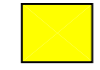
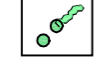

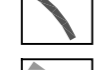
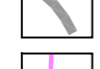





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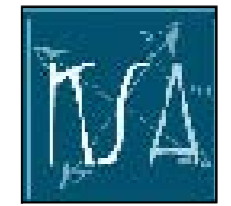
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Date: 5th June 2003	Scale 1:5000
Senior Planner: Keith Simpson	Drawn By: Laura Finn

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- KEY**
-  COMMUNITY/COMMERCIAL FACILITIES/RESIDENTIAL (TO INCLUDE COMMUNITY BUILDING)
  -  LOW DENSITY HOUSING 2 STOREY
  -  MEDIUM DENSITY HOUSING 2.5 STOREY
  -  HIGH DENSITY HOUSING 3.5 STOREY
  -  COMMUNITY/LEISURE/RECREATIONAL SERVICES FACILITIES ACCESS FROM DISTRIBUTOR ROAD ONLY
  -  SCHOOL
  -  HEALTH CARE CENTRE
  -  RETAINED TREES AND SHRUBS
  -  DIAGRAMATIC BUS GATE ON SPINE ROAD
  -  DIAGRAMATIC DISTRIBUTOR ROAD
  -  DIAGRAMATIC INTERNAL SPINE ROADS
  -  DIAGRAMATIC DEDICATED INTERNAL CYCLE/PEDESTRIAN WAYS
  -  PUBLIC OPEN SPACE
  -  MITIGATION PLANTING
  -  PROPOSED TREE PLANTING
  -  SEMI PRIVATE SPACE



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Client	<b>Meath County Council</b>		
Project	<b>Clonmagadden, Navan</b>		
Title	<b>Master Plan - indicative</b>		
Drg No	Scale	<b>1000 at A0</b>	
Drawn	<b>SD</b>	Checked	<b>SD</b>

## **1 LEGAL BACKGROUND**

### **1.1 Planning and Development Act 2000**

Strategic Development Zones (SDZ) are addressed under Section 165-171 of the Planning and Development Act 2000. These are zones selected by Government by order (following a proposal by the Minister for the Environment) for a specified type or types of development of economic or social importance to the State.

Under Section 168 of the Planning and Development Act 2000, it states that a draft planning scheme must be prepared by the development agency within 2 years of the making of an SDZ order.

#### **1.1.1 Draft Planning Scheme**

The draft planning scheme shall consist of a written statement and a plan which shall indicate how the site is to be developed. The scheme should also state the types of development to be permitted on the site and their extent and give proposals in relation to design, minimisation of adverse effects on the environment and ancillary infrastructural, community and other developments. The draft scheme must include an Environmental Impact Statement (EIS) insofar as it is relevant to the detail of the scheme. The draft scheme must be consistent with the housing strategy prepared by the planning authority.

When the planning authority receives a draft SDZ planning scheme, they must publish a notice in the newspaper.

A public consultation procedure must be undertaken for the planning scheme. The planning scheme must be on display for not less than six weeks. In this time written representations or observations with respect to the draft scheme may be made to the planning authority.

#### **1.1.2 Decision on the Planning Scheme**

Not longer than 12 weeks after giving notice in the newspaper, the manager of the planning authority shall prepare a report on any submissions or observations received under that subsection and submit the report to the members of the authority for their consideration.

The draft planning scheme shall be deemed to be made 6 weeks after the submission of that draft planning scheme and report to the members of the planning authority unless the planning authority decides, by resolution, to make, subject to variations and modifications, the draft planning scheme, or decides not to make the draft planning scheme.

Where a draft planning scheme is accepted by the planning authority, it shall have effect 4 weeks from the date of such making unless an appeal is brought to An Bord Pleanala.

#### **1.1.3 Appeals to An Bord Pleanala**

The development agency and any person who has made submissions and representation to the draft scheme may appeal the decision within 4 weeks to An Bord Pleanala.

The Bord may approve, vary or amend or refuse to approve the planning scheme.

#### **1.1.4 Adoption of the Planning Scheme**

The planning scheme becomes part of the development plan and overrides the development plan where inconsistent.

A planning scheme can be amended or revoked by a planning authority with the consent of the relevant development agency but the consultation process must be complied with.

It is still necessary to apply for planning permission in the normal way for development in the SDZ but the planning

authority must grant permission if satisfied that the proposed development must be consistent with the scheme. Planning permission cannot be granted for inconsistent development.

No appeal lies to An Bord Pleanala against the decision of the planning authority to grant or refuse planning permission in a SDZ.

It may be necessary to amend a planning scheme if the circumstances relating to the scheme have changed, or having regard to the implementation of the scheme. The planning authority can by resolution having received the consent of the development agency concerned, amend or revoke a planning scheme.

### **1.2 SDZ Guidelines**

The planning guidelines prepared by the Department of the Environment referred to as 'Guidelines on Preparing Planning Schemes for Residential Development in Strategic Development Zones' have been taken account of in the compilation of the planning scheme for Clonmagadden. In this regard, the development plans and government guidance in relation to proper planning and sustainable development of the scheme have been considered in the preparation of the scheme for the lands.

In particular, the guidance notes state that:

*A draft planning scheme under this section shall consist of a written statement and a plan indicating the manner in which it is intended that the site is to be development and in particular -*

- (a) The type or types of development which may be permitted to establish on the site (subject to the order under section 166)*
- (b) The extent of any such proposed development*
- (c) Proposals in relation to the overall design of the proposed development, including the maximum heights, the external*