

MEATH COUNTY COUNCIL

NAVAN DEVELOPMENT PLAN

2009-2015

DRAFT VARIATION NO. 2, MATERIAL ALTERATIONS

JUNE 2017



1.0 Introduction

- 1.1 The Navan Development Plan was adopted by Meath County Council and Navan Town Council on 2nd and 3rd November 2009 and came into effect on 30th November 2009 in the Meath County Council Administrative Area and from the 1st December 2009 in the Navan Town Council Administrative area. There has been 1no. Variation to the Navan Development Plan proposed and adopted since the adoption of the Development Plan.
- 1.2 The key purpose of this Variation to the Navan Development Plan is to align the Plan with the key tenets of the Economic Development Strategy for County Meath 2014 – 2022 as they relate to statutory land use planning. The Variation also seeks to align the Navan Development Plan with the provisions of the County Development Plan (as varied) and update the written text and maps accordingly.
- 1.3 Variation No.2 was on public display from 15th March 2017 to 12th April 2017.
- 1.4 18 no. submissions were received on the proposed variation. The Chief Executive's report was prepared and distributed to the Elected Members on 9th May 2017. The Elected Members considered the variation and Chief Executive's report at a Council meeting on 29th May 2017. As a result of these deliberations a resolution was passed to materially amend the proposed variation.

2.0 STRATEGIC ENVIRONMENTAL APPRAISAL

- 2.1 Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to "provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation of plans and programmes with a view to promoting sustainable development."(European Directive 2001/42/EC). An Environmental Report accompanied the draft variation.
- 2.2 The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning & Development Regulations 2001 – 2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for the proposed alterations to Draft Variation No. 2 to the Navan Development Plan 2009–2015.

3.0 APPROPRIATE ASSESSMENT SCREENING

- 3.1 Article 6(3) of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive) requires competent authorities, in this case Meath County Council, to undertake an Appropriate Assessment (AA) of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects. A Natura Impact Report accompanies the Draft Variation.
- 3.2 An Appropriate Assessment Screening was undertaken of the proposed alterations to the draft variation to the Navan Development Plan 2009-2015, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). It was determined that a Stage II Appropriate Assessment was not required.

4.0 FLOOD RISK ASSESSMENT

- 4.1 A Strategic Flood Risk Assessment (SFRA) was carried out to inform the preparation of the Variation. The SFRA utilises the most up to date flood mapping and data for the County available at the time of preparing the Variation. The proposed material alterations to Draft Variation No.2 should be read in conjunction with the SFRA.

5.0 HOW TO READ THE ALTERATIONS

- 5.1 This variation document includes only the relevant sections of the Navan Development Plan 2009-2015 it is proposed to change, not the entire plan. Therefore, **it is advisable that this variation be read in conjunction with the current Navan Development Plan.**
- 5.2 The existing text of the County Development Plan 2013 – 2019 is shown in normal font and is included to provide context to the content of each section not being altered as part of this variation process. Please note that the Draft Variation document should not be interpreted as the complete text of the Navan Development Plan 2019-15 but rather highlights selected parts of the County Development Plan which are proposed to be varied as part of Variation No. 2. On completion of this variation process, a consolidated version of the Navan Development Plan as altered by Variations 1 and 2 will be made available for ease of reference and to avoid any potential confusion.
- 5.3 Proposed Amendments / Additions proposed as **part of the draft variation** are shown as **red** text. Deletions are indicated with strikethrough as illustrated in the example below. The Meath Local Authorities Corporate Plan 2009—2014 sets out a vision for 2015-2019 has the vision “Meath County Council will lead economic, social and community development, deliver efficient and good value services, and represent the people and communities of County Meath, as effectively and accountably as possible”. ~~County Meath as “a County that is recognised locally, nationally and internationally as an excellent place to invest in, to visit and to live in, renowned for the quality of its employment opportunities, heritage, culture and the strength and viability of its communities”.~~
- 5.4 Any text changes arising as a result of proposed alterations are shown in **blue** to avoid confusion.
- 5.5 Where deletions or additions are proposed to the policies and objectives of the Development Plan follow on changes may be required to the overall numbering system of such policies or objectives list in relevant chapters. It is the Planning Authority’s intention to carry out a renumbering process of such policies and objectives. A consolidated version of the development plan as varied will be published following completion of this variation process

6.0 MAKING A SUBMISSION

- 6.1 A copy of the proposed alterations to draft Variation No. 2 of the Navan Development Plan 2009-2015, together with the Strategic Environmental Assessment Screening Report, Natura Impact Screening Report pursuant to Article 6 of the Habitats Directive 92/43/EEC will be available for inspection from **Wednesday 14th June to 4pm, Wednesday 12th July 2017** at Meath County Council Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291 during normal office hours. The proposed alterations to draft Variation

No. 2 of the Navan Development Plan 2009-2015 are also available for inspection on Meath County Council's website at www.meath.ie/planning.

- 6.2 Copies of the proposed alterations to draft Variation No.2 of the Navan Development Plan 2009-2015 are available from the Planning Department, Buvinda House, Dublin Road, Navan, County Meath, C15 Y 291 or please Tel: 046-9097500/7518 or email: variationndp@meathcoco.ie.
- 6.3 Written submissions or observations should be addressed and marked "Proposed Alterations to Draft Variation No.2 Navan Development Plan 2009-2015 and submitted to the Planning Department, Meath County Council, Planning Department, Buvinda House, Dublin Road, Navan, County Meath. **Submissions or observations must be received by 4pm, Wednesday 12th July 2017.**
- 6.4 Written submissions or observations may also be made via email to variationndp@meathcoco.ie. Submissions made via email must include the full name and address of the person making the submission and where relevant, the body or organisation represented. Please ensure your submission is forwarded in either hard or soft copy and not both.
- 6.5 Written submissions or observations with respect to the alterations to proposed draft Variation No.2 of the Navan Development Plan 2009-2015 made to the Planning Department within the above said period will be taken into consideration before the making of a decision on the proposed draft Variation (No. 2).
- 6.6 A copy of the Economic Development Strategy for County Meath is available for inspection on request.
- 6.7 For further information contact the Forward Planning Team at Tel: 046 – 9097500/9097518.

ALTERATIONS TO WRITTEN STATEMENT

Amendment No.1 – Section 4.1.1 Economic Development Strategy

Replace ECON DEV OBJ 8 as proposed in the Draft Variation with the following spot objective in relation to the proposed strategic employment zone at Farganstown:

~~ECON DEV OBJ 8~~

~~To Support the delivery of the Boyne Valley Food Hub on lands at Farganstown.~~

ECON DEV OBJ 8

To facilitate the development of lands at Farganstown identified as E1/E2 “Strategic Employment Zone” solely for the development of major employment proposals including the ‘Boyne Valley Food Hub’.

Amendment No.2 – Section 3.2 Master Plans

Amend the references to Master Plans 9 and 10 on page 54 as follows:

~~Master Plan 9-10~~

~~Master Plan 10-9~~

Amendment No.3 – Section 7.6 Public Transport – Rail – Navan Rail Line

Amend section 7.6 of the Draft Variation as follows:

The NTA ~~Draft~~ Transport Strategy for the Greater Dublin ~~Area 2016-2035~~ supports the provision of Phase II of the Rail Line to Navan. It highlights that ‘Navan is the only Designated Town in the Hinterland that does not currently have a rail service to Dublin city centre. A new rail line linking Navan to Dublin city centre would support regional planning objectives and facilitate Navan’s sustainable development.’ Furthermore, it is noted that Navan is the only administrative capital in the mid-east region which currently does not enjoy rail access. ~~The Transport Strategy states that Phase II of the rail line will not be developed pending the next review of the Strategy (2022). Pending that review, the Strategy requires that the corridor previously identified for a rail link to Navan should be protected from development intrusion. In particular, Measure RAIL 4 (see NTA’s draft Transport Strategy) is of relevance which is to seek ‘the provision of a new rail line from Navan to join the recently constructed spur to Dunboyne and Pace, for onward travel to Dublin city centre. The timing of this line construction and the roll out of services will be subject to economic assessment and the timing and scale of development in the Navan area.’~~ That is not to suggest that development cannot proceed adjacent to and in the vicinity of the corridor subject to no physical encroachment of the rail corridor reservation.

Amendment No.4 – Section 2A2 Strategic Planning Approach, 3.2 Master Plans, 3.9 Neighbourhood Strategy, and 4.5.3 Meath County Retail Strategy

Omit the reference to the MP6 lands as a ‘Secondary Commercial Quarter’ and replace with ‘Town Centre Expansion Area’ throughout the Draft Variation as follows:

2A2 Strategic Planning Approach

To facilitate the consolidation of commercial, retail, employment and residential uses in central areas of the town and identified opportunity sites ~~including Meath County Council’s Railway Street~~

Offices thus reinforcing the primacy of the town centre ~~and secondary commercial quarter; and~~ town centre expansion area;

Section 3.3

The County Council Offices are located adjacent to the secondary commercial quarter ~~(previously town centre expansion lands);~~ town centre expansion area

2.11 Movement

To facilitate the consolidation of commercial, retail, employment and residential uses in central areas of the town and identified opportunity sites including Meath County Council's Railway Street offices thus reinforcing the primacy of the town centre and secondary commercial quarter; town centre expansion area

3.2 Master Plans

Master Plan 6 relates to land adjoining the core retail area and identified as a secondary commercial Quarter town centre expansion area located to the north of the former rail line adjoining the existing town centre which provides primarily for the area designated for town centre expansion

3.9 Neighbourhood Strategy

The development strategy proposed in this plan is designed to reinforce the town centre as a place for work, shopping, services and living. The development strategy also provides for the ~~expansion of the town centre provision of a secondary commercial quarter~~ town centre expansion area

Definition of Navan's Core Retail Area, Secondary Commercial Quarter Town Centre expansion area & Town Centre Figure 4, above identifies the Core Retail Frontage Area of Navan. The Core Retail Area consists of the Navan Shopping Centre and Kennedy Road, Trim gate Street, Market Square, the south-western end of Watergate Street and the northern end of Ludlow Street. 1 The Core Retail Area is normally defined as the area including and immediate to the 'prime pitch'. That is the area that achieves the highest rentals, best yields, is highest in demand from operators, is overwhelmingly retail floorspace and has the highest footfall of shoppers. The Navan Development Plan includes for the provision of a secondary commercial quarter to include Railway Street and the previously identified Town Expansion lands along Carriage Road. Town Centre expansion area on lands along Carriage Road

Where retail development in an edge-of-centre site is being proposed, other than the lands identified with a B1 "Town Centre" land use zoning objective, only where the applicant can demonstrate and the Planning Authority is satisfied that there are no sites or potential sites including vacant units within a town centre/ ~~identified town centre expansion area~~ town centre expansion area secondary commercial quarter area that

Strategic Guidance on the Location of Retail Development

The 'County Meath Retail Strategy' provides a strategic policy framework for the spatial distribution of new retail development in Navan. Navan has potential for expansion of the town centre on sites and areas adjacent or close to the existing centre including the identified secondary commercial quarter ~~town centre expansion area~~ town centre expansion area

Policies

In terms of retail, it is the policy of Meath County Council and Navan Town Council:

RET DEV POL 1

To promote and encourage major enhancement and expansion of retail floorspace and town centre

functions in Navan on lands identified with a B1 "Town Centre" land use zoning objective to include the identified area for ~~town centre expansion~~ ~~secondary commercial quarter~~ town centre expansion in order to sustain its competitiveness and importance as a designated County Town Centre and 'Level 2 Centre' in the Greater Dublin Area.

Objectives

In terms of retail, it is an objective of Meath County Council and Navan Town Council:

RET DEV OBJ 1

To assess the provision of new retail development outside the designated retail core area and the ~~secondary commercial quarter~~ identified ~~town centre expansion area~~ town centre expansion area (both areas located on lands identified with a B1 "Town Centre" land use zoning objective), in accordance with the sequential test as outlined in the County Meath Retail Strategy.

Amend section 1.4.10 as follows:

~~1.5.9~~ 1.4.10 Integrated Development Framework Plan

The Navan Integrated Development Framework Plan was prepared in December 2002 (and updated in 2009) and has a time frame up to 2016 ~~which covers the current Navan Development Plan~~. The overall ~~Master~~ plan for Navan seeks to make the town a more accessible and attractive town that could accommodate an ultimate population horizon of 60,000 persons. Central to the overall strategy is the objective of making Navan a self sustaining community in both economic and environmental terms and to provide a quality urban environment for its citizens.

The ~~Master~~ plan shows the overall consolidation of development largely within the existing zoned lands. The more intensive redevelopment is focused around the proposed new ~~central~~ rail station. The ~~delay in absence of a timeframe in which~~ the delivery of a direct rail link to Dublin ~~can be expected has direct implications in permitting continued development of existing zoned lands without compromising or diminishing the development options which the rail link would facilitate requires that the corridor previously identified for a rail link to Navan should continue to be protected from development intrusion. That is not to suggest that development cannot proceed adjacent to and in the vicinity of the corridor subject to no physical encroachment of the rail corridor reservation.~~ The nature, extent and timing of development is not contingent on or related in any way to the delivery of the rail line.