

# DRAFT VARIATION NO.2 TO THE NAVAN DEVELOPMENT PLAN 2009-2015

## Strategic Environmental Assessment Environmental Report

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**Brady Shipman  
Martin**

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# Strategic Assessment **Built Environment**

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**Meath County Council**

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## Contents Amendment Record

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## GLOSSARY

<i>Appropriate Assessment</i>	An assessment of the effects of a plan or project on the Natura 2000 network. The Natura 2000 network comprises Special Protection Areas under the Birds Directive, Special Areas of Conservation under the Habitats Directive and Ramsar sites designated under the Ramsar Convention (collectively referred to as European sites).
<i>Baseline environment:</i>	A description of the present state of the environment of the P/P area.
<i>Birds Directive:</i>	Council Directive of 2nd April 1979 on the conservation of wild birds (79/409/EEC).
<i>Cumulative effects:</i>	Effects on the environment that result from incremental changes caused by the strategic action together with other past, present, and reasonably foreseeable future actions. These effects can result from individually minor but collectively significant actions taking place over time or space.
<i>Data:</i>	Includes environmental data, proxy data, and any other relevant statistical data.
<i>Designated authority</i>  <i>(Designated environmental authority):</i>	An organisation that must be consulted in accordance with the SEA Regulations. For Ireland these are the Environmental Protection Agency (EPA), the Department of the Environment, Community and Local Government (DoECLG) and the Department of Agriculture, Food & the Marine (DoAFM).
<i>Environmental Assessment:</i>	The preparation of an environmental report, the carrying out of consultations, the taking into account of the environmental report and the results of the consultations in decision-making and the provision of information on the decision (in accordance with Articles 4 to 9 of the SEA Directive).
<i>Environmental Characteristics:</i>	Environmental resources, issues and trends in the area affected by the P/P.
<i>Environmental indicator:</i>	An environmental indicator is a measure of an environmental variable over time, used to measure achievement of environmental objectives and targets.
<i>Environmental objective:</i>	Environmental objectives are broad, overarching principles which should specify a desired direction of environmental change.
<i>Environmental receptors:</i>	Include biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological) and landscape as listed in the SEA Directive. This list is not exhaustive, and can include other receptors which may arise for a particular P/P.

<i>Environmental Report (ER):</i>	A document required by the SEA Directive as part of an environmental assessment which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme.
<i>Environmental targets:</i>	A target usually underpins an objective often having a time deadline that should be met and should be accompanied by limits or thresholds.
<i>Evolution of the baseline:</i>	A description of the future state of the baseline in the absence of a plan or programme assuming 'business as usual' or 'do nothing' scenarios, depending on which is more reasonable for the P/P being proposed.
<i>Habitats Directive:</i>	Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.
<i>Hierarchy of Plans:</i>	Both higher and lower level P/P relevant to the P/P being assessed.
<i>Indirect effect:</i>	Any aspect of a P/P that may have an impact (positive or negative) on the environment, but that is not a direct result of the proposed P/P.  May also be referred to as a secondary effect
<i>Interrelationships:</i>	Associations or linkages, related to environmental impact of the proposed P/P usually on environmental receptors.
<i>Issues Paper:</i>	Paper produced as part of the consultation process, usually for Land Use Plans, to facilitate consultation with stakeholders on key issues.
<i>Key environmental issues:</i>	Those significant environmental issues, which are of particular relevance and significance within a P/P area and/or the zone of influence of that P/P. These issues should be identified during SEA Scoping process.
<i>Key environmental receptors:</i>	Aspects of the environment likely to be significantly impacted by the proposed P/P.
<i>Material Assets:</i>	Critical infrastructure essential for the functioning of society such as: electricity generation and distribution, water supply, wastewater treatment transportation etc.
<i>Member States:</i>	Those countries that belong to the European Union.
<i>Mitigation measures:</i>	Measures to avoid, minimise/reduce, or as fully as possible, offset/compensate for any significant adverse effects on the environment, as a result of implementing a P/P.
<i>Monitoring:</i>	A continuing assessment of environmental conditions at, and surrounding, the plan or programme.  This determines if effects occur as predicted or if operations remain within acceptable limits, and if mitigation measures are as effective as predicted.

	The primary purpose of monitoring is to identify significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.
<i>Monitoring Programme:</i>	A detailed description of the monitoring arrangements to be put in place to carry out the monitoring of the impact of the proposed P/P on the environment including; frequency of monitoring, who has responsibility for monitoring, and responses if monitoring identifies significant negative impacts.
<i>Non-technical summary:</i>	A summary of the findings of the ER, summarized under the headings listed in Annex 1 of the SEA Directive that can be readily understood by decision-makers and by the general public. It should accurately reflect findings of ER.
<i>Plan or Programme:</i>	<p>Including those co-financed by the European Community, as well as any modifications to them:</p> <ul style="list-style-type: none"> <li>- which are subject to preparation and/or adoption by an authority at national, regional or local level or which are prepared by an authority for adoption, through a legislative procedure by Parliament or Government, and</li> <li>- which are required by legislative, regulatory or administrative provisions. In accordance with the SEA Directive, P/P that require SEA are those that fulfil the conditions listed in Article 2(a) and Article 3 of the SEA Directive.</li> </ul>
<i>Post-mitigation residual impacts:</i>	Environmental effects that remain after mitigation measures have been employed.
<i>Proxy data:</i>	Is a measure of activity resulting from a P/P which provides information on environmental impact without the need for a direct measure of an environmental receptor for example, an increase in the number of vehicles (activity resulting from a P/P) can provide information on the impact on air quality and greenhouse gases without having to measure the concentration of these parameters in the receiving environmental receptor.
<i>Public:</i>	One or more natural or legal persons and, in accordance with national legislation or practice, their associations, organisations or groups.
<i>Reasonable alternatives:</i>	Alternatives should take into account the objectives and geographical scope of the P/P. There can be different ways of fulfilling the P/P objectives, or of dealing with environmental problems. The alternatives should be realistic, capable of implementation and should fall within the legal and geographical competence of the authority concerned.
<i>Scoping:</i>	The process of deciding the content and level of detail of an SEA, including the key environmental issues, likely significant environmental effects and

	alternatives which need to be considered, the assessment methods to be employed, and the structure and contents of the Environmental Report.
<i>Screening:</i>	<p>The determination of whether implementation of a P/P would be likely to have significant environmental effects on the environment.</p> <p>The process of deciding whether a P/P requires SEA.</p>
<i>SEA Directive:</i>	Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'.
<i>SEA Statement:</i>	<p>A statement summarising:</p> <ul style="list-style-type: none"> <li>- how environmental considerations have been integrated into the P/P</li> <li>- how the ER, the opinions of the public and designated authorities, and the results of transboundary consultations have been taken into account</li> <li>- the reasons for choosing the P/P as adopted in the light of other reasonable alternatives.</li> </ul>
<i>Secondary effect:</i>	Effects that are not a direct result of the P/P, same as indirect effect.
<i>Short-term effects:</i>	These are typical of those effects that may occur during construction stage of a development, for example, the increased traffic going to and from a site during construction, or, the noise associated with construction activities.
<i>Significant effects:</i>	Effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.
<i>Statutory authority:</i>	The authority by which or on whose behalf the plan or programme is prepared.
<i>Statutory Instrument (S.I.):</i>	Any order, regulation, rule, scheme or bye-law made in exercise of a power conferred by statute.
<i>Synergistic effect:</i>	Effects that, when totaled, result in a greater or lesser effect than the sum of the individual effects.



## 1.0 Non-Technical Summary

### 1.1 Introduction

Meath County Council proposes to vary the Navan Town Development Plan (TDP) 2009-2015 to incorporate the aims and measures of the Meath Economic Development Strategy. The preparation of the Meath Economic Development Strategy was subject to its own SEA Screening process at the time of its preparation.

This Environmental Report on Draft Variation No.2 of the Navan Town Development Plan (hereafter referred to as TDP) has been prepared to provide a clear understanding of the likely environmental consequences, both positive and negative and to indicate where necessary, how improvements can be incorporated to improve its environmental performance.

This section of the Environmental Report is a Non-Technical Summary. The purpose of the Non-Technical Summary is to ensure that the key findings of the Environmental Report are readily understood by both decision makers and the general public. To this end, technical jargon has been avoided where possible.

The preparation of Draft Variation No. 2 runs in parallel with the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) which have influenced the drafting of this variation.


In this regard, environmental considerations have been considered throughout the Draft Variation process and have been incorporated into the Draft Variation No.2 ensuring a continuation of a qualitative environment.


The Environmental Report is the primary element in the SEA process and shall accompany the draft variation on public display.

### 1.2 Steps in the SEA Process

Table 1.1 below highlights the key stages in the SEA process and the progress made to date:

**Table 1.1: Key Stages in SEA process**

Stage	Description	Status
<b>Scoping</b>	<p>The scoping of the proposed Draft Variation No. 2 was carried out in accordance with Article 5(4) of the SEA Directive (2001/42/EC).</p> <p>The principal purpose of the scoping stage is to decide upon the range of issues to be included in the Environmental Report and level of detail appropriate to each subject. An overview of the relevant environmental issues requiring further analysis are given consideration in the Environmental Report. By highlighting any significant issues at an early stage, it ensures that the matters are firmly to the forefront when considering the policies and objectives of the draft variation and reduces the Environmental potential for relevant issues to be overlooked.</p>	<p>Completed</p> 

Stage	Description	Status
<b>Consultation with Statutory Bodies</b>	<p>A submission have been received from the following bodies:</p> <ul style="list-style-type: none"> <li>• The Environmental Protection Agency</li> <li>• Inland Fisheries Ireland</li> </ul>	<p>Completed</p> 
<b>Preparation of proposed Draft Variation No.2 Environmental Report</b>	<ul style="list-style-type: none"> <li>• A multi-disciplinary team has been established to create policy consistent documents and to examine the effects on the environment of implementing the objectives and policies.</li> <li>• Policies and objectives created in the proposed Draft Variation have been assessed in the Environmental Report and proposed measures for the area examined.</li> <li>• Feedback has been received throughout the Variation preparation process &amp; Environmental Report preparation.</li> <li>• Mitigation measures have been discussed and chosen.</li> <li>• Monitoring incorporated into existing methods.</li> </ul>	This Stage
<b>Consultation</b>	Consultation on Draft Variation No.2 and accompanying Environmental Report, Appropriate Assessment and Strategic Flood Risk Assessment.	Future Stage
<b>Evaluation of submissions</b>	Evaluation of submissions and observations made on the Draft Variation, Environmental Report, Strategic Flood Risk Assessment and Appropriate Assessment.	Future Stage
<b>Finalisation of the Draft Variation No.2, Environmental Report &amp; SEA Statement</b>	Finalisation of Draft Variation No.2 to the Navan TDP and SEA Environmental Report. SEA Statement prepared identifying how environmental considerations and consultations have been integrated into the final plan.	Future Stage
<b>Monitoring</b>	Monitoring of significant environmental effects over the lifetime of Variation No.2.	Future Stage

### 1.3 Content of Environmental Report

The Environmental Report considers all of the following in accordance with the requirements of the SEA Directive:

1. Biodiversity and Flora & Fauna
2. Population
3. Human Health
4. Soil and Geology
5. Water
6. Air Quality and Climate Change
7. Material Assets
8. Architectural, Archaeological and Cultural Heritage

9. Landscape
10. Interaction of the foregoing

Table 1.2 below summarises the content of the Environmental Report. In the first instance, the Environmental Report details the current condition of the environment of the study area of the draft Variation under each of the sub-headings set out above. The Environmental Report also summarises the significant environmental pressures that may affect each of the environmental topics and the current (baseline) condition of the environment.

**Table 1.2: Content of Environmental Report**

Section	Description
1.Non-Technical Summary	A brief summary of the Environmental Report, its main points and conclusions.
2.Introduction & Background	A description of the proposed Variation and a summary of its key policies and objectives. This section outlines the purpose of the SEA process, SEA requirements, its benefits and how the plan and Environmental Report have progressed.
3. Methodology	The steps taken in preparation of the SEA, including the methods used and technical difficulties encountered.
4. Review of Relevant Policies, Plans and Programmes.	The relationship of the draft variation to other relevant plans and programmes is highlighted.
5. Baseline Environment	A description of the current environment of the area of the Draft Variation No. 2 is given, highlighting any existing environmental problems. This exercise results in a comprehensive baseline against which the likely effects of implementing the draft variation can be examined.
6.Strategic Environmental Objectives	A number of environmental protection objectives which have been established at international, EU or national Level and are relevant to the draft variation are listed. Following this, a description of how the objectives and any environmental considerations have been taken into account in the preparation of the draft variation is given.
7. Alternatives	An assessment of proposed alternatives to the Draft Variation No. 2 are considered at this stage.
8. Environmental Assessment	An examination of the draft variation and policies in terms of their potential effects on the various environmental parameters.
9. Mitigation Measures	Should potentially significant effects be discovered, measures to avoid, reduce or offset these effects are proposed and integrated into the draft variation.
10. Monitoring	Proposals for monitoring the significant effects of Draft Variation No. 2. A number of indicators of change and targets are identified and existing monitoring arrangements are utilised.

11. Conclusion	A conclusion with regard to the overall potential impact on the environment resulting from the implementation of Draft Variation No.2 to the Navan TDP.
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## 1.4 Policy Context

The preparation of Draft Variation No.2 is considered within the context of a hierarchy of policies, plans and strategies of international, national, regional and local level as detailed in Section 3 of the Environmental Report. Other relevant plans, policies and programmes were considered in this report and are referenced throughout.

## 1.5 Appropriate Assessment

The need for 'Appropriate Assessment' (AA) arises out of Article 6(3) and 6(4) of the Habitats Directive (92/43/EEC) (on the conservation of natural habitats and of wild fauna and flora), which requires that proposed plans and programmes (including amendments or variations) undergo screening for likely or potential effects on European Sites (also Natura 2000 sites) arising from their implementation.

The Draft Variation was subject to separate screening assessment for AA and determined that a Natura Impact Report (NIR) would be prepared.

As documented in the NIR, following an examination, analysis and evaluation of the proposed Variation No. 2 to the Navan Development Plan 2009-2015 (the primary purpose of which is to incorporate the key tenets of the Meath Economic Development Strategy as they relates to statutory land use planning into the Navan Development Plan) in light of best scientific knowledge, it has been objectively concluded that the proposed Variation No. 2 to the Navan Development Plan 2009-2015 does not pose a risk of adversely affecting the integrity of any European sites, either alone or in-combination with other plans or projects.

## 1.6 Draft Variation No. 2 Baseline Environment

The baseline information outlines the environmental context within which the draft variation will be implemented and identifies the following parameters:

- The key environmental baseline resources and sensitivities;
- The key environmental threats and trends; and

The likely evolution of the environment in the absence of Draft Variation No.2.

### 1.6.1 Biodiversity & Habitats

Biodiversity plays a significant role in the provision of clean air, water, healthy soils and food as well as visually contributing to a plan area with its natural beauty and heritage.

The River Boyne and Blackwater Special Conservation Area (SAC) and Special Protection Area (SPA) (Site Code: 002299) occurs within, upstream and downstream of the town and covers the channels of the Boyne and Blackwater as well as various adjacent areas. The SAC designation extends further into adjacent lands and covers a larger area than the SPA designation.

The Boyne Woods proposed Natural Heritage Area (pNHA) is located downstream to the north east of Navan. They cover nationally important semi-natural and natural habitats, landforms or

geomorphological features, wildlife plant and animal species or a diversity of these natural attributes and are designated under the Wildlife (Amendment) Act 2000.

Important ecological networks comprise a variety of features including the River Blackwater, the River Boyne, its tributaries, various agricultural lands, stands of trees and hedgerows.

### **1.6.2 Population and Human Health**

Preliminary Census Data from 2016 indicates that the current population of Navan is c. 31,689 persons. The population of Navan and Environs as per Census 2011 was 28,559 persons. Therefore, the period from 2011 to 2016 has seen growth of almost 11% which was amongst the highest experienced by any urban centre in the country.

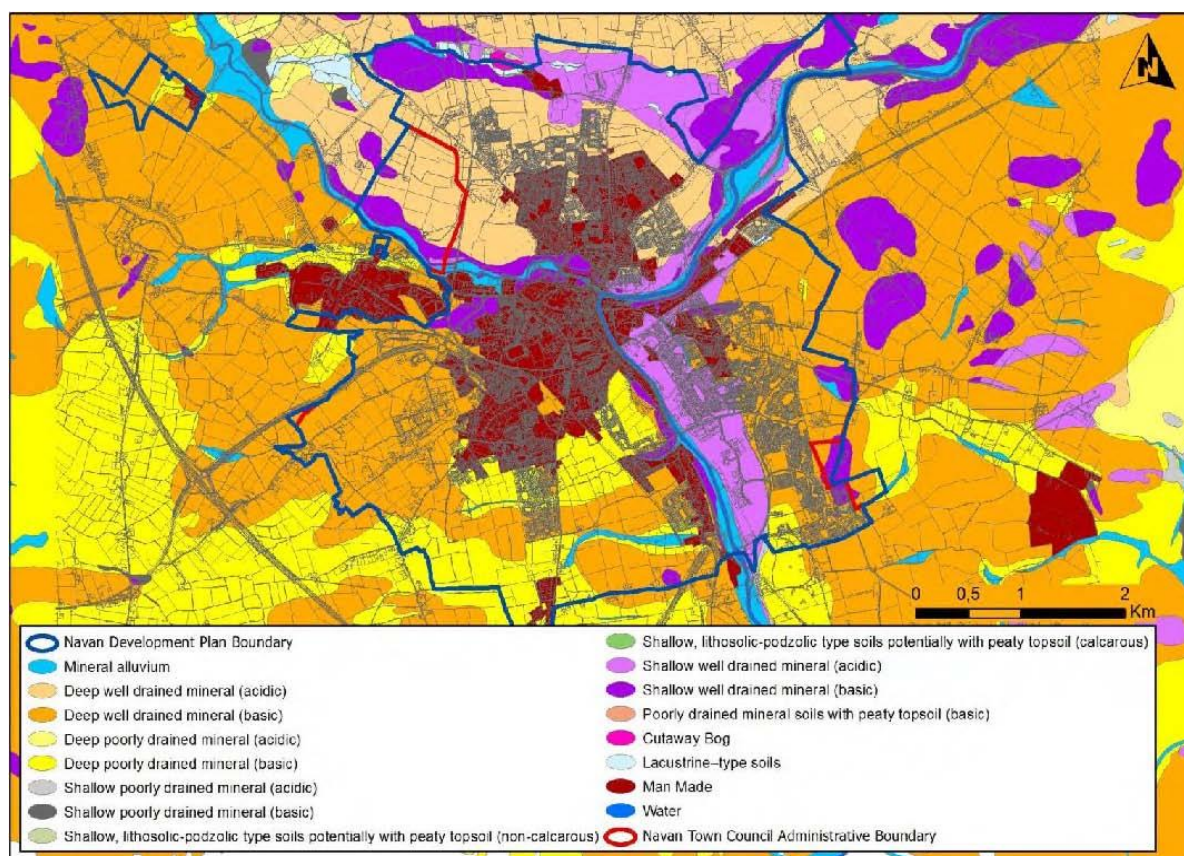
Navan is allocated 3,984 no. households (31%) over the life of the plan which includes 50% headroom out of the 12,942 no. households allocated to County Meath over the period of the County Development Plan 2013 - 2019.

The location of Navan set in the Boyne Valley, an area of outstanding natural beauty and at the confluence of the River Boyne & Blackwater, favours well for tourism. The tourism sector in Navan has improved over recent years. Given the direct and indirect benefits of tourism for the town, Meath County Council will encourage the development of the tourism and retail sectors in Navan to further enhance the experience for those who visit the town. The tourism industry relies on the quality and attractiveness of the built and natural heritage and the objectives of this development plan are underpinned by the concept of sustainable tourism. The town offers a number of attractions and facilities from shops, cinema, pubs, hotels and restaurants to golf courses, horse racing, and the Rivers Boyne and Blackwater. It is located in close proximity to the renowned historical site of 'The Hill of Tara' and to Slane which plays hosts to the world famous rock venue, Slane Castle. It is also strategically located in the centre of the other major tourist attractions in the County such as Newgrange, Knowth and Dowth, Trim Castle, Bective Abbey, Kells and Slieve na Calliagh. Navan has a key role in the implementation of the Boyne Valley Tourism Strategy 2016-2020 and Ireland's Ancient East Programme.

### **1.6.3 Soils and Geology**

Soil types, as classified by Teagasc in cooperation with the Forest Service, EPA and GSI are mapped on Figure 1.1 Areas outside of the built areas of the town are underlain by various types of soils including deep well drained mineral soils, both basic and acidic, as well as deep poorly drained mineral basic soils. Shallow well drained soils underlie the valleys of the Boyne and Blackwater while mineral alluvium underlies their flood plains.





**Figure 1.1: Soil Types in Navan and surrounding Environs**

Tara Mines, the largest zinc mine in Europe, is located just off the Kells Road on the north western fringe of the town and is operated by the Boliden Group. The active mine may present a future constraint to certain development in its vicinity due to emissions or vibrations.

#### 1.6.4 Water

Navan is located within Boyne Catchment. The main urban centres in this catchment are Drogheda, Navan, Trim, Kells, Virginia, Bailieborough, Athboy, Kinnegad, Edenderry and Enfield. The total population of the catchment is approximately 196,365 with a population density of 73 people per km<sup>2</sup>. Sub-catchments within the Boyne area are the Boyne\_SC\_100 and Boyne\_SC\_090 which contain the waterbodies of the River Blackwater and Boyne which both hold 'Moderate' water quality status and are considered 'At Risk'.

The Groundwater of Meath is Productive Fissured Bedrock<sup>1</sup>. The status of the groundwater underlying both the town and surrounding area is currently good and meets the requirements as set out by the WFD Directive.

The principal threat to water is pollution which can adversely impact on all parts of the water cycle from groundwater to rivers, lakes estuaries and coastal waters. In simple terms pollution means the presence of a harmful substance such as a poisonous metal or pesticide, a nutrient or indeed silt.

The Planning System and Flood Risk Management guidelines recommends that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential

<sup>1</sup> <https://www.catchments.ie/maps/>

effects. Climate change may result in increased flood extents and therefore caution should be taken when zoning lands in transitional areas.

#### **1.6.5 Air & Climate**

The Environmental Protection Agency is involved in air quality monitoring and has installed a number of air quality monitoring stations throughout Ireland. The EPA Report *Air Quality in Ireland 2015* provides an overview of the air quality in the country for 2015 based on data obtained from the 31 monitoring stations.

There is no detailed information available for the plan area with the closest monitoring station, for Navan, being located in Swords, Co. Dublin. The current Air Quality in Navan is 'Good' which is based on the nearest monitoring station.

In the context of the plan area, it is acknowledged that a large portion of people who live in Navan are employed in Dublin and must commute by car or public transport. Therefore, travel is an essential part of daily life and is a major contributor to vehicle exhaust emissions. In November 2003, a survey of Meath commuters was carried out. The results of the survey indicated that a large number of commuters (91 %) who live in Meath wish to find work in their locality and reduce commuting. Further details on this survey is outlined in Section 4.1 of the Navan TDP. Where commuting is essential, it is important that a good quality road infrastructure is provided and to ensure that alternatives to the private car are encouraged where possible to mitigate negative impacts on air quality arising from road traffic.

#### **1.6.6 Material Assets**

Material assets can be defined as the critical infrastructure essential for the functioning of society such as: electricity generation and distribution; water supply; wastewater treatment; and transportation.

##### **1.6.6.1 Transportation**

Transportation is an essential element to the functioning of the Irish economy and will continue to be promoted as a crucial component to the further sustainable development of the plan area.

Navan functions as a major transportation mode in Co. Meath. The town is strategically located close to the M3 motorway on the N3 National Primary Road which connects Dublin to Ballyshannon via Cavan. The N51 National Secondary Road passes through the town and connects Drogheda with Mullingar.

Navan is also served by several regional roads, namely the R147, R153, R161, and R162. The town experiences high levels of through traffic as a result. The Town has benefited greatly from the construction of the M3 Clonee to North of Kells Motorway Scheme which has provided a bypass for the town with a southern interchange accessible from Kilcarn and with a northern interchange accessible from the Athboy Road.

Public bus services between Navan and Dublin are very good with Bus Eireann running over 50 buses each way per day. The company also operates a town bus service which services three different routes. The Flexibus rural transport service provides an excellent local service by linking Navan with the following local villages; Oldcastle, Bohermeen, Drumcondrath, Athboy, Trim, Ballivor, Summerhill, Longwood and Clonmellon. Public transport is limited to these bus services.

#### *1.6.6.2 Water Supply*

Drinking water must be clean and wholesome. That means it must meet the relevant water quality standards and must not contain any other substance or micro-organism in concentrations or numbers that constitute a potential danger to human health.

Navan's public water supply is sourced primarily from the Blackwater at Liscarton Works and augmented by Kilcarn Works on the Boyne. Liscarton produces 12,000 m<sup>3</sup> daily and Kilcarn produces 2,500 m<sup>3</sup> daily.

The Navan and Mid Meath Public Water Supply is listed on the EPA's most recent (Q3 2013) Remedial Action List (a list of public water supplies where remedial action is required to ensure compliance with drinking water standards) due to Treatment and Management Issues. The Remedial Action List identifies that the plant will improve operation of water treatment plant including implementation of recommendations of EPA audit.

The Navan Mid Meath Water Supply Scheme involves the development of a new water supply from a proposed abstraction at Ballinter on the River Boyne and a new water treatment works to be constructed near Dowdstown. The Council has secured the right to abstract up to 44,000m<sup>3</sup>/day from the river Boyne at Dowdstown and in line with the approved Preliminary Report are advancing a Stage 1 WTP of 26,300m<sup>3</sup>/day (131,500 PE). The new works will supply Navan via a new reservoir which has been constructed at Carn Hill and has a capacity of 16,000m<sup>3</sup>.

#### *1.6.6.2 Wastewater*

The waste water treatment plant at Farganstown that serves the Plan area failed to meet the overall requirements of the Urban Waste Water Regulations in 2011 and 2010 as it failed requirements on:

- Total nitrogen in waste water discharged to sensitive areas from urban areas >10,000 PE (in 2011 it failed because of the quality of the discharge and in 2010 it failed because of the amount of samples taken and the quality of the discharge).
- (In 2011) Total phosphorous in waste water discharged to sensitive areas from urban areas >10,000 PE (because of the amount of samples taken and the quality of the discharge)

The Navan Sewerage Scheme (network rehabilitation and waste water treatment plant improvements) was included in the Meath County Assessment of Needs (2009) as No. 1 in the Prioritised List of Schemes/ Contracts for inclusion/retention in the Water Services Investment Programme (WSIP) at Planning Stage.

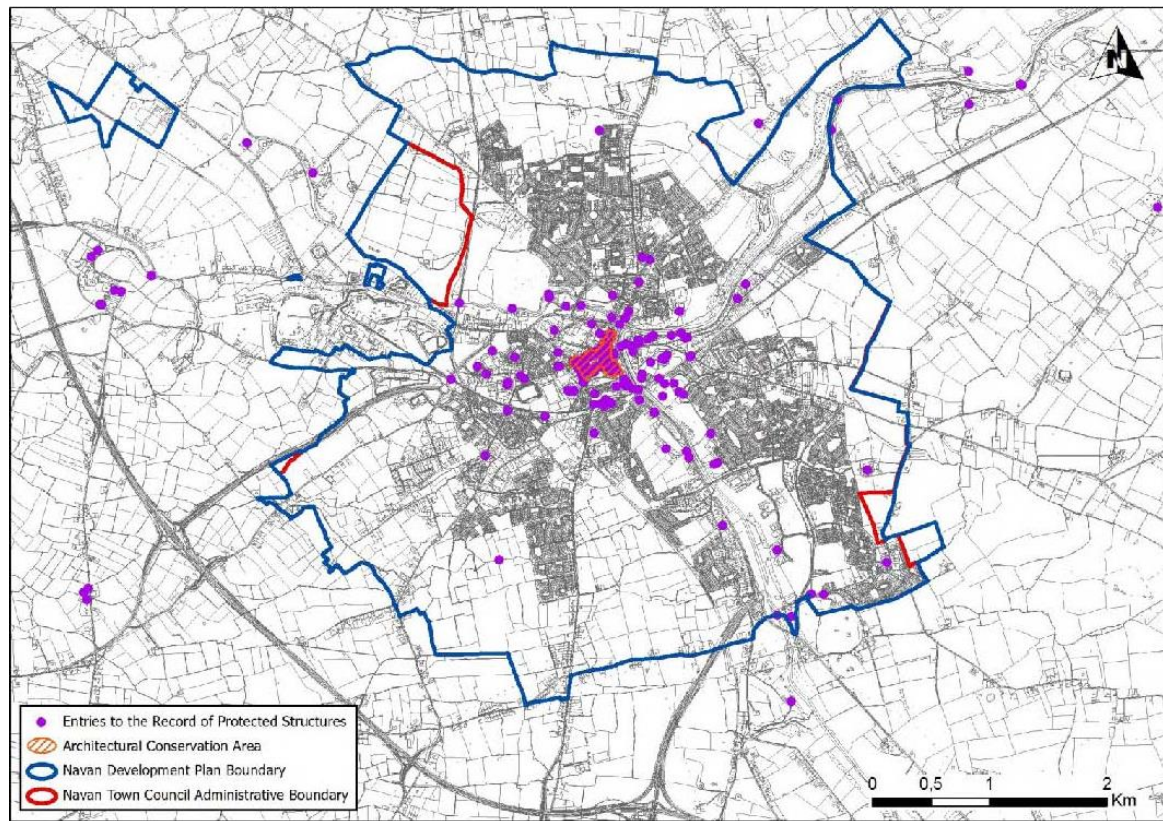
Works to the extensive existing sewer network are required as substantial and unquantified volumes of storm water and groundwater are entering the system, causing a lack of capacity in many sewers and pumping stations and frequent overflowing at pumping stations.

#### *1.6.7 Cultural Heritage*

Current entries to the RPS in Navan are mapped on Figure 1.2. An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a Protected Structure. An ACA may or may not include Protected Structures. In an ACA, protection is placed on the external appearance of such areas or structures. Planning permission must be obtained before significant works can be carried out to the exterior of a



structure in an ACA, which might alter the character of the structure, or of the ACA. An ACA is designated in Navan Town Centre as mapped on Figure 1.2.



**Figure 5.5: Record of Monuments and Architectural Conservation Areas**

Navan's archaeological heritage is protected under the National Monuments Acts (1930-2004), Natural Cultural Institutions Act 1997 and the Planning Acts. The Record of Monuments and Places (RMP) is an inventory, established under Section 12 of the National Monuments (Amendment) Act 1994, of sites and areas of archaeological significance, numbered and mapped. The RMP includes all known monuments and sites of archaeological importance dating to before 1700 AD, and some sites which date from after 1700 AD.

Figure 5.4 shows the spatial distribution of entries to the RMP with the highest concentration occurring within the town's Zone of Archaeological Importance.

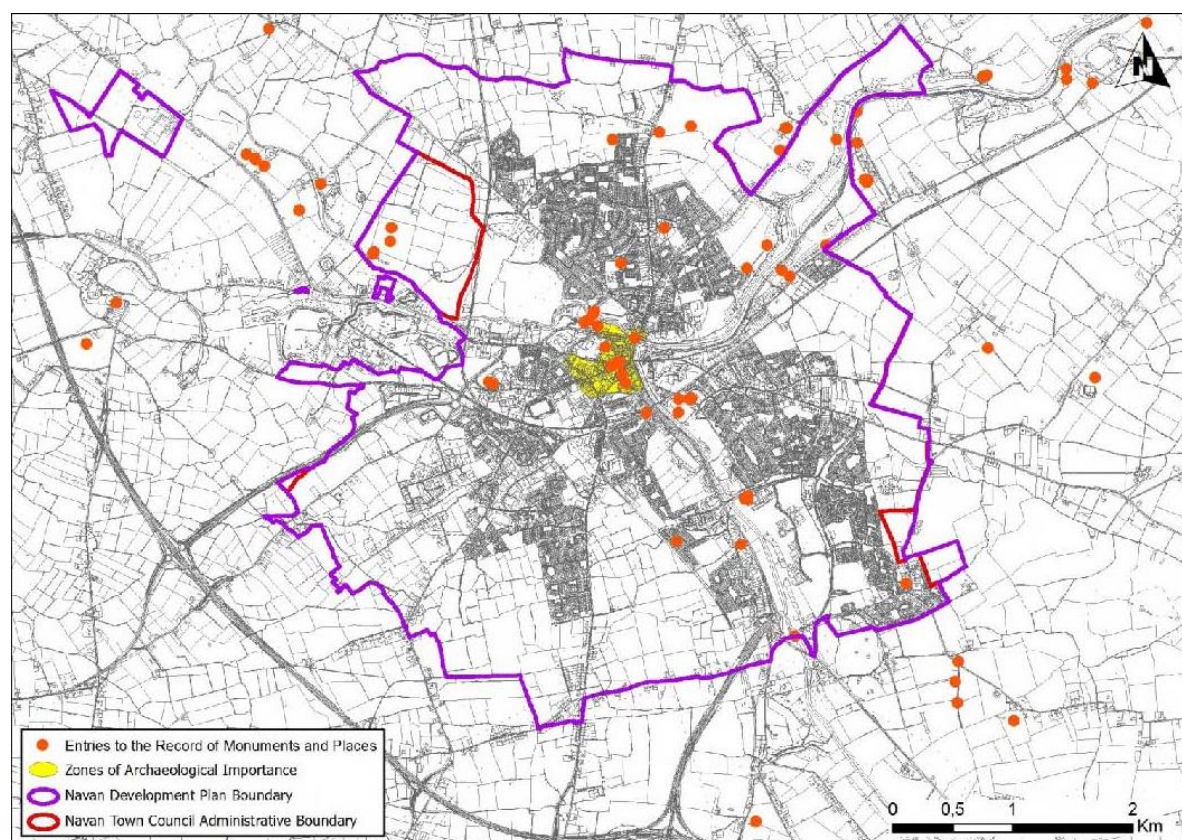


Figure 5.4: Record of Monuments and Zones of Archaeological Importance

### 1.6.8 Landscape

The Meath County Development Plan 2013-2019 is accompanied by a county level Landscape Character Assessment which identifies 20 Landscape Character Areas (LCAs) within the county. These LCAs are geographically specific areas which have taken into account a variety of landscape related factors. There are five different landscape character areas within the Town Development Plan area which are detailed on Table 1.2 below.

Landscape Character Area	Value	Sensitivity
Boyne Valley	Exceptional	High
Blackwater Valley	Very High	High
North Navan Lowlands	Moderate	Medium
West Navan Lowlands	Moderate	Medium
Central Lowlands	High	Medium

Table 1.2 Landscape Character Areas

The value of each LCA refers to the contribution the area makes to the inherent character of County Meath. Value takes account of scenic quality, tranquillity, remoteness, rarity, cultural associations, history, conservation, recreational interests and broader social, economic and environmental aspects. It is evaluated using criteria ranging from 'Exceptional' to 'Low'. Landscape values in Navan range from 'moderate' to 'exceptional' with 'medium' to 'high' sensitivity.

A number of views and prospects have been identified for protection by the Town Development Plan given their special amenity value. The views and prospects that are considered of particular

importance by the current Town Plan are along the Boyne Corridor, including the Ramparts area, Athlumney Castle, the Motte, Viaduct and bridging points of the Boyne and Navigation Canal.

In addition to the views protected under the current Town Plan, there are two Protected Views designated in the Meath County Development Plan 2013-2019, the origins of which are located within the vicinity of the town.

### **1.7 Strategic Environmental Objectives, Targets and Indicators**

Strategic Environmental Objectives (SEOs) assist in the prediction, description and monitoring of impacts on the environment as a result of Draft Variation No. 2. The Strategic Environmental Objectives are environmental protection objectives which have been established at international, EU or national Level, and are relevant to the draft Variation. Strategic Environmental Objectives are primarily derived from the Environmental Report of Variation No.1 to the Navan Town Development Plan as they remain relevant to Draft Variation No. 2 and take into account feedback from Statutory Authorities on the Scoping Report.



Table 1.3: Strategic Environmental Objectives (SEOs)

Environmental Component	Strategic Environmental Objectives
<b>BIODIVERSITY, FLORA &amp; FAUNA</b>	<b>B1:</b> To ensure compliance with the Habitats and Birds Directives with regard to the protection of Natura 2000 Sites and Annexed habitats and species
	<b>B2:</b> To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones - are of significant importance for wild fauna and flora and/or essential for the migration, dispersal and genetic exchange of wild species
	<b>B3:</b> To avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and to ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of species listed on Schedule 5 of the principal Act
<b>POPULATION &amp; HUMAN BEINGS</b>	<b>PH1:</b> To protect populations and human health from exposure to incompatible landuses
<b>SOILS &amp; GEOLOGY</b>	<b>S1:</b> To avoid damage to the hydrogeological and ecological function of the soil resource.
<b>WATER</b>	<b>W1:</b> To maintain and improve, where possible, the quality and status of surface waters.
	<b>W2:</b> To prevent pollution and contamination of ground water.
	<b>W3:</b> To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009)
<b>AIR CLIMATE &amp; NOISE</b>	<b>A1:</b> : A1: To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport
<b>MATERIAL ASSESTS</b>	<b>M1:</b> To serve new development with adequate and appropriate waste water treatment.
	<b>M2:</b> To serve new development with adequate drinking water that is both wholesome and clean.
	<b>M3:</b> To reduce waste volumes, minimise waste to landfill and increase recycling and reuse.
<b>CULTURAL HERITAGE</b>	<b>CH1:</b> To protect archaeological heritage including entries to the Record of Monuments and Places and/or their context.
	<b>CH2:</b> To protect architectural heritage including entries to the Record of Protected Structures and Architectural Conservation Areas and their context.
<b>LANDSCAPE</b>	<b>L1:</b> To avoid significant adverse impacts on the landscape - especially with regard to the County's landscapes which are most valuable and most sensitive to change and protected focal points and views

## 1.8 Alternative Plan Scenarios

The SEA Directive requires the consideration of SEA Alternatives. This consideration is outlined in Chapter 7 of the Environmental Report.

Three alternatives were considered for the Proposed Variation:

- Alternative 1: Do Nothing Approach (No Change to Land-use Zoning)
- Alternative 2: Unrestricted Approach (to land-use zonings requirements)
- Alternative 3: Planned Approach (to land-use zonings requirements)

The alternatives reviewed represented choices available to the planning authority in delivering the Variation. Following consideration against the Strategic Environmental Objectives it was considered that Alternative 3 was the most appropriate approach with regards to the future sustainable planning and development of Navan.

The future development envisaged requires a balance between the desire to increase economic and employment opportunity and the need to ensure adequate infrastructure is in place to accommodate growth. The alternative chosen in the draft Variation represents an appropriate balance between the competing environmental objectives.

### 1.9 Evaluation of Draft Variation (Policies and Objectives)

The SEA aims to highlight the potential conflicts, if they are present, between the stated policies and objectives contained in the draft Variation with the Strategic Environmental Objectives. Furthermore, the assessment examines the potential impact arising from the adoption of the policies and objectives on sensitive environmental receptors.

The process of SEA and draft Variation formulation is an iterative one and environmental considerations have informed the Draft Variation No. 2 preparation. SEA is carried out in order to minimise the potential for significant adverse effects arising from adoption of the draft Variation. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to avoid such impacts. Where avoidance is not possible, the Draft Variation No.2 will seek to lessen or offset those effects through mitigation measures.

In some instances, there is little or no relationship between the various policies/objectives and the respective environmental receptor. In some instances there is little or no relationship between the various Plan Policies/Objectives and the respective environmental receptor. Where this occurs, the potential impact is regarded as neutral and no further discussion is deemed necessary.

The next phase of the assessment identifies the potential impact of the policies and objectives of the proposed Variation on the environment. Table 8.3 in the Environmental Report highlights where the impact may be either potentially positive; neutral; potentially negative; or uncertain. Where a neutral impact is identified, no further discussion is deemed necessary. However, it is acknowledged that localised issues may arise depending on site specific issues and the type of development proposed. The assessment contained in Table 9.1 deals with strategic issues alone. For potential localised impacts, the mitigation section contained in Chapter 9 should be consulted.

It has been determined that there are certain policies and objectives where the impact is potentially negative. The significant issues are discussed in Table 9.1 of this Report. A comprehensive and detailed set of mitigation and protection measures are provided in Chapter 9 which effectively reduces or eliminates identified potentially negative impacts. Similarly, monitoring the implementation of the Variation, as discussed in Chapter 10, will ensure that if any negative impact becomes a reality, it will be identified at an early stage and appropriate actions taken by the relevant authority/agency to remedy the situation.

### 1.10 Mitigation Measures

Monitoring of the proposed Variation and its implications on the environment is paramount to ensure that the environment of the area of influence is not adversely affected through the implementation of the Variation.

It is proposed to build monitoring criteria on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water or air pollution levels. A list of environmental indicators is provided in Table 10.1 in Chapter 10 of this Report. The indicators are based on the Strategic Environmental Objectives presented in Chapter 6 and have been derived from knowledge of the existing environmental issues within the plan area and also from legislation, guidelines and higher level plans.

Environmental indicator assessment during monitoring can show positive, neutral impacts or negative impacts on the environment. Where an indicator value highlights a positive, neutral impact on the environment, it is likely that the policies and objectives of the plan are well defined with regard to the environment. Conversely, where the objectives of the proposed Variation have a negative impact on the environment, it may be necessary to review or change the objectives of the Variation.

Where significant effects such as positive, negative, cumulative and indirect effects have the potential to occur as a result of the undertaking of individual projects or multiple individual projects, such instances should be identified and recorded and should feed into the monitoring evaluation.

### 1.11 Local Area Plan Monitoring

Monitoring of the Draft Variation No.2 and its implications on the environment is paramount to ensure that the Navan study area is not adversely affected by the adoption of the Draft Variation No.2 to the Navan Development Plan.

It is proposed to build monitoring criteria on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water or air pollution levels. A list of environmental indicators is provided in Table 10.1 in Section 10 of this Report. The indicators are based on the Strategic Environmental Objectives presented in Chapter 6 and have been derived from knowledge of the existing environmental issues within the study area and also from legislation, guidelines and higher level plans.

Environmental indicator assessment during monitoring can show positive, neutral impacts or negative impacts on the environment. Where an indicator value highlights a positive, neutral impact on the environment, it is likely that the policies and objectives of the Draft Variation are well defined with regard to the environment. Conversely, where the objectives of the Variation have a negative impact on the environment, it may be necessary to review the policies or objectives of the plan or take some other form of intervention to change the Draft Variation.

Where significant effects such as including positive, negative, cumulative and indirect have the potential to occur as a result of the undertaking of individual projects or multiple individual projects, such instances should be identified and recorded and should feed into the monitoring evaluation.

### 1.12 Sources

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources include those maintained by the relevant authorities including the National Transport Authority, the Environmental Protection Agency, the National Parks and Wildlife Service and the Central Statistics Office and the Local Authority itself.

The output of lower-tier environmental assessment and decision making – including a review of project approvals granted and associated documents – will also be utilised as part of the Monitoring Programme.

Where significant effects - including positive, negative, cumulative and indirect - have the potential to occur as a result of the undertaking of individual projects or multiple individual projects, such instances should be identified and recorded and should feed into the monitoring evaluation.

## 2.0 Introduction & Background

### 2.1 Introduction to Environmental Report

This report comprises an Environmental Report prepared as part of the Strategic Environmental Assessment (SEA) of Draft Variation No. 2 to the Navan Town Development Plan 2007-2017 (hereafter referred to as Navan TDP). The purpose of the Environmental Report is to provide a clear understanding of the likely environmental consequences arising from the Draft Variation No.2 to the Navan Development Plan.

The SEA is carried out in order to comply with the requirements of the 'SEA Directive' (2001/42/EC) and the provisions of the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (SI No. 435 of 2004), as amended.

This Environmental Report should be read in conjunction with the Draft Variation No.2 to the Navan TDP, the Strategic Flood Risk Assessment and the Appropriate Assessment (AA) Screening carried out under the provisions of the EU Habitats Directive (1992/43/EEC).

The Environmental Report is the primary element in the SEA process and shall accompany the draft variation on public display.

The Environmental Report has been prepared by Brady Shipman Martin, Environmental, planning and Landscape Consultants.

### 2.2 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic environmental assessment of the likely significant effects of implementing a plan or programme. It is carried out during the preparation period of the plan or programme to ensure that environmental implications arising from its implementation is taken into account in decision-making prior to its finalisation.

#### 2.2.1 SEA Legislative and Guideline Context

The requirement to undertake SEA derives from the 2001 European Community Directive 2001/42/EC (also known as the 'SEA Directive') on the assessment of the effects of certain plans and programmes on the environment. Article 1 of the SEA Directive states:

*"The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment."*

The SEA Directive was subsequently transposed into Irish law through:

- **S.I. No. 435 of 2004** (*European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004*, as amended by **S.I. No. 200 of 2011** (*European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011*), and
- **S.I. No. 436 of 2004** (*Planning and Development (Strategic Environmental Assessment) Regulations 2004*, as amended by **S.I. No. 201 of 2011** (*Planning and*



*Development (Strategic Environmental Assessment) (Amendment) Regulations 2011)* and **S.I. 262 of 2011** (*Planning and Development (Amendment) Regulations 2011*).

The preparation of the Environmental Report for the proposed Draft Variation has had particular regard to the above legislation and to a range of guidance documents on the implementation and practice of SEA, including:

#### **Environmental Protection Agency**

- 2016: GISEA Manual 2015.
- 2015: Development and Assessing Alternatives in Strategic Environmental Assessment (SEA).
- 2015: Integrating Climate Change into Strategic Environmental Assessment in Ireland – A Guidance Note.
- 2015: SEA Scoping Guidance Document.
- 2015: SEA Spatial Information Sources May 2015.
- 2013: SEA Pack.
- 2013: Integrated Biodiversity Impact Assessment – Streamlining AA, SEA and EIA Processes: Practitioner’s Manual.
- 2013: SEA Resource Manual for Local and Regional Planning Authorities – Integration of SEA Legislation and Procedures for Landuse Plans (Draft).
- 2008: SEA Process Checklist – Consultation Draft.
- 2003: Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland.

#### **Department of Environment, Community and Local Government**

- 2011: Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA).

#### **Department of Environment, Heritage and Local Government**

- 2008: Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans.
- 2004: Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities.

#### **European Commission**

- 2003: Implementation of Directive 2001/42 on the assessment of the effects of certain plans and programmes on the environment.

### **2.3 Draft Variation No.2 to the Navan Town Development Plan 2009-2015**

The Navan TDP is the primary tool available to Meath County Council when assessing development proposals for the Navan area and aims to ensure that future developments in area take place in a planned, structured and sustainable manner.

Meath County Council is currently preparing Draft Variation No. 2 to incorporate the aims and measures of the Meath Economic Development Strategy into the Navan Development Plan. The Meath Economic Strategy contains the following key elements:

- Projections of the level of employment in County Meath to 2022 (going into the Economic Vision for Meath), using the 2011 situation as the benchmark, and carrying out sectoral projections of what can be achieved based on the inherent strengths of the local economy and specific sectoral opportunities (2011 is the latest available year for which full factual information is available on employment within and outside of County Meath);
- Assessment of spatial planning opportunities in the form of identified sites around the County and the fit of these locations in the context of the current Meath CDP 2013-2019 (as varied);
- Marketing plan for Meath, which integrates the economic and spatial plans;
- Overall set of strategic recommendations for implementing the Economic Development Strategy and monitoring progress during 2014-2022.

The Meath Economic Development Strategy identifies a number of requirements necessary to positively provide a framework for investment and employment creation while at the same time removing non-essential potential barriers to employment generating development. These requirements necessitate a review of the Navan Development Plan. Following this review, it was proposed that a number of amendments will be made to the Navan Development Plan as detailed below:

- To amend the text of the Navan Development Plan narrative, policies and objectives to bring these into line with the Meath Economic Development Strategy.
- To review the quantum and location of employment zoned land.
- To review the appropriateness of the Masterplan Objectives in the town as it pertains to their compatibility with employment generation
- To review the requirements surrounding the preparation of Framework Plans on employment zonings.
- Variation No.1 to the Navan Development Plan, included in the evaluation of residentially zoned lands Clonmagadden SDZ and allocated 500 residential units to same in Phase I. It is appropriate to indicate that the SDZ is a nationally designated site for residential development and operates independently of the provisions of the Navan Development Plan and as such the units allocated to the SDZ should not have been under consideration. Table 2A1 of the Plan acknowledges that the SDZ should not be included in the figure for residential zoned land, however at Table 2A2 and thereafter in the residential evaluation, these lands are included. As part of this variation, it is now proposed to correct this anomaly by omitting the SDZ from the evaluation resulting in a surplus of 500 residential units i.e. the units which were allocated to the SDZ in error<sup>2</sup>.
- The introduction of additional employment generating lands to the immediate east of MP12 (formerly FP2) lands at Farganstown, the introduction of which will stimulate growth at this key location in the town and will support t
- The concept of a sustainable live-work community with a suitable mix of land uses including employment, residential, community, educational and recreational lands. The provision of additional employment lands is consistent with Action 4 of the Economic Development Strategy to promote the hierarchy of economic centres with the objective of facilitating

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<sup>2</sup> The 500 residential units referred to in the Clonmagadden SCZ were not included in the County Development Plan 2013 calculations

significant new enterprise employment in Meath. Furthermore it is proposed to allocate 250 residential units (out of the identified surplus of 500 units from the Clonmagadden SDZ) to enable the delivery of key critical infrastructure in the form of LDR6 and to support the development of a sustainable live-work community. It is also envisaged that the referenced lands could accommodate the Boyne Valley Food Hub, which is an ambitious project to establish a key food innovation and research hub in the region with a focus on helping farmers and agricultural co-ops, startup food companies, existing small and mid-size food companies and retail and foodservice establishments.

- The release of additional residential lands (250 units from the identified surplus of 500 units as referenced above) at Nevinstown (MP3) in the context of delivering key infrastructure to assist in delivering the economic potential of the town. The new residential development would support the development of the Regional Hospital, assist in the delivery of key road infrastructure in the area and would support the concept of a sustainable live-work community in the north-western portion of town
- The introduction of additional employment lands at Liscarton Industrial Estate, in order to facilitate opportunities for suitable extension of the range of uses and businesses at that location and facilitate future expansion and scaling up of existing successful business enterprises in this Industrial estate.
- Introduce a 'spot objective' for the development of the industrially zoned lands to the north of MP4 lands located at Clonmagaddan.
- Amendments to the employment zoning objectives set in order to provide more flexibility in the provision of employment generating uses. This will ensure consistency with the County Development Plan zoning objectives.
- Amendments to the Development Management Standards set out within Chapter 8 of the Navan Development Plan.
- Amendments to the text of the Navan Development Plan to take cognisance of the Navan Public Realm Study. The Study sets out a range of interventions that will support and enhance the future of Navan as a vibrant and connected town, which will in turn contribute to providing an attractive setting for employment generation.
- Support the redevelopment of Pairc Tailteann.

Figure 2.1 below shows the proposed revised zoning within Navan town boundary.

## 2.4 Policies and Objectives in Draft Variation No. 2 of the Navan Development Plan

The draft Variation to Chapter 1 of the plan removes references to Navan Town Council and amends the economic objectives for the Navan core economic area. The chapter has regard to the Action Plan for Housing and Homelessness 2016, Action Plan for Jobs 2016, NTA Transport Strategy for the GDA 2016 to 2023, Meath Council Corporate Plan, the Economic Development Strategy and Navan Public Realm Plan. Alterations to this chapter contain no changes to policies or objectives.

The draft Variation to Chapter 2 of the plan removes reference to Navan Planning Authorities and Navan Town Council, updates the employment, tourism, transport and revised residential phasing context of the plan though contains no changes to policies or objectives.

The draft Variation to Chapter 3 of the plan removes reference to Navan Town Council and includes reference to the economic development strategy altering the following policy and objective.

Text introduced into the objective and policy is coloured in blue. Text removed from the Plan can be seen with a strikethrough e.g. ~~strikethrough~~ in blue.

#### **Settlement Strategy Policy - POL 1**

To facilitate the continued development of Navan as a Large Growth Town I and promote its status as a core economic area in partnership with Trim and Kells and as a key economic driver in line with the ~~policies prescribed in the County Development Plan 2013-2019~~ Economic Development Strategy for the County & Regional Planning Guidelines 2010-2022.

#### **Settlement Strategy Objective - OBJ 8**

To ~~develop the public realm and amenities of Navan so that quality of life for residents can be improved.~~ facilitate the provision of an improved public realm and enhanced amenities within Navan through the implementation of the Public Realm Plan

The reference to framework plans and local area plans within the Navan area have been removed from the chapter and replace with an objective to prepare a masterplan for all land use zoning objectives with any planning application submitted for the lands. These masterplans will replace Framework Plans, Action Plans and Local Area Plans within the plan area. Objective 16, 17 and 18 has been removed and Objective 19 has been appropriately renumbered to Objective 16.

#### **Settlement Strategy Objectives - OBJ 16**

To require the preparation of a Masterplan for lands identified on the Land Use Zoning Objectives Map with any planning application submitted for the lands or any part thereof. The Masterplan shall show the overall layout for the lands as a whole and the proposed phasing arrangements which shall be consistent with the Core Strategy for this Development Plan and the phasing shown on the Land Use Zoning Map. ~~Development located in lands governed by a Masterplan will be subject to appropriate assessment and any other ecological assessments deemed necessary by the Council.~~

Chapter 3 provides that new Master Plans shall be prepared for specific areas. Area Action Plan 1 and Area Action Plan 2 have been re-named, in the interests of consistency, as Master Plan 1 and 2 respectively. Any planning applications on the said lands must be accompanied by a new master plan for lands.

Master Plan 1 relates to lands to the east of the N51 and north of the R147 which are zoned for mixed use commercial activity. The development of the lands shall also provide for, inter alia, the following:

- Site at the junction of Rathaldron Road and Inner Relief Road, designated a Gateway in the Development Plan. It is envisaged that this building will take the form of a slender 5 storey landmark building adjacent to the junction stepping down to 4 stories where the proposed building turns the corner parallel to the Inner Relief Road.
- The designated gateway sites identified fronting the R147 to provide for a maximum of 10 storey landmark buildings with a high quality design
- A high quality design, finish and layout throughout with strong profiles along the inner relief road and the Ratholdren Road
- Provision of amenity walkways and landscaping along the river
- Provision of adequate public lighting and footpaths throughout the lands

- Provision of suitably landscaped surface car-parking

Master Plan 2 relates to lands to the north of the R147 which are zoned predominantly for mixed use commercial activity. The development of the lands shall also provide for, inter alia, the following:

- The restoration and reuse of existing buildings (where appropriate) on the lands which shall be informed by a Conservation Method Statement prepared by a person competent in that field
- The provision of suitably designed buildings accommodating a suitable mix of uses (with a maximum of 30% residential provision)
- Provision of amenity walkways and landscaping along the river

Provision of adequate public lighting and footpaths throughout the lands

Masterplan 3, 4, 5 and 8 remain unchanged though Masterplan 3 has revised its residential zoning from Phase II to Phase I. Master Plan 3 relates to residentially zoned lands between the Town Park and the existing Navan – Kingscourt Rail Line. This area is intended for general development, primarily to provide for residential with ancillary community, recreational and employment uses and shall also provide for inter alia the following: • The timely delivery of LDR 4 Local Distributor Road within the Master Plan boundary; • A neighbourhood centre; • A medical centre, and; • Community/Resource Centre. The development of these lands shall be on a phased basis in accordance with the land use zoning objectives map. The Planning Authority shall have regard to the outcome of the Transport Assessment required pursuant to INF OBJ 8 (c) in permitting the release of lands identified as Phase 1 residential lands. All future development within the MP3 lands will have to take full account of the sensitivities of the receiving environment. Proposals for development which would be likely to have a significant effect on European sites will only be approved if it can be ascertained, by means of an appropriate assessment, that the integrity of these sites will not be adversely affected

Master Plan 6 relates to land adjoining the core retail area and identified as a secondary commercial quarter 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~~ and will benefit from the influence of the proposed Navan central train station in the long term.

Masterplans 7 relates to lands off the Athboy Road immediately south of the motorway interchange at Knockumber. The area is intended primarily for enterprise and employment uses and will be used to accommodate the expansion of Mullaghboy Industrial Estate.

Master Plan 9: relates to a rectangular block of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Borallion Road. Development of these lands shall only proceed on the basis of an agreed overall Master Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the provision of suitable access arrangements. This area is intended to provide an option for the Regional Hospital and ancillary healthcare uses and shall also provide for inter alia the following:

1. A high standard of design, finish and layout;
2. A comprehensive landscaping plan;

3. Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and;

4. Provision of adequate public lighting and footpaths throughout the lands.

It is not anticipated that this Strategic Land Reserve will serve any other purpose other than a Regional Hospital and ancillary healthcare provision.

Masterplan 10 comprise newly zoned lands at the Trim Road which are zoned as White Lands (Strategic Land Reserve).

Masterplan 11-13 relates to lands that were formerly covered by Framework Plans.

Master Plan 11: This Master Plan relates to lands off the Rathaldron Road at Nevinstown which are subject to a G1, H1 and 'White Lands' zoning objective. This area is intended primarily for community facilities to provide for the Regional Hospital and ancillary healthcare uses and shall also provide for inter alia the following:

1. The timely delivery of LDR 3 Local Distributor Road linking the Rathaldron Road to the Athboy Road
2. A high standard of design, finish and layout;
3. A comprehensive landscaping plan;
4. Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and;
5. Provision of adequate public lighting and footpaths throughout the lands.

Master Plan 12: These lands are located to the east of Navan in the townlands of Athlumney, Alexander Reid, Bailis and Farganstown and Ballymacon and are zoned for a mix of uses, primarily residential, commercial and employment uses. These lands were previously the subject of Framework Plan Area 2 which shall be renamed to Master Plan 12. Any development proposals shall accord with the Master Plan for this area. The Master Plan shall be updated to consider the additional lands now proposed to have an E1/E2 zoning objective as well as the reconfiguration of the zoning objectives on the lands. The updated Master Plan shall promote the concept of a sustainable integrated "live work" community based planning model. All future development within the MP12 lands will have to take full account of the sensitivities of the receiving environment. Proposals for development which would be likely to have a significant effect on European sites will only be approved if it can be ascertained, by means of an appropriate assessment, that the integrity of these sites will not be adversely affected.

Master Plan 13: relates to lands situated between the Trim Road and the Commons Road and are zoned for a mix of uses, primarily residential. These lands were previously the subject of a Framework Plan 3 (included in appendix V of this plan). The Plan is renamed to Master Plan 13 and development proposals shall accord with this plan or an updated version of same, which shall be agreed with the Executive of the Planning Authority.

Primary Landuse zoning objectives have been expanded to include additional land uses as follows:

- **B1 Commercial/Town Centre Objective** has included Research & Development as a permitted use.
- **B2 Retail Warehouse Park Objective** has included Enterprise Centre, [Research and Development](#), Light Industrial / Warehouse, Office use where the services are not principally

for visiting members of the public, Science and Technology Based Enterprise as an 'Open for Consideration' use,

- **C1 Mixed Use Objective** has included Research & Development as an 'Open for Consideration' use.
- **D1 Tourism Objective** has included Medical and Related Uses as a 'Permitted Use' and niche type commercial supports as an 'Open to Consideration' use
- **E1 Strategic Employment Zones** (High Technology Uses) Objective. To facilitate opportunities for high end technology / manufacturing and major campus style office based employment within high quality and accessible locations. Additional text includes 'Uses not listed under the permissible or 'open for consideration' categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment'
- **E2 General Enterprise & Employment Objective** has included Leisure Facilities as an 'Open to Consideration' use. Additional text includes: 'Uses not listed under the permissible or 'open for consideration' categories will be assessed on their own merits, however any such uses shall not conflict with the primary land-use objective to provide for the creation and production of enterprise and employment'.....

.....There are small tracts of land zoned for E2 'General Enterprise and Employment' at Liscarton and Whistlemount and it is proposed, as part of this variation to provide additional E2 zoning at Liscarton in order to facilitate opportunities for expansion of the Industrial Estate at this location and to maximise the potential of the lands which have a high degree of connectivity to both Navan and Kells as well as the M3. All future development at Liscarton will have to take full account of the sensitivities of the receiving environment. Proposals for development which would be likely to have a significant effect on European sites will only be approved if it can be ascertained, by means of an appropriate assessment, that the integrity of these sites will not be adversely affected.

- **WL White Lands Objective** These are strategic lands located adjoining the site identified for the proposed Regional Hospital and their designation is to allow for a long term, integrated approach to the taken to the expansion of an urban area. It is not generally envisaged that development proposals will be brought forward during the life of this Development Plan for such lands. No indication is therefore generally offered regarding the suitability or otherwise of individual uses on said lands within this Development Plan. The acceptability of specific proposals for development on the lands prior to that time, e.g. an expansion to an existing permitted business, will be considered on their merits. It is vital that such lands are protected against developments which would impede the orderly expansion of an urban area. Should the Planning Authority be satisfied that a project proposed for lands with a white land designation would assist with the implementation of the Economic Strategy, these lands can be released for development during the plan period.

The draft Variation to Chapter 4: Economic Development Strategy, has been revised to include for the Meath Economic Development Strategy, the rezoning of lands and introduces a number of policies and objectives that seeks to ensure the elements of the Meath Economic Development Strategy are incorporated into the economic policies and objectives of the Navan TDP.

Text introduced into an objective or policy is underlined in blue. Text removed from the Plan can be seen with a strikethrough e.g. ~~strikethrough~~ in blue.



**Economic Development Policy - ECON DEV POL 1**

To implement the policies, actions and recommendations of the Economic Development Strategy for County Meath as they relate to Navan

**Economic Development Policy - ECON DEV POL 43**

To support the activities of agencies involved in the promotion of employment generating opportunities in Navan including the ~~Meath County Enterprise Board~~ Local Enterprise Office, Enterprise Ireland and the Industrial Development Agency (IDA Ireland).

**Economic Development Objective - ECON DEV OBJ 1**

To support, be proactive and implement the spatial dimension of the Economic Development Strategy for County Meath 2014-2022 with particular regard to the development of the IDA Business and Technology Park

**Economic Development Objective - ECON DEV OBJ 5**

~~Navan Town Council and~~ Meath County Council shall facilitate the Health Service Executive and the Department of Health in the provision of a new Regional Hospital in Navan. ~~Navan Town Council and~~ Meath County Council has ~~ve~~ identified 3 possible locations within the town lands within Framework Plan 1 as their preferred location to develop the new Regional Hospital and have identified it as one of the most important potential economic stimulants for this town and region building on the high level economic objective contained in the Meath County Development Plan 2013-2019.

**Economic Development Objective - ECON DEV OBJ 6**

To support the redevelopment of Pairc Tailteann as a modern “sports Hub”

**Economic Development Objective - ECON DEV OBJ 7**

To provide for small and medium sized industries to develop on lands zoned for E2 (General Enterprise and Employment Use) to the north of MP4 lands subject to the upgrading of the Clonmagadden Lane serving the lands

**Tourism Policy - TOU POL 3**

To co-operate with Fáilte Ireland, Tourism Ireland, Boyne Valley Tourism, Louth County Council, and any other relevant bodies in the implementation of the Boyne Valley Tourism Strategy 2016-2020 and Ireland’s Ancient East Programme.

**Tourism Objective - TOU OBJ 8**

To implement the recommendations of the Boyne Valley Tourism Strategy 2016-2020 as they apply to the town of Navan and its environs.

**Retail Strategy Policy - 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 in order to sustain its competitiveness and importance as a designated County Town Centre and ‘Level 2 Centre’ in the Greater Dublin Area.

**Retail Strategy Objective - 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 (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.

**Retail Strategy Objective - RET DEV OBJ 7**

To promote the redevelopment of the County Council offices on Railway Street as a key town centre opportunity site

The draft Variation to Chapter 6; Social Strategy updates reference to Navan Planning Authorities and Navan Town Council and contain an additional objectives.

**Social Strategy Objective - SOC OBJ 17**

To assist in the strategic planning for the development of a modern sports hub at Pairc Tailteann

The draft Variation to Chapter 7 on Transportation updates references to the Transport Strategy and Navan Town Council though contains no changes to policies or objectives.

## 2.5 Relationships with other relevant Plans and Programmes.

The draft Variation to the Navan TDP sits within a hierarchy of strategic actions such as plans and programmes, including those listed below and detailed in Section 3 of this Report. The Amended Plan must comply with relevant higher level strategic actions such as policies and objectives of the relevant County Development Plan.

The draft variation is subject to a number of high level environmental protection policies and objectives with which it must comply, including those which have been identified as Strategic Environmental Objectives in Section 6. Examples of Environmental Protection Objectives include the aims of the EU Habitats Directive - which is to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora in the European territory of Member States - and to improve the quality and status of surface waters and groundwater.

## 2.6 Implications for Draft Variation No.2

Article 9 of the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended, sets out criteria for determining whether SEA should be undertaken on certain types of plans. Considering these criteria, Meath County Council concluded that an SEA was required for the proposed variation to the Navan TDP, as it comprises a variation which is likely to have significant environmental effects.

The findings of the SEA are set out in this Environmental Report, which accompanies Draft Variation No. 2 on public display. These findings may be altered in order to take account of recommendations contained in submissions and/or in order to take account of any changes which are made to the proposed variation on foot of submissions. Meath County Council will also take into account the findings of this Environmental Report during their consideration of the proposed Variation and before it is finalised. When the Variation is finalized, an SEA Statement will be prepared which will summarise, inter alia, how environmental considerations have been integrated into the document.

## 3.0 Methodology

### 3.1 Introduction

The methodology used to carry out the Strategic Environmental Assessment (SEA) of Draft Variation No.2 reflects the requirements of the SEA Directive (2001/42/EC), SEA Regulations (S.I. 435 & 436 of 2004, as amended by S.I. 200 & 201 of 2011 respectively) and various SEA Guidance documentation as noted in sub-section 2.2.1 of this Environmental Report.

The SEA process follows a sequential step by step process as set out in Table 3.1 and the preparation of the draft Variation is integrated with the SEA and AA processes as illustrated in Figure 3.1. The preparation of the draft variation is currently at a stage where this SEA Environmental Report, Strategic Flood Risk Assessment and a separate Appropriate Assessment (AA) have been prepared and will accompany the draft Variation on public display.

To date, the SEA process has included for Screening of Draft Variation No. 2 to determine the requirement for Strategic Environmental Assessment, and for Scoping with Environmental Authorities to determine nature and scope of the environmental assessment.

Therefore, this Environmental Report takes account of the content of SEA scoping submissions from environmental authorities and the environmental impacts of the draft Variation have been predicted, evaluated and mitigated.

**Table 3.1 – Stages in the SEA Process**

STAGE	DESCRIPTION
Screening	<p>The screening process is the first stage of the Strategic Environmental Assessment. Screening assesses the need to undertake a Strategic Environmental Assessment.</p> <p>The decision is made after having regard to the relevant criteria as set out in Annex II of the SEA Directive and Schedule 2A of S.I. No. 436/2004 – Planning and Development (SEA) Regulations, as amended, and whether the implementation of the Plan or Programme is likely to have significant effects on the environment. Having regard to the relevant criteria as set out in Schedule 2A of S.I. No. 436/2004 - Planning and Development (SEA) Regulations, as amended, screening concluded that the draft Variation No.2 to the Navan TDP should be subject to full Strategic Environmental Assessment</p>
Scoping	<p>Scoping, which is the second stage in the SEA process, allows for determination of the range of key issues, to be addressed in the Environmental Report (Stage 3) as set out in S.I. 436/2004, as amended by S.I. 201 of 2011 and in Annex I of the SEA Directive.</p> <p>Scoping ensures that the SEA is focused on the relevant environmental issues and examines issues at the appropriate level of detail. The Scoping Stage also allows for consultation via a Scoping Report with the Statutory Authorities. By highlighting some of the significant issues at an early stage, it ensures that the issues are firmly to the forefront when considering each of the policies and objectives of the draft Variation and reduces the possibility of relevant issues not being addressed.</p>

STAGE	DESCRIPTION
Consultation with Environmental Authorities	<p>Submissions were received from:</p> <ul style="list-style-type: none"> <li>• The Environmental Protection Agency</li> <li>• Inland Fisheries Ireland</li> </ul> <p>Submissions received from Environmental Authorities were reviewed and incorporated into the SEA process as appropriate.</p>
Preparation of Draft Variation to the Navan TDP & SEA Environmental Report	<p>A multi-disciplinary team has been established to create policy consistent documents and to examine the effects on the environment of implementing the objectives and policies.</p> <p>Objectives created in the draft Variation have been assessed in the Environmental Report and proposed measures for the area examined.</p> <p>Feedback has been received throughout the draft Variation preparation process &amp; Environmental Report preparation</p> <p>Mitigation measures have been discussed and selected.</p> <p>Monitoring of implementation of draft Variation.</p>
Consultation	Consultation on the draft Variation and accompanying Environmental Report, Appropriate Assessment and Strategic Flood Risk Assessment.
Evaluation of submissions	Evaluation of submissions and observations made on the draft Variation, Environmental Report, Strategic Flood Risk Assessment and Appropriate Assessment Screening.
Finalisation of the Draft Variation No. 2, Environmental Report & SEA Statement	Finalisation of the Draft Variation No.2 and SEA Environmental Report. SEA Statement prepared identifying how environmental considerations and consultations have been integrated into the final variation.
Monitoring	Monitoring of significant environmental effects over the lifetime of draft Variation No.2.

### 3.2 SEA Screening

The SEA Directive and Regulations state that full SEA is a mandatory requirement in respect of certain Plans or Programmes, for example, Development Plans (City or County) where the population or target population of the area is 10,000 persons or more.

As SEA is not mandatory for the proposed Variation No. 2 to the Navan Development Plan and as such, the Variation was subject to SEA Screening. The screening assessment has concluded that the proposed Variation No. 2 to the Navan Development Plan 2009-2015 has the potential to result in likely significant effects on the environment and therefore should be subject to Strategic Environmental Assessment.

### 3.3 Scoping

SEA Scoping allows for determination of the range of key issues, to be addressed in the environmental assessment and detailed in the Environmental Report. Scoping took place with the following environmental authorities:

- the Environmental Protection Agency;
- the Minister of the Environment, Community and Local Government (now the Minister for Housing, Planning, Community and Local Government);
- the Minister of Communications, Energy and Natural Resources
- the Minister of Agriculture, Marine & Food.
- the Minister of Arts, Heritage, Regional, Rural and the Gaeltacht Affairs; and
- the surrounding planning authorities of Louth County Council, Monaghan County Council, Cavan County Council, Westmeath County Council, Offaly County Council, Kildare County Council and Fingal County Council.

#### 3.3.1 Scoping Responses

Submissions were received from the following statutory consultees:

- the Environmental Protection Agency;
- Inland Fisheries Ireland

Table 3.2 below outlines the issues raised in submissions and the response and how these issues have been addressed within the preparation of the Environmental Report.

**Table 3.2 – Summary of Scoping Submissions**

CONSULTEE AND COMMENTS	RESPONSE
<b>Environmental Protection Agency</b>	
<ul style="list-style-type: none"> <li>• Acknowledged receipt of the Scoping Report for the Draft Variation No.2 to Navan TDP.</li> <li>• Recommend that a commitment is included in the Variation to collaborate with Irish Water on the provision, maintenance and enhancement of water services over the lifetime of the amended Plan to cater for development within the Plan area.</li> <li>• Provided an SEA Integration guidance document setting out the key environmental issues to be taken into account in the preparation of the SEA and Draft Plan.</li> </ul>	Comments and suggestions have been considered in the preparation of the Environmental Report
<b>Inland Fisheries Ireland</b>	
<p>In determining the likely significant effects of the some key issues from a fisheries perspective for consideration in the SEA, the IFI recommended the consideration of:</p> <ul style="list-style-type: none"> <li>• Water quality</li> <li>• Fish spawning and nursery areas</li> <li>• Ecosystem structure and functioning</li> <li>• Sport and commercial fishing and angling</li> <li>• Amenity and recreational areas</li> </ul>	Noted and incorporated into Environmental Report

CONSULTEE AND COMMENTS	RESPONSE
<p>The following baselines information was also provided:</p> <ul style="list-style-type: none"> <li>Regarding Section 5.2 – <i>Water</i> – please also include the consequence of further connections on the numbers of the already frequent direct discharges from the pumping stations connected to Navan Wastewater Treatment Plant, such as the one at Blackcastle.</li> <li>Updating Section 5.2.4.2 - <i>River Basin Districts and Water Bodies</i> (page 13) - We are now in the second cycle of the Water Framework Directive (2015 – 2021). For this purpose a newer single Catchment Management approach has been adopted. For this purpose Ireland has been broken into up into 46 larger catchments, and 583 subcatchments.</li> <li>the Kells Blackwater EPA station upstream of Pollboy/Slane Road Bridge in Section 5.2.4.3 (page 14) Q3-4 (<i>moderate</i>) regarding <i>Surface Water</i> in 2012, is now reduced to a Q3 or <i>poor</i> status(2015).</li> </ul>	

### 3.4 Environmental Report

The information to be provided in the Environmental Report is set out in Annex I of the SEA Directive and reproduced in Schedule 2B of the Planning and Development Regulations 2001 (as inserted by article 12 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended). This report contains the sections as outlined in Table 3.2.

In this SEA Environmental Report, which is placed on public display alongside Draft Variation No.2, the likely environmental effects of the draft Variation and the alternatives are predicted and their significance evaluated with regard to the Environmental baseline. The Environmental Report provides stakeholders and the public with a clear understanding of the likely environmental consequences of implementing the draft Variation.

Mitigation measures to avoid or reduce potential negative effects posed by the draft Variation are identified in Section 9.

The Environmental Report will be updated in order to take account of recommendations contained in submissions and to take account of changes which are made to the original Variation that is being placed on public display.

No significant difficulties have been encountered during the undertaking of the assessment to date.

**Table 3.3: SEA Report Structure**

SECTION	DESCRIPTION
Non-Technical Summary	A brief summary of the Environmental Report, its main points and conclusions.
Introduction & Background	This section outlines the purpose of the Environmental Report and Strategic Environmental Assessment as well as providing a brief description of the draft Variation.
SEA Process	The steps taken in Strategic Environmental Assessment and in the preparation of the Environmental Report, including the methods used and technical difficulties encountered.
Review of Relevant Policies, Plans and Programmes	The relationship of the draft Variation to other relevant plans and programmes is highlighted.
Baseline Environment	A description of the current environment of the Navan plan boundary area is given, highlighting any existing environmental problems. This exercise results in a comprehensive baseline against which the likely effects of implementing the draft Variation can be examined.
Strategic Environmental Objectives	A number of environmental protection objectives which have been established at international, EU or national Level and are relevant to the draft Variation are listed. Following this, a description of how the objectives and any environmental considerations have been taken into account in the preparation of the draft Variation is given.
Alternatives	An assessment of proposed alternatives to the approach as set out in the draft Variation are considered and assessed.
Environmental Assessment	An examination of the measures and objectives of the draft Variation in terms of its potential effects on the various Environmental parameters.
Mitigation Measures	Should potentially significant effects be discovered, measures to avoid, reduce or offset these effects are proposed and integrated into the draft Variation, as appropriate.
Monitoring	Proposals for monitoring the significant effects of the draft Variation on the environment are put forward. A number of indicators of change and targets are identified and existing monitoring arrangements are utilised.

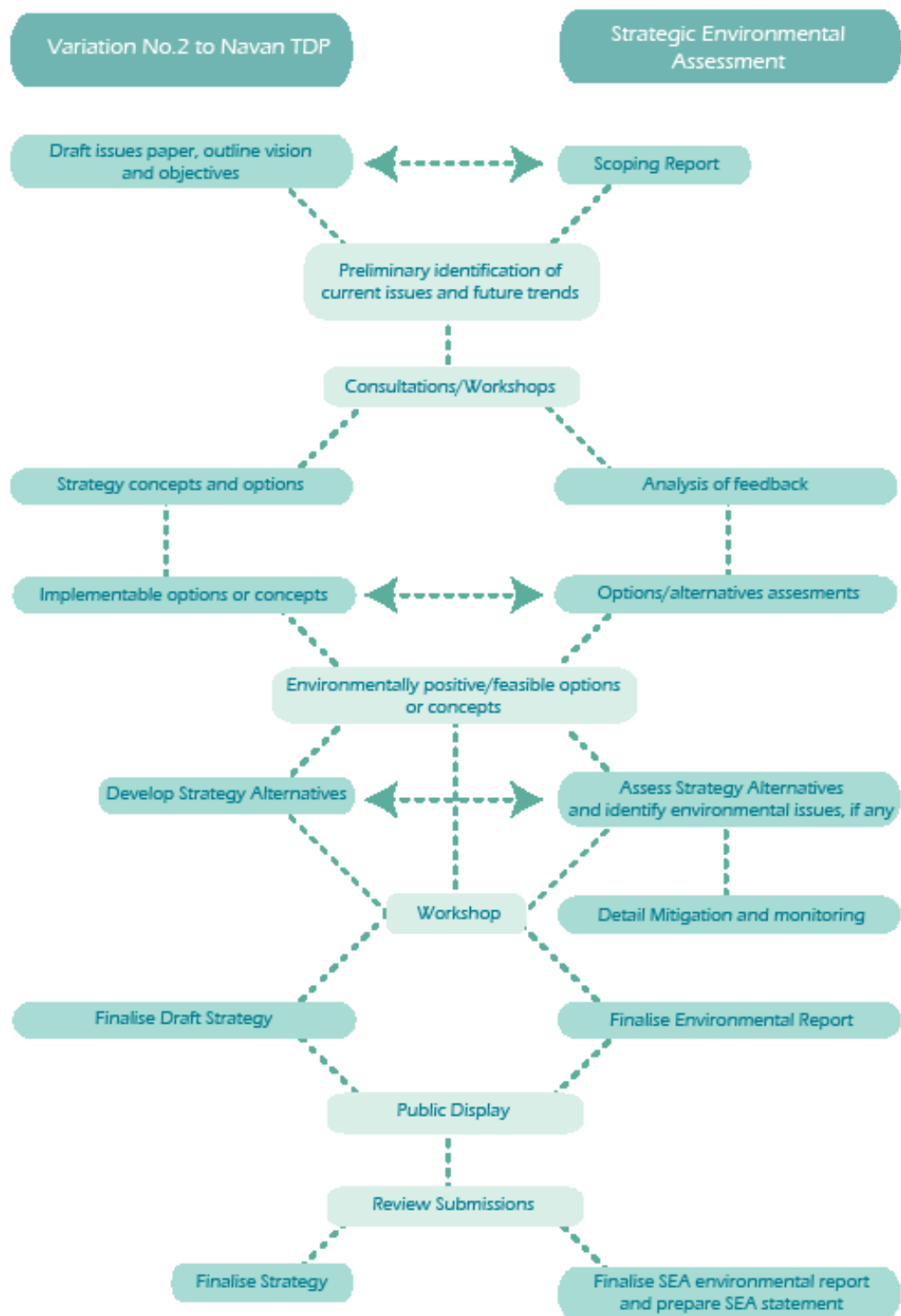


Figure 3.1 Outline of Draft Variation No. 2 and integration with SEA Process

### 3.5 SEA Statement

When Draft Variation No. 2 is finalised, an SEA Statement will be prepared which will include information on:

- How environmental considerations have been integrated into the draft Variation, highlighting the changes to the draft Variation which resulted from the SEA process;
- How the SEA Environmental Report and consultations have been taken into account, summarising the key issues raised in consultations and in the Environmental Report indicating what action was taken in response;
- The reasons for choosing the Variation in the light of other alternatives considered, identifying these alternatives, commenting on their potential effects and explaining why the final Variation was selected; and the measures decided upon to monitor the significant environmental effects of implementing of the plan.

### 3.6 Appropriate Assessment (AA)

The need for 'Appropriate Assessment' (AA) arises out of Article 6(3) and 6(4) of the Habitats Directive (92/43/EEC) (on the conservation of natural habitats and of wild fauna and flora).

The Draft Variation was subject to separate screening assessment for AA and determined that a Natura Impact Report would be prepared.

As documented in the NIR, following an examination, analysis and evaluation of the proposed Variation No. 2 to the Navan Development Plan 2009-2015 (the primary purpose of which is to incorporate the key tenets of the Meath Economic Development Strategy as they relates to statutory land use planning into the Navan Development Plan) in light of best scientific knowledge, it has been objectively concluded that the proposed Variation No. 2 to the Navan Development Plan 2009-2015 does not pose a risk of adversely affecting the integrity of any European sites, either alone or in-combination with other plans or projects.

### 3.7 Strategic Flood Risk Assessment (SFRA)

A Strategic Flood Risk Assessment (SFRA) has also been carried out and accompanies the Variation at public consultation. The findings of the SFRA have been considered in the preparation of this Environmental Report.



## 4.0 Review of Relevant Policies, Plans and Programmes

### 4.1 Introduction

The Draft Variation is framed within a hierarchy of spatial plans which range from the international down to site specific level. These plans are informed by International, National and Regional level policy guidelines. This hierarchy of plans, programmes, policies and strategies sets the legislative and policy framework by which the Variation must be formulated. The National, Regional and County strategies and policies play a central role in establishing higher level agendas and the county level plan objectives. The Navan Development Plan is required to conform to and translate the objectives of these higher levels plans, in particular the Meath County Development Plan 2014-2022 to a town plan area basis.

The SEA Directive requires that the SEA process should include a review of other plans or programmes, which are associated to and concern the assessment of the Draft Variation. The key issue is that the Draft Variation and its SEA has taken due consideration of the objectives set out in the legislative and policy framework. The following plans, programmes, policies, strategies and guidelines are relevant to the making of Draft Variation No.2.

### 4.2 European and National Legislation & Policy

#### 4.1.1 *Water Framework Directive (2000/60/EC) as amended*

The EU Water Framework Directive (2000/60/EC) requires all Member States to protect and improve water quality in all waters so that we achieve good ecological status by 2015 or, at the latest, by 2027. It was given legal effect in Ireland by the European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003). It applies to rivers, lakes, groundwater, and transitional coastal waters. The Directive requires that management plans be prepared on a river basin basis and specifies a structured method for developing these plans.

River Basin Management Plans (RBMPs) are plans to protect and improve Ireland's water environment. They are prepared and reviewed every six years. Preparation of the 2nd Cycle RBMPs is now underway.

For the 2nd Cycle, the Eastern, South Eastern, South Western, Western and Shannon River Basin Districts will be merged to form one national River Basin District. In relation to the North Western and Neagh Bann International River Basin Districts a single administrative area will be established in the Republic of Ireland portion of these two IRBDs for the purpose of coordinating their management with authorities in Northern Ireland

While this rearrangement will lead to efficiencies in relation to matters such as assessment and reporting, regionalised administrative structures will be put in place to support implementation (e.g. river basin district characterisation, the development of programmes of measures, enforcement, public consultation and awareness activities). Arrangements will also need to be put in place to facilitate the input of communities at local catchment level.

#### 4.1.2 *Floods Directive (2007/60/EC)*

Directive 2007/60/EC on the assessment and management of flood risks entered into force on 26 November 2007. The Directive aims to establish a common framework for assessing and reducing the risk that floods within the European Union pose to human health, the environment, property and economic activity. This Directive requires Member States to

assess if all water courses and coast lines are at risk from flooding, to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this flood risk. This includes the preparation and implementation of flood risk management plans for each river basin district. This Directive also reinforces the rights of the public to access this information and to have a say in the planning process.

#### **4.1.3 *The Groundwater Directive, (2006/118/EC) 2006***

This directive establishes a regime which sets underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater. The directive establishes quality criteria that takes account local characteristics and allows for further improvements to be made based on monitoring data and new scientific knowledge. The directive thus represents a proportionate and scientifically sound response to the requirements of the Water Framework Directive (WFD) as it relates to assessments on chemical status of groundwater and the identification and reversal of significant and sustained upward trends in pollutant concentrations. Member States will have to establish the standards at the most appropriate level and take into account local or regional conditions.

The groundwater directive complements the Water Framework Directive. It requires:

- groundwater quality standards to be established by the end of 2008;
- pollution trend studies to be carried out by using existing data and data which is mandatory by the Water Framework Directive (referred to as "baseline level" data obtained in 2007-2008);
- pollution trends to be reversed so that environmental objectives are achieved by 2015 by using the measures set out in the WFD;
- measures to prevent or limit inputs of pollutants into groundwater to be operational so that WFD environmental objectives can be achieved by 2015;
- reviews of technical provisions of the directive to be carried out in 2013 and every six years thereafter;
- compliance with good chemical status criteria (based on EU standards of nitrates and pesticides and on threshold values established by Member States).

A public consultation on the review of Annexes I and II of the Groundwater Directive was carried out in 2013 with the aim of collecting opinions on different policy options for the review of the Annexes, and to identify missing options and gather data on impacts.

#### **4.1.4 *EC Bathing Water Quality Directive, (2006/7/EC) 2006***

This Directive strengthens the rules guaranteeing bathing water quality. It supplements Directive 2000/60/EC on water protection and management.

Each year, the Member States are required to identify the bathing waters in their territory and define the length of the bathing season.

They shall establish monitoring at the location most used by bathers or where the risk of pollution is greatest. Monitoring shall take place by means of sampling:

- four samples, including one before the start of the bathing season.
- three samples only if the season does not exceed eight weeks or if the region is subject to special geographical constraints.

Member States shall communicate the results of their monitoring to the European Commission with a description of the water quality management measures. Monitoring may be suspended exceptionally once the Commission has been informed.

#### **4.1.5 *EU Directive on the Conservation of Wild Birds, (2009/147/EC) 1979***

This Directive ensures far-reaching protection for all of Europe's wild birds, identifying 194 species and sub-species among them as particularly threatened and in need of special conservation measures. There are a number of components to this scheme:

Member States are required to designate Special Protection Areas (SPAs) for 194 particularly threatened species and all migratory bird species. SPAs are scientifically identified areas critical for the survival of the targeted species, such as wetlands. They are part of the Natura 2000 ecological network set up under the Habitats Directive 92/43/EEC.

A second component bans activities that directly threaten birds, such as the deliberate killing or capture of birds, the destruction of their nests and taking of their eggs, and associated activities such as trading in live or dead birds (with a few exceptions).

A third component establishes rules that limit the number of bird species that can be hunted and the periods during which they can be hunted. It also defines hunting methods which are permitted (e.g. non-selective hunting is banned).

#### **4.1.6 *EU Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, (92/43/EEC), 1992***

In conjunction with the Birds Directive, the Habitats Directive forms the backbone of EU nature protection legislation.

Known as the Habitats Directive (92/43/EEC) this legislation was transposed into Irish law by the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94 of 1997). The main goal of the Directive is to promote the maintenance of biodiversity by requiring Member States to take measures to maintain, protect or restore natural habitats, animal and plant species to a favourable conservation status, introducing robust protection for those habitats and species of European importance. For Ireland, these habitats include raised bogs, active blanket bogs, turloughs, sand dunes, machair (flat sandy plains on the north and west coasts), heaths, lakes, rivers, woodlands, estuaries and sea inlets. The Directive provides for a network of protected sites known as The Natura 2000 network, which limits the extent and nature of development which may have a detrimental effect on the flora or fauna identified therein. Special Areas of Conservation (SACs) are part of the Natura 2000 Network and as such Ireland is required to propose relevant areas for designation as SACs to ensure the natural habitats and species habitats are maintained and restored if necessary to a favourable conservation status. Animals and plant species that are in need of strict protection are listed in Annexes to the Directive. The Habitats Directive is considered the most important EU initiative to support National and International biodiversity.

#### **4.1.7 *European Communities (Birds and Natural Habitats) Regulations 2011***

These regulations consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats)(Control of Recreational Activities) Regulations 2010, as well as addressing transposition failures identified in the CJEU judgements.

Articles 6(1) and (2) of the Regulations require Member States to take appropriate conservation measures to maintain and restore habitats and species, for which a site has been designated, to a favourable conservation status. Furthermore the Regulations require Member States to avoid damaging activities that could significantly disturb these species or deteriorate the habitats of the protected species or habitat types. Under these regulations any plan or project likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, shall undergo an Appropriate Assessment to determine its implications for the site.

The competent authorities can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site concerned. In exceptional circumstances, a plan or project may still be allowed to go ahead, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be of overriding public interest. In such cases the Member State must take appropriate compensatory measures to ensure that the overall coherence of the Natura 2000 Network is protected. Article 12 of the Regulations is also important as it affords protection to specific species regardless of their location.

#### **4.1.8 *SEA Directive - Assessment of the effects of certain plans and programmes on the Environment, (2001/42/EC) 2001***

This Directive requires plan-makers to carry out an assessment of the likely significant environmental effects of implementing a plan or programme before the plan or programme is adopted. There are two statutory instruments which transposed the SEA Directive into Irish Law:

The SEA Directive (2001/42/EEC) came into force in 2004 and was subsequently transposed into Irish law through S.I. No. 435 of 2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 and S.I. No. 436 of 2004 Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended by S.I. No. 200 of 2011 European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 and S.I. No. 201 of 2011 Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 respectively.

#### **4.1.9 *Environmental Impact Assessment Directive (85/337/EEC) (97/11/EC), 1985***

The EIA Directive (85/337/EEC) came into force in 1985 and applies to a wide range of defined public and private projects, which are defined in Annexes I and II of the Directive. The Directive has been amended three times, in 1997, 2003 and 2009. Under the Directive Member States are required to carry out Environmental Impact Assessments (EIA) of certain public and private projects, before they are authorised, where it is believed that the projects are likely to have a significant impact on the environment.

The initial Directive of 1985 and its three amendments have been codified by Directive 2011/92/EU of 13 December 2011.

#### **4.1.10 *Environmental Noise Directive 2006***

The objectives of EU and Irish noise legislation is “to avoid, prevent or reduce harmful effects on human health and the environment as a whole”, and this includes noise nuisance. To this effect the Plan should ensure this requirement is complied with. The assessment and management of noise from the main infrastructural transport sources (roads, rail, and airports) are governed by the Environmental Noise Directive and

associated 2006 Environmental Noise Regulations (S.I. 140 of 2006). In this context, as appropriate, the Plan should promote the implementation of Environmental Noise Directive and associated national regulations. <http://www.environ.ie/environment/noise/si-140-2006environmental-noise-regulations-2006>

Available Noise Action Plans should be taken into account also and reviewed as required, to reflect the Plan period and associated development proposals. Consideration should be given to any relevant noise maps, and action plans. Strategic noise maps are designed to assess noise exposure resulting from major roads, railways and airports. Noise action plans are designed to act as a means of managing environmental noise through land use planning, traffic management and control of noise sources. The third round of noise mapping is currently underway in Ireland and will be completed in 2018. <http://noise.eionet.europa.eu/help.html>.

#### **4.1.11 European Landscape Convention 2000**

The 2000 European Landscape Convention, adopted in Florence (and was ratified by Ireland in 2002), requires a commitment to introduce policies on landscape protection and management. It promotes the protection, management and planning of EU landscapes as a response to European-wide concerns that the quality and diversity of landscapes were deteriorating. The underlying purpose of the Convention is to encourage public authorities to adopt policies and measures at local, Regional, National and International level to protect and manage landscapes throughout Europe.

#### **4.1.12 National Spatial Strategy 2002-2020**

The National Spatial Strategy (NSS) is a coherent national planning framework for Ireland for the next 20 years. The NSS aims to achieve a better balance of social, economic and physical development across Ireland, supported by more effective planning. The Strategy aims to achieve balanced development throughout the country by setting out a range of measures to be implemented at the national, regional, county and local level.

The focus of the NSS is on people, places and building communities. The NSS is intended to provide an upper-tier of strategic guidance that feeds into general government policy-making and also into the regional and local development planning framework. In order to further these aims, the NSS sets down a series of policies in relation to: employment, housing, rural development, access to services, and quality of life/environmental quality. The strategy identifies a limited number of Regional Gateways and Hubs. Meath is located within the Dublin and Mid East Region as designated by the NSS.

A new National Planning Framework is currently being developed to succeed the National Spatial Strategy. It will provide a framework for national planning, pulling together relevant Government policies and investment on national and regional development. It will have a focus on economic development and investment in housing, water services, transport, communications, energy, and health and education infrastructure at national, regional and local level.

The National Planning Framework will be a statement of the Government's objectives for Ireland's spatial development and it will form the top tier of Ireland's planning policy hierarchy.

#### **4.1.13 Sustainable Rural Housing – Guidelines for Planning Authorities 2005**

The Rural Housing Guidelines seek to ensure that sustainable housing development patterns are supported in rural areas and that the policies and practices of planning authorities should seek to:

- (1) Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of residential and other development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated.
- (2) Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.
- (3) Take account of other related dimensions in relation to rural settlement such as environmental and heritage protection and the need to maintain the integrity of economic resources

The Guidelines suggest that settlement strategies should start by putting forward a development vision for rural areas that:

- Aims to support the sustainable development of these areas in economic, social and environmental terms in a way that supports the rural economy and rural communities,
- Ensures that development of rural areas takes place in a way that is compatible with the protection of key economic, environmental and natural and cultural heritage assets such as the road network, water quality, important landscapes, key identified areas with wind energy potential, habitats and built heritage, and
- Promotes the development and consolidation of key settlements in rural areas.

#### **4.1.14 Delivering Homes, Sustaining Communities, (2007)**

This 2007 policy statement provides for an integrated approach to housing and planning in Ireland. The policy recognises that continued strong demand for housing presents major challenges in respect of the planning of new housing and associated services. Sustainable neighbourhoods involve the efficient use of land and quality urban design, effectively integrated with the supply of appropriate physical and social infrastructure by providing a quality environment; sustainable neighbourhoods also contribute to the provision of attractive locations to support the NSS objective for a more coherent form of future regional development.

#### **4.1.15 Quality Housing for Sustainable Communities, (2007)**

Design guidelines intended to assist in the implementation of the policies set out in *Delivering Homes Sustaining Communities* (above). The aim of these Guidelines is to identify principles and criteria that are important in the design of housing and to highlight specific design features, requirements and standards that have been found to be particularly relevant.

#### **4.1.16 Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities (2007)**

The primary aim of these guidelines is to promote sustainable urban housing, by ensuring that the design and layout of new apartments will provide satisfactory accommodation

for a variety of household types and sizes – including families with children - over the medium to long term.

These guidelines provide recommended minimum standards for:

- floor areas for different types of apartments,
- storage spaces,
- sizes for apartment balconies / patios, and
- room dimensions for certain rooms

#### **4.1.17 *Smarter Travel, A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020***

This document represents the transport policy for Ireland for the period 2009-2020

Key goals of this policy are:

- (i) To reduce overall travel demand,
- (ii) To maximise the efficiency of the transport network,
- (iii) To reduce reliance on fossil fuels,
- (iv) To reduce transport emissions, and
- (v) To improve accessibility to transport.

The policy sets out 49 Key Actions for achieving sustainable transport. They can be grouped into the following four themes:

- Actions to reduce distance travelled by private car and encourage smarter travel.
- Actions aimed at ensuring that alternatives to the car are more widely available.
- Actions aimed at strengthening institutional arrangements to deliver the targets.

Actions aimed at improving the fuel efficiency of motorised transport.

#### **4.1.18 *The Planning System and Flood Risk Management Guidelines (and Technical Appendices) for Planning Authorities (DoEHLG, OPW), 2009***

These guidelines require the planning system at national, regional and local levels to:

- Avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere;
- Adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and
- Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals

In relation to planning the guidelines require planning authorities to:

- Introduce flood risk assessment as an integral and leading element of their forward planning functions at the earliest practicable opportunity.
- Align strategic flood risk assessment (SFRA) with the SEA process.
- Establish flood risk assessment requirements as part of the preparation of statutory land use plans.



- Assess planning applications against the guidance set out in the Guidelines.
- Ensure development is not permitted in areas of flood risk except where there are no suitable alternative sites.

#### **4.1.19 National Renewable Energy Action Plan, (NREAP) 2010**

Submitted under Article 4 of Directive 2009/28/EC this plan sets out Ireland's renewable energy targets to be achieved by 2020. Ireland's overall target is to achieve 16% of energy from renewable sources by 2020. Member states are to achieve their individual target across the heat, transport and electricity sectors and apart from a sub-target of a minimum of 10% in the transport sector that applies to all Member States, there is flexibility for each country to choose how to achieve their individual target across the sectors.

#### **4.1.20 Appropriate Assessment of Plans and Projects in Ireland. Guidelines for Planning Authorities (2009)**

Formulated to assist with compliance with Article 6 of the Habitats Directive Article 6(3) states that:

*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, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives.*

Appropriate Assessment is a focused and detailed impact assessment of the implications of the plan or project, alone and in combination with other plans and projects, on the integrity of a Natura 2000 site in view of its conservation objectives.

#### **4.1.21 Wildlife (Amendment) Act 2000**

The Wildlife Act is Ireland's primary national legislation for the protection of wildlife. It covers a broad range of issues, from the designation of nature reserves, the protection of species, regulation of hunting and controls in wildlife trading. It is implemented by a series of regulations. The Act provides strict protection for nearly all birds, 22 other animal species, and 86 plant species. These species are protected from injury, or from disturbance / damage to their breeding or resting place wherever these occur. The 2000 Act was amended in 2010.

The main objectives of the Wildlife (Amendment) Act, 2000 are to:

- provide a mechanism to give statutory protection to NHAs;
- provide for statutory protection for important geological and geomorphological sites, including fossil sites by designation as NHAs;
- improve some existing measures, and introduce new ones, to enhance the conservation of wildlife species and their habitats;
- enhance a number of existing controls in respect of hunting, which are designed to serve the interests of wildlife conservation;
- broaden the scope of the Wildlife Acts to include most species, including the majority of fish and aquatic invertebrate species which were excluded from the 1976 Act;
- introduce new provisions to enable regulation of the business of commercial shoot operators;

- ensure or strengthen compliance with international agreements and, in particular, enable Ireland to ratify the Convention on International Trade in Endangered Species (CITES) and the African-Eurasian Migratory Waterbirds Agreement (AEWA).
- increase substantially the level of fines for contravention of the Wildlife Acts and to allow for the imposition of prison sentences;
- provide mechanisms to allow the Minister to act independently of forestry legislation, for example, in relation to the acquisition of land by agreement;
- strengthen the provisions relating to the cutting of hedgerows during the critical bird-nesting period and include a requirement that hedgerows may only be cut during that period by public bodies, including local authorities, for reasons of public health or safety;
- strengthen the protective regime for Special Areas of Conservation (SACs) by removing any doubt that protection will in all cases apply from the time of notification of proposed sites;
- and give specific statutory recognition to the Minister's responsibilities in regard to promoting the conservation of biological diversity, in light of Ireland's commitment to the UN Convention on Biological Diversity.

#### **4.1.22 Architectural Heritage Protection - Guidelines for Planning Authorities (2011)**

The 2004 guidelines were reissued in 2011 following the transfer of architectural heritage protection functions to the Department of Arts, Heritage and the Gaeltacht.

Part IV of the Planning and Development Acts 2000 – 2011 sets out the legislative provisions for the protection and conservation of our architectural heritage. The main features of the act in this respect are:

- Local authorities must create and maintain a Record of Protected Structures (RPS) which is to include all structures within the administrative area which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The RPS must form part of the Development Plan for each county.
- Local authorities must also protect the character of places and townscapes which are comply with the special interests listed above. This is done through the designation of Architectural Conservation Areas (ACAs) which are also to be contained within Development Plans.
- Development plans must include objectives for the protection of such structures and the preservation of the character of such areas to ensure proper and sustainable planning and development.
- Owners and occupiers of protected structures can be held responsible in ensuring that buildings are not endangered either directly or through neglect.

#### **4.1.23 National Climate Change Strategy (2007-2012)**

The National Climate Change Strategy 2007 - 2012 sets out a range of measures, building on those already in place under the first National Climate Change Strategy (2000) to ensure Ireland reaches its target under the Kyoto Protocol. The Strategy provides a framework for action to reduce Ireland's greenhouse gas emissions

The Framework for Climate Change Bill published in December 2009 provides for a statutory obligation on the Minister to propose to the Government a National Climate Change Strategy on a 5 year cycle and to review the previous Strategy at the end of this time. The Strategy will set an overall reduction target for the 5-year period within the context of the long-term and annual reduction targets set out in the Bill (as subject to

review by the Minister). It will also set the policy context for the Carbon Budget and set out requirements in terms of policy objectives for the various sectors in the economy.

#### **4.1.24 A National Landscape Strategy for Ireland – Strategy Issues Paper for Public Consultation, (Sept 2011)**

The Department of Arts, Heritage and the Gaeltacht has issued A National Landscape Strategy for Ireland – Strategy Issues Paper for Public Consultation, which sets out objectives and principles in the context of a proposed National Landscape Strategy for Ireland. This strategy is being prepared in compliance with the European Landscape Convention.

This document sets out Ireland's aims and objectives with regard to landscape and positions it in the context of existing strategies, policies and objectives as well as the framework of the European Landscape Convention.

The National Landscape Strategy, when completed, will add to the suite of national plans (including the National Spatial Strategy 2002-2020 and the National Climate Change Strategy 2007-2012) which will be used to map out the future sustainable development of the country.

The main objective of the Strategy will be to set out a framework which seeks the right balance between management, planning and protection of the landscape. Its primary aim will be the sustainable management of change affecting landscape: it is not the preservation or "freezing" of the landscape at a particular point in its continuing evolution.

#### **4.1.25 Rebuilding Ireland: Action Plan for Housing and Homelessness - 2016**

This Government Strategy states: *"Since 2009, persistent under-supply, means that the housing supply deficit is likely to currently exceed 50,000 homes, suggesting that to address both accumulated under-supply and meet future needs, the objective may well need to be to reach supply levels in excess of 25,000 units per annum. The first step, however, is to move from current levels (12,666 in 2015) towards 25,000 per annum as quickly as possible – and it is this transition, coupled with a significant increase and acceleration in social housing delivery, that is the primary focus of the Plan".*

The document outlines actions based on 5 pillars (referenced below).

The detailed strategy and actions of the Plan are based around 5 pillars:

1. Address homelessness
2. Accelerate social housing
3. Build more homes
4. Improve the rental sector
5. Utilise existing housing

The Plan outlines that boosting supply is fundamentally linked to all housing sector stakeholders re-shaping the entire delivery process, from land to infrastructure provision and through to construction methods, to match market affordability trends. In addition, the State sector must support an inherently affordable supply of housing through the measures under its control.

## 4.2 Regional and Local Plans and Policies

### 4.2.1 *Regional Planning Guidelines for the Greater Dublin Area (2010-2022)*

The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 give effect, at a Regional level, to the national planning framework put forward in the National Spatial Strategy (NSS) and National Development Plan (NDP). They provide a Regional framework for the formulation of policies and strategy in the County Development Plan and seek to ensure the proper balance between the different settlements in the region with regard to development, population and services. The Guidelines present an updated Regional settlement strategy. They also set out 'Population Targets' for the region and for each County, including County Meath, which have been formulated having regard to the January 2009 'population targets' issued by the Department of Environment, Heritage and Local Government (DoEHLG) and supplementary guidance of August and October 2009.

Furthermore, the Guidelines outline a range of criteria for Development Plans in the context of population and settlement and identify strategic infrastructure investments for the region, this criteria then feeds from the County Plan through to the preparation of Local Area Plans. This Regional guidance has influenced the development of the settlement strategy for County Meath and in turn the Navan plan area.

### 4.2.2 *Greater Dublin Area Transport Strategy 2016-2035*

The transport strategy constitutes a framework for the planning and delivery of transport, infrastructure and services for the GDA for the next 20 years.

Land use planning in the Greater Dublin Area, which covers the counties of Dublin, Meath, Kildare and Wicklow, is guided by the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (Regional Planning Guidelines).

The Strategy sets out a number of core principles deriving from its vision. These principle are as follows:

- Dublin as the capital city of Ireland and a major European centre shall grow and progress, competing with other cities in the EU, and serving a wide range of international, national, regional and local needs.
- The Dublin and Mid-East Regions will be attractive, vibrant locations for industry, commerce, recreation and tourism and will be a major focus for economic growth within the Country.
- The GDA, through its ports and airport connections will continue to be the most important entry/exit point for the country as a whole, and as a Gateway between the European Union and the rest of the World. Access to and through the GDA will continue to be a matter of national importance.
- Development in the GDA shall be directly related to investment in integrated high quality public transport services and focused on compact urban form. National Transport Authority Transport Strategy for the Greater Dublin Area 2016-2035
- Development within the existing urban footprint of the Metropolitan Area will be consolidated to achieve a more compact urban form, allowing for the accommodation of a greater population than at present, with much-enhanced public transport system, with the expansion of the built up areas providing for well-designed urban environments linked to high quality public transport networks, enhancing the quality of life for residents and workers alike.

- Development in the Hinterland Area will be focused on the high quality integrated growth and consolidation of development in key identified towns, separated from each other by extensive areas of strategic green belt land devoted to agriculture and similar uses. These towns will have high levels of employment activity, high order shopping and full range of social services, with good road and bus linkages to other towns and by high quality public transport to the City and play key roles in serving the surrounding rural communities and smaller towns and villages.”

#### **4.2.3 Eastern Midlands Draft Regional Waste Management Plan 2015-2021**

Meath is located in the North East region of the country in terms of waste management planning. The Draft Waste Management Plan sets out the proposed policy for integrated waste management within the region and places an emphasis on waste prevention and minimisation through source reduction, producer responsibility and public awareness and the management of recovery/recycling/disposal of regional waste. Dublin City Council is the lead authority progressing the preparation of a new waste management plan. The public consultation phase for this plan has commenced.

#### **4.2.4 Eastern River Basin District River Basin Management Plan (2009 – 2015)**

The Eastern River Basin District (ERBD) covers the Navan area of County Meath and is one of eight river districts within the island of Ireland formed to aid the implementation of the requirements of the EU Water Framework Directive 2000/60/EC. The Directive requires the preparation of management plans for each district.

The ERBD River Basin Management Plan (RBMP) sets out the objectives for the water bodies within the plan area and outlines actions necessary to achieve these objectives. In compliance with the WFD these are to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwaters which:

- a) Prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems;
- b) Promotes sustainable water use based on a long-term protection of available water resources;
- c) Aims at enhanced protection and improvement of the aquatic environment, including through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances;
- d) Ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and
- e) Contributes to mitigating the effects of floods and droughts.

#### **4.2.5 Meath County Council Corporate Plan**

The Meath County Council Corporate Plan 2015-2019 contains the following 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.

The Corporate Plan sets out six organisation wide objectives to guide and shape the direction of the functions of Meath County Council. These objectives are summarised below:

1. Deliver excellent services
2. Lead economic development
3. Build strong influential partnerships
4. Engage the larger community
5. Nurture a staff excellence culture
6. Develop system and process capability

The significant changes heralded by 'Putting People First' (2012) and the Local Government Reform Act of 2014 represent some of the most far-reaching reforms in the Local Government sector for many years. Local authorities are now required to play a much more proactive role in economic development. Economically, effective local authority planning means maximising positive externalities, which broadly equates to facilitating the environment in which enterprises can create and grow employment. Local Authorities are now expected to be more sensitive to the economic consequences of their day-to-day actions and to have a greater understanding of the wider regional context of their operations. Local authority planning is inevitably shifting towards realising the potential of the "functional region", from which constituent local authorities can benefit.

On foot of the guidance set out within these documents an Economic Development Strategy has been prepared for County Meath for the period 2014-2022.

In December 2015 the Department of Environment, Community and Local Government published a roadmap for the delivery of the National Planning Framework (NPF). The NPF will succeed the National Spatial Strategy 2002 (NSS) and will provide a long-term, 20 year development strategy setting out the place Ireland will become in terms of economic activity, social progress and environmental quality, through co-ordinated policy, investment and action at national, regional and local levels. The NPF is intended to be the spatial expression of the Government's wider economic and reform agenda as it applies to the key geographical areas of economic activity and their urban and rural components that drive the economic and social progress of our Country. The roadmap acknowledges the importance of a research based approach to economic development and acknowledges that estimations of long-term economic development, analysis of demographic and development trends will be key inputs into the NPF.

Since the "Action Plan for Jobs" process commenced in 2012 a number of Regional Reports have been published. The Government has published the "Action Plan for Jobs: Mid East Region". This plan will cover Counties Kildare, Meath and Wicklow. The plan identifies that the region has significant existing enterprise strengths and assets. It notes that increased collaboration can be facilitated by building on the recent reforms such as:

- The growing impact of LEO;
- The new mandate of Education and Training Boards;
- The strengthening of Regional Offices of the IDA and Enterprise Ireland;
- The reform of Local Government with emphasis on economic development role;
- The blueprint of a stronger policy framework to underpin sectoral opportunities.

#### 4.2.6 *Action Plan for Jobs- Mid East Region*

This Action Plan for Jobs for the Mid East region covers the counties of Kildare, Meath and Wicklow. The primary objective of the Plan is to have a further 10-15% employment in the region by 2020 and to ensure the unemployment rate is within 1% of the State average. The Mid East region has significant existing enterprise strengths and assets, and the capability to surpass these objectives. However a new level of collaboration between key players in the region is needed to ensure these common objectives are achieved. This increased collaboration will be facilitated through a number of policy reforms that have been put in place by the Government, including:

- the growing impact of the Local Enterprise Office (LEO) network developed through the close cooperation between Enterprise Ireland and the Local Authorities;
- the fresh mandate of the new Education and Training Boards, who like the Higher Education Institutes are now focused on developing stronger links with their local enterprise base;
- the strengthening of the Regional Offices of IDA Ireland and Enterprise Ireland with a new focus in their respective national strategies on regional job growth;
- the reform of Local Government, with a greater emphasis on the economic development role of the local authorities; and
- the emergence of stronger policy framework to underpin sectoral opportunities with a strong profile at regional level.

The Mid East has key areas of strength and areas of strong potential that offer opportunity for strategic development:

- Well-established and growing clusters of multinational and indigenous companies in sectors such as Internationally Traded Services and High-Tech Manufacturing
- Competitive advantage in its excellent connectivity and access, an asset for enterprise development as well as facilitating tourism and infrastructure-dependent sectors such as distribution and logistics
- A strong and diverse agri-food sector encompassing microenterprises, companies of significant scale, in addition to food technology and innovation facilities
- Proximity to many of the State's major Universities and Institutes of Technology, as well as its own Maynooth University, which has a strong track record in facilitating and prioritising research commercialisation
- Strong assets to support tourism, leisure and recreation, including some of the country's most significant heritage assets and an internationally-renowned horse sport tradition
- A reputation as a hub for the film industry; the region has excellent capacity for large-scale film production, hosting two state-of-the-art film studios facilitating both indigenous and international productions



#### 4.2.7 Meath County Development Plan 2013-2019

The Meath County Development Plan provides the overall statutory framework for the development of County Meath and details the spatial development strategy for the county which is organised around a hierarchical structure of urban settlements and the rural area. Navan, in addition to the Drogheda Environs, is designated as a Large Growth Town I, consistent with the Regional Planning Guidelines for the Greater Dublin Area. These towns occupy the top tier in the hierarchy. Development is to be primarily directed towards these Large Growth Towns (objective SS OBJ 1 refers). These centres are also to accommodate significant new investment in transport, economic and commercial activity and in housing. Large Growth Towns I will become, in the longer term, self-sustaining and must grow in a manner which supports this goal without threatening the role of other settlements and regions. In particular, development should allow for the integration of land use and transport and the holistic and balanced expansion of the towns. Objective SS OBJ 7 emphasises the need for these towns to be self-sufficient in terms of commercial and retail activity and social and community facilities whilst Objective SS OBJ 8 encapsulates the approach to Large Growth Towns I and seeks:

*“To develop Navan and the Drogheda Environs as the primary development centres in Meath and to ensure that the settlements grow in a manner that is balanced, self-sufficient and supports a compact urban form and the integration of land use and transport.”*

Section 4.1.1 of the Meath County Development Plan 2013-2019 identifies the high level economic objectives for the Navan Core Economic Area. The high level development objectives for Navan are stated as:

- To promote Navan as a primary centre of employment in the County so that the significant residential population will have access to opportunities for employment within easy distance from their homes, thereby reducing levels of commuting in the area as a whole. The significant intensification of employment opportunities in Navan to serve the large resident population is a strategic objective of the Development Plan.
- To promote the further development of the Navan IDA Business & Technology Park as one of the 5 key strategic sites for employment in Meath as identified in the Meath Economic Development Strategy 2014-2022;
- To identify further strategic land banks for employment creation mindful of the different requirements of people and product intensive industries, both of which should be promoted in Navan;
- To continue to develop Navan as a Level II Town Centre and primary retail location within the county. This will require the development of an expanded retail core and continue to stem the comparison retail leakage to the wider region;
- To recognise the significance of the Navan Rail Line and Regional Hospital as catalysts for significant employment opportunities in the wider area having regard to the RPGs acknowledgement that a HSE study found Navan to be the most suitable location for a new Regional Hospital;
- To continue to enhance the physical fabric of the town, building on the notable success of recent years (Kennedy Place, Market Square, Watergate Street) and the targeted softening of the urban landscape by way of the preparation and implementation of a public realm plan for Navan;
- To promote Navan as a national exemplar of SMARTER Travel working in close co-operation with the National Transport Authority and Department of Transport;

- To seek to develop Navan as a national cycling hub town on the National Cycling Network and a significant hub in the Boyne Valley for cycling and walking;
- To encourage the development of a 'Boyne Valley Food Hub' on suitable lands in Navan

The Core Strategy of the Meath County Development Plan 2013-2019 includes the population projection for the county. Table 2.4 of the Development Plan illustrates the household allocations for the various urban centres and the rural area in Meath. An extract of it relating to Navan is shown below.

Not surprisingly, Navan is allocated 3,984 no. households (31%) over the life of the plan which includes 50% headroom out of the 12,942 no. households allocated to County Meath over the period of the County Development Plan 2013 - 2019. The table also illustrates the extent of existing residential zoned land in comparison to the required amount that would be generated by the household allocation. Navan, with an allocation of 3,984 units, requires approximately 88.5 hectares of residential zoned land. The Navan Development Plan, as adopted in 2009, contained approximately 254 hectares, giving a surplus of 165.9 hectares. At the time of preparation of the County Development Plan, there were extant permissions for 786 units in Navan. As discussed in the core strategy, this has been updated to 1,034 units.

#### **4.2.8 Meath Economic Development Strategy 2014-2022**

The Meath Economic Development Strategy sets evidence based measures aimed at accelerating the economic transformation, revitalisation and sustainable development of County Meath from 2014-2022. Key elements of the Economic Strategy include:

- A. projections of the level of employment in County Meath to 2022 (going into the Economic Vision for Meath), using the 2011 situation as the benchmark, and carrying out sectoral projections of what can be achieved based on the inherent strengths of the local economy and specific sectoral opportunities (2011 is the latest available year for which full factual; information is available on employment within and outside of County Meath);
- B. Assessment of spatial planning opportunities in the form of identified sites around the County and the fit of these locations in the context of the current Meath CDP 2013-2019 (as varied);
- C. Marketing plan for Meath, which integrates the economic and spatial plans;
- D. Overall set of strategic recommendations for implementing the Economic Development Strategy and monitoring progress during 2014-2022

The measures recommended within the Economic Development Strategy seek to promote County Meath to fulfil its economic potential and to prosper as a successful, diverse and vibrant social, civic, commercial, and residential centre that will be recognised locally, nationally and internationally as a highly attractive and distinctive location in which to conduct business.

#### **4.2.9 Meath Local Economic and Community Plan 2016-2021**

The Local Government Reform Act 2014 provides for the establishment of Local Community Development Committees (LCDC) in each local authority area. One of the

primary functions of the LCDCs is to develop, implement and monitor a six-year Local Economic and Community Plan for the local authority area.

The development of the Local Economic and Community Plan was informed by a range of international, national, regional and local policies, strategies and plans. These are detailed in the Action Plan in a way that links the Sustainable Community Objectives and the Sustainable Economic Development Objectives to the underpinning policy and/or strategy. The overarching aim of economic development and employment pervades national policy initiatives, including the Medium-Term Economic Strategy 2014-2020, the Action Plan for Jobs and the public sector reform process, including Putting People First (2012) and the Local Government Reform Act 2014 which underpin the LECP process and have the aim of making local government more responsible for assisting economic development.

#### **4.2.10 Navan Town Development Plan 2009-2015**

The Navan Development Plan was adopted by Meath County Council and Navan Town Council on the 2nd and 3rd of November, 2009 respectively and set out the intention of the two Planning Authorities - Navan Town Council and Meath County Council, as to the future growth and sustainable development of Navan and its immediate environs.

The Development Plan is a statutory document, consistent with the objectives of Meath County Council, containing guidelines as to how the town and its environs should develop over the Plan period. The written statement contains analysis of statistics, projections and policy objectives. The Plan provides a framework for sustainability, by preserving the quality of the cultural heritage and material assets of Navan, and by protecting the integrity of the built and natural environment from damage caused by insensitive development proposals. The Development Plan maps give a graphic representation of the proposals included in the Plan, indicating land-use, conservation designations and other development management standards together with various specific objectives. They do not purport to be accurate survey, and should any conflict arise between the maps and the statement, the statement shall prevail.

#### **4.2.11 Navan Public Realm Plan**

Clifton Scannell Emerson and Brady Shipman Martin have been appointed as a multi-disciplinary team by Meath County Council to provide an integrated plan that;

- Facilitates the future growth and success of Navan
- Creates an enhanced environment for people living, working and visiting the town through public realm enhancements – encouraging economic growth
- Optimises access to and within Navan for pedestrians, cyclists, public transport, car and other vehicles
- Maximises connectivity and ease of movement throughout the town
- Creates multi-functional streets that balance movement and ‘place’, and safety for all within a traffic calmed environment

The Public Realm Plan is presently at Draft stage and contains a number of measures to be implemented over a 5 year period subject to funding.

#### 4.2.12 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. The overall 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 plan shows the overall consolidation of development largely within the existing zoned lands. The more intensive redevelopment is focused around the proposed new rail station. The delay in the delivery of a direct rail link to Dublin 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 delivery of the second planned train station in North Navan would serve to consolidate development in that area of town with significant development lands identified and which could ultimately deliver a sustainable micro settlement hub. While the National Transport Authority- Transport Strategy for the Greater Dublin Area states that `

*“the level of travel demand between Navan, Dunshaughlin and various stations to the city centre is insufficient to justify the development of a high-capacity rail link at this time”* it is further stated that *“it is intended that, as part of the next Strategy review, the likely future usage of a rail connection to Navan will be reassessed, taking into account the level of development that will have taken place over the next six years in Navan and Dunshaughlin and their environs. Pending that review, the corridor previously identified for a rail link to Navan should be protected from development intrusion”*.

In the event of the reinstatement of the rail line to Dublin, the existing Drogheda rail line could be shared with a new bus, cycle and pedestrian corridor connecting the residential areas to the east of the town with the enlarged town centre.

## 5 Baseline Environment of Draft Variation No.2

### 5.1 Introduction

The purpose of this section of the Environmental Report is to describe the relevant aspects of the current state of the environment within the draft Variation area of influence. As the area of influence of the draft Variation relates to the Navan Development plan area, a comprehensive account of the environmental baseline is also detailed in the Environmental Report for Variation No.1 and has been updated to take into account additional environmental consideration since 2014.

This baseline information outlines the relevant environmental context to the proposed Variation. The aim of this chapter is therefore to identify the following parameters:

- The key environmental baseline resources and sensitivities;
- The key environmental threats and trends; and
- The likely evolution of the environment in the absence of the Draft Variation No.2.

The headings provided are in accordance with the legislative requirements of the SEA Directive. An emphasis is placed on the strategic elements of each aspect and where potentially relevant to the Draft Variation. The topics addressed are:

- Biodiversity, Flora & Fauna
- Population
- Human Health
- Soil & Geology (incl. land use)
- Water
- Air Quality and Climate Change
- Material Assets
- Architectural, Archaeological and Cultural Heritage; and
- Landscape

### 5.2 Biodiversity and Flora & Fauna

#### 5.2.1 Designated Habitats

Biodiversity plays a significant role in the provision of clean air, water, healthy soils and food as well as visually contributing to a plan area with its natural beauty and heritage.

The River Boyne and Blackwater Special Conservation Area (SAC) and Special Protection Area (SPA) (Site Code: 002299) occurs within, upstream and downstream of Navan town and covers the channels of the Boyne and Blackwater as well as various adjacent areas. The SAC designation then extends further into adjacent lands and covers a larger area than the SPA designation.

SACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) due to their conservation value for habitats and species of importance in the European Union. SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) due to their conservation value for birds of importance in the European Union. SPAs along with SACs comprise Natura 2000, the network of European protected sites.

The Boyne Woods proposed Natural Heritage Area (pNHA) is located downstream to the north east of Navan. NHAs are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes and are designated under the Wildlife (Amendment) Act 2000. Proposed NHAs were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. Figure 5.1 below shows ecologically protected areas in Navan and its environs.

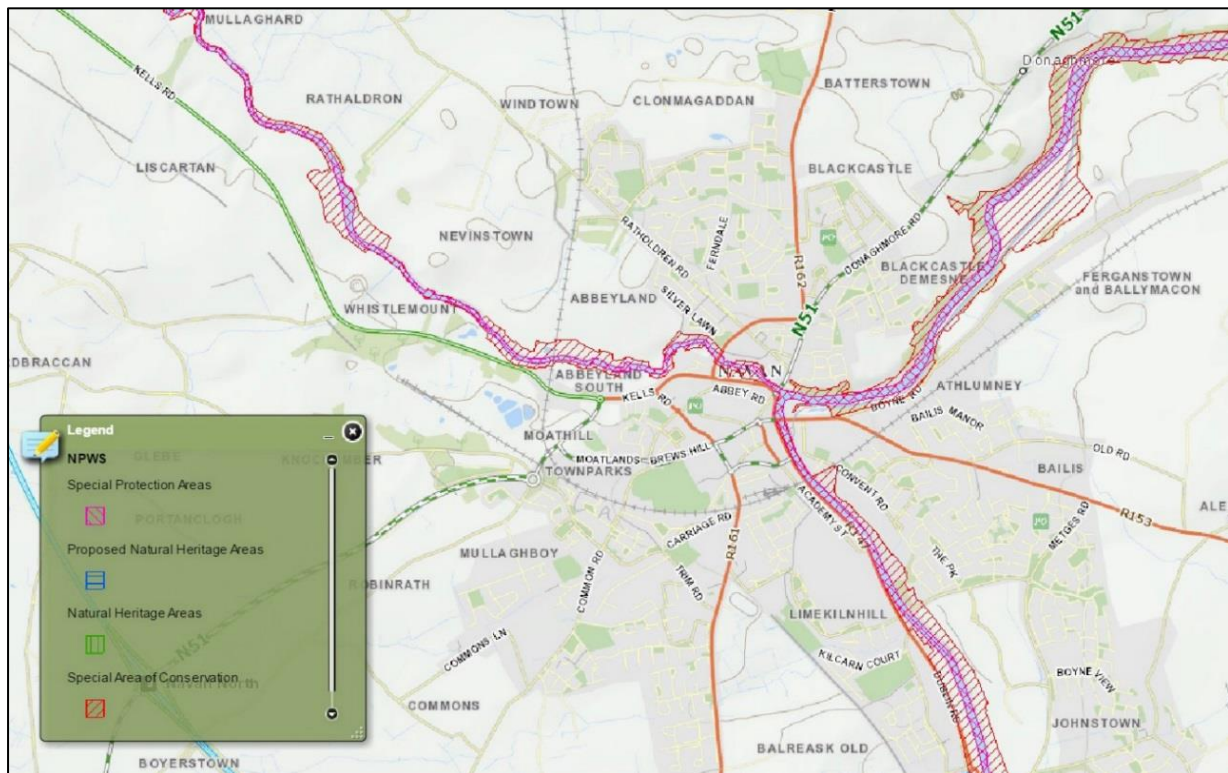


Figure 5.1: Ecologically Protected Areas

### 5.2.2 Ecological Networks and Connectivity

Ecological networks connect areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated entities. They are composed of linear features, such as treelines, hedgerows and rivers/streams, which provide corridors or stepping stones for wildlife species moving within their normal range. They are important for the migration, dispersal and genetic exchange of species of flora and fauna particularly for mammals, especially for bats and small birds and facilitate linkages both between and within designated ecological sites, the non-designated surrounding countryside and the more urban areas of the County.

Important ecological networks comprise a variety of features including the River Blackwater, the River Boyne, its tributaries, various agricultural lands, stands of trees and hedgerows.

### 5.2.3 Appropriate Assessment

In preparing Variation No.2 for Navan, Meath County Council is also required to consider the need for an Appropriate Assessment (AA) on the likely impacts of the Variation's implementation on Natura 2000 sites. Appropriate Assessment is a practical appraisal of the possible impacts of the implemented Plan on the integrity of identified Natura 2000 sites within the zone of influence of the Plan or Variation. Articles 6(3) and (4) of the Habitats Directive sets out the decision-making tests that will be



applied to plans or projects that may impact on a Natura 2000 site. Having carried out an AA Screening Report, it was determined that a Stage 2 AA would be carried out due to the risk of potential significant effects on the integrity of the any European site as the result of implementation of Draft Variation No.2. Details on the Stage 2 Appropriate Assessment shall be published parallel to Draft Variation No. 2 and the Draft Environmental Report.

#### **5.2.4 Existing Biodiversity Issues**

Biodiversity has become an integral part of the conservation of our wild areas. Ireland is one of 193 countries which are party to the Convention on Biological Diversity along with the other EU Member States and the EU itself. In its recent assessment, the Commission states that Europe is seeing the constant loss, degradation and fragmentation of natural habitats and entire ecosystems are also being pushed to the point of collapse.

Nationally, although significant progress has been made in the past decade, biodiversity loss has not been halted in Ireland. The status of many of our habitats and some of our species is judged to be poor or bad (Ireland's Second National Biodiversity Plan).

There are five main pressures causing biodiversity loss:

- habitat change
- overexploitation
- pollution
- invasive alien species
- climate change

The primary mechanism for conserving, protecting and enhancing biodiversity in Ireland is through the Actions for Biodiversity 2011-2016, Ireland's Second National Biodiversity Plan<sup>3</sup>, of which a key concept is that local authorities (and other agencies) share responsibility for the conservation and sustainable use of biodiversity.

The Plan states that the principal target is: *"That biodiversity loss and degradation of ecosystems are reduced by 2016 and progress is made towards substantial recovery by 2020."*

It is European and national policy to protect designated areas from development thus ensuring their long term protection. Therefore restrictions must be provided within the plan and indeed close to such areas where such development is incompatible with the site's long term protection.

As stated previously, under the Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) an Appropriate Assessment is required for all plans or projects which may impact on sites designated as either Special Areas of Conservation or Special Protection Areas. The Local Authority will be obliged to seek such an assessment where the need arises.

### **5.3 Population & Human Health**

#### **5.3.1 Introduction**

This section discusses the impact of Draft Variation No.2 on the population of the plan area. An overview of the current and estimated future population and the issues affecting quality of life are discussed. Human health data for the area is not readily available. However, impacts on human health and quality of life may derive from any of the environmental parameters discussed throughout this

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<sup>3</sup> Actions for Biodiversity 2011-2016, Ireland's Second National Biodiversity Plan



Chapter. Ultimately, all of the effects of a development on the environment impact upon human beings and their quality of life, both positively and negatively. Direct effects relate to matters such as water and air quality, noise, landscape change and traffic. Indirect effects relate to such matters as flora and fauna.

Accordingly, the topic of human beings and their quality of life is addressed in this Environmental Report by means of an appraisal of the indirect effects, etc. of Variation No.2 on the other environment parameters, of which human beings and their quality of life are an integral part. Where appropriate, mitigation measures to reduce/avoid adverse impacts are identified and incorporated into this Report and the Plan under the other environmental parameters.

### 5.3.2 Population Trends

The standard source for population statistics is the census information published every 5 years by the Central Statistics Office (CSO). Navan maintained steady growth at each census from 1961 to 1996 with a particular spurt of population growth evident in the 1970's. However it was the period from 1996 to 2011 that saw unprecedented growth which was amongst the highest experienced by any urban centre in the country. The population of the Navan Environs increased by more than 125% from 9,363 persons in 1996 to 21,141 persons by 2006. The change in the boundary of Navan Town Council in 2009 prevents direct comparisons between the Navan Town and Navan Environs population of 2011 with earlier years. Overall the Navan Town and Environs population increased by a phenomenal 205% between 1996 and 2011. The most recent census data available from the 2016 preliminary census of population results estimate that the combined Navan Town and Environs population is 28,399.

### 5.3.3 Household Trends

Human health is effected by a range of environmental components such as air, water or soil through which contaminants or pollutants have the potential to cause harm and can be transported so that they come into contact with human beings. Hazards or nuisances to human health can arise as a result of exposure to these factors arising from incompatible adjacent land uses for example. These factors have been considered with regard to the baseline of each environmental considerations and the identification and evaluation of the likely significant environmental effects of implementing the draft Variation.

### 5.3.4 Settlement Strategy

The Core Strategy of the Meath County Development Plan 2013-2019 includes the population projection for the county. Table 5.2 of the Development Plan illustrates the household allocations for the various urban centres and the rural area in Meath. An extract of it relating to Navan is shown below.

	Household Allocation 2013-2019	Av. Net Density Applicable unit/ha	Quantity of Residential Zoned Land Required*	Available Land Zoned for Residential Use (Ha)	Available Land Zoned for Mixed Use incl. Residential (Ha)**	Total Available Zoned Land (Ha)	Deficit/ Excess (ha)
			Large Growth Town I				
Navan*	3,984	45	88.5	240.5	13.9	254.4	165.9

Navan is allocated 3,984 no. households (31%) over the life of the plan which includes 50% headroom out of the 12,942 no. households allocated to County Meath over the period of the County Development Plan 2013 - 2019. The table also illustrates the extent of existing residential zoned land in comparison to the required amount that would be generated by the household allocation. Navan, with an allocation of 3,984 units, requires approximately 88.5 hectares of residential zoned land. The Navan Development Plan, as adopted in 2009, contained approximately 254 hectares, giving a surplus of 165.9 hectares. At the time of preparation of the County Development Plan, there were extant permissions for 786 units in Navan. As discussed in the core strategy, this has been updated to 1,034 units.

### 5.3.5 Tourism

The location of Navan set in the Boyne Valley, an area of outstanding natural beauty and at the confluence of the River Boyne & Blackwater, favours well for tourism. The tourism sector in Navan has improved over recent years. Given the direct and indirect benefits of tourism for the town, Meath County Council will encourage the development of the tourism and retail sectors in Navan to further enhance the experience for those who visit the town. The tourism industry relies on the quality and attractiveness of the built and natural heritage and the objectives of this development plan are underpinned by the concept of sustainable tourism. The town offers a number of attractions and facilities from shops, cinema, pubs, hotels and restaurants to golf courses, horse racing, and the Rivers Boyne and Blackwater. It is located in close proximity to the renowned historical site of 'The Hill of Tara' and to Slane which plays hosts to the world famous rock venue, Slane Castle. It is also strategically located in the centre of the other major tourist attractions in the County such as Newgrange, Knowth and Dowth, Trim Castle, Bective Abbey, Kells and Slieve na Calliagh. Navan has a key role in the implementation of the Boyne Valley Tourism Strategy 2016-2020 and Ireland's Ancient East Programme.

### 5.3.6 Retail

The Regional Planning Guidelines for the Greater Dublin Area (RPGs), as well as the Meath County Development Plan, designate Navan as a Large Growth Town I within the Core Economic Area of Navan, along with the Secondary Economic Town of Kells and the town of Trim. The RPGs note, with regards to Navan, that "Potential remains in developing and expanding business and technology such as manufacturing, international services and higher order retail in the town and its environs. Health and medical services together with the development of a digital economy also have potential as strong economic sectors in the region." They also state that Navan, as a Primary Economic Growth Town, should be one of the main centres of economic activity in the Greater Dublin Area outside of Dublin city.

A Retail Strategy for County Meath was undertaken as part of the preparation of the Meath County Development Plan 2013-2019. This included a health check assessment of Navan and the development of policies for retail development and measures to support town centres on a county wide basis.

The health check assessment concluded that:

*"In accordance with its role as a County Town, Navan town centre is generally attractive with a good level of footfall. The town centre is compact, allowing ease of movement and accessibility for pedestrians between the key retail streets and the Shopping Centre. It has good accessibility by car and has a good provision of car parking in the town. Pedestrian permeability is generally good due to the compact form of the town centre."*

*There is generally a good range of uses. However, further comparison uses, in particular from national and international multiples, would assist with retaining expenditure and increasing the attractiveness of the town as a retail destination.*

*Despite its role as a County Town, there is a relatively high vacancy rate, with some prominent units in the town centre currently vacant. In addition, there are a number of town centre opportunity sites, the development of which for retail purposes should be encouraged."*

The Core Retail Area of Navan consists of the Navan Shopping Centre and Kennedy Road, Trimgate 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.

### **5.3.7 Radon & Human Health**

Radon is a radioactive gas which is naturally produced in the ground from the uranium present in small quantities in all rocks and soils. Tiny radioactive particles are produced by the gas which when inhaled can cause lung cancer. The risk of contracting lung cancer as a result of Radon depends on how much Radon a person has been exposed to over a period of time. Radon levels in the County have been collated from the Radiological Protection Institute of Ireland. The plan area is in a low-risk area in regards to Radon with less than one per cent of the homes in this 10km grid square are estimated to be above the Reference Level. However a high radon level can be found in any home in any part of the country.

## **5.4 Soil and Geology**

The upper most layer of the earth's surface is generally termed "Soil". It comprises for the most part organic matter, minerals and fine to course grained weathered rocks. The variability in the constituent parts and the percentage content of each in the soil matrix results in differing characteristics. This has implications for suitable land use and the appropriateness for differing land use practices.

Geology encompasses the understanding and study of the solid and liquid matter that constitutes the earth and the processes by which they are formed, moved and changed. Its understanding is necessary to fully appreciate the geological factors that shape and influence the world and its particular structure.

Soils within Navan Town Centre are 'urban' in nature due to disturbance resulting from its built environment. Soils in Navan environs tend to be deep well drain mineral soil with some poorer drained soils to the south.

### **5.4.1 Soils**

Soil can be defined as the top layer of the earth's surface. It consists of fine to course grained rock and mineral particles, organic matter (the remains of plants and animals) and the living organisms that reside in the soil.

Soil types, as classified by Teagasc in cooperation with the Forest Service, EPA and GSI are mapped on Figure 5.2 Areas outside of the built areas of the town are underlain by various types of soils including deep well drained mineral soils, both basic and acidic, as well as deep poorly drained mineral basic soils. Shallow well drained soils underlie the valleys of the Boyne and Blackwater while mineral alluvium underlies their flood plains.

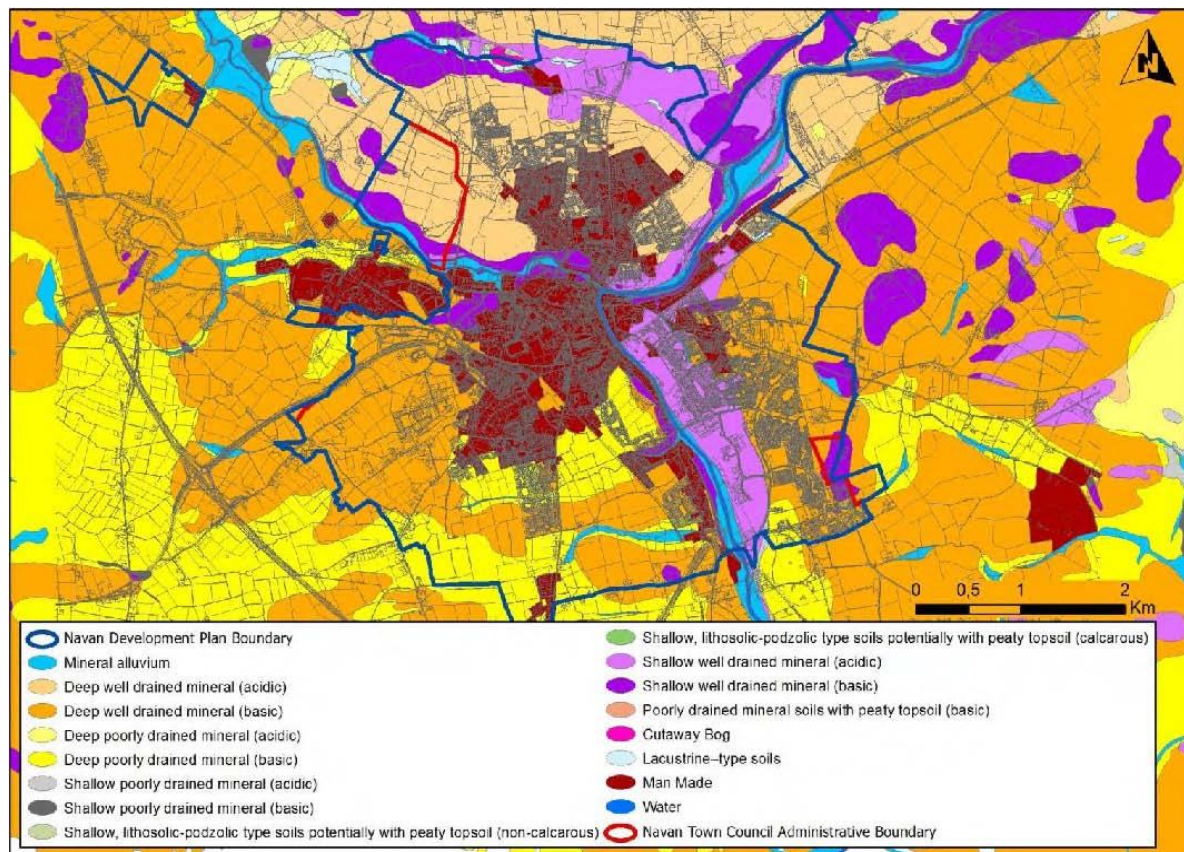


Figure 5.2: Soil Types in Navan and surrounding Environs

#### 5.4.2 Orebodies

Tara Mines, the largest zinc mine in Europe, is located just off the Kells Road on the north western fringe of the town and is operated by the Boliden Group. The active mine may present a future constraint to certain development in its vicinity due to emissions or vibrations.

### 5.5 Water

#### 5.5.1 Introduction

For the purposes of this section of the Environmental Report, the water environment is taken to include natural features such as lakes, rivers, streams and groundwater. In addition flooding is also dealt with in this section. Wastewater treatment and drinking water may be referred to in this section, but are discussed in more detail under the Material Assets section.

Water is fundamental to all life; for humans, plants and animals alike. It is also critical in economic terms in generating and sustaining wealth in a number of key areas such as agriculture, fishing, power generation, industry transport and tourism. However it is also a fragile resource requiring continued protection. In general terms Ireland's waters are of good quality, however preserving the high standard of water is essential for human health and the natural environment.



### 5.5.2 Water Framework Directive

Since 2000, Water Management in the EU has been directed by the Water Framework Directive (WFD) 2000/60/EC which was transposed into Irish law under the European Communities (Water Policy) Regulations 2003 (S.I. No. 722/2003). This legislation requires governments to take a holistic approach to managing all their water resources based on natural geographic boundaries, i.e. the river catchment or basin. The WFD establishes a common framework for the sustainable and integrated management of all waters covering groundwater, inland surface waters, transitional waters and coastal waters.

For the purpose of implementing the Water Framework Directive (WFD), the WFD requires Member States to manage all of their waters and ensure that they achieve at least 'good status' by 2015 and beyond. The River Basin Management Plan affecting the plan area sets out the objectives and actions required to achieve at least 'good' quality status for all waters, in the period 2009-2015 and thereafter. The ultimate deadline for Member States for achievement of 'good' status is 2027 at the latest. In line with requirements of the Eastern River Basin District River Basin Management Plans (ERBD RBMP) 2009 – 2015, ecological sampling by the EPA is carried out.

Based on EPA surveys, river waters are classed into four biological quality classes.

- A - Unpolluted (Good)
- B - Slightly polluted/eutrophic (Moderate)
- C - Moderately polluted (Poor) and
- D - Seriously polluted (Bad)

Navan is located within Boyne Catchment. The main urban centres in this catchment are Drogheda, Navan, Trim, Kells, Virginia, Bailieborough, Athboy, Kinnegad, Edenderry and Enfield. The total population of the catchment is approximately 196,365 with a population density of 73 people per km<sup>2</sup>. Sub-catchments with the Boyne area the Boyne\_SC\_100 and Boyne\_SC\_090 which contains the waterbodies of the River Blackwater and Boyne which both hold 'Moderate' water quality status and are considered 'At Risk'.

### 5.5.3 Surface Water

The WFD defines 'surface water status' as the general expression of the status of a body of surface water, determined by the poorer of its ecological status and its chemical status. Thus, to achieve 'good surface water status' both the ecological status and the chemical status of a surface water body need to be at least 'good'.

Ecological status is an expression of the structure and functioning of aquatic ecosystems associated with surface waters. Such waters are classified as of "good ecological status" when they meet Directive requirements. Chemical Status is a pass/fail assignment with a failure defined by a face-value exceedance of an Environmental Quality Standards (EQS) for one or more Priority Action Substances (PAS) listed in Annex X of the Water Framework Directive (WFD). The EQS values for individual PAS substances are set at European level. Good surface water chemical status means that concentrations of pollutants in the water body do not exceed the environmental limit values specified in the Directive.

The River Boyne is identified as being of moderate status upstream, through and downstream of Navan.

This does not currently meet the Water Framework Directive objective of good status. There is no status currently identified for the section of the River Blackwater that passes through Navan. The River Blackwater has been monitored by the EPA within Navan, upstream of Pollboy/Slane Road Bridge. The most recent available Q-value, or Biotic Index Rating, (EPA, 2012) is Q3-4, which is indicative of

moderate status. This Q-value does not meet the Water Framework Directive objective of good status. The Boyne becomes transitional downstream of Navan and upstream of Drogheda where it is identified as being of good status.

#### **5.5.4 Groundwater**

Groundwater is stored in the void spaces in underground layers of rock, or aquifers. These aquifers are permeable, allowing both the infiltration of water from the soils above them and the yielding of water to surface and coastal waters. Groundwater is the part of the subsurface water that is in the saturated zone - the zone below the water table, the uppermost level of saturation in an aquifer at which the pressure is atmospheric, in which all pores and fissures are full of water.

For groundwater bodies, the approach to classification is different from that for surface water. For each body of groundwater, both the chemical status and the quantitative must be determined. Both have to be classed as either good or poor. The WFD sets out a series of criteria that must be met for a body to be classed as good chemical and quantitative status.

The Groundwater of Meath is Productive Fissured Bedrock<sup>4</sup>. The status of the groundwater underlying both the town and surrounding area is currently good and meets the requirements as set out by the WFD Directive.

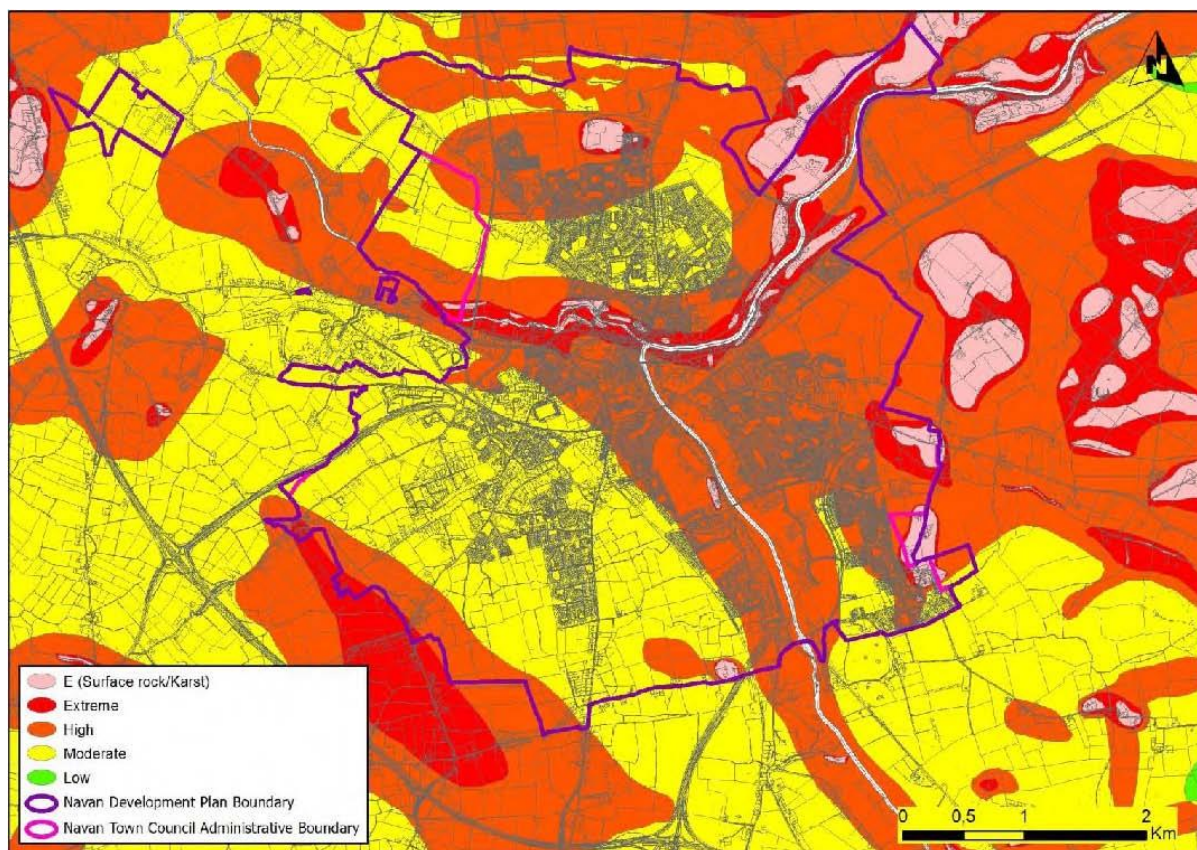
#### **5.5.5 Aquifer Productivity and Vulnerability**

The Geological Survey of Ireland (GSI) rates aquifers according to both their productivity and vulnerability to pollution. Much of the area is underlain by Locally Important Bedrock Aquifers. Locally Important Sand/Gravel Aquifers occur in a small area in the north of the Plan area. These types of aquifers are capable of yielding enough water for boreholes or springs to supply domestic, commercial and industrial uses, depending on the nature and scale of the development. Poor Bedrock Aquifers - which are generally unproductive – exists in the northern area of Navan.

Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter underground water. Figure 5.3 maps aquifer vulnerability for Navan – much of the area is identified as being of moderate or high vulnerability with areas of extreme vulnerability dispersed throughout.

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<sup>4</sup> <https://www.catchments.ie/maps/>



**Figure 5.3: Aquifer Vulnerability in Navan and surrounding Environs**

In addition to the entries to the WFD Registers of Protected Areas (RPAs) which are listed by virtue of ecological value, the stretch of the Blackwater that flows within the Plan boundary has been listed on the RPA for Nutrient Sensitive Rivers, the groundwater underlying both the town and surrounding area is listed on the RPA for Drinking Water (Groundwater) and a stretch of the River Boyne downstream of the town centre and stretching from within to downstream of the Plan area is listed on the RPA for Drinking Water (Rivers).

#### **5.5.6 Flooding and Flood Risk**

The underlying causes of flooding, heavy rain and high sea levels are, essentially uncontrollable. However, the factors affecting the extent and severity of the flood can be addressed. The most influential of these factors is development, in particular development in flood plains i.e. areas adjacent to rivers that tend to become flooded following periods of heavy rain.

Flood risk can be defined as the probability of flooding multiplied by the consequences of flooding. In the 'Planning System and Flood Risk Management', the probability of a flood event taking place is recognised through the classification of Flood Zones which indicate a high, moderate or low risk of flooding from fluvial or tidal sources.

In line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), a Strategic Flood Risk Assessment (SFRA) was undertaken as part of this Draft Variation No.2 preparation. Flood Risk Zones A & B are identified in Figure 5.4 below.



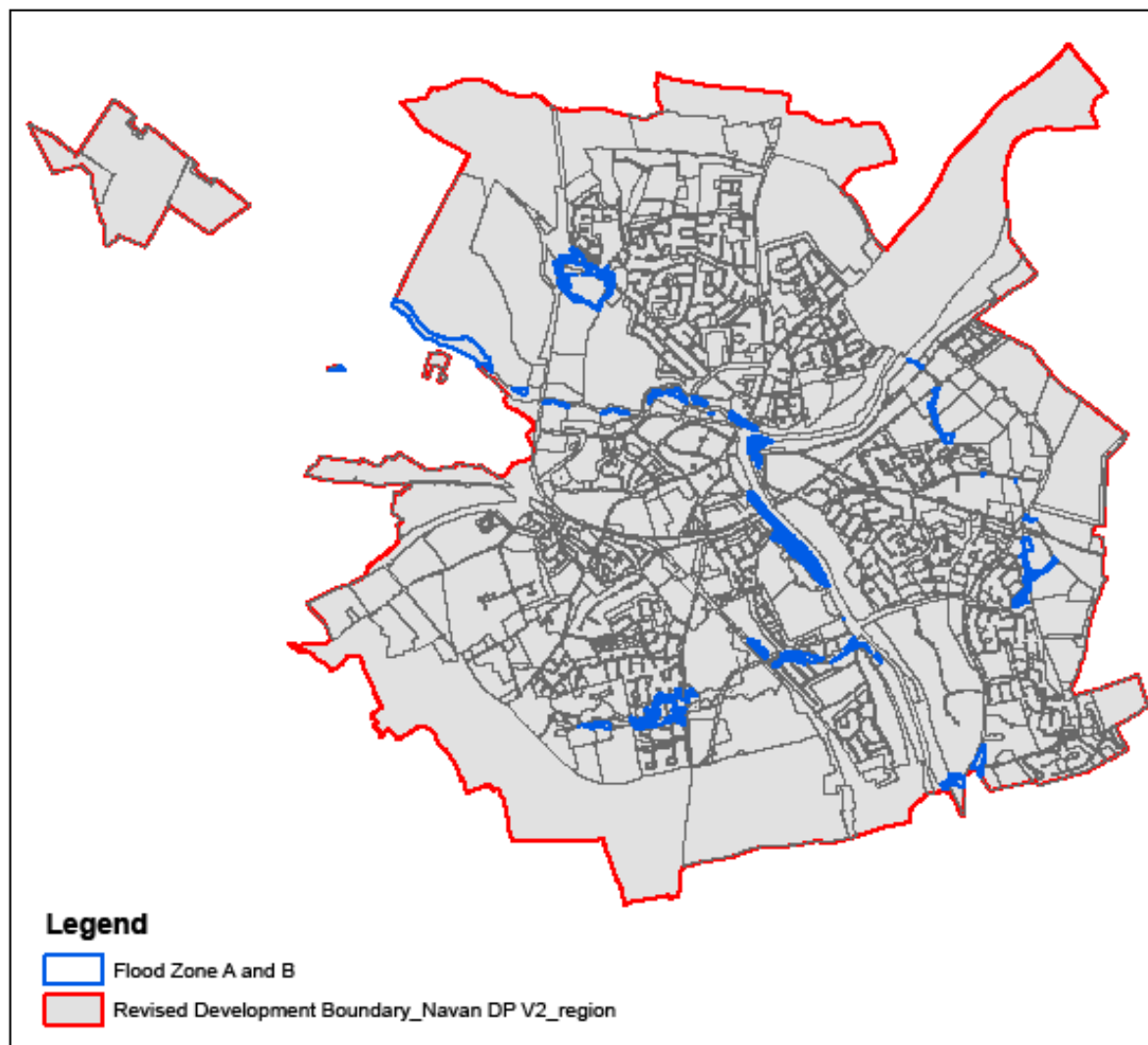


Figure 5.4: Flood Zones within Navan in Navan Development Boundary.

#### 5.5.7 Existing Water Issues

The principal threat to water is pollution which can adversely impact on all parts of the water cycle from groundwater to rivers, lakes estuaries and coastal waters. In simple terms pollution means the presence of a harmful substance such as a poisonous metal or pesticide, a nutrient or indeed silt.

There is an increased risk of flooding due to development, climate change and rainfall patterns. Development can exacerbate the problems of flooding by accelerating and increasing surface water runoff, altering watercourses and removing floodplain storage. It is now recognised that flood risk management must be treated as a central issue in the development of the area. Areas of floodplain and wetlands should therefore be recognised and preserved as natural defences against flood risk.

Flooding of land from surface water runoff is usually caused by intense rainfall that may only last a few hours. Areas at risk from fluvial flooding will almost certainly be at risk from surface water flooding.

The Planning System and Flood Risk Management guidelines recommends that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects.

Climate change may result in increased flood extents and therefore caution should be taken when zoning lands in transitional areas.

## 5.6 Air & Climate

### 5.6.1 Air Quality

Air quality monitoring in Ireland is undertaken largely to implement EC Directives. In 2008 the EC Directive 2008/50/EC on ambient air quality and cleaner air for Europe (the CAFE Directive) entered into force. This piece of legislation placed the previous air quality framework legislation into a single directive. It sets out air quality objectives and targets.

The Environmental Protection Agency is involved in air quality monitoring and has installed a number of air quality monitoring stations throughout Ireland. The EPA Report *Air Quality in Ireland 2015* provides an overview of the air quality in the country for 2015 based on data obtained from the 31 monitoring stations. No levels above the EU limit value were recorded at any of the ambient air quality network monitoring sites in Ireland in 2015. WHO guideline values were exceeded as follows:

- Ozone at 7 monitoring sites
- Particulate Matter PM10 at 16 monitoring sites (24hr WHO guideline)
- Particulate Matter PM2.5 at 8 monitoring sites (24hr WHO guideline)
- Particulate Matter PM2.5 at 1 monitoring site (annual WHO guideline)

There is no detailed information available for the plan area with the closest monitoring station, for Navan, being located in Swords, Co. Dublin. The current Air Quality in Navan is 'Good' which is based on the nearest monitoring station.

Road traffic has now become the greatest source of air pollution generally. In urban areas, concern has clearly shifted to a range of pollutants associated with this source which may be considered relatively new in the context of air quality control. The most important of these pollutants are NO<sub>2</sub>, particulate matter less than 10 microns in diameter (PM10), carbon monoxide (CO) and a wide variety of Volatile Organic Compounds (VOC), including carcinogens such as benzene.

In the context of the plan area, it is acknowledged that a large portion of people who live in Navan are employed in Dublin and must commute by car or public transport. Therefore, travel is an essential part of daily life and is a major contributor to vehicle exhaust emissions. In November 2003, a survey of Meath commuters was carried out. The results of the survey indicated that a large number of commuters (91 %) who live in Meath wish to find work in their locality and reduce commuting. Further details on this survey is outlined in Section 4.1 of the Navan TDP. Where commuting is essential, it is important that a good quality road infrastructure is provided and to ensure that alternatives to the private car are encouraged where possible to mitigate negative impacts on air quality arising from road traffic.

### 5.6.2 Climate Change

Climate Change is a phenomenon that has widespread economic, health and safety, food production, security, and other dimensions. It is also widely recognised that Climate Change is occurring as a result of the build-up of atmospheric Greenhouse Gases (GHG's) such as carbon dioxide. Most GHG emissions are related to the energy generation, transport, agriculture, and industry sectors.

Ireland's 2020 target is to achieve a 20% reduction of non-Emissions Trading Scheme (non-ETS) sector emissions (i.e. agriculture, transport, residential, commercial, non-energy intensive industry, and waste) on 2005 levels with annual binding limits set for each year over the period 2013-2021<sup>5</sup>.

With regard to overall emissions in Ireland, Agriculture is the single largest contributor, at 27.7% of the total, followed by Energy (power generation & oil refining) at 22.3% and Transport at 19.7%. The remaining 30% is made up by the Residential Sector at 10.4%, Industry and Commercial at 17.2%, and Waste at 2.6%.

Transport continues to be the dominant growth sector with emissions 682,000 tonnes higher in 2006 than in 2005. This represents a 5.2% increase on 2005 levels and 165% increase on the 1990 level of transport emissions. Road transport accounts for 97% of transport sector emissions. The increase in GHG emissions from the transport sector reflects sustained increases in fuel consumption with petrol usage up 3.4% and diesel consumption up 7.9% from the previous year.

### 5.6.3 Existing Air and Climate Issues

Road traffic has now become the greatest source of air pollution generally. In urban areas, concern has clearly shifted to a range of pollutants associated with this source which may be considered relatively new in the context of air quality control. The most important of these pollutants are NO<sub>2</sub>, particulate matter less than 10 microns in diameter (PM<sub>10</sub>), carbon monoxide (CO) and a wide variety of Volatile Organic Compounds (VOC), including carcinogens such as benzene. With regard to vehicle exhaust emissions, although it is hoped that technological advances will go some way to addressing this issue, this approach cannot be solely relied upon and complimentary measures to mitigating the problem will be needed such as the transition of individuals from private fossil fuel powered motor cars to alternative modes of transport such as walking, cycling and public transport and policy incentives to promote a transition to more environmentally friendly and sustainable options such as electric motor powered vehicles.

The potential effects arising from climate can range from storm surges and weather extremes to fluvial flooding, rising sea temperatures and other indirect impacts. Changes resulting in an increase in the frequency and severity of flooding events from rainfall must also be considered in the Draft Variation. Severe rainfall events as a result of climate change could adversely impact upon the Town's population, its biodiversity and its local economy.

### 5.6.4 Noise

The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source. The Directive requires competent authorities in Member States to:

- Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels;
- Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and
- Inform and consult the public about noise exposure, its effects, and the measures considered to address noise.

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<sup>5</sup> Greenhouse Gas Emissions Projections to 2020 – An Update  
[http://www.epa.ie/pubs/reports/air/airemissions/2020\\_GHG\\_Projections\\_2016\\_Bulletin.pdf](http://www.epa.ie/pubs/reports/air/airemissions/2020_GHG_Projections_2016_Bulletin.pdf)

The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities. Meath County Council prepared a Noise Action Plan in 2013 which spans 5 years. Under the requirements of the legislation the Council is responsible for noise action planning relating only to the major roads passing through their functional area. There are seven main population centres which fall within the areas covered by the strategic noise maps. These are Ashbourne, Enfield, Julianstown, Kells, Navan and Ratoath.

Certain locations and building types such as schools and hospitals are considered to be more sensitive to noise pollution than others. The main priority of the END is to reduce environmental noise exposure in residential areas.

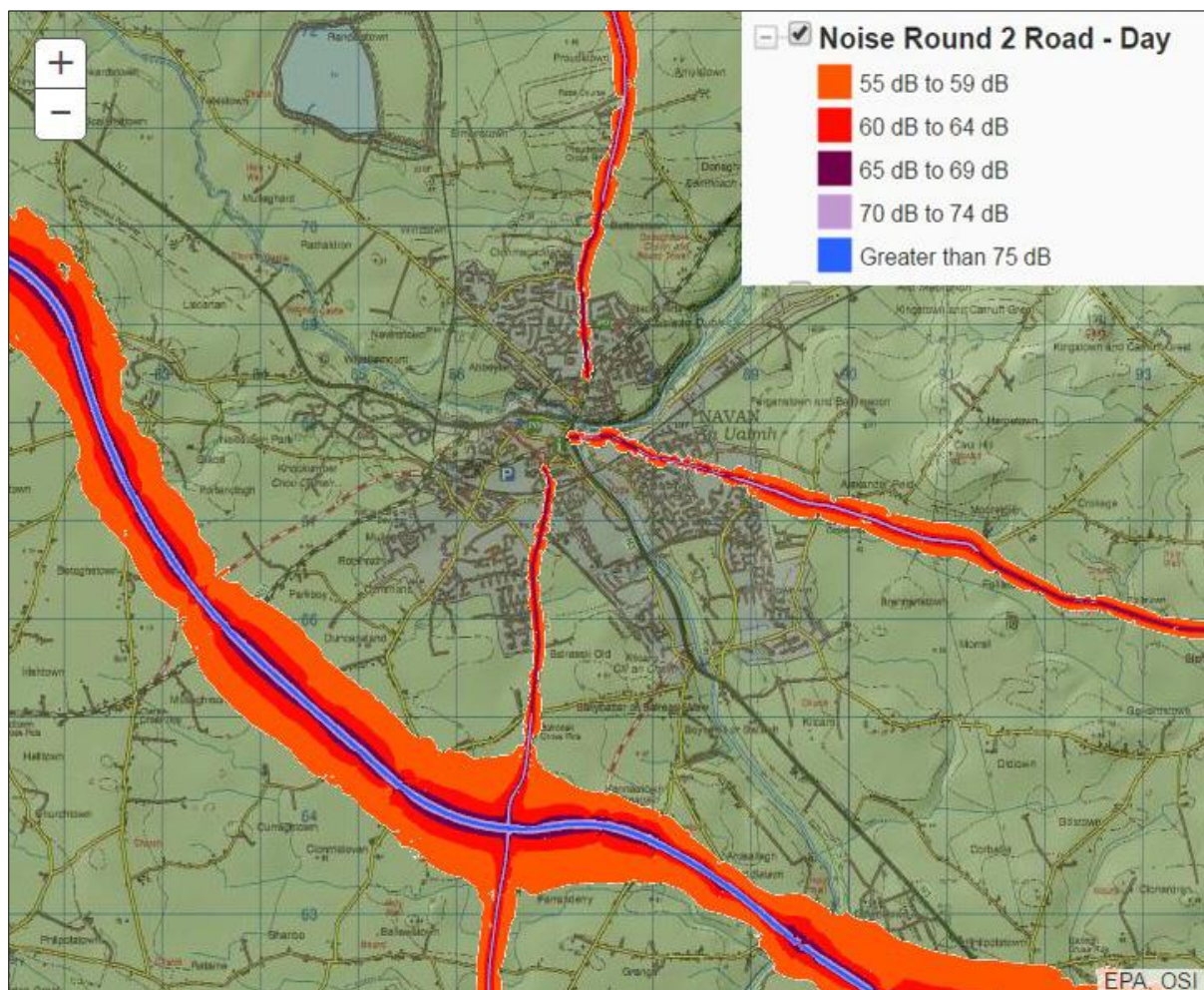


Figure 5.4: Road Noise Map for Navan

## 5.7 Material Assets

Material assets can be defined as the critical infrastructure essential for the functioning of society such as: electricity generation and distribution; water supply; wastewater treatment; and transportation. Whilst this infrastructure is essential its usage can lead both directly and indirectly to adverse environmental impacts. This section will discuss the following:

1. Transportation (road and rail)
2. Waste Management
3. Water Supplies
4. Wastewater Treatment Infrastructure



## 5. Broadband

### 5.7.1 *Transportation*

Transportation is an essential element to the functioning of the Irish economy and will continue to be promoted as a crucial component to the further sustainable development of the plan area. Nonetheless, the role of the Local Authority is somewhat limited with respect to the provision of transportation infrastructure. Transport Infrastructure Ireland (TII) is directly responsible for the national road network, Iarnród Éireann is directly responsible for the rail network and Bus Éireann and other private operators are responsible for public bus services. The Local Authority will continue to liaise with the relevant authorities in enhancing service provision to the inhabitants of the Plan area.

The National Transport Authority (NTA) is a statutory body formed in 2009 with responsibility for securing the provision of public passenger land transport services; it also has responsibility for the development of an integrated transport system within the Greater Dublin Area (GDA). The NTA has produced a Strategic Transport Plan for the GDA up to the period of 2035. The Strategy establishes appropriate policies and transport measures that will support the GDA (including Co. Meath) in meeting its potential as a competitive, sustainable city region. This strategy will form the top level of the hierarchy of transport plans for the Greater Dublin Area.

Navan functions as a major transportation mode in Co. Meath. The town is strategically located close to the M3 motorway on the N3 National Primary Road which connects Dublin to Ballyshannon via Cavan. The N51 National Secondary Road passes through the town and connects Drogheda with Mullingar.

Navan is also served by several regional roads, namely the R147, R153, R161, and R162. The town experiences high levels of through traffic as a result. The town has benefited greatly from the construction of the M3 Clonee to North of Kells Motorway Scheme which has provided a bypass for the town with a southern interchange accessible from Kilcarn and with a northern interchange accessible from the Athboy Road. The proposed future development of an Outer Orbital Motorway from Drogheda to Navan to Trim and on to the M7 motorway finishing near Naas will also significantly improve road access to Navan in the longer term.

Public bus services between Navan and Dublin are very good with Bus Éireann running over 50 buses each way per day. The company also operates a town bus service which services three different routes. The Flexibus rural transport service provides an excellent local service by linking Navan with the following local villages; Oldcastle, Bohermeen, Drumcondra, Athboy, Trim, Ballivor, Summerhill, Longwood and Clonmellon. Public transport is limited to these bus services.

### 5.7.2 *Existing Transportation Issues*

The Navan Integrated Development Framework Plan was prepared in December 2002 (and updated in 2009) and has a time frame up to 2016. The overall 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 plan shows the overall consolidation of development largely within the existing zoned lands. The more intensive redevelopment is focused around the proposed new rail station. The delay in the delivery of a direct rail link to Dublin 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 delivery of the second planned train station in North Navan would serve to consolidate development in that area of town with significant development lands identified and which could ultimately deliver a sustainable micro settlement hub. While the National Transport Authority-Transport Strategy for the Greater Dublin Area states that “the level of travel demand between Navan, Dunshaughlin and various stations to the city centre is insufficient to justify the development of a high-capacity rail link at this time” it is further stated that “it is intended that, as part of the next Strategy review, the likely future usage of a rail connection to Navan will be reassessed, taking into account the level of development that will have taken place over the next six years in Navan and Dunshaughlin and their environs. Pending that review, the corridor previously identified for a rail link to Navan should be protected from development intrusion”.

### **5.7.3 Waste Management**

For the purposes of waste management planning, Ireland is now divided into three regions: Eastern-Midlands, Southern region & the Connacht-Ulster region. The Eastern-Midlands Region includes the local authorities: Dublin City, Dún Laoghaire-Rathdown, Fingal, South Dublin, Kildare, Louth, Laois, Longford, Meath, Offaly, Westmeath and Wicklow.

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 provides a framework for the prevention and management of waste in a sustainable manner in Meath and the other local authority areas.

The three key objectives of the Eastern-Midlands Region Waste Management Plan are:

- Prevent waste: a reduction of one per cent per annum in the amount of household waste generated over the period of the plan;
- More recycling: increase the recycle rate of domestic and commercial waste from 40 to 50 per cent by 2020;
- Further reduce landfill: eliminate all unprocessed waste going to landfill from 2016.

There are two licenced waste facilities in Navan Environs.

### **5.7.4 Water Supply**

Drinking water must be clean and wholesome. That means it must meet the relevant water quality standards and must not contain any other substance or micro-organism in concentrations or numbers that constitute a potential danger to human health.

Navan’s public water supply is sourced primarily from the Blackwater at Liscarton Works and augmented by Kilcarn Works on the Boyne. Liscarton produces 12,000 m<sup>3</sup> daily and Kilcarn produces 2,500 m<sup>3</sup> daily.

Water Services in the Council estimate that this output can be increased by a further 1,000 m<sup>3</sup> (5,000 PE) although this does not include commitments made by the Planning Authority with regard to extant planning permissions while also needing to retain an acceptable level of headroom.

The Navan and Mid Meath Public Water Supply is listed on the EPA’s most recent (Q3 2013) Remedial Action List (a list of public water supplies where remedial action is required to ensure compliance with drinking water standards) due to Treatment and Management Issues. The Remedial Action List identifies that the plant will improve operation of water treatment plant including implementation of recommendations of EPA audit.

The Navan Mid Meath Water Supply Scheme involves the development of a new water supply from a proposed abstraction at Ballinter on the River Boyne and a new water treatment works to be

constructed near Dowdstown. The Council has secured the right to abstract up to 44,000m<sup>3</sup>/day from the river Boyne at Dowdstown and in line with the approved Preliminary Report are advancing a Stage 1 WTP of 26,300m<sup>3</sup>/day (131,500 PE). The new works will supply Navan via a new reservoir which has been constructed at Carn Hill and has a capacity of 16,000m<sup>3</sup>. The Dowdstown supply will replace the existing supplies and will have the capacity to supply the projected scheme demand of 26,300m<sup>3</sup> by 2025. The development of the Dowdstown Water Treatment Works (which is Contract 7 of the WSIP) will be post 2016 and is subject to Department of Environment, Community and Local Government approval and funding.

Part of the WSIP (Contract 4) involves improvement works at Navan's main existing Water Treatment Plant at Liscarton. The improvement works required are an extensive upgrade and modernisation of the Plant electrics to meet current safety standards and the provision of sludge dewatering facilities to replace the existing sludge lagoons and booster pumping.

Another part (Contract 5) of the WSIP involves the laying of a trunk main between the existing Proudstown Reservoirs and the new main reservoir for Navan at Carn Hill (completed but not commissioned). This trunk main will allow the Council better manage and balance the limited capacity available from Liscarton and Kilcarn WTP's hence helping to secure a more consistent water supply to existing residents and businesses which will have public health benefits while also helping to facilitate some further development.

#### **5.7.5 Wastewater**

The safe treatment and disposal of sewerage is fundamental to the sustainable development of our society. The treatment of wastewater is either through wastewater treatment plants or individual septic tank units.

#### **5.7.6 Existing Wastewater Issues**

The waste water treatment plant at Farganstown that serves the Plan area failed to meet the overall requirements of the Urban Waste Water Regulations in 2011 and 2010 as it failed requirements on:

- Total nitrogen in waste water discharged to sensitive areas from urban areas >10,000 PE (in 2011 it failed because of the quality of the discharge and in 2010 it failed because of the amount of samples taken and the quality of the discharge).
- (In 2011) Total phosphorous in waste water discharged to sensitive areas from urban areas >10,000 PE (because of the amount of samples taken and the quality of the discharge)

The Navan Sewerage Scheme (network rehabilitation and waste water treatment plant improvements) was included in the Meath County Assessment of Needs (2009) as No. 1 in the Prioritised List of Schemes/ Contracts for inclusion/retention in the Water Services Investment Programme (WSIP) at Planning Stage.

Works to the extensive existing sewer network are required as substantial and unquantified volumes of storm water and groundwater are entering the system, causing a lack of capacity in many sewers and pumping stations and frequent overflowing at pumping stations.

These works are required to satisfy conditions included in the EPA License for the wastewater treatment plant. The project is not currently included in the 2010-2013 WSIP.



### 5.7.7 *Broadband*

Broadband provision is central to business growth. Foreign Direct Investment is attracted by a connected society while Small to Medium Enterprises increasingly require reliable. There has been significant investment in broadband infrastructure, however there has also been increasing demand on the network, for example, by the convergence of home entertainment with online platforms. It is also evident from the national broadband programme that pricing, performance and availability remain central issues to be addressed at a national level.

It is envisioned that a combination of commercial investment and state led intervention will provide at least 30mbps to all premises in Ireland over the life of the Plan, with future proofing. County Meath has already positioned itself at the forefront of this space, firstly with MANs 13 and then with fibre-to-the-business services 14 in Kells, Trim, Dunboyne and Navan, with the latter being one of Ireland's first Gigabit towns or "fibrehoods".

## 5.7 Cultural Heritage, Archaeological and Archaeological Heritage

Cultural Heritage is an expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, objects, artistic expressions and values.

The National Monuments Acts 1930 – 2004 provide for the protection of archaeological heritage. The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded.

### 5.7.1 *Architectural Heritage*

The term architectural heritage is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act 1999 as meaning all: structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific, social, or technical interest.

The Record of Protected Structures (RPS) included in the Development Plan is legislated for under Section 12 and Section 51 of the Planning and Development Act 2000 as amended.

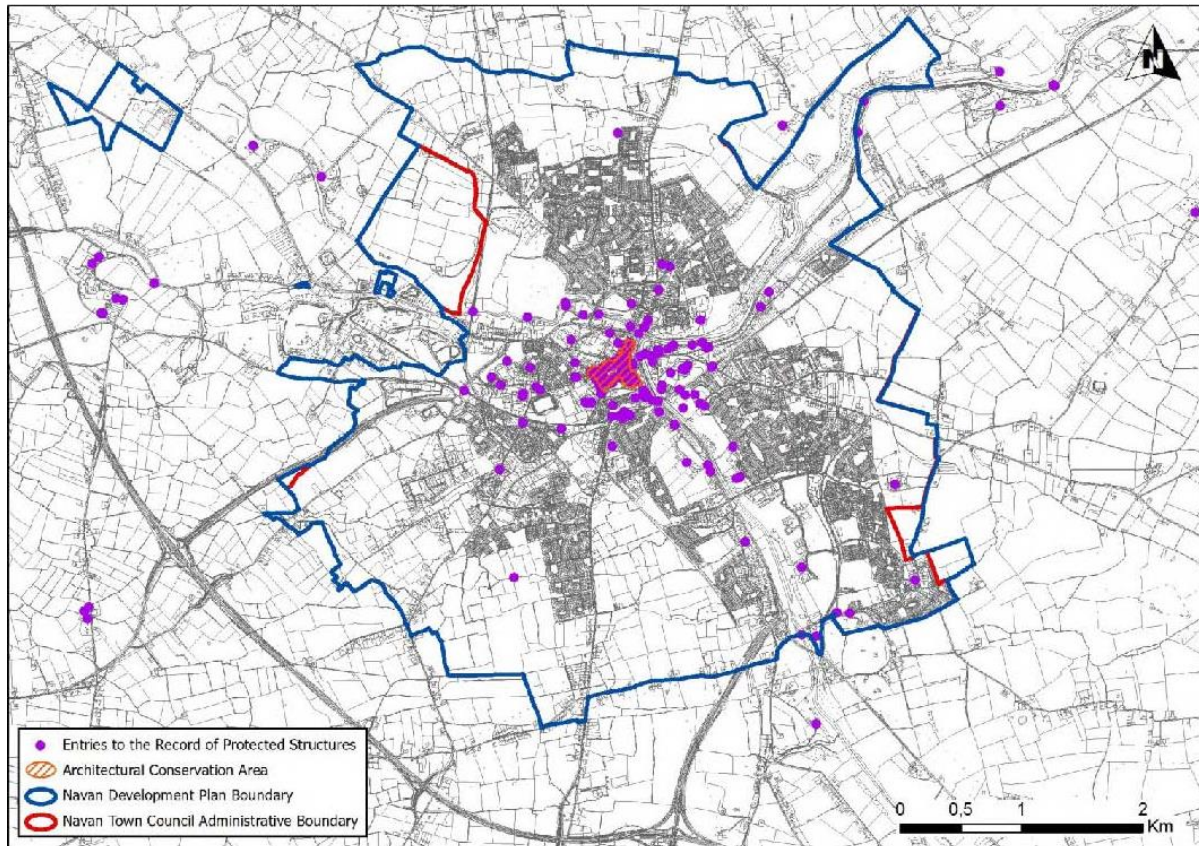
Protected Structures are defined in the Planning and Development Act 2000 as amended as structures, or parts of structures that are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

In relation to a protected structure or proposed protected structure, the following are encompassed:

- (i) the interior of the structure;
- (ii) the land lying within the curtilage of the structure;
- (iii) any other structures lying within that curtilage and their interiors; and,
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii).

Current entries to the RPS in Navan are mapped on Figure 4.16. An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a Protected Structure. An ACA may or may not include Protected Structures. In an ACA,

protection is placed on the external appearance of such areas or structures. Planning permission must be obtained before significant works can be carried out to the exterior of a structure in an ACA, which might alter the character of the structure, or of the ACA. An ACA is designated in Navan Town Centre as mapped on Figure 5.5.



**Figure 5.5: Record of Monuments and Architectural Conservation Areas**

The context of archaeological and architectural heritage has changed over time within the Plan area however no existing conflicts with legislative objectives governing archaeological and architectural heritage have been identified.

### **5.7.2 Archaeological Heritage**

Archaeology is the study of past societies through the material remains left by those societies and the evidence of their environment. Archaeological heritage consists of such material remains (whether in the form of sites and monuments or artefacts in the sense of moveable objects) and environmental evidence. As archaeological heritage can be used to gain knowledge and understanding of the past it is of great cultural and scientific importance.

Archaeological sites and monuments vary greatly in form and date; examples include earthworks of different types and periods, (e.g. early historic ringforts and prehistoric burial mounds), megalithic tombs from the Prehistoric period, medieval buildings, urban archaeological deposits and underwater features.

Archaeological sites may have no visible surface features; the surface features of an archaeological site may have decayed completely or been deliberately removed but archaeological deposits and features may survive beneath the surface.



Navan's archaeological heritage is protected under the National Monuments Acts (1930-2004), Natural Cultural Institutions Act 1997 and the Planning Acts. The Record of Monuments and Places (RMP) is an inventory, established under Section 12 of the National Monuments (Amendment) Act 1994, of sites and areas of archaeological significance, numbered and mapped. The RMP includes all known monuments and sites of archaeological importance dating to before 1700 AD, and some sites which date from after 1700 AD.

Figure 5.4 shows the spatial distribution of entries to the RMP with the highest concentration occurring within the town's Zone of Archaeological Importance.

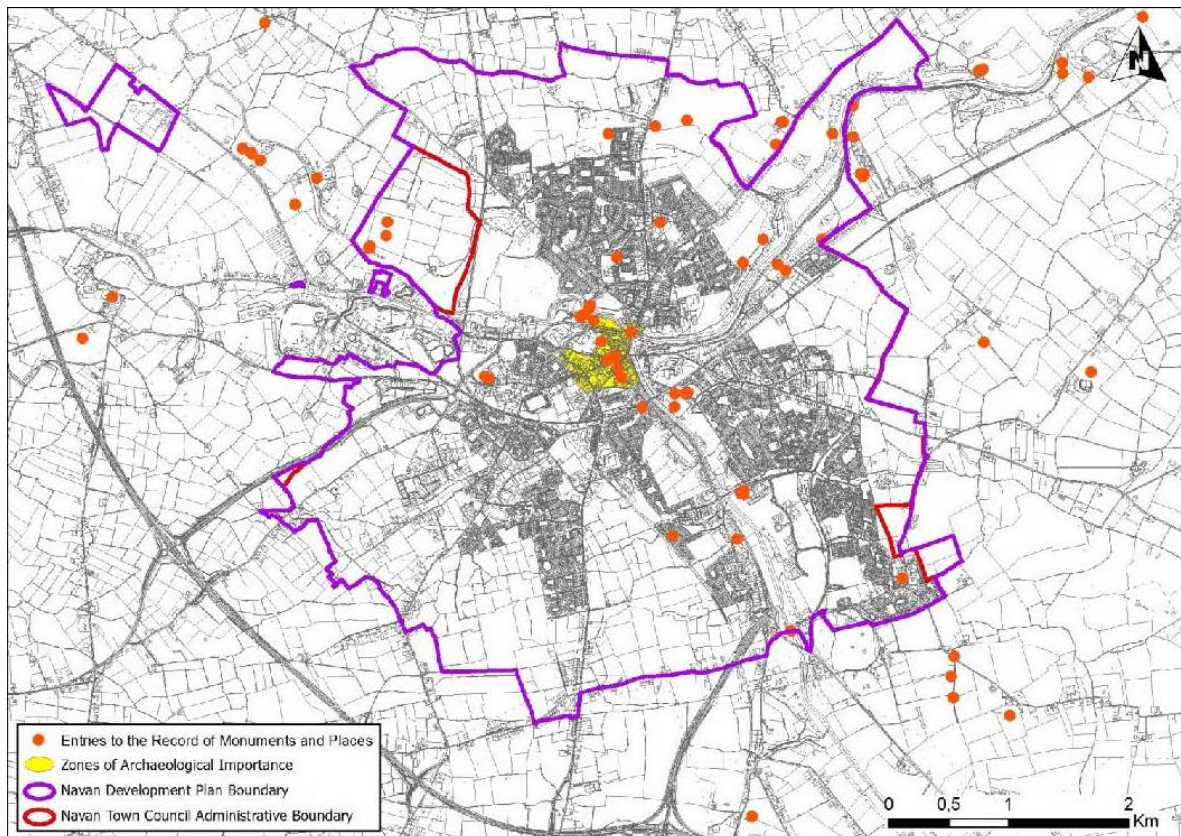


Figure 5.4: Record of Monuments and Zones of Archaeological Importance

## 5.8 Landscape

### 5.8.1 Introduction

Landscapes are areas which are perceived by people and are made up of a number of layers: landform, which results from geological and geomorphological history; landcover, which includes vegetation, water, human settlements, and; human values which are a result of historical, cultural, religious and other understandings and interactions with landform and landcover.

The importance of landscape and visual amenity and the role of its protection are recognised in the Planning and Development Act 2000 as amended, which requires that Development Plans include objectives for the preservation of the landscape, views and the amenities of places and features of natural beauty.

### 5.8.2 Landscape Character Assessment

The Meath County Development Plan 2013-2019 is accompanied by a county level Landscape Character Assessment which identifies 20 Landscape Character Areas (LCAs) within the county. These LCAs are geographically specific areas which have taken into account a variety of landscape related factors.

The Assessment attributes each of the landscape areas with, inter alia, a value - which refers to the contribution the LCA makes to the inherent character of County Meath - and a sensitivity - which refers to the LCA's overall resilience to sustain its character in the face of change and its ability to recuperate from loss or damage to its components. There are 5 different landscape character areas within the Town Development Plan area which are mapped on Figure 5.6 and detailed on Table 5.1 below.

Landscape Character Area Value Sensitivity		
Boyne Valley	Exceptional	High
Blackwater Valley	Very High	High
North Navan Lowlands	Moderate	Medium
West Navan Lowlands	Moderate	Medium
Central Lowlands	High	Medium

**Table 5.1 Landscape Character Areas**

The value of each LCA refers to the contribution the area makes to the inherent character of County Meath. Value takes account of scenic quality, tranquillity, remoteness, rarity, cultural associations, history, conservation, recreational interests and broader social, economic and environmental aspects. It is evaluated using criteria ranging from 'Exceptional' to 'Low'. A judgement is also made of the importance of each landscape character area in an international, national, regional or local context. This does not always relate directly to its value or sensitivity - locally important area can make as much of a contribution to strong landscape character. However, an internationally important area may require greater consideration in terms of statutory protection and management (e.g. if it is a major tourist attraction). Landscape Values and Sensitivity in the Navan area are mapped on Figure 5.5 and 5.6 respectively.



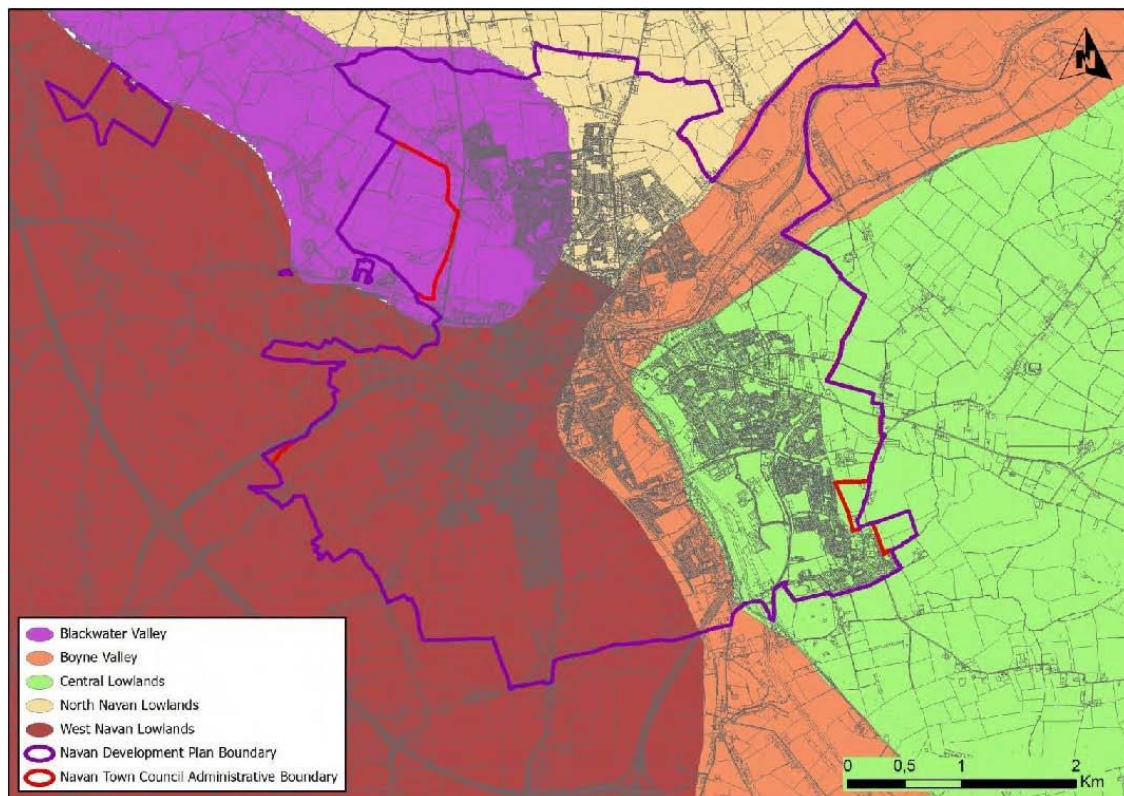


Figure 5.6: Landscape Character Areas

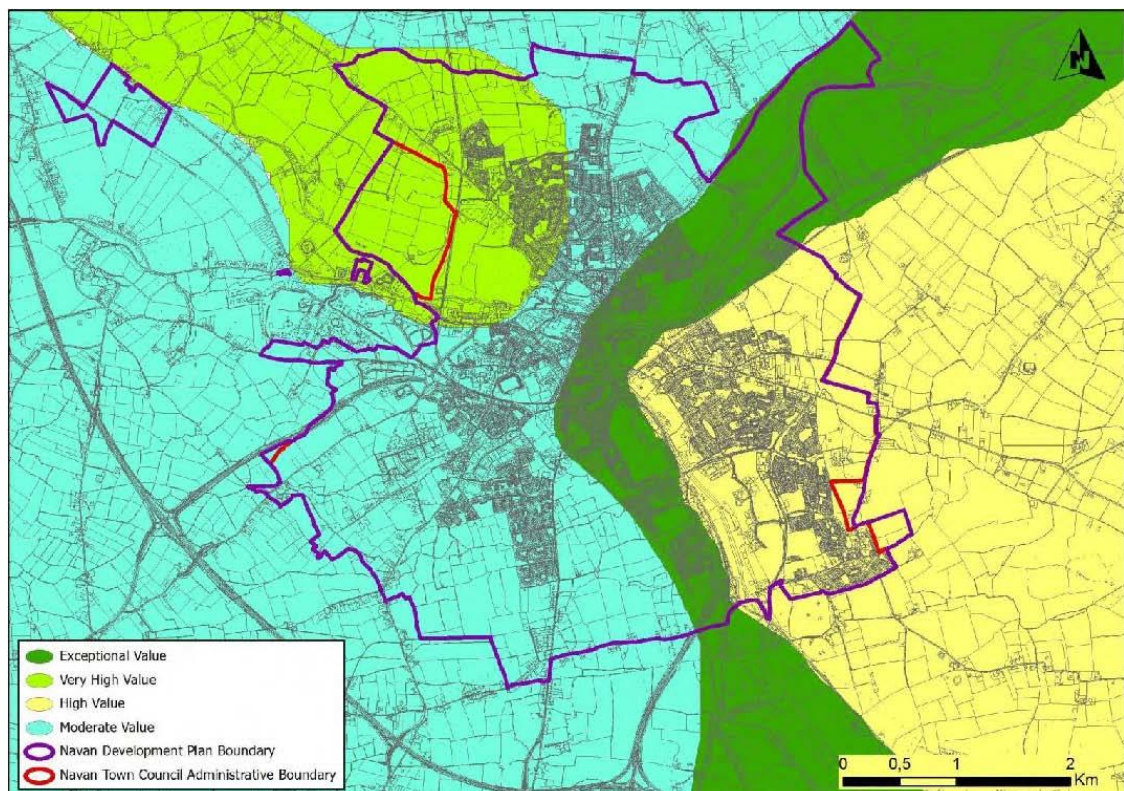


Figure 5.7: Landscape Sensitivity Areas

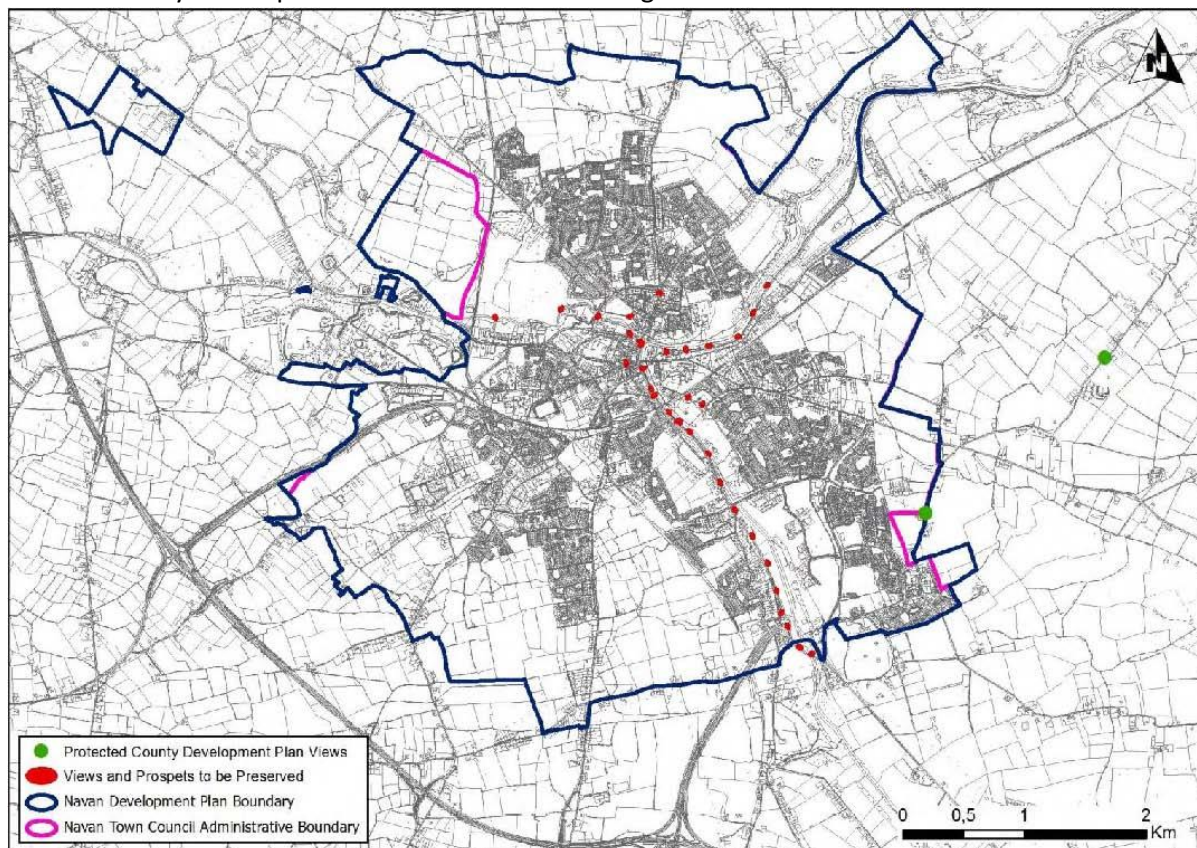
### 5.8.3 Views and Prospects

A number of views and prospects have been identified for protection by the Town Development Plan given their special amenity value. The views and prospects that are considered of particular



importance by the current Town Plan are along the Boyne Corridor, including the Ramparts area, Athlumney Castle, the Motte, Viaduct and bridging points of the Boyne and Navigation Canal.

In addition to the views protected under the current Town Plan, there are 2 Protected Views designated in the Meath County Development Plan 2013-2019, the origins of which are located within the vicinity of the town. Protected views and prospects from the current Town Plan and from the current County Development Plan are indicated on Figure 5.7 below.



**Figure 5.8: Views and Prospects**

Developments have resulted in changes to the visual appearance of the landscape within the Plan area however legislative objectives governing landscape and visual appearance were not identified as being conflicted with.

## 5.9 Interactions

The environment is both complex and dynamic and the various elements of the environment interact in an equally complex and dynamic manner. The permutations can be numerous; however at a simplistic level the principal interactions can be either qualified or quantified in most instances.

These interactions can be either benign or unfavourable; can be either proportionate or synergistic; can be short lived or permanent. In addition an event, an individual action or an ongoing activity can have an effect on one or more aspects of the environment. This effect may differ in magnitude, type and duration across several different aspects of the environment.

For example the potential exists for discharges of treated effluent from wastewater plants to surface water systems to impact negatively on water quality. Similarly the use of septic tanks can impact negatively on the quality of ground water resources if working inefficiently or inappropriately sited.

This report has attempted to deal with the issues at a 'root' level thereby diminishing the necessity to discuss further the possible and numerous interactions between the various environmental receptors.

This environmental report has approached each of the environmental receptors on an individual basis though it is fully cognisant of the relationship between the various elements. The report has therefore attempted to present the data in such a way as to indicate fully the potential for impacts on other aspects of the environment where they may occur or indeed are likely to occur.

To highlight the extent of the relationship between the various elements of the environment the matrix presented in Table 5.2 provides an indication of the interactions present between environmental receptors.

To highlight the extent of the relationship between the various elements of the environment the matrix presented in Table 5.2 provides an indication of the interactions present between environmental receptors. Categories highlighted in **blue** identify where interactions between environmental receptors occur.

The significant aspect of the matrix (is the relationship between human beings and all aspects of the environment. There are three simple conclusions to be drawn from the matrix; people benefit most from a high quality environment; people are collectively responsible for the adverse impacts that can occur; and people are most seriously affected by deterioration in environmental quality.



Table 5.2 Interrelationship between Environmental Receptors

		Biodiversity - Flora and Fauna	Human Beings - Population	Human Beings - Health	Soil and Geology	Water	Landscape and Visual Issues	Material Assets - Transportation	Material Assets - Other	Cultural Heritage	Air Quality	Noise
Is this aspect of the environment likely to interact with other aspects of the environment?	Biodiversity - Flora and Fauna											
	Human Beings - Population											
	Human Beings - Health											
	Soils and Geology											
	Water											
	Landscape and Visual Issues											
	Material Assets - Transportation											
	Material Assets - Other											
	Cultural Heritage											
	Air Quality											
	Noise											

## 6 Strategic Environmental Objectives

### 6.1 Introduction

The primary objective of the SEA is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of Draft Variation No.2 to the Navan Development Plan.

Article 5 of the SEA Directive requires the identification of environmental protection objectives. These Strategic Environmental Objectives (SEOs) assist in the prediction, description and monitoring of impacts on the environment as a result of the draft Variation. Indicators allow impacts to be assessed and highlighted in a simple and effective manner. Indicators can also be used to form the basis of a monitoring programme for the Plan, (outlined in Chapter 10 of this Environmental Report) the results of which will inform the next Plan Review and other studies.

Indicators allow impacts to be assessed and highlighted in a simple and effective manner. Indicators can also be used as standards to form the basis of a monitoring programme for the proposed Variation (outlined in Chapter 10 of this Environmental Report).

While Indicators facilitate the monitoring aspect of the SEA, targets provide a realistic and achievable target to which the Local Authorities can work towards. All SEOs, indicators and targets are provided on Table 6.1 while background to these measures is provided in the subsections below.

**Table 6.1: Strategic Environmental Objectives for Draft Variation No. 2 to the Navan Development Plan**

SEO Ref:	Strategic Environmental Assessment	Indicators	Targets
<b>BIODIVERSITY, FLORA &amp; FAUNA</b>	<b>B1:</b> To ensure compliance with the Habitats and Birds Directives with regard to the protection of Natura 2000 Sites and Annexed habitats and species.	<b>B1:</b> Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive	<b>B1:</b> Maintenance of favourable conservation status for all habitats and species protected under national and International legislation to be unaffected by implementation of the Plan as varied.
	<b>B2:</b> To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones - are of significant importance for wild fauna and flora and/ or essential for the migration, dispersal and genetic exchange of wild species.	<b>B2:</b> Percentage loss of functional connectivity without remediation resulting from development provided for by the Plan as varied.	<b>B2:</b> No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for in the Plan as varied

SEO Ref:	Strategic Environmental Assessment	Indicators	Targets
	<b>B3i:</b> To avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and to ensure compliance with the Wildlife Acts 1976 -2010 with regard to the protection of species listed on Schedule 5 of the principal Act.	<b>B3i:</b> Number of significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan as varied  <b>B3ii:</b> Number of significant impacts on the protection of species listed on Schedule 5 of the Wildlife Act 1976	<b>B3i:</b> Avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan as varied  <b>B3ii:</b> No significant impacts on the protection of species listed on Schedule 5 of the Wildlife Act 1976
<b>POPULATION &amp; HUMAN HEALTH</b>	<b>PH1:</b> To protect populations and human health from exposure to incompatible landuses	<b>PHH1:</b> Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors resulting from development provided for by the Plan as varied, as identified by the Health Service Executive and Environmental Protection Agency	<b>PHH1:</b> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan as varied
<b>SOILS INCLUDING GEOLOGY</b>	<b>S1:</b> To avoid damage to the hydrogeological and ecological function of the soil resource	<b>S1:</b> Soil extent and hydraulic connectivity	<b>S1:</b> To minimise reductions in soil extent and hydraulic connectivity
<b>AIR &amp; CLIMATE</b>	<b>A1:</b> To reduce travel related emissions to air and to encourage modal change from car to more sustainable forms of transport	<b>A1:</b> Percentage of population travelling to work, school or college by public transport or non-mechanical means	<b>A1:</b> An increase in the percentage of the population travelling to work, school or college by public transport or non-mechanical means.
<b>WATER</b>	<b>W1:</b> To maintain and improve, where possible, the quality and status of surface waters.	<b>W1:</b> Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives (Surface Waters) Regulations 2009 (SI No. 272 of 2009)	<b>W1:</b> Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' 20 by 2015
	<b>W2:</b> To prevent pollution and contamination of ground water.	<b>W2:</b> Groundwater Quality Standards and Threshold Values under Directive	<b>W2:</b> Not to affect the ability of groundwaters to comply with Groundwater Quality Standards and

SEO Ref:	Strategic Environmental Assessment	Indicators	Targets
		2006/118/EC	Threshold Values under Directive 2006/118/EC
	<b>W3:</b> To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009)	<b>W3:</b> Not to affect the ability of groundwaters to comply with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	<b>W3:</b> Minimise developments granted permission on lands which pose - or are likely to pose in the future – a significant flood risk in compliance with The Planning System and Flood Risk Management Guidelines for Planning Authorities
<b>MATERIAL ASSETS</b>	<b>M1:</b> To serve new development with adequate and appropriate waste water treatment	<b>M1:</b> Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan as varied	<b>M1:</b> All new developments granted permission to be connected to and adequately and appropriately served by wastewater treatment over the lifetime of the Plan as varied.
	<b>M2:</b> To serve new development with adequate drinking water that is both wholesome and clean	<b>M2:</b> Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan as varied.	<b>M2:</b> No non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan as varied.
	<b>M3:</b> To reduce waste volumes, minimise waste to landfill and increase recycling and reuse.	<b>M3:</b> Total collected and brought household waste	<b>M3:</b> Minimise increases in and, where possible, reduce household waste generation.
<b>CULTURAL HERITAGE</b>	<b>CH1:</b> To protect archaeological heritage including entries to the Record of Monuments and Places and/or their context	<b>CH1:</b> Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and the context of the above within the surrounding landscape where relevant) – protected from adverse effects resulting from development which is granted permission under the Plan as varied	<b>CH1:</b> Protect entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and their context of the above within the surrounding landscape where relevant) from adverse effects resulting from development which is granted permission under the Plan as varied

SEO Ref:	Strategic Environmental Assessment	Indicators	Targets
	<b>CH2:</b> To protect architectural heritage including entries to the Record of Protected Structures and Architectural Conservation Areas and their context	<b>CH2:</b> Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from adverse effects resulting from development which is granted permission under the Plan as varied	<b>CH2:</b> Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from adverse effects resulting from development which is granted permission under the Plan as varied
<b>LANDSCAPE</b>	<b>L1:</b> To avoid significant adverse impacts on the landscape - especially with regard to the County's landscapes which are most valuable and most sensitive to change and protected focal points and views	<b>L1:</b> Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the Plan as varied	<b>L1:</b> No developments permitted which result in avoidable impacts on the landscape - especially with regard to landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the Plan as varied

## 7 Description of Alternatives

### 7.1 Introduction

The issue of alternatives is a critical function of the SEA process and is necessary to evaluate the likely environmental consequences of a range of alternative development strategies for Navan within the constraints imposed by environmental conditions. Alternatives were considered during the preparation of the Variation and the most appropriate scenario was selected.

### 7.2 Legislative Context

Article 5 of the SEA Directive requires the consideration of reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme and the significant environmental effects of the alternatives proposed. It states under Article 5(1) that;

*Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given for this purpose is referred to in Annex I.*

In accordance with SEA guidelines the alternatives put forward should be reasonable, realistic and capable of implementation. They should also be in line with the appropriate strategic level at which the Plan will be implemented within the national and county planning hierarchy. Draft Variation No. 2 will be framed within a policy context set by a hierarchy of National, Regional and County level strategic plans.

The key purpose of this Variation No. 2 is to align the Navan Development Plan with the key tenets of the Economic Development Strategy for County Meath 2014-2022 as they relate to land-use planning. The Variation also seeks to align the Plan with the provisions of the County Development Plan (as varied) and update the written text and maps accordingly. The preparation of the Economic Development Strategy was itself subject to Screening for Strategic Environmental Assessment and Variation No. 3 of the Meath County Development Plan 2013-2019, which aligned the County Development Plan with the key tenets of the Economic Development Strategy, was also subject to Screening for Strategic Environmental Assessment.

One of the main purposes of the Variation is to review the quantum and location of employment zoned land within the Plan area and as such includes amendments to employment zoning objectives and development management standards so as to incorporate flexibility in the provision of employment generating uses and to ensure consistency with the County Development Plan.

The Variation also seeks to correct an anomaly in the evaluation and provision of residential zoned lands in that, lands subject to a nationally designated Strategic Development Zone (SDZ) at Clonmagadden should not have been under consideration they are in Table 2A2 and thereafter in the current Plan. Correcting this anomaly results in the removal of a potential availability of 500 residential units that had been allocated to the SDZ lands. The evaluation of requirement for residential units in the Meath County Development Plan 2013-2019 did not include this anomaly and as such the 500 units allocated to Clonmagadden SDZ are not included in the County Development Plan. The shortfall in provision of residents units is considered in tandem with a review of the quantum and location of employment zoned lands within the Plan area.

Other aspects of the Variation include alignment of the Plan with the County Plan, as varied, and with the adopted Economic Development Strategy; to take cognisance of the Navan Public Realm Study and to support the redevelopment of Pairc Tailteann.

Alternatives proposed have been assessed against the relevant Strategic Environmental Objectives (SEOs) established for the key aspects of the environment likely to be affected by the Plan's implementation. The evaluation process resulted in the identification of potential impacts and informed the selection of the preferred development scenario for the Draft Variation No. 2 to the Navan Development Plan 2009-2015. This consideration sought to understand whether each alternative was likely to improve, conflict with, or have a neutral interaction with the environment of the Plan area.

### 7.3 Methodology for the Selection of Alternatives

The Variation is based on the principles of sustainable development which means that development will be promoted in accordance with the appropriate international, national, regional and county guidelines.

The Variation is based on the principles of sustainable development which means that development will be promoted in accordance with the appropriate international, national, regional and county guidelines.

Particular reference is drawn to the Core Strategy of the Meath County Development Plan which must be complied with. The following factors have been used to determine the suitability of specific lands for residential development which constitute the proper planning and sustainable development of the town:

- i) Proximity of similar land-uses;
- ii) Impact on adjacent land-uses;
- iii) Provision of existing and proposed road and services infrastructure;
- iv) Existing phasing proposals for release of residential lands
- v) Environmental constraints – proximity to and potential impact on the qualifying interests of the adjoining designated sites;

### 7.4 Description of Proposed Alternatives

Three alternatives were considered in the drafting of the SEA and the preparation of the Draft Variation No.2 of the Navan Development Plan. Options developed are not predictions or preferences; instead they offer a range of outcomes arising from different planning and development strategies that were considered. These three scenarios form the basis for comparative evaluation of the likely environmental effects of each as part of this study.

- Alternative 1: Do Nothing Approach (No change to Land Use Zoning)
- Alternative 2: Unrestricted Approach (to land-use zonings requirements)
- Alternative 3: Planned Approach (to land-use zonings requirements)



### 7.4.1 Overview of Alternatives

#### Alternative 1: Do Nothing Approach (No Change to Land-use Zoning)

This would retain land-use zonings as per the existing Navan Development Plan, as previously varied.

##### Overview

- Land-use zonings do not allow for realising potential of additional employment generation opportunities.
- Land-use zonings do not allow for realising potential of additional economic generation opportunities.
- Residential anomaly associated with Clonmagadden SDZ is not addressed with subsequent under provision of residential zoned lands.
- No new potential effects on habitats and landscapes.

#### Alternative 2: Unrestricted Approach (to land-use zonings requirements)

This approach would involve placing no restrictions on variation-related development opportunity of the Plan lands.

##### Overview

- Has potential to lead to an uncoordinated use of lands with disconnected development.
- Has potential for unknown impact on road and services infrastructure and networks.
- Underutilises the potential to consolidate existing land-uses and their access and service requirements.
- Has potential for unknown impact or pressures on habitats and landscapes.

#### Alternative 3: Planned Approach (to land-use zonings requirements)

This approach would involve phasing development subject to most appropriate/desirable locations in tandem with any necessary physical infrastructure upgrades and increased social infrastructure provision.

##### Overview

- Allows for an orderly and consolidated strengthening and expansion of existing similar land-uses.
- Allows for best use of existing and planned road and services infrastructure and networks.
- Avoids developments of incompatible land-uses.
- Allows for planned consideration and appropriate mitigation of potential pressures on habitats and landscapes.

## 7.5 Evaluation of Alternatives

This section provides a comparative evaluation of the environmental effect of implementing the alternatives and determines which alternative is likely to have a beneficial, neutral or negative relationship with the Strategic Environmental Objectives (SEO's) outlined in Chapter 6. Using the above SEOs, the four alternatives are evaluated against these environmental objectives, the results of the assessment are presented in Table 7.1. The Assessment is categorized as follows:

<b>Positive</b>	
<b>Neutral</b>	
<b>Uncertain</b>	
<b>Negative</b>	

## 7.6 Outcome of Alternatives Assessment

The alternatives reviewed represent choices that are available to the planning authority in delivering the Variation. Following consideration against the Strategic Environmental Objectives it was considered that Alternative 3 was the most appropriate approach with regards to the future sustainable planning and development of Navan.

The future development envisaged requires a balance between the desire to increase economic and employment opportunity and the need to ensure adequate infrastructure is in place to accommodate growth. The alternative chosen in the draft Variation represents an appropriate balance between the competing environmental objectives.

Table 7.1 SEA Assessment of Alternative Scenarios

SEA Objective	Alternative 1: Do Nothing Approach	Alternative 2: Unrestricted Approach	Alternative 3: Planned Approach
<b>BIODIVERSITY</b>			
<b>B1:</b> To ensure compliance with the Habitats and Birds Directives with regard to the protection of Natura 2000 Sites and Annexed habitats and species	Neutral	Negative	Neutral
<b>B2:</b> To ensure compliance with Article 10 of the Habitats Directive with regard to the management of features of the landscape which - by virtue of their linear and continuous structure or their function act as stepping stones - are of significant importance for wild fauna and flora and/or essential for the migration, dispersal and genetic exchange of wild species	Neutral	Negative	Neutral
<b>B3:</b> To avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites and to ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of species listed on Schedule 5 of the principal Act	Neutral	Negative	Neutral
<b>POPULATION</b>			
<b>PH1:</b> To protect populations and human health from exposure to incompatible landuses	Negative	Negative	Positive
<b>SOILS AND GEOLOGY</b>			
<b>S1:</b> To avoid damage to the hydrogeological and ecological function of the soil resource	Neutral	Negative	Neutral
<b>AIR QUALITY &amp; CLIMATE</b>			
<b>A1:</b> Facilitate measures to reduce all forms of Air Pollution	Neutral	Negative	Neutral
<b>WATER</b>			
<b>W1:</b> To maintain and improve, where possible, the quality and status of surface waters	Neutral	Negative	Neutral

<b>W2:</b> To prevent pollution and contamination of ground water	Neutral	Negative	Neutral
<b>W3:</b> To comply as appropriate with the provisions of the Planning System and Flood Risk Management: Guidelines for Planning Authorities (DEHLG, 2009)	Neutral	Negative	Neutral
<b>MATERIAL ASSETS</b>			
<b>M1:</b> To serve new development with adequate and appropriate waste water treatment	Neutral	Negative	Neutral
<b>M2:</b> To serve new development with adequate drinking water that is both wholesome and clean	Neutral	Negative	Neutral
<b>M3:</b> To reduce waste volumes, minimise waste to landfill and increase recycling and reuse.	Neutral	Negative	Neutral
<b>CULTURAL HERITAGE</b>			
<b>CH1:</b> To protect archaeological heritage including entries to the Record of Monuments and Places and/or their context	Neutral	Negative	Neutral
<b>CH2:</b> To protect architectural heritage including entries to the Record of Protected Structures and Architectural Conservation Areas and their context	Neutral	Negative	Neutral
<b>LANDSCAPE</b>			
<b>L1:</b> To avoid significant adverse impacts on the landscape - especially with regard to the County's landscapes which are most valuable and most sensitive to change and protected focal points and views	Neutral	Negative	Neutral

## 8 Strategic Environmental Assessment of Draft Variation No.2

### 8.1 Introduction

The SEA process ensures that the environment is central to all decisions on the future development of the plan area.

The purpose of this section of the Environmental Report is to highlight the potential conflicts, if they are present, between the stated policies and objectives contained in Draft Variation No.2 with the Strategic Environmental Objectives. Furthermore the assessment examines the potential impact arising from the Plan's implementation of its policies and objectives on sensitive environmental receptors.

The process of SEA and Draft Variation No. 2 formulation is an iterative one and as such, environmental considerations have informed all stages of Variation No. 2's preparation carried out to date in order for the potential for significant adverse effects arising from implementation of the variation to be minimised. Nonetheless, it is possible that some individual plan objectives or policies will create such effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts and where this is not possible for stated reasons, to lessening or offsetting those effects through mitigation measures outlined in Chapter 9 of this report.

In some instances, there is little or no relationship between the variation Policies/Objectives and the respective environmental receptor. Where this occurs, the potential impact is regarded as neutral and no further discussion is deemed necessary.

This section provides a comparative evaluation of the environmental effect of implementing the stated policies and objectives of Draft Variation No.2 and determines whether each measure is likely to have a positive, neutral, uncertain or negative relationship with the Strategic Environmental Objectives (SEO's) outlined in Chapter 6. Using the above SEOs, the policies and objectives of Draft Variation No.2 are evaluated in the context of their impact on these environmental objectives, the results of the assessment are presented in a table format below. The potential effects are categorised as follows:

- Potential Positive Impact
- Uncertain impact
- Neutral or No relationship
- Potential Negative impact

Where the evaluation identifies a potential uncertain or negative impact with the status of an SEO, the relevant SEO code and provision is entered into a Mitigation Table (Table 9.1) to assess what mitigation is available to offset uncertain or potentially negative impacts arising from the provision.

Table 8.1 Environmental Assessment Of Draft Variation No.2 Policies and Objectives

Specific Elements/Components Of Draft Variation No.2 to Navan Development Plan	Potential Negative Impact	Potentially Uncertain Impact	Potentially Neutral or No relationship	Potential Positive Impact
<b>Proposed Policies &amp; Objectives Chapter 2 Navan In Context</b>				
<b>'CS POL 1 - To prioritise the sustainable development of Navan as a Primary Economic Growth Town at the centre of a Core Economic Area with Trim and Kells and to act as a "driver" of development in developing and sustaining strong levels of economic growth in accordance with the recommendations of the economic development strategy for County'</b>			B1, B2, B3, S1, A1, W1, W2, W3, M3	PH1,
<b>Proposed Policies &amp; Objectives Chapter 3 Settlement Strategy &amp; Housing</b>				
<b>Pol 1 - To facilitate the continued development of Navan as a Large Growth Town I and promote its status as a core economic area in partnership with Trim and Kells and as a key economic driver in line with the <del>policies prescribed in the County Development Plan 2013-2019</del> Economic Development Strategy for the County &amp; Regional Planning Guidelines 2010-2022.</b>			B1, B2, B3, S1, A1, W1, W2, W3, M3	PH1
<b>OBJ 8 - To <del>develop the public realm and amenities of Navan so that quality of life for residents can be improved.</del> Facilitate the provision of an improved public realm and enhanced amenities within Navan through the implementation of the Public Realm Plan.</b>		CH1, CH2	B1, B2, B3, PH1, S1, A1, W1, W2, W3, M1, M2 and M3.	
<b>OBJ 16 - To require the preparation of a Master Plan for lands identified on the Land Use Zoning</b>		B1, B2, B3	PH1, S1, A1, W1, W2, W3, M1, M2, M3, CH1, CH2 and L1.	



<p><i>Objectives Map with any planning application submitted for the lands or any part thereof. The Master Plan shall show the overall layout for the lands as a whole and the proposed phasing arrangements which shall be consistent with the Core Strategy for this Development Plan and the phasing shown on the Land Use Zoning Map.</i></p> <p>Objective 16 renames existing framework plans and action plans to masterplans and provides details on the 13 Masterplans within the Navan Development Plan Area.</p>				
<p>OBJ 16: Master Plan 1 relates to lands to the east of the N51 and north of the R147 which are zoned for mixed use commercial activity.</p>		<p>L1, B1, B2, B3, CH1, CH2</p>	<p>PH1, S1, A1, W1, W2, W3, M1, M2, M3</p>	
<p>OBJ 16: Master Plan 2 relates to lands to the north of the R147 which are zoned predominantly for mixed use commercial activity. The restoration and reuse of existing buildings (where appropriate) on the lands which shall be informed by a Conservation Method Statement prepared by a person competent in that field.</p> <p>The provision of suitably designed buildings accommodating a suitable mix of uses (with a maximum of 30% residential provision).</p> <p>Provision of amenity walkways and landscaping along the river.</p> <p>Provision of adequate public lighting and footpaths throughout the lands</p>		<p>B1, B2, B3,</p>	<p>S1, A1, W1, W2, W3, M1, M2, M3</p>	<p>CH2, CH1, PH1</p>

<p>OBJ 16: Master Plan 9 relates to a rectangular block of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Borallion Road. Development of these lands shall only proceed on the basis of an agreed overall Master Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the provision of suitable access arrangements.....</p> <p>Master Plan 9: relates to a rectangular block of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Borallion Road. Development of these lands shall only proceed on the basis of an agreed overall Master Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the provision of suitable access arrangements. This area is intended to provide an option for the Regional Hospital and ancillary healthcare uses and shall also provide for inter alia the following:</p> <ol style="list-style-type: none"> <li>1. A high standard of design, finish and layout;</li> <li>2. A comprehensive landscaping plan;</li> <li>3. Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and;</li> <li>4. Provision of adequate public lighting and footpaths throughout the lands.</li> </ol>		A1, CH1	B1, B2, B3, S1, A1, W1, W2, W3, M1, M2, M3, CH2, CH1, PH1.	
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It is not anticipated that this Strategic Land Reserve will serve any other purpose other than a Regional Hospital and ancillary healthcare provision.				
OBJ 16: Master Plan 10 relates to the lands comprising of the existing Pairc Tailteann GAA stadium and ancillary grounds fronting Brews Hill and Commons Road.			CH1, CH2, B1, B2, B3, PH1, S1, A1, W1, W2, W3, M1, M2, M3	L1,
OBJ 16: Master Plan 11 relates to lands off the Rathaldron Road at Nevinstown which are subject to a G1, H1 and 'White Lands' zoning objective....		M2, M1, CH1	L1, CH2, B1, B2, B3, PH1, S1, A1, W1, W2, W3, M1, M2, M3	
OBJ 16: Master Plan 12: These lands are located to the east of Navan in the townlands of Athlumney, Alexander Reid, Bailis and Farganstown and Ballymacon and are zoned for a mix of uses, primarily residential, commercial and employment uses.		B1, M1, M2, L1	B2, B3, PH1, S1, W1, A1, W2, M3, CH1 and CH2	
<b>White Lands Objective</b> - These are strategic lands located adjoining the site identified for the proposed Regional Hospital and their designation is to allow for a long term, integrated approach to the taken to the expansion of an urban area. It is not generally envisaged that development proposals will be brought forward during the life of this Development Plan for such lands. No indication is therefore generally offered regarding the suitability or otherwise of individual uses on said lands within this Development Plan. The acceptability of specific proposals for development on the lands prior to that time, e.g. an expansion to an existing permitted business, will be considered on their merits. It is vital that such lands are protected against developments which would impede the orderly expansion of an urban area. <a href="#">Should the Planning</a>			CH1, CH2, B1, B2, B3, PH1, S1, A1, W1, W2, W3, M1, M2, M3, L1	

Authority be satisfied that a project proposed for lands with a white land designation would assist with the implementation of the Economic Strategy, these lands can be released for development during the plan period.				
<b>Proposed Policies &amp; Objectives Economic Development</b>				
ECON DEV POL 1 - To implement the policies, actions and recommendations of the Economic Development Strategy for County Meath as they relate to Navan.			B1, B2, B3, PH1, S1, A1, W1, W2, W3, M3	
<del>ECON DEV POL 43</del> —To support the activities of agencies involved in the promotion of employment generating opportunities in Navan including the <del>Meath County Enterprise Board</del> Local Enterprise Office, Enterprise Ireland and the Industrial Development Agency (IDA Ireland).			B1, B2, B3, PH1, S1, A1, W1, W2, W3, M3	
ECON DEV OBJ 1 - To support, be proactive and implement the spatial dimension of the Economic Development Strategy for County Meath 2014 - 2022 with particular regard to the development of the IDA Business and Technology Park.			B1, B2, B3, S1, A1, W1, W2, W3, M3	PH1
<b>ECON DEV OBJ 5 6</b> <del>Navan Town Council and</del> Meath County Council shall facilitate the Health Service Executive and the Department of Health in the provision of a new Regional Hospital in Navan. <del>Navan Town Council and</del> Meath County Council has <del>ve</del> identified 3 possible locations within the town lands within			B1, B2, B3, PH1, S1, W1, CH1, CH2, M1, M2, M3, L1	A1

Framework Plan 1 as their preferred location to develop the new Regional Hospital and have identified it as one of the most important potential economic stimulants for this town and region building on the high level economic objective contained in the Meath County Development Plan 2013-2019.				
<b>ECON DEV OBJ 6</b> - To support the redevelopment of Pairc Tailteann as a modern “sports Hub”			B1, B2, B3, S1, W1, CH1, CH2, M1, M2, M3, L1, A1	PH1
<b>ECON DEV OBJ 7</b> - To provide for small and medium sized industries to develop on lands zoned for E2 (General Enterprise and Employment Use) to the north of MP4 lands subject to the upgrading of the Clonmagadden Lane serving the lands.			B1, B2, B3, S1, W1, CH1, CH2, M1, M2, M3, L1, A1	PH1
<b>Proposed Policies &amp; Objectives</b> <b>Tourism</b>				
<b>TOU OBJ 8</b> - To implement the recommendations of the Boyne Valley Tourism Strategy 2016-2020 as they apply to the town of Navan and its environs.			B1, B2, B3, S1, W1, CH1, CH2, M1, M2, M3, L1, A1, PH1	
<b>Proposed Policies &amp; Objectives</b> <b>Retail</b>				
<b>RET DEV POL 1</b> - 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 <del>area for town centre expansion</del> secondary commercial quarter in order to sustain its competitiveness and importance			B1, B2, B3, S1, W1, CH1, CH2, M1, M2, M3, L1, A1, PH1	

as a designated County Town Centre and 'Level 2 Centre' in the Greater Dublin Area.				
<b>RET DEV OBJ 1</b> - To assess the provision of new retail development outside the designated retail core area and the <del>secondary commercial quarter identified town centre expansion</del> 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.			B1, B2, B3, S1, W1, CH1, CH2, M1, M2, M3, L1, A1, PH1	
<b>RET DEV OBJ 7</b> - To promote the redevelopment of the County Council offices on Railway Street as a key town centre opportunity site			B1, B2, B3, S1, W1, CH1, CH2, M1, M2, M3, L1, A1, PH1	
<b>Proposed Policies &amp; Objectives</b> <b>Social Strategy</b>				
<b>SOC OBJ 17</b> - To assist in the strategic planning for the development of a modern sports hub at Pairc Tailteann			B1, B2, B3, S1, W1, CH1, CH2, M1, M2, M3, L1, A1	PH1
<b>Amendments to Zoning Objectives in Athlumney/Farganstown</b>				
Rezoning of Phase II residential lands in Athlumney/Farganstown to a strategic employment zone for high technology use and expand the amount of strategic employment southwards.		B1, B2, B3, S1, W1 W2	S1, A1, W3, M1, M2, M3	
Rezoning of D1 lands for tourism to G1 Community Infrastructure.			B1, B2, B3, S1, W1, CH1, CH2, M1, M2, M3, L1, A1, PH1	
<b>Amendments to Zoning Objectives in Liscarton</b>				
Additional zoning of E2 for General Enterprise & Employment in Liscarton Industrial Estate.	A1, M1, M2,	B1, B2, B3, S1, W1 W2, CH1, PH1, L1,	CH2, M3, B1, B2, B3, S1, W1 W2, CH1, PH1, A1,	



Amendments to Zoning Objectives in on MP1 Lands at Ratholdren Road/Inner Relief Road Junction				
Lands which presently have a D1 zoning objective are now proposed to be zoned C1 for mixed use type development.		L1, B1, B2, B3, CH1, CH2, W1, W2	S1, CH2, M1, M2, M3, L1, A1, PH1, W3	
Amendments to Zoning Objectives in Nevinstown MP11/MP3 Lands (Masterplan 3)				
Proposal to allocate an additional 250 residential units to Phase I in MP3.		B1, B2, B3	S1, CH2, M1, M2, M3, L1, A1, PH1, W3, L1, CH1, CH2, W1, W2	
Amendments to Zoning Objectives in Railway Street/County Hall				
It is proposed to include a specific objective for the existing B1 zoned lands to highlight the potential of the lands to accommodate significant retail services and office based employment.			S1, CH2, M1, M2, M3, L1, A1, PH1, W3, L1, B1, B2, B3, CH1, CH2, W1, W2	
Amendments to Zoning Objectives on Trim Road				
Include the alternative sites as White Lands (i.e. Strategic Land Banks) with a specific objective to ensure the consolidation of the future development of Navan in association with the Regional Hospital. It is not currently envisaged that these lands will be developed for any other purpose other than the delivery of the Regional Hospital.				S1, CH2, M1, M2, M3, L1, A1, PH1, W3, L1, B1, B2, B3, CH1, CH2, W1, W2

## 9 Mitigation Measures

### 9.1 Introduction

This section outlines the mitigation measures identified, as necessary, to address the potential negative impacts arising from the adoption of Draft Variation No.2. While every effort will be taken to ensure that the impact of the draft Variation on the environment is neutral to positive, particular uncertain or negative impacts may occur as a result of its implementation. The Environmental Report details mitigation measures to reduce or eliminate identified negative impacts.

Similarly, monitoring of Draft Variation No.2, in accordance with the Planning and Development Act, 2000, as amended, will incorporate proposals to monitor various environmental receptors. A schedule of monitoring and reporting is set out in Table 9.1 in order to ensure that any unforeseen negative impact is identified at the earliest opportunity and subsequently appropriate mitigation measures are put in place to eliminate or at a minimum, limit the level of impact to an acceptable degree. Environmental Indicators, as prescribed in the EPA publication “Ireland’s Environment: An Assessment 2012” are provided where relevant to this proposed Variation and presented as a yardstick against which the success of the Proposed Variation can be monitored.

The policies and objectives set out in the proposed Variation which run contrary to the objectives and policies contained within the Development Plans will not normally be permitted, and if permitted, not without the detailing of appropriate site and development specific mitigation measures. In addition, particular policies or objectives which form the basis of the future project, e.g the delivery of a regional hospital, will in themselves be subject to further project specific environmental assessment by means of Environmental Impact Assessment (EIA) and Appropriate Assessment (AA).

### 9.2 Mitigation Measures

Given the environmental designations, landscape and cultural heritage sensitivities in the plan area, there were occasional uncertain and potential negative impacts identified as a result of interactions between the policies and objectives of Draft Variation No.2 and the Strategic Environmental Objectives. In these instances, potential uncertainties or negative impacts could be mitigated against by the protective policies already contained within the Navan Town Development Plan. These environmental protection policies will serve, in many cases, to safeguard against the proposed Variation resulting in adverse effects on the integrity of any European sites. The AA process has also identified mitigation measures to safeguard against potentially adverse effects. These protective policies and objectives are derived from the Navan Town Development Plan.

Table 9.1 Mitigation Table

Proposed Policies & Objectives Settlement Strategy	Potential Negative Impact	Potentially Uncertain Impact	Mitigation
OBJ 8 - To <del>develop the public realm and amenities of Navan so that quality of life for residents can be improved. facilitate the provision of an improved public realm and enhanced amenities within Navan through the implementation of the Public Realm Plan.</del>		CH1, CH2	Potential uncertain impacts on SEO CH1 will be protected by <b>HER POL 1, HER OBJ 1 and HER OBJ 2</b> of the Navan Development Plan.
OBJ 16 - <i>To require the preparation of a Master Plan for lands identified on the Land Use Zoning Objectives Map with any planning application submitted for the lands or any part thereof. The Master Plan shall show the overall layout for the lands as a whole and the proposed phasing arrangements which shall be consistent with the Core Strategy for this Development Plan and the phasing shown on the Land Use Zoning Map.</i>  Objective 16 renames existing framework plans and action plans to masterplans and provides details on the 13 Masterplans within the Navan Development Plan Area.		B1, B2, B3	The introduction of an objective to mitigate against uncertain impacts on biodiversity has also been incorporated into the Draft Variation to into the Navan Town Development Plan:  <i>‘Development located in lands governed by a Masterplan will be subject to appropriate assessment and any other ecological assessments deemed necessary by the Council.’</i>
OBJ 16: Master Plan 9: relates to a rectangular block of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Borallion Road. Development of these lands shall only proceed on the basis of an agreed overall Master Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the provision of suitable access arrangements. This area is intended to provide an option for the Regional Hospital and ancillary		A1, CH1	The following changes have also been incorporated to the text of the Variation to protect against uncertain impacts on noise and cultural heritage:  <i>‘A proposal for the development of a regional hospital would be subject to separate environmental assessments/EIA process, as appropriate.’</i>

<p>healthcare uses and shall also provide for inter alia the following:</p> <ol style="list-style-type: none"> <li>1. A high standard of design, finish and layout;</li> <li>2. A comprehensive landscaping plan;</li> <li>3. Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and;</li> <li>4. Provision of adequate public lighting and footpaths throughout the lands.</li> </ol> <p>It is not anticipated that this Strategic Land Reserve will serve any other purpose other than a Regional Hospital and ancillary healthcare provision.</p>			
<p>OBJ 16: Master Plan 12: These lands are located to the east of Navan in the townlands of Athlumney, Alexander Reid, Bailis and Farganstown and Ballymacon and are zoned for a mix of uses, primarily residential, commercial and employment uses.</p>		<p>B1, M1, M2, L1</p>	<p>Potential uncertain impacts on SEO M1 will be protected by <b>RD POL 17</b> on wastewater of the Navan Development Plan.</p> <p>Potential uncertain impacts on SEO M2 will be protected by <b>Settlement Strategy OBJ 13</b> of the Navan Development Plan.</p> <p>Potential uncertain impacts on SEO L1 will be protected by <b>HER POL 13</b> of the Navan Development Plan</p> <p>Potential uncertain impacts on SEO B1 will be protected by <b>HER POL 11 and HER POL 12</b> of the Navan Development Plan. Furthermore, the following proposed</p>

			<p>changes have also been incorporated into the text of the Variation to protect against impacts on Biodiversity.</p> <p><i>'All future development within the MP12 lands will have to take full account of the sensitivities of the receiving environment. Proposals for development which would be likely to have a significant effect on European sites will only be approved if it can be ascertained, by means of an appropriate assessment, that the integrity of these sites will not be adversely affected.'</i></p>
<b>Amendments to Zoning Objectives in Athlumney/Farganstown (Master Plan 12)</b>	<b>Potential Negative Impact</b>	<b>Potentially Uncertain Impact</b>	<b>Mitigation</b>
Rezoning of Phase II residential lands in Athlumney/Farganstown to a strategic employment zone for high technology use and expand the amount of strategic employment southwards.		B1, B2, B3, S1, W1 W2	<p>Potential uncertain impacts on SEO B1, B2 and B3 will be protected by <b>HER POL 11, HER POL 14 and HER POL 18</b> of the Navan Development Plan.</p> <p>Potential uncertain impacts on SEO S1 will be protected by <b>Land Use Zoning OBJ 1</b> of the Navan Development Plan.</p> <p>Potential uncertain impacts on SEO W1 &amp; W2 will be protected by <b>HER POL 15 and RD POL 23 and INF POL 41</b> of the Navan Development Plan.</p>
<b>Amendments to Zoning Objectives in Liscarton</b>	<b>Potential Negative Impact</b>	<b>Potentially Uncertain Impact</b>	<b>Mitigation</b>
Additional zoning of E2 for General Enterprise & Employment in Liscarton Industrial Estate.	M1, M2,	B2, S1, W1, W2, CH1, PH1, L1	Potential uncertain impacts on SEO B1, B2 & B3 will be protected by <b>HER POL 11</b> and <b>HER POL 18</b> of the Navan Development Plan.

			<p>Potential uncertain impacts on SEO S1 will be protected by <b>Land Use Zoning OBJ 1</b> of the Navan Development Plan.</p> <p>Potential uncertain impacts on SEO W1, W2 will be protected by <b>HER POL 15</b> of the Navan Development Plan.</p> <p>Potential uncertain impacts on SEO L1 will be protected by <b>AGRI POL 3</b> of the Navan Development Plan.</p> <p>Potential uncertain impacts on SEO CH1 will be protected by <b>HER POL 10 and HER OBJ 5</b> of the Navan Development Plan.</p> <p>The following changes have also been incorporated to the text of the Variation to protect against negative impacts on Material Assets.</p> <p><i>‘All future development at Liscarton will have to take full account of the sensitivities of the receiving environment and shall ensure adequate provision for water supply and waste water treatment. Proposals for development which would be likely to have a significant effect on European sites will only be approved if it can be ascertained, by means of an appropriate assessment, that the integrity of these sites will not be adversely affected.’</i></p>
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Amendments to Zoning Objectives in on MP1 Lands at Ratholdren Road/Inner Relief Road Junction	Potential Negative Impact	Potentially Uncertain Impact	Mitigation
Lands which presently have a D1 zoning objective are now proposed to be zoned C1 for mixed use type development.		L1, B1, B2, B3, CH1, CH2, W1, W2	<p>Potential uncertain impacts on SEO B1, B2 &amp; B3 will be protected by HER POL 14, HER POL 16, HER POL 17, INF POL 56 and HER POL 18 of the Navan Development Plan.</p> <p>Potential uncertain impacts on SEO CH1 and CH2 will be protected <b>by HER POL 8, HER POL 9, HER POL 10 and HER OBJ 5</b> of the Navan Development Plan.</p> <p>Potential uncertain impacts on <b>SEO W1 &amp; W2 will be protected by HER POL 15</b> of the Navan Development Plan.</p> <p>Potential uncertain impacts on <b>SEO L1 will be protected by Residential POL 1, Residential POL 3</b> of the Navan Development Plan.</p>
Amendments to Zoning Objectives in Nevinstown MP11/MP3 Lands (Masterplan 3)	Potential Negative Impact	Potentially Uncertain Impact	Mitigation
Proposal to allocate an additional 250 residential units to Phase I in MP3.		B1, B2, B3	<p>The following changes have also been incorporated to the text of the Variation to protect against negative impacts on Biodiversity;</p> <p><i>‘All future development within the MP3 lands will have to take full account of the sensitivities of the receiving environment. Proposals for development which would be likely to have a significant effect on European sites will only be approved if it can be ascertained, by means of an appropriate assessment, that the integrity of these sites will not be adversely affected.’</i></p>



## 10 Monitoring Programme

### 10.1 Introduction

Monitoring of the Draft Variation No. 2 and its implications on the environment is paramount to ensure that the environment is not adversely affected through its implementation. Under Article 10 of the SEA Directive, monitoring must be carried out of the significant environmental effects directly related to the implementation of the Plan *“in order to, inter alia, identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.”* The SEA Guidelines state that monitoring should concentrate on likely significant environmental effects, which have been identified in the Environmental Report, and measures identified as necessary to avoid, reduce and offset any significant adverse effects.

### 10.2 Monitoring Indicators

Baseline monitoring is proposed on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water or air pollution levels. These indicators aim to simplify complex interrelationships and provide information about environmental issues which is easy to understand. A list of environmental indicators is provided in Table 10.1. The indicators are based on the Strategic Environmental Objectives presented in Chapter 6 and have been derived from knowledge of the existing environmental issues within the Draft plan area and also from legislation, guidelines and higher level plans.

It is considered that a monitoring report on the implementation of the policies and objectives within the Draft Variation No.2 is important for the on-going and future implementation of the Plan. It is also considered appropriate that the monitoring programme for the implementation of the policies and objectives within the Draft Variation No. 2 is integrated with the monitoring programme for the statutory development plans for Meath County.

Environmental indicator assessment during monitoring can show positive/neutral impacts or negative impacts on the environment. Where an indicator value highlights a positive/neutral impact on the environment, it is likely that the policies of the Variation are well defined with regard to the environment. Conversely, where the policies of Draft Variation No.2 have a negative impact on the environment, it may be necessary to review the policies or objectives of the plan or to take some other form of intervention. For example, if an objective or policy is having a significant adverse impact, a change may be considered during the lifetime of the Plan.

### 10.3 Sources

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources include those maintained by the relevant authorities including the National Transport Authority, the Environmental Protection Agency, the National Parks and Wildlife Service and the Central Statistics Office.

The output of lower-tier environmental assessment and decision making – including a review of project approvals granted and associated documents – will also be utilised as part of the Monitoring Programme.

Where significant effects - including positive, negative, cumulative and indirect - have the potential to occur as a result of the undertaking of individual projects or multiple individual projects, such instances should be identified and recorded and should feed into the monitoring evaluation.

Table 10.1 Monitoring Environmental Indicators

Environmental Component	Indicators	Targets	Responsibility	Frequency / Timing
<b>BIODIVERSITY, FLORA &amp; FAUNA</b>	<b>B1:</b> Conservation status of habitats and species as assessed under Article 17 of the Habitats Directive	<b>B1:</b> Maintenance of favourable conservation status for all habitats and species protected under national and international legislation to be unaffected by implementation of the Plan as varied.	Meath County Council, National Parks & Wildlife, Dept of Housing, Planning, Community and Local Government.	Monitoring of environmental likely significant effects on a project by project basis as particular elements of the plan are developed and advanced in accordance with national and international legislation.  National Monitoring Report under Article 12 of the Birds Directive. (c. every 6 years).
	<b>B2:</b> Percentage loss of functional connectivity without remediation resulting from development provided for by the Plan as varied.	<b>B2:</b> No significant ecological networks or parts thereof which provide functional connectivity to be lost without remediation resulting from development provided for in the Plan as varied	Meath County Council, National Parks & Wildlife, Dept of Housing, Planning, Community and Local Government,	Monitoring of environmental likely significant effects on measure by measure basis as particular elements of the Variation are developed and advanced.
	<b>B3i:</b> Number of significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan as varied  <b>B3ii:</b> Number of significant impacts on the protection of species listed	<b>B3i:</b> Avoid significant impacts on relevant habitats, species, environmental features or other sustaining resources in designated sites including Wildlife Sites resulting from development provided for by the Plan as varied  <b>B3ii:</b> No significant impacts on the protection of species listed on	Meath County Council, National Parks & Wildlife, Dept of Housing, Planning, Community and Local Government,	Monitoring of environmental likely significant effects on measure by measure basis as particular elements of the Variation are developed and advanced.

	on Schedule 5 of the Wildlife Act 1976	Schedule 5 of the Wildlife Act 1976		
<b>POPULATION &amp; HUMAN HEALTH</b>	<b>PHH1:</b> Occurrence (any) of a spatially concentrated deterioration in human health arising from environmental factors resulting from development provided for by the Plan as varied, as identified by the Health Service Executive and Environmental Protection Agency	<b>PHH1:</b> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Plan as varied	Meath County Council,	On-going regular monitoring supplemented by data arising from the development and delivery of the plan (every c.2 years).
<b>SOILS INCLUDING GEOLOGY</b>	<b>S1:</b> Soil extent and hydraulic connectivity	<b>S1:</b> To minimise reductions in soil extent and hydraulic connectivity	Meath County Council, EPA	Internal monitoring of likely significant environmental effects on a project by project basis where potential for interaction with historical landfill sites occur.  Review of CORINE mapping (every c.5 years).
<b>AIR &amp; CLIMATE</b>			Meath County Council, EPA	On-going regular monitoring supplemented by data arising from development and delivery of the measures within the plan (every c.2 years).
<b>WATER</b>	<b>W1:</b> Classification of Overall Status (comprised of ecological and chemical status) under the European Communities Environmental Objectives	<b>W1:</b> Not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' 20 by 2015	Meath County Council, EPA	Monitoring of water quality in accordance with the Water Framework Directive. (every c.2 years)

	(Surface Waters) Regulations 2009 (SI No. 272 of 2009)			
	<b>W2:</b> Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	<b>W2:</b> Not to affect the ability of groundwaters to comply with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	Meath County Council, EPA	
	<b>W3:</b> Not to affect the ability of groundwaters to comply with Groundwater Quality Standards and Threshold Values under Directive 2006/118/EC	<b>W3:</b> Minimise developments granted permission on lands which pose - or are likely to pose in the future – a significant flood risk in compliance with The Planning System and Flood Risk Management Guidelines for Planning Authorities	Meath County Council, EPA	
<b>MATERIAL ASSETS</b>	<b>M1:</b> Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Plan as varied	<b>M1:</b> All new developments granted permission to be connected to and adequately and appropriately served by wastewater treatment over the lifetime of the Plan as varied.	Meath County Council, EPA	On-going regular monitoring supplemented by data arising from development (every c.2 years).
	<b>M2:</b> Number of non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan as varied.	<b>M2:</b> No non-compliances with the 48 parameters identified in the European Communities (Drinking Water) Regulations (No. 2) 2007 which present a potential danger to human health as a result of implementing the Plan as varied.	Meath County Council, EPA	On-going regular monitoring supplemented by data arising from development (every c.2 years).
	<b>M3:</b> Total collected and brought household waste	<b>M3:</b> Minimise increases in and, where possible, reduce household waste generation.	Meath County Council, EPA	On-going regular monitoring supplemented by data arising from development.

<b>CULTURAL HERITAGE</b>	<b>CH1:</b> Percentage of entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and the context of the above within the surrounding landscape where relevant) – protected from adverse effects resulting from development which is granted permission under the Plan as varied	<b>CH1:</b> Protect entries to the Record of Monuments and Places - including Zones of Archaeological Potential (and their context of the above within the surrounding landscape where relevant) from adverse effects resulting from development which is granted permission under the Plan as varied	Meath County Council, Dept of Arts Heritage, Regional and Rural Affairs & Gaeltacht	On-going regular monitoring
	<b>CH2:</b> Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from adverse effects resulting from development which is granted permission under the Plan as varied	<b>CH2:</b> Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from adverse effects resulting from development which is granted permission under the Plan as varied	Meath County Council, Dept of Arts Heritage, Regional and Rural Affairs & Gaeltacht	Monitoring of Statutory Consultee inputs on environmental effects as particular elements of the variation are developed and advanced.
<b>LANDSCAPE</b>	<b>L1:</b> Number of complaints received from statutory consultees regarding avoidable impacts on the landscape - especially with regard to landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from	<b>L1:</b> No developments permitted which result in avoidable impacts on the landscape - especially with regard to landscapes which are most valuable and most sensitive to change and protected focal points and views - resulting from development which is granted permission under the Plan as varied	Meath County Council, private developers/ landowners	Monitoring of Statutory Consultee inputs on environmental effects as particular elements of the Draft Variation No.2 are developed and advanced.

	development which is granted permission under the Plan as varied			
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EPA: Environmental Protection Agency  
NPWS: National Parks and Wildlife Service

DAHRRGA: Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs  
DHPCLG: Department of Housing, Planning, Community and Local Government



## 11 CONCLUSION

The Draft Variation No.2 to the Navan Development Plan, its policies and objectives are key to the development of a sustainable economic strategy for Navan Town and its environs. The proposed Variation No. 2 sets out the medium- term strategy for economic development within Navan up to 2022.

The Strategic Environmental Assessment process has been carried out in conjunction with the Appropriate Assessment, a Strategic Flood Risk Assessment (SFRA) and the preparation of the proposed Variation itself. This allows for an early indication of the potential environmental effects likely to occur as a result of the implementation of the objectives within the draft Variation. As a result, changes or alterations to the draft Variation are made throughout the course of its preparation. The benefit of preparing the proposed Variation, the NIR, the SFRA and the Environment Report simultaneously ensures that these issues are highlighted at an early stage in the process. This allows any potential negative impacts arising from the draft Variation to be predicted early on, evaluated and effectively prevented or mitigated.

The objectives of the Draft Variation No.2 were assessed against the Strategic Environmental Objectives and indicate that the full implementation of the draft Variation will not result in a significant negative or adverse impact on the environmental resources within the plan area. As a result, the proposed Variation will have a neutral to positive impact on the environment as a whole.

Where the SEA has found potential for negative impacts on the environment as a result of the implementation of the proposed Variation, mitigation measures have been proposed. The implementation of these measures, coupled with the monitoring procedures will ensure the draft Variation is acceptable from an environmental perspective.

In summary, the assessment of the Draft Variation No.2 has concluded that its policies and objectives are acceptable and represent a balanced approach to economic and employment development in Navan. Monitoring of the draft Variation throughout its lifetime will ensure that any potential adverse environmental impacts, unforeseen at this stage will be identified early, so as to prevent any deterioration of the environment. This draft Variation, as currently presented, can contribute to the delivery of a clear and concise measures aimed at accelerating the economic transformation, revitalisation and sustainable development of Navan Town and its environs.

## Appendix I: Scoping Submissions



Mr Pat Gallagher  
Senior Planner  
Meath County Council  
County Hall  
Navan  
County Meath

13<sup>th</sup> December 2016

Our Ref: SCP161101.1

**Re: Proposed Variation No. 2 of Navan Development Plan 2009-2015 SEA Scoping Opinion**

Dear Mr Gallagher,

I refer to and acknowledge your correspondence, dated 24<sup>th</sup> November 2016, in relation to the Strategic Environmental Assessment (SEA) Scoping for proposed Variation No. 2 of the Navan Development Plan 2009-2015, hereafter referred to as the “Variation”.

Please find attached an SEA integration guidance document which sets out the key environmental issues, as relevant and appropriate, to be taken into account in the preparation of the SEA.

**Specific Comments to be considered**

We note that the proposed Variation is for the purposes of incorporating the aims and measures of the Meath Economic Development Strategy and includes proposed changes to the quantum and location of employment zoned land within the Plan area. The Variation should be consistent with the Greater Dublin Area Regional Planning Guidelines 2010–2022 and the Meath County Development Plan 2013–2019. In addition, we recommend that a commitment is included in the Variation, to remain consistent with the National Planning Framework (NPF) and Regional Spatial and Economic Strategies (RSES) upon their finalisation.

*Water Framework Directive*

The River Boyne and River Blackwater, which flow through the plan area, are both classified as having *Moderate* quality status under the Water Framework Directive. The Variation should protect and where possible, improve surface water, groundwater resources and their associated habitats and species, including fisheries, in accordance with the Water Framework Directive and the Eastern River Basin Management Plan and associated Programme of Measures.

*Floods Directive*

In the context of proposed future development and zoning, any development should be appropriate to the level of flood risk identified and should be consistent with *The Planning System and Flood Risk Management Guidelines for Planning Authorities* (DEHLG/OPW 2009). The Variation should also take into account the relevant aspects of the Draft Flood Risk Management Plan for the Boyne (UoM 07), as relevant and appropriate.

*Critical Water-Related Infrastructure*

We note that Navan and Mid-Meath public water supply is listed on the EPA’s Drinking Water Remedial Action List Q3 2016 due to “*treatment and management issues*”, with a proposed action programme involving “*upgrade of water treatment plant*”. We recommend that a commitment is included in the Variation to collaborate with Irish Water on the provision, maintenance and enhancement of water services over the lifetime of the amended Plan to cater for development within the Plan area.

### *Biodiversity Considerations*

The Variation should consider incorporating an appropriate riverside buffer alongside designated sites (including the River Boyne and River Blackwater SAC / River Boyne and River Blackwater SPA) in order to protect and enhance ecological linkages and assist in the management of flood risk. Where the application of buffer zones is being considered, the National Parks and Wildlife Service (NPWS) and where relevant Inland Fisheries Ireland should be consulted.

### **EPA State of the Environment Report 2016**

The EPA has recently published our State of the Environment Report for 2016 *Ireland's Environment – An Assessment* (EPA, 2016). The recommendations, key issues and challenges described within this report should be taken into account, as relevant and appropriate in preparing the Variation and associated SEA. This report can be consulted at:

<http://www.epa.ie/irelandsenvironment/stateoftheenvironmentreport/>

### **Scoping Process Guidance**

Guidance on the SEA Scoping Process, including an SEA Pack, Integration Guidance, SEA Checklist, and SEA Spatial Information Sources, is available on the EPA website and should be considered in the preparation of the SEA. This can be consulted at the following address: <http://www.epa.ie/pubs/advice/ea/>

In addition, recently published guidance on [\*Developing and Assessing Alternatives in SEA\*](#) (EPA, 2015) and [\*Integrating Climate Change into SEA in Ireland\*](#) (EPA, 2015) should be taken into account as appropriate.

### **SEA WebGIS Tool and datasets**

The EPA's web-based GIS application for the purposes of SEA allows users to explore, interrogate and produce an indicative report on key aspects of the environment in specific geographic areas. These reports are indicative and will provide an overview of key aspects of the environment within a specific plan area and may be used to inform the SEA scoping stage for the Variation. It may be accessed via [www.edenireland.ie](http://www.edenireland.ie)

The EPA also maintains an inventory of spatial datasets which can be used to inform the Environmental Report and associated environmental assessment. Data sources include Air Quality, Climate, Biodiversity, Flora, Fauna, Geology, Soils, Hydrology and Water Quality. The inventory is available on the EPA website at:

[www.epa.ie/pubs/advice/ea/seaspatialinfomationsourcesjune2016.html](http://www.epa.ie/pubs/advice/ea/seaspatialinfomationsourcesjune2016.html)

In addition, the EPA has recently launched a new website [Catchments.ie](http://Catchments.ie) which has been developed by the EPA in collaboration the DHPCLG and the Local Authority Waters and Communities Office (LAWCO). This website provides detailed information on water quality assessments and trends for the 46 catchments, 583 sub-catchments and 4829 water bodies nationally.

### **Environmental Authorities**

Under the SEA Regulations (*S.I. No. 436 of 2004*), as amended by *S.I. No. 201 of 2011*, notice should also be given to the following:

- The Minister for the Environment, Community and Local Government (now the Minister for Housing, Planning, Community and Local Government)
- Minister for Agriculture, Food and the Marine, and the Minister for Communications Energy and Natural Resources (now the Minister for Communications, Climate Action and Environment),



where it appears to the planning authority that the plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment

- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural heritage or to nature conservation, the Minister for Arts, Heritage and the Gaeltacht (now the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs), and
- any adjoining planning authority whose area is continuous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

Further comment may be provided by the Agency upon receipt of the Draft SEA Environmental Report and associated documents during the next statutory consultation phase of the SEA Process.

Should you have any queries or require further information in relation to the above please contact the undersigned.

I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: [sea@epa.ie](mailto:sea@epa.ie).

Yours Sincerely,

A handwritten signature in black ink that reads 'Tara Higgins'.

---

**Dr Tara Higgins**  
*Scientific Officer*  
*SEA Section*  
*Office of Environmental Assessment*  
*Environmental Protection Agency*  
*PO Box 3000*  
*Johnstown Castle Estate*  
*Co. Wexford*

## **INTEGRATION OF ENVIRONMENTAL CONSIDERATIONS**

References in this guidance to “Plan” refers to the proposed Variation of the Navan Development Plan 2009-2015.

The Plan should be set in the context of the planning hierarchy and a clear statement should be provided as to the function of the Plan and what the Plan can and cannot do. Where other Plans/Programmes/Strategies are responsible for implementing relevant policies / objectives / initiatives, these should be acknowledged and fully referenced in the Plan.

The Agency responds to Plans on a priority basis. The attached integration document sets out the key environmental issues, as relevant and appropriate, to be taken into account in the preparation of the SEA and the Plan. Specific comments/Further comment will/may be provided upon receipt of the Environmental Report and Draft Plan and associated documents during the next statutory consultation phase of the SEA Process.

The comments below relate to the integration of the environmental considerations and recommendations that have been set out in the Environmental Report, as well as the additional information highlighted by the EPA, within the Plan. Suggestions are put forward for consideration with a view to addressing the integration of a number of key environmental considerations within the Plan.

The EPA is a statutory Environmental Authority under the SEA Regulations. The EPA’s role in SEA in relation to Land Use Plans focuses on promoting full integration of the findings of the Environmental Assessment into the Plan. It is not the function of the EPA to either approve or enforce Land Use Plans.

In addition to the generic guidance below, specific environmental information is highlighted in **red**). Both the generic and specific information should be taken into account in the preparation of the Plan and SEA in the context of integrating the protection of environmental vulnerabilities / sensitivities into the Plan, where relevant and as appropriate.

### **Summary of Latest Updates in 2016**

Changes	Comments
11/03/16	Updated link to GIS SEA Manual now available
11/03/16	Updated Noise section
24/04/16	Updated link to Bathing Water Quality Report for 2015
19/05/16	Added link to CORINE 2012 Data in Appendix II
19/05/16	Added link to EPA/WRA Draft SEA Resource Manual in Appendix I
30/05/16	Added link to LA Adaptation Strategy Development Guidelines (EPA, 2016)
30/05/16	Added link to Catchments.ie in Appendix I
27/10/16	Updated reference to latest Drinking Water Report for 2015
27/10/16	<i>EcoPlan</i> Project (Green-Infrastructure) added to Section 2.3 and Appendix I
27/10/16	Added Table 15.1 and Table 15.2 with links to environmental resources
10/11/16	Included text on EPA State of Environment Report 2016
28/11/16	Updated link to Urban Waste Water Treatment Report for 2015 (EPA, 2016)
28/11/16	Updated link to Air Quality in Ireland for 2015 Report (EPA, 2016)

### **Status of Current EPA SEA Related Guidance / Research**

- [SEA & Climate Change](#) (Available)
- [SEA & Alternatives](#) (Available)
- [GISEA Manual Update](#) (Available)



- Cumulative Effects Assessment (Estimated publication date Q4 2016)
- SEA & Energy (Estimated publication date Q4 2016)

## **1 WATER**

### ***1.1 Water Framework Directive***

The Plan should promote the protection of surface water, groundwater and coastal/estuarine resources and their associated habitats and species, including fisheries.

Provisions should be made in the Plan for the incorporation of the specific relevant objectives and measures for individual water bodies set out in the relevant River Basin Management Plan (RBMP) and associated Programme of Measures (POM). The Plan should not hinder, and where possible promote the achievement of these specific objectives at water body level. In addition the plan should outline the current water quality status and the status to be achieved by 2015 in any receiving waters covered by the Plan.

You are in particular referred to the Water Maps GIS Tool within this weblink:

<http://www.wfdireland.ie/maps.html>

The full range of Protected Areas within each of the River Basin Districts (RBD's) as set out in Annex IV 1(i) – (v) inclusive of the Water Framework Directive should be taken into account in the Drafting of the Plan.

The EU's *Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20*, in particular *Section 3.5 Key Issues for Article 4.7 should be taken into account*. Provisions should also be included in the Plan to ensure that any proposed land use zoning or development associated with the Plan is not in breach of the requirements of the Water Framework Directive. The guidance document can be found at:

[http://ec.europa.eu/environment/water/water-framework/objectives/pdf/Guidance\\_document\\_20.pdf](http://ec.europa.eu/environment/water/water-framework/objectives/pdf/Guidance_document_20.pdf)

The Plan should refer to and incorporate the Surface Water legislation '*Environmental Objectives (Surface Waters) Regulations 2009*' 2009 (S.I. No 272 of 2009), where relevant and appropriate. You are referred to the Legislation at:

<http://www.environ.ie/en/Environment/Water/WaterQuality/EnvironmentalObjectivesSurfaceWatersRegulations2009/>

The Plan should refer to the recent '*Water Quality in Ireland 2010 – 2012*' (EPA, 2015) as appropriate and relevant. You are referred to the Report at:

<http://www.epa.ie/pubs/reports/water/waterqua/>

Your attention is brought to the water quality reports for the Western and Southern regions in 2013 (EPA, 2014) which should be integrated where relevant and appropriate.

<http://www.epa.ie/pubs/reports/water/waterqua/> . Other water quality reports are available at this link also.

The *European Union (Water Policy) Regulations 2014 (S.I. No. 350 of 2014)* have recently been published and is available from the address below. It sets out the roles, and responsibilities of the various stakeholders and the associated requirements in relation to river basin management planning.

<http://www.irishstatutebook.ie/pdf/2014/en.si.2014.0350.pdf>

### **1.2 Drinking Water/Water Supply**

It is noted that since 1<sup>st</sup> Jan 2014, responsibility for the provision of adequate and appropriate drinking water and waste water services has passed to Irish Water. The SEA and Plan making processes should address (in collaboration with other stakeholders) drinking water supply capacity, leakage and quality in the Plan area. Future predicted increases in population and demand should be taken into consideration in the context of current drinking water supply and future requirements.

The Plan should implement the European Communities (Drinking Water)(No.2) Regulations 2007 and should include a commitment to include, as appropriate, the relevant recommendations set out in *Drinking Water Report 2015* (EPA, 2016). This Report is available at: <http://www.epa.ie/pubs/reports/water/drinking/>.

The Plan should seek to implement best practice in the provision of appropriate drinking water to service the Plan area.

The Plan should include, where applicable, specific objectives for the improvement of any water supplies in the Plan area. In particular, the Plan should address the specific objectives to be achieved where these water supplies are included on the EPA's Remedial Action List (RAL).

The RAL published in the most recent annual Drinking Water report (**Q3 of 2016**) can be found at: <http://www.epa.ie/pubs/reports/water/drinking/>. It should be noted that the RAL is a dynamic list which is reviewed quarterly by the EPA, so the current list may differ from that published in the most recent annual Drinking Water Report. Guidance on the Remedial Action List has been prepared by the EPA and is available in Section 6 of the Drinking Water Handbook mentioned above and available at: <http://www.epa.ie/pubs/reports/water/drinking/>.

The EPA has published a series of Drinking Water Advice Notes which are available at <http://www.epa.ie/pubs/advice/drinkingwater/>. The Planning Authority must develop appropriate solutions that may involve abandoning or replacing drinking water sources, upgrading the treatment facilities or improving management and operational practices.

### **1.3 Waste Water Treatment**

The Plan should highlight the requirement under *The Waste Water Discharge (Authorisation) Regulations* for all wastewater discharges, including storm water discharges which come within the scope of these Regulations to be licensed (for agglomerations over 500pe) or certified (for agglomeration below 500pe). In this regard, the Plan should highlight the specific requirements of Regulations 43 & 44 of the *Waste Water Discharge (Authorisation) Regulations, 2007*, S.I. No. 684 of 2007, regarding the consideration of proposals and consultation on such proposals by Planning Authorities and An Bord Pleanála, where applications for proposed development are being considered and decided upon.

The Plan should include as appropriate measures to improve water quality impacted by waste water discharges as identified in the EPA Waste Water Report and the Water Quality in Ireland reports.

The Plan should implement the Urban Waste Water Treatment Regulations 2001 and 2004 and promote, as appropriate, specific provisions for the implementation of the relevant recommendations set out in the *Urban Waste Water Treatment in 2015 Report* (EPA, 2016), available at <http://www.epa.ie/pubs/reports/water/wastewater/>.



The EPA has published a *Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e ≤ 10)*, (EPA, 2009). The code of practice (CoP) establishes an overall framework of best practice in relation to the development of wastewater treatment and disposal systems, in unsewered rural areas, for protection of our environment and specifically water quality and is available at the following link:  
<http://www.epa.ie/water/wastewater/guidance/cop/>

The Plan should, where possible and appropriate, include/ and /or promote the inclusion of specific Policies and Objectives regarding the provision and maintenance of adequate and appropriate wastewater treatment infrastructure to service zoned lands and developments within the Plan area.

Where the introduction of additional lands for development is being proposed within the Plan area, relevant Policies/objectives should be included in the Plan, and as appropriate, to promote assessment of the adequacy of the existing wastewater treatment facility (ies) in terms of both capacity and performance and the potential risk to human health and water quality. Where relevant, the potential impact on habitats and species of ecological importance should be addressed.

The Plan should include as appropriate measures to ensure that trade effluent in the area covered by the Plan is managed properly and discharged to sewer in accordance with relevant discharge licences where appropriate.

#### **1.4 Groundwater Protection**

The Plan should include clear Policy and Objective for the protection of groundwater resources and associated habitats and species. The Plan should make reference to the requirements of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration, which came into force on the 12<sup>th</sup> December 2006.

This Directive addresses the main elements of groundwater protection as required by Article 17 of the WFD. It establishes underground water quality standards and introduces measures to prevent or limit inputs of pollutants into groundwater. You are referred to the following legislation *European Communities Environmental Objectives (Groundwater) Regulations 2010* (S.I.9 of 2010) at:  
<http://www.environ.ie/en/Environment/Water/WaterQuality/GroundwaterRegulations2010/>

The GSI have launched a new groundwater GIS application which can be accessed at: <http://j.mp/gsigroundwater>. The Agency has also published a number of reports in relation to groundwater which should be integrated as appropriate into the Plan. You are referred to these reports at: <http://www.epa.ie/downloads/pubs/water/ground/>

The Plan should take account of any Groundwater Protection Schemes and Groundwater Source Protection Zones data available at the Geological Survey of Ireland: <http://www.gsi.ie>. Where not already available, the Plan should promote the development of a Groundwater Protection Scheme for the relevant local authority areas covered by the Plan.

Consideration should also be given, where relevant and appropriate, to promotion of the inclusion of Policies and Objectives in the Plan for the following:

- *Enforcement of Planning Conditions related to installation, operation and maintenance of on-site wastewater treatment / septic tank systems.*
- *Connection of all remaining houses within Town Boundary to the Wastewater Treatment Plant.*

- *The development of a wastewater leak detection programme. The use of a strategic metering system to aid in leak detection should be considered*
- *The implementation and enforcement of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009 and associated European Communities (Good Agricultural Practice For Protection Of Waters) Regulations 2010- S.I.610 of 2010.*

### **1.5 Bathing Water**

The most recent report on bathing water quality ‘*The Quality of Bathing Water in Ireland – A Report for the Year 2015, (EPA, 2016)*’ sets out the status of Irish Seawater and Freshwater Bathing areas. This Report is available at <http://www.epa.ie/pubs/reports/water/bathing/>.

*“The purpose of the Bathing Water Regulations is the protection of human health”, and the relevant local authorities, where appropriate, “should ensure that where any bathing water fails the mandatory bathing standards that the public are made ware of this fact by means of information notices posted at the bathing area.”* To this effect the Plan should include as appropriate a Policy/ Objective to ensure this requirement is complied with.

You are also referred to the “*Directive on bathing water (Directive 2006/7/EC)*”. This Directive is implemented in Ireland by the *Bathing Water Quality Regulations 2008 (S.I. No. 79) of 2008*.

The Plan should promote the protection of waters within the Plan area that are used for bathing. In this regard, the EPA’s bathing water GIS resource “Splash” is available at: <http://splash.epa.ie/#>

### **1.6 Water Conservation**

The Plan should include measures to promote conservation of water. In this context, the development of a Water Conservation Strategy should be considered, and where relevant addressed in combination with adjoining local authorities. The Strategy should address new and existing developments within the Plan area. Where such a Strategy is being developed, specific timescales should be assigned to its preparation with clear responsibilities and timescales for its implementation.

### **1.7 Flood Prevention and Management**

The Plan should promote the appropriate zoning of lands and restriction of use in areas liable to flooding to avoid increased risk of flooding of the lands either within or adjoining the zoned areas. A specific Policy should be included to provide for/promote appropriate flood risk assessments to be undertaken, where development(s) and zoning are being proposed in the Plan area where there is risk of flooding.

The Plan should make reference to the E.U Directive (2007/60/EC) on the assessment and management of flood risks entered into force on 12 December 2007. The provisions of this Directive include the development of flood risk management plans.

The Flood Risk Management approach as adopted by the Office of Public Works (OPW) should be promoted, as appropriate, in consultation with the OPW where there is potential risk of flooding in the Plan area. You are referred to the Planning Guidelines on flooding in “*The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Environment, Heritage and Local Government – OPW, November 2009* which can be consulted at:

<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/NationalSpatialStrategy/Flood%20Risk%20Management/>

The Plan should promote the development, where appropriate, of adaptation measures to account for the likely increased risk of flooding due to Climate Change within the Plan area.

The Plan should include measures to promote the implementation of adequate and appropriate Sustainable Urban Drainage Systems.

The Plan should provide for protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are necessary. See definition of “Wetlands” in - *Wetlands Conservation and Protection in EPA Code of Practice: Environmental Risk Assessment for Waste Sites* (EPA, 2007). The full report is available at: <http://www.epa.ie/pubs/advice/waste/waste/>

### **1.8 Integration of infrastructure, zoning and development**

Where zoning/rezoning of lands and the introduction of new development is being proposed within the Plan area, the Plan should ensure the adequacy of the existing water supply/wastewater treatment facilities and associated networks are assessed. This should address both capacity and performance and the potential risk to human health, water quality and water quantity. The potential impact on habitats and species of ecological importance should also be addressed as appropriate, from pressures impacting on water quality and quantity.

Zoning for development within the Plan area should be linked to availability and adequacy of water supply/waste water treatment infrastructure and capacity. The provision of adequate and appropriate infrastructure in advance of development within the Plan area should be promoted through the Plan.

The implications of Flood Risk likely to be associated with already zoned and undeveloped lands in the Plan area should also be considered. This should be considered in the context of possible rezoning options as appropriate.

The above requirements should be promoted in the Plan and as appropriate should be reflected in relevant Policies/Objectives.

## **2 BIODIVERSITY**

The Convention on Biological Diversity defines biodiversity as “*the variability among living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part.*” This includes sites, habitats, species and networks of importance at the international, national or local level, and which may occur within or outside the Plan area. The Plan should include clear Objectives to conserve and protect all designated sites within and adjacent to the Plan area (including the habitats and/or species for which they have been selected, or which they support), and should also promote the protection of undesignated sites and local biodiversity features.

The main elements of biodiversity are:

- European (Natura 2000) sites (SACs and SPAs, and candidate SACs and SPAs),
- NHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries, Refuges for Fauna or Flora or sites proposed for designation,
- Undesignated sites such as proposed NHAs (pNHAs), local biodiversity areas,
- Sites and habitats that can be considered to be corridors or stepping stones for the purpose of Article 10 of the Habitats Directive,



- ‘Natural habitats and protected species’ for the purposes of the Environmental Liability Directive, including habitats and species listed under the Habitats Directive (Annex I habitats, Annex II and Annex IV species and their habitats) and Birds Directives (Annex I species and their habitats, and regularly occurring migratory birds) wherever they occur,
- Legally protected species including protected flora under the European Communities (Birds and Natural Habitats) Regulations 2011 and Wildlife Acts 1976-2000,
- Sites identified under the Bern, Ramsar and Bonn Conventions,
- Biodiversity in general including habitats important for birds, red listed and BoCCI listed species, natural and semi-natural habitat areas including wetlands, woodlands, waterbodies, etc.

## **2.1 EU Protected Habitats and Species in Ireland**

### ***Habitats Directive***

The Plan should include, where relevant, a specific commitment to deliver the requirement of the Habitats Directive (Article 4, Paragraph 4) for the maintenance or restoration of annexed habitats and species within SACs at a “favourable conservation status”. In particular, the Plan should include a specific Policy/Objective for promoting the maintenance and, as appropriate, achievement of favourable conservation status of habitats and species, in association with the NPWS and other stakeholders. (See section on Annex I, II and IV below)

In addition, provisions should be made in the Plan to deliver the requirements of Article 3, Paragraph 3, to “*improve the ecological coherence of Natura 2000 by maintaining, and where appropriate developing, features of the landscape which are of major importance for wild fauna and flora*”. (see section on green infrastructure below)

Further, the Plan should include a Policy/Objective to reflect the provisions of Article 10 of the Habitats Directive:

*“Member States shall endeavour, where they consider it necessary, in their land-use planning and development policies, and in particular, with a view to improving the ecological coherence of the Natura 2000 Network, to encourage the management of features of the landscape which are of major importance for wild fauna and flora. Such features are those which, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems for marking field boundaries) or their function as stepping stones (such as ponds or small woods), are essential for the migration, dispersal and genetic exchange of wild species.”*

### ***Annex I/ Annex II /Annex IV Habitats Directive***

The Plan should also commit to the protection of SACs, Annex I habitats and Annex II and Annex IV species and their key habitats which occur within and adjoining the Plan area as per the Habitats Directive and Environmental Liability Directive.

### ***Birds Directive***

The Plan should include a commitment to protect SPAs, Annex I bird species, and regularly occurring migratory bird species and their habitats, and to avoid pollution or deterioration of important bird habitats outside SPAs (as per Article 4(4) of the Birds Directive). The Plan should also promote the protection of wetlands and, in particular, wetlands of international importance as required by Article 4, Paragraph 2 of the Birds Directive.

### ***Appropriate Assessment***

The Plan should promote the setting up of procedures to ensure compliance with the requirements of Article 6 of the Habitats Directive, and should be itself subject to Appropriate



Assessment (AA). The Plan also should include a clear Policy/Objective that sets out a requirement for AA Screening for new, reviewed or amended Plans and proposed projects being prepared by the local authority for the Plan area, which may have the potential to impact on European sites. Potential for cumulative/in-combination effects associated with other relevant Plans/Programmes/Projects should also be determined.

A determination for the requirement for an Appropriate Assessment of all Land Use Plans and related variations should be made in consultation with the DAHG - National Parks and Wildlife Service, and this should be highlighted in the Plan.

The Plan should promote the application of the Guidance set out in the recent DoEHLG Publication ‘*Appropriate Assessment of Plans and Projects in Ireland- Guidance for Planning Authorities* (2009; revision 2010)’, which can be found at:

<http://www.npws.ie/en/media/NPWS/Publications/CodesofPractice/AA%20Guidance.pdf>

The Plan should also promote the application of the EU Guidance “*Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites*” and “*Managing Natura 2000 Sites*”, which can be found at the links below. Section 3.6 “*Habitats Directive Article 6(3) and (4) Assessment Review Package*” of the former is of particular relevance and can be found at:

[http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura\\_2000\\_asses\\_s\\_en.pdf](http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_asses_s_en.pdf)

[http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/provision\\_of\\_art6\\_en.pdf](http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/provision_of_art6_en.pdf)

The Plan should include Policies/Objectives to ensure that the local authority, in fulfilling its responsibilities in the supply of services, zoning of lands and undertaking and authorisation of development, addresses the potential effects on biodiversity and the needs of priority habitats and species which occur within or adjoining the LA areas, as identified in the National Parks and Wildlife Service Report “*The Status of EU Protected Habitats and Species in Ireland*”, (NPWS, Department of the Environment, Heritage and Local Government, 2008).

<http://www.npws.ie/en/media/Media.6440,en.pdf>

### ***Water Framework Directive***

The Water Framework Directive Register of Protected Areas ([www.wfdireland.ie](http://www.wfdireland.ie)), and in particular those protected areas relating to biodiversity. The Plan should include policies/objectives for the protection of these areas occurring within and adjacent to the Plan area.

The *Plan* should incorporate, as relevant, the objectives of the Water Framework Directive River Basin Management Plans. Consideration should also be given to the protection of Freshwater Pearl Mussels. Copies of the Draft Management Plans and Programmes of Measures for this species can be accessed at: [http://www.wfdireland.ie/docs/5\\_FreshwaterPearlMusselPlans/](http://www.wfdireland.ie/docs/5_FreshwaterPearlMusselPlans/)

### ***Fisheries***

The Plan should promote the protection of salmonid waters, designated fisheries and shellfisheries where relevant and appropriate within each Plan area and adjoining LA areas.

The Plan should promote the guidance from Inland Fisheries Ireland including where appropriate and relevant:

- *Guidelines to the Planning, Design, Construction and Operation of Small Scale Hydro Electric Schemes and Fisheries*
- *10 steps to environmentally friendly drainage maintenance*

See: <http://www.fisheriesireland.ie/Research/recent-publications.html>

## **2.2 Nationally Designated Habitats and Species**

The Plan should include policies/objectives for the protection of NHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries, Refuges for Fauna or Flora and sites proposed for designation. In addition, species protected under the Wildlife Acts including protected flora (Flora (Protection) Order, 1999 – S.I. No. 94 of 1999) should be taken into account. Consideration should be given to protecting proposed NHAs in a similar way to fully designated NHAs.

## **2.3 Other (Undesignated) Biodiversity Considerations**

The Plan should promote the protection of non-designated areas including the protection (where relevant) of habitats, species and local biodiversity features including rivers, wetlands, hedgerows, individual trees, streams, grassland, coastal areas etc.). The protection of habitats in undesignated areas such as pNHAs, and species found on Irish Red Lists and Birds of Conservation Concern in Ireland (BoCCI), should also be promoted in the Plan. These can be found at: <http://www.npws.ie/publications/redlists/>

### ***Buffer Zones / Linkages***

The Plan should promote the provision/application of appropriate buffer zones between designated ecological sites and areas zoned for development, and should take cognisance of potential boundary changes to designated sites made during the lifetime of the Plan. Where the application of buffer zones is being considered, you should consult with the National Parks and Wildlife Service (NPWS) of the Department of Arts, Heritage and the Gaeltacht (DAHG). Inland Fisheries Ireland should also be consulted where fisheries protection is a concern/objective.

The provision of appropriate buffer zones between local (undesignated) biodiversity features and areas zoned for development should be considered. The Plan should promote the protection of linkages between local biodiversity features and ecological networks, e.g. hedgerows, watercourses etc. Opportunities for enhancement of local biodiversity features should be promoted where appropriate.

A relevant policy should be included to maintain or enhance biodiversity richness by protecting rivers, stream corridors and valleys by reserving riparian zones/ecological corridors, maintaining them free from inappropriate development, discouraging culverting or realignment, and promoting natural flood functions.

### ***Green Infrastructure***

Green infrastructure is the network of green spaces, habitats and ecosystems, including wild, semi natural and developed environments, which provide multiple social, environmental and economic benefits to society (including ecosystem services). Consideration should be given to including policies/objectives in the Plan for the development of green infrastructure within the Plan area. You are referred to the EPA funded *EcoPlan* project for information on current green infrastructure practice in Ireland. The EPA has published a **Users' Guide (EPA Research 182)**: for disseminating and integrating the green infrastructure concept – an approach that addresses multiple issues in an environmentally-sensitive manner by promoting spatial connectivity and multifunctionality. The *EcoPlan* Final Report (EPA Research 188): 'Integrating Ecosystem Approaches, Green Infrastructure and Spatial Planning' is also available.

Consideration should be given to providing a Plan lead approach to the inclusion of green infrastructure taking into account the above guidelines as relevant and appropriate.

### ***Habitat Mapping***

Plans with landuse zoning should be supported/informed by available habitat information and maps (including wetland mapping) and other ecological surveys. Where these are not available, consideration should be given to including a policy/objective in the Plan for carrying out future habitat mapping. Consideration should also be given to reviewing existing Habitat Maps with a view to updating as appropriate. This Habitat Mapping should be undertaken at an appropriate scale and in accordance with the Heritage Council's "*Best Practice Guidance to Habitat Mapping and Survey*" available at <http://www.heritagecouncil.ie/wildlife/publications/>. It should be undertaken on a phased basis and should have specific timescales assigned. The scope of the proposed habitat mapping should be agreed in consultation with the National Parks and Wildlife Service, DAHG, the Heritage Council, Inland Fisheries Ireland, and other relevant statutory and non-statutory nature conservation interest groups.

### ***Biodiversity Action Plans***

The Plan should, where relevant and appropriate, refer to and integrate the new National Biodiversity Action Plan, *Ireland's National Biodiversity Plan – Actions for Biodiversity 2011-16* (DAHG, 2011). You are referred to this at:

<http://www.npws.ie/legislationandconventions/nationalbiodiversityplan/>

The Plan also should support/acknowledge existing Local Heritage/Biodiversity Plans and should promote the implementation of key actions set out in these Plans. Where not already prepared and adopted through County Development Plans, the Plan should promote the preparation of County and, where relevant and appropriate, Local Heritage/Biodiversity Plans. These county/local plans should reflect the actions/goals of the National Biodiversity Action Plan, and should be reviewed and updated as appropriate.

## **2.4 Data Sources / Resources**

### ***Alien Species & Noxious Weeds***

The *Plan* should promote the implementation of measures to control and manage alien/invasive species (e.g. Japanese Knotweed, Giant Hogweed, Zebra Mussel etc.) and noxious weeds (e.g. Ragwort, Thistle, Dock etc.) within the Plan area according to best practice (as per the new Birds and Habitats Regulations).

### ***Management Plans for Designated Areas***

The availability of conservation objectives and Management Plans for European sites within the Plan area should be determined. Where available, the Plan should include a specific Policy/Objective in local authority land use Plans to take into account the objectives and management practices proposed in the available Management Plans.

## **3 AIR, NOISE AND CLIMATIC FACTORS**

### **3.1 Noise**

The objectives of EU and Irish noise legislation is "*to avoid, prevent or reduce harmful effects on human health and the environment as a whole*", and this includes noise nuisance. To this effect the Plan should ensure this requirement is complied with. The assessment and management of noise from the main infrastructural transport sources (roads, rail, and airports) are governed by the Environmental Noise Directive and associated 2006 Environmental Noise Regulations (S.I. 140 of 2006). In this context, as appropriate, the Plan should also promote the implementation of Environmental Noise Directive and associated national regulations.

Available Noise Action Plans should be taken into account also and reviewed as required, to reflect the Plan period and associated development proposals. Consideration should be given to any relevant noise maps, and action plans. Strategic noise maps are designed to assess noise exposure resulting from major roads, railways and airports. Noise action plans are designed to act as a means of managing environmental noise through land use planning, traffic management and control of noise sources. The third round of noise mapping is currently underway in Ireland and will be completed in 2018. <http://noise.eionet.europa.eu/help.html>.

Consideration should be given to protect any designated quiet areas in open country. In 2003, the EPA commissioned a [research project](#) to establish baseline data for the identification of quiet areas in rural locations. Quiet Areas are defined as “*an area in open country, substantially unaffected by anthropogenic noise.*” A range of minimum distance criteria from man-made noise sources such as urban areas, industry and major road sources were defined, and the report includes a number of key recommendations for the identification and control of Quiet Areas.

### **3.2 Air & Climatic Factors**

Consideration should be given to promoting specific Policies / Objectives in the Plan for the protection and improvement, as appropriate, of air quality within the Plan area, particularly in areas zoned for increased urban and transport related development.

The Plan should promote specific Policies/Objectives and associated provisions for the development and promotion of appropriate climate change adaptation and mitigation measures that can be implemented through relevant land use plans and/or specific plans e.g. Flood Risk Management Plans, Integrated Coastal Zone Management Plans etc.

The Plan should also promote the inclusion of specific Policies, which promote the integration of the implications of Climate Change at a regional and local level, in land use planning within the Plan area. In particular the Plan should refer to *Ireland's National Climate Strategy 2007 – 2012*. This is available at:

<http://www.environ.ie/en/Environment/Atmosphere/ClimateChange/>

Recently, [Local Authority Adaptation Strategy Development Guidelines](#), (EPA, 2016) has been published, to support local authorities develop local climate adaptation strategies.

The Plan should also address how climate change might impact on the implementation of the *Plan*. In this regard you are referred to the potential impact of climate change on “increased risk of flooding” and possible “increased occurrence of drought conditions”

You are referred to *Air Quality in Ireland 2015*, (EPA, 2016), which sets out the most recent status in each of the four air quality zones in Ireland. You are referred to this report at: <http://www.epa.ie/pubs/reports/air/quality/>. A number of useful reports on air quality indices and health related aspects are also available for download at the same link.

The objectives of EU and Irish air quality legislation is “*to avoid, prevent or reduce harmful effects on human health and the environment as a whole*”, and the relevant local authorities, where appropriate, “*shall promote the preservation of best ambient air quality compatible with sustainable development.*” To this effect the Plan should include as appropriate a Policy/Objective to ensure this requirement is complied with.

Consideration should be given to promoting specific Policies / Objectives in the Plan for the protection and improvement, as appropriate, of air quality within the Plan area, particularly in areas zoned for increased urban and transport related development.

### **3.3 Radon**

The Plan should consider the significant concentrations of radon, which may occur within the Plan area. Radon Maps are now provided by the EPA at <http://www.epa.ie/radiation/radonmap/> and should be consulted with regard to assessing the risk of radon, which should be taken into account as appropriate into the Plan.

## **4 ENERGY CONSERVATION/RENEWABLE ENERGY**

Consideration should be given to the inclusion in the Plan, as appropriate, of a Policy/Objective in relation to the preparation and implementation of “An Energy Conservation Strategy” and associated awareness campaign within the Plan area. Specific timescales should be assigned to the preparation of such a strategy.

The Plan should promote, where appropriate, the use of renewable energy systems (e.g. solar, wind, geothermal etc.) within the Plan area. The Plan should also provide for promotion of energy conservation measures in buildings. Relevant guidance can be found on the website of Sustainable Energy Ireland: [www.sei.ie](http://www.sei.ie).

## **5 LANDSCAPE CHARACTER ASSESSMENT**

The Plan should promote the protection of designated scenic landscapes, scenic views, scenic routes and landscape features of regional, county and local value. Where not already available the Plan should promote the undertaking of Landscape Character Assessment in accordance with the relevant Guidance from the Department of the Environment, Community and Local Government and the Heritage Council.

The Plan should also take into account the landscape character adjoining the Plan area. There is a need to take into account landscape features and designations adjoining the Plan area.

Consideration should also be given to promoting the requirement for an appropriate “Visual Impact Assessment” for proposed development with potential to impact adversely on significant landscape features within the Plan area. The Plan should promote the application of standard impact assessment methodology for all such development.

The Plan should promote the recognition of visual linkages between established landmarks and landscape features and views which should be taken into account when land is being zoned and when individual development proposals are being assessed / considered within the Plan area.

## **6 GEOLOGY / GEOMORPHOLOGY**

Where relevant and appropriate, the Plan should promote the protection of any designated Geological and Geomorphological NHAs/pNHAs, which may be present within or adjacent to the Plan area. The Geological Survey of Ireland should be consulted in this regard.

## **7 HUMAN HEALTH / QUALITY OF LIFE**

The Plan should ensure provision of adequate and appropriate infrastructure and to serve both the existing community and likely future predicted increases in population within the Plan area.

In preparing the Plan, there would be merits in exploring current practice and opportunities with respect to promoting the protection and, as appropriate, improvement of “Quality of Life”. Where relevant, the application of existing “Quality of Life Indices” would be considered in consultation with relevant statutory and non-statutory bodies/organisations.

You are also referred the relevant aspects already referred to above under water, biodiversity, air, energy.

## **8 TRANSPORTATION**

The Plan should promote and, as appropriate provide for, the provision of sustainable modes of transport. The Department of Transport Tourism and Sport *Smarter Transport – A Sustainable Transport Future* (DTTS, 2009) available at <http://smartertravel.ie/content/smartertravel-policy-document-0> should be reviewed in the context of possible initiatives which could be included as Objectives within the Plan.

## **9 INFRASTRUCTURE PLANNING**

The Plan should promote the integrated planning for adequate and appropriate infrastructure to service any development proposed and authorised during the lifetime of the Plan.

In particular, the Plan should promote the provision of adequate and appropriate wastewater treatment, water supply, surface and storm water drainage, transport, waste management, community services and amenities etc. on planned and phased basis to address any current problems and/or deficits and to reflect predicted increases in population during the life of individual plans adopted within the Plan area.

The Plan should promote the development of traffic management measures to reduce the potential for traffic congestion and associated vehicular emissions within the Plan area. In particular the preparation of Integrated Traffic Management Plans, where relevant and appropriate, for the existing urban areas and proposed new urban developments should be promoted as appropriate through the Plan. This approach should address the short, medium and long-term traffic management requirements within the Plan area.

## **10 URBAN WASTE WATER DISCHARGE LICENSING**

The Plan should refer to the requirement under The Waste Water Discharge (Authorisation) Regulations (as described in *Section 1.3 Wastewater Treatment* above) for all wastewater discharges, including storm water discharges which come within the scope of these Regulations to be licensed. The EPA is currently in the process of licensing discharges from wastewater treatment facilities.

## **11 WASTE MANAGEMENT**

The Plan should promote the integration of land use zoning and development to existing and planned availability of waste infrastructure and capacity. Priority should be given to provision of adequate and appropriate waste related infrastructure in advance of any development.





The Plan should seek to incorporate relevant guidance and legislation to address issues such as Waste Prevention, Food Wastes, Identification of Historic Landfill Sites, Backyard Burning, Illegal Dumping, Brown Field Development etc

The Plan should promote and incorporate the information, and any recommendations, in the following EPA reports:

- *The Nature and Extent of Unauthorised Waste Activity in Ireland (Sep 2005)* - This report sets out the findings of a nationwide investigation by the EPA's Office of Environmental Enforcement (OEE) on unauthorised waste activities in Ireland and sets out an Action Plan to deal with the issue. You are referred to the report at: <http://www.epa.ie/pubs/reports/waste/unauthorisedwaste/>
- *National Waste Report 2012* (EPA, 2014) and *Ireland-Progress towards EU waste targets* (EPA, 2014) – You are referred to this Report at: <http://www.epa.ie/pubs/reports/waste/stats/>
- *National Hazardous Waste Management Plan 2014-2020* – available at <http://www.epa.ie/pubs/reports/waste/haz/>
- *Ireland's Environment 2016* (EPA, 2016) State of the Environment report - This report evaluates the state of the environment across a number of themes including, water quality, air quality and emissions, waste, chemicals, land and soil. This can be consulted at: <http://www.epa.ie/irelandsenvironment/stateoftheenvironmentreport/>

## **12 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

The Plan should highlight that, under the EIA and Planning and Development Regulations, certain projects arising during the implementation of the Plan may require an Environmental Impact Assessment. There are also requirements with regard to EIA for sub-threshold development. In this regard, you are referred to the following Publications:

- “*Guidelines on Information to be contained in Environmental Impact Statements*” (EPA, 2002).
- “*Advice Notes on Current Practice in the preparation of Environmental Impact Statements*”, (EPA, 2003).

These documents are available at: <http://www.epa.ie/monitoringassessment/assessment/eia/>

In addition to the above, you are referred to the Department of the Environment, Community and Local Government's Publication: “*Environmental Impact Assessment (EIA) Guidance for consent Authorities regarding sub-threshold development*”, (DEHLG, 2003), which can be downloaded at <http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/EnvironmentalAssessment/EIASEAGuidance/>

An unofficial consolidated version of the Planning and Development Regulations, which includes all recent amendments to the threshold levels for EIA is available at <http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/Planning/PlanningLegislation-Overview/PlanningRegulations/>. You are also referred to the European Commission's review of the EIA Directive which can be found, along with an informal consolidated version of the EIA Directive, at <http://ec.europa.eu/environment/eia/review.htm>

It should be noted that Projects may also require Appropriate Assessment screening with respect to the requirement for Habitats Directive, as required by Article 6 of the Habitats

Directive. In this context, you are also referred to the DEHLG guidance available in relation to Appropriate Assessment ‘*Appropriate Assessment of Plans and Projects in Ireland*’ (DEHLG, 2009) at:

<http://www.npws.ie/en/media/NPWS/Publications/CodesofPractice/AA%20Guidance.pdf>

### **13 STRATEGIC ENVIRONMENTAL ASSESSMENT(SEA)**

Consideration should be given to the inclusion of a specific Policy/Objective in the Plan to ensure full compliance, with the requirements of *Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment* – The SEA Directive and the associated *Planning and Development (Strategic Environmental Assessment) Regulations, 2004*.

The Plan should promote the development and implementation of Procedures to ensure compliance with the requirements of the SEA Directive and related SEA Regulations.

### **14 EPA REPORT: IRELAND’S ENVIRONMENT 2016 – AN ASSESSMENT**

The Plan should include relevant Policies and Objectives to address, where appropriate, the “Environmental Challenges and Emerging Issues” for Ireland as set out in Chapter 13 of [EPA Ireland’s Environment 2016](#) (EPA, 2016). These challenges and issues are discussed in 7 key environmental actions needing to be addressed, which relate to the following:

- *Environment, Health and Wellbeing*
- *Climate Change*
- *Implementation of Legislation*
- *Restore and Protect Water Quality*
- *Sustainable Economic Activities*
- *Nature and Wild Places*
- *Community Engagement.*

The integration of these actions will be important to deliver environmental protection and sustainable development.

Section II of *Ireland’s Environment 2016* describes the key thematic areas to be considered and assessed, as appropriate. These are: *Air Quality & Transboundary Air Emissions, Climate Change, Nature, Inland & Marine Waters, Waste and Land Use & Soil*. The relationship between the Environment, Health and Wellbeing (Section III) and between the Environment and the Economy (Section IV) are also discussed.

The Plan should consider how to implement the above key actions, taking into account the thematic areas described, to ensure proper planning and sustainable development is promoted in the lifetime of the Plan. The EPA website includes an ‘[Ireland’s Environment](#)’ section that provides an overview of the key issues in each thematic area with links to specific environmental indicator data.

The LA in implementing the Plan and in fulfilling its responsibilities should ensure Plan – making authorities take into account and address, where appropriate, the relevant Environmental Challenges” set out above.

## **15 ADDITIONAL ENVIRONMENTAL RESOURCES**

A list of available SEA Spatial Information Sources is available on the EPA website and should be considered in the preparation of the SEA. This can be consulted at the following address: <http://www.epa.ie/pubs/advice/ea/>

### ***Hydrometrics***

Consideration should be given to incorporating hydrometric information, as relevant and appropriate, into the Plan, particularly in relation to water services and wastewater treatment. You are referred to the Agency's available information in this regard at: <http://www.epa.ie/water/wm/hydrometrics/network/>

Where flood risk assessment is concerned, your attention is also brought to existing hydrometric data available from the OPW: See: <http://www.opw.ie/hydro/index.asp>

### ***Mineral Abstraction and Natura 2000 Sites***

The EU guidance in relation to “*Undertaking Non-Energy Extractive Activities in Accordance with Natura 2000 Requirements*”

[http://ec.europa.eu/environment/nature/natura2000/management/docs/nee\\_i\\_n2000\\_guidance.pdf](http://ec.europa.eu/environment/nature/natura2000/management/docs/nee_i_n2000_guidance.pdf)

### ***Port Development, Dredging and Natura 2000 sites***

The European Commission's guidelines on ‘*The implementation of the Birds and Habitats Directives in Estuaries and Coastal Zones - with particular attention to port development and dredging*’ (European Commission, 2011) should be taken into account as appropriate. These guidelines are available at:

[http://ec.europa.eu/transport/modes/maritime/doc/guidance\\_doc.pdf](http://ec.europa.eu/transport/modes/maritime/doc/guidance_doc.pdf).

### ***Wind Energy Developments and Natura 2000 Sites***

EU Guidance: “*Wind Energy Developments and Natura 2000 sites*” (October 2010):

[http://ec.europa.eu/environment/nature/natura2000/management/docs/Wind\\_farms.pdf](http://ec.europa.eu/environment/nature/natura2000/management/docs/Wind_farms.pdf)

### ***European Environmental Agency “10 Message” Publications***

The European Environment Agency (EEA) has released a series of publications which provide a short assessment of European Biodiversity and associated climate change impacts on a range of ecosystems. These topics include: *Protected Areas, Freshwater Ecosystems, Marine Ecosystems, Forest Ecosystems, Urban Ecosystems, Agriculture Ecosystems, Mountain Ecosystems, Coastal Ecosystems and Cultural landscapes and biodiversity heritage*. These are available at: <http://www.eea.europa.eu/publications/10-messages-for-2010>

### ***Ramsar “Wise Use of Wetlands” Handbooks***

The Ramsar Convention on Wetlands has released a series of handbooks on the “wise use of wetlands” which can be found at [http://www.ramsar.org/cda/en/ramsar-pubs-handbooks/main/ramsar/1-30-33\\_4000\\_0](http://www.ramsar.org/cda/en/ramsar-pubs-handbooks/main/ramsar/1-30-33_4000_0) “*Handbook 13 Inventory, Assessment and Monitoring*” of wetlands may be of particular relevance: <http://www.ramsar.org/pdf/lib/hbk4-13.pdf>

### ***Invasive Species***

Invasive Species Action Plans are available for a number of species on the Invasive Species Ireland website. Information on invasive species can be found at: <http://www.invasivespeciesireland.com/>

The National Biodiversity Data Centre website <http://invasives.biodiversityireland.ie/> contains online maps and information showing the distribution of invasive species on a national level which should be consulted where relevant.

The National Roads Authority has produced a report entitled the “Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads” which can be found at: <http://www.nra.ie/Publications/DownloadableDocumentation/Environment/file.16172.en.pdf>

### ***Green Infrastructure***

- <http://www.irishlandscapeinstitute.com/home.html>
- <http://www.uep.ie/news/greencity.htm>
- <http://www.eea.europa.eu/publications/green-infrastructure-and-territorial-cohesion>
- <http://www.comharsdc.ie/files/Comhar%20Green%20infrastructure%20report%20final.pdf>

### ***National Parks and Wildlife Service***

The National Parks and Wildlife Service holds data and information on nature conservation sites, ecological survey datasets, including data on certain habitats and species inside and outside designated sites, ecological survey reports and ecological monitoring reports, including as summarised in *The Status of EU Protected Habitats and Species in Ireland* (NPWS, Department of the Environment, Heritage and Local Government, 2008).

<http://www.npws.ie/en/media/Media,6440,en.pdf>

### ***National Biodiversity Data Centre (the Data Centre)***

The National Biodiversity Data Centre website, <http://www.biodiversityireland.ie/>, is a national resource, presenting data and information on all aspects of biodiversity. It also serves as a link between the Data Centre knowledgebase and the provision of high quality information to improve decision making. Key features of the website include:

- Easy access to detailed information on over 1.5 million observations of Ireland’s wildlife (as of July 2011).
- a dedicated mapping tool for information on Ireland’s threatened habitats and species which serves as a portal to data and information on all species protected under legislation in Ireland and all Red Listed species, available at: <http://maps.biodiversityireland.ie/>
- An inventory of the primary sources of data on Ireland’s biodiversity resource <http://biodiversity.biodiversityireland.ie/>
- A latest news feature to highlight any new developments in wildlife recording and surveying in Ireland

### ***Sustainable Energy Authority of Ireland***

The SEAI have produced a guidance document entitled ‘*Methodology for Local Authority Renewable Energy Strategies*’ (2013) which should be taken into consideration by local authorities in the preparation of renewable energy strategies. This document is available at [http://www.seai.ie/Publications/Renewables\\_Publications/Wind\\_Power/Methodology\\_for\\_Local\\_Authority\\_RE\\_Strategies/Methodology\\_for\\_Local\\_Authority\\_Renewable\\_Energy\\_Strategies.pdf](http://www.seai.ie/Publications/Renewables_Publications/Wind_Power/Methodology_for_Local_Authority_RE_Strategies/Methodology_for_Local_Authority_Renewable_Energy_Strategies.pdf)

### ***Scottish Government - SEA Guidance (2013)***

This guidance is available at: <http://www.scotland.gov.uk/Publications/2013/08/3355>

The **Scottish SEA Database** provides many examples of completed SEA reports, which practitioners can feel free to use as a guide.  
[www.scotland.gov.uk/Topics/Environment/environmental-assessment/sea/SEAG](http://www.scotland.gov.uk/Topics/Environment/environmental-assessment/sea/SEAG)

SEPA has also updated the Scottish information in the SEA guidance website on how to take into account air, soil and water in Strategic Environmental Assessment (SEA).  
[www.seaguidance.org.uk](http://www.seaguidance.org.uk). This website provides:

- sources of information and details of current legislation and other relevant plans and programmes, state of the environment and trends;
- advice on assessment methods such as setting objectives for air, soil and water;
- Examples of cumulative effects, mitigation and enhancement measures; monitoring frameworks and significance criteria for assessing effects.

**Table 15.1 Some Useful Environmental Resources**

Environmental Criteria	Selected Resources
State of Environment	<a href="http://www.epa.ie/irelandsenvironment/stateoftheenvironmentreport/">http://www.epa.ie/irelandsenvironment/stateoftheenvironmentreport/</a>
Surface Water	<a href="http://www.wfdireland.ie/index.html">http://www.wfdireland.ie/index.html</a> <a href="http://www.epa.ie/pubs/reports/water/waterqua/">http://www.epa.ie/pubs/reports/water/waterqua/</a> <a href="http://www.catchments.ie">http://www.catchments.ie</a>
Ground Water	<a href="http://j.mp/gsigroundwater">http://j.mp/gsigroundwater</a> <a href="http://www.epa.ie/downloads/pubs/water/ground/">http://www.epa.ie/downloads/pubs/water/ground/</a> <a href="http://www.epa.ie/hydronet/#Water%20Levels">http://www.epa.ie/hydronet/#Water%20Levels</a>
Drinking Water	<a href="http://www.epa.ie/pubs/reports/water/drinking/">http://www.epa.ie/pubs/reports/water/drinking/</a>
Waste Water	<a href="http://www.epa.ie/pubs/reports/water/wastewater/">http://www.epa.ie/pubs/reports/water/wastewater/</a>
Bathing Water	<a href="http://www.epa.ie/pubs/reports/water/bathing">http://www.epa.ie/pubs/reports/water/bathing</a> <a href="http://splash.epa.ie/#">http://splash.epa.ie/#</a>
Marine	<a href="http://www.marine.ie/Home/site-area/home/home">http://www.marine.ie/Home/site-area/home/home</a>
Biodiversity	<a href="http://www.npws.ie/guidance-appropriate-assessment-planning-authorities">http://www.npws.ie/guidance-appropriate-assessment-planning-authorities</a> <a href="http://www.npws.ie/publications">http://www.npws.ie/publications</a> <a href="http://maps.biodiversityireland.ie/#/Home">http://maps.biodiversityireland.ie/#/Home</a> <i>EcoPLan Project (Green-Infrastructure/Ecosystems Approaches) <a href="#">Guide</a> and <a href="#">Report</a></i>
Flood Prevention and Management	<a href="http://www.floodmaps.ie">www.floodmaps.ie</a> <a href="http://www.cfram.ie">www.cfram.ie</a>
Air	<a href="http://www.epa.ie/pubs/reports/air/quality/">http://www.epa.ie/pubs/reports/air/quality/</a>
Climate	<a href="http://www.environ.ie/en/Environment/Atmosphere/ClimateChange/">http://www.environ.ie/en/Environment/Atmosphere/ClimateChange/</a> <a href="http://www.epa.ie/pubs/reports/research/climate/">http://www.epa.ie/pubs/reports/research/climate/</a>
Waste Management	<a href="http://www.epa.ie/pubs/reports/waste/">http://www.epa.ie/pubs/reports/waste/</a>
Radon	<a href="http://www.epa.ie/radiation/radonmap">http://www.epa.ie/radiation/radonmap</a>
Energy Conservation	<a href="http://www.sei.ie">www.sei.ie</a>
Landscape	<a href="http://www.heritagecouncil.ie/">http://www.heritagecouncil.ie/</a>

<b>Character Assessment</b>	
<b>Geology / Geomorphology</b>	<a href="http://www.gsi.ie/Mapping.htm">http://www.gsi.ie/Mapping.htm</a>
<b>Transportation</b>	<a href="https://www.nationaltransport.ie/planning-policy/">https://www.nationaltransport.ie/planning-policy/</a> <a href="http://www.nra.ie/environment/">http://www.nra.ie/environment/</a>
<b>SEA</b>	<a href="http://www.edenireland.ie">www.edenireland.ie</a> (SEAGIS Reporting Tool) <a href="http://www.epa.ie/pubs/advice/ea/">http://www.epa.ie/pubs/advice/ea/</a> <a href="http://www.epa.ie/pubs/consultation/manual/">http://www.epa.ie/pubs/consultation/manual/</a>
<b>EIA</b>	<a href="http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/EnvironmentalAssessment/EIASEAGuidance">http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/EnvironmentalAssessment/EIASEAGuidance</a>

**Table 15.2: Some Useful Planning Related Resources**

<b>Environmental Criteria</b>	<b>Selected Resources</b>
<b>Spatial Planning GIS</b>	<a href="http://www.myplan.ie">www.myplan.ie</a> <a href="http://www.epa.ie/soilandbiodiversity/soils/land/corine/">http://www.epa.ie/soilandbiodiversity/soils/land/corine/</a>
<b>Legislation</b>	<a href="http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/Planning/">http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/Planning/</a>
<b>Flood Risk</b>	<a href="http://www.cfram.ie">www.cfram.ie</a> <a href="http://www.floodmaps.ie">www.floodmaps.ie</a>



**From:** Noel McGloin <Noel.McGloin@fisheriesireland.ie>  
**Sent:** 12 December 2016 16:36  
**To:** CorporateSupport.Unit  
**Subject:** RE: PL - FP Strategic Environmental Assessment Scoping Report for proposed Variation No. 2 of the Navan Development Plan 2009-2015

Dear Noelle

Our response is as follows:

Inland Fisheries Ireland (IFI) is the state body responsible for the protection, management and conservation of the inland fisheries and sea angling resource in Ireland. Angling as a sport and tourism activity is estimated to be worth over €700 million to the Irish economy. Protection of the aquatic environment and habitat is a vitally important element of IFI's work. Section 7(3) of the IFI Act states that IFI in the performance of its functions shall have regard to (g) the requirements of the European Communities (Natural Habitats) Regulations 1997 (S.I. No. 94 of 1997) and the need for the sustainable development of the inland fisheries resource (including the conservation of fish and other species of fauna and flora habitats and the biodiversity of inland water ecosystems), (h) as far as possible, ensure that its activities are carried out so as to protect the national heritage (within the meaning of the Heritage Act 1995).

We note the Key Potential Environmental Issues, which are contained throughout the report which include a number of issues which have the potential to negatively impact on fish and fish habitats including water quality.

In determining the likely significant effects of the some key issues from a fisheries perspective for consideration in the SEA should bear in mind:

- Water quality
- Fish spawning and nursery areas
- Ecosystem structure and functioning
- Sport and commercial fishing and angling
- Amenity and recreational areas

While many of our watercourses are designated under European and National legislation (SAC, SPA, NHA, Ramsar) a significant portion are located outside areas under formal European designation but may hold species that are designated under the European Habitats Directive i.e. salmon and lamprey (sea, river and brook), which are listed as an Annex II Species.

Please also note that:

- Regarding Section 5.2 – *Water* – please also include the consequence of further connections on the numbers of the already frequent direct discharges from the pumping stations connected to Navan Wastewater Treatment Plant, such as the one at Blackcastle.
- Updating Section 5.2.4.2 - *River Basin Districts and Water Bodies* (page 13) - We are now in the second cycle of the Water Framework Directive (2015 – 2021). For this purpose a newer single Catchment Management approach has been adopted. For this purpose Ireland has been broken into up into 46 larger catchments, and 583 subcatchments.
- the Kells Blackwater EPA station upstream of Pollboy/Slane Road Bridge in Section 5.2.4.3 (page 14) Q3-4 (*moderate*) regarding *Surface Water* in 2012, is now reduced to a Q3 or *poor* status(2015).

Key IFI publications to be taken on board are:

- *Guidelines on protection of fisheries during construction works in and adjacent to waters.* These can be accessed at: <http://www.fisheriesireland.ie/fisheries-management-1/624-guidelines-on-protection-of-fisheries-during-construction-works-in-and-adjacent-to-waters>
- *Guidelines on the Planning, Design, Construction & Operation of Small-Scale Hydro-Electric Schemes.* These can be accessed at: <http://www.fisheriesireland.ie/fisheries-research-1/13-guidelines-on-the-planning-design-construction-operation-of-small-scale-hydro-electric-schemes-a-1>.

We look forward to any further relevant reports with regard to the above in due course.

Yours sincerely

Noel McGloin  
Senior Fisheries Environmental Officer  
Inland Fisheries Ireland - Dublin

-----  
**Iascach Intire Eireann**  
**Inland Fisheries Ireland**

**Telephone:** +353 (0) 1 8842688

**Email:** [noel.mcgloin@fisheriesireland.ie](mailto:noel.mcgloin@fisheriesireland.ie)  
**Web:** [www.fisheriesireland.ie](http://www.fisheriesireland.ie)

3044 Lake Drive, City West, Dublin 24, IRELAND. D24 Y265

**Help Protect Ireland's Inland Fisheries**

**Call 1890 34 74 24 to report illegal fishing, water pollution or invasive species.**

---

**From:** CorporateSupport.Unit [mailto:CorporateSupport.Unit@DCCAE.gov.ie]  
**Sent:** 30 November 2016 15:55  
**To:** Noel McGloin  
**Subject:** FW: PL - FP Strategic Environmental Assessment Scoping Report for proposed Variation No. 2 of the Navan Development Plan 2009-2015  
**Importance:** High

Noel,

You may not have received the attachment in my earlier email due to size limits. Please find attached a zip file.

Regards,

Noelle Carroll

**Noelle Carroll** | Corporate Support Unit



**Department of Communications, Climate Action & Environment**

Elm House, Earlsvale Road, Cavan, Co Cavan, H12 A8H7, Ireland

[www.dccae.gov.ie](http://www.dccae.gov.ie) | Dept\_CCAE

T: +353 01 678 3072 | E: [Noelle.Carroll@dccae.gov.ie](mailto:Noelle.Carroll@dccae.gov.ie)

---

**From:** CorporateSupport.Unit

**Sent:** 30 November 2016 14:52

**To:** Noel.Mcgloin@fisheriesireland.ie; John Butler; Sophie Preteseille; EMD Info; Rebecca McNamara

**Cc:** CorporateSupport.Unit

**Subject:** PL - FP Strategic Environmental Assessment Scoping Report for proposed Variation No. 2 of the Navan Development Plan 2009-2015

**Importance:** High

Dear all,

Please find attached and below correspondence received from Meath County Council in the above regard.

Please forward any observations you may have in this instance to the [Corporate Support Unit](#) mailbox by Wednesday 14<sup>th</sup> December, 2016 for returning to the Council.

Regards,

Noelle Carroll



**Noelle Carroll | Corporate Support Unit**

**Department of Communications, Climate Action & Environment**

Elm House, Earlsvale Road, Cavan, Co Cavan, H12 A8H7, Ireland

[www.dccae.gov.ie](http://www.dccae.gov.ie) | Dept\_CCAE

T: +353 01 678 3072 | E: [Noelle.Carroll@dccae.gov.ie](mailto:Noelle.Carroll@dccae.gov.ie)

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**From:** Louise Heeney

**Sent:** 24 November 2016 12:14

**To:** 'info@epa.ie'; 'corporatesupport.unit@dccae.gov.ie'; 'minister.naughten@dccae.gov.ie'; 'minister.kyne@dccae.gov.ie'; 'minister@housing.gov.ie'; 'ministerofstate@housing.gov.ie'

**Cc:** Patrick Gallagher; Wendy Bagnall

**Subject:** PL - FP Strategic Environmental Assessment Scoping Report for proposed Variation No. 2 of the Navan Development Plan 2009-2015

**Importance:** High

A Chara,

Please see attached above the Strategic Environmental Assessment Scoping Report for proposed Variation No. 2 of the Navan Development Plan, 2009-2015, for your comments. Please note that the closing date for receipt of your comments in relation to same is Friday 16<sup>th</sup> December, 2016.

Is mise le meas,

Pat Gallagher  
Senior Planner

\*\*\*\*\*

Email Disclaimer: <http://www.meath.ie/EmailDisclaimer/>

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## Appendix II: Navan Town Development Plan Policies and Objectives including incorporation of Draft Variation

**CS OBJ 1** To promote and facilitate the development of sustainable communities through land use planning, by providing for land uses capable of accommodating employment, community, leisure, recreational and cultural facilities having regard to the quality of the environment, including the natural environment, landscape character and the archaeological and architectural heritage.

**CS OBJ 2** To ensure that planning applications for residential development adhere to the Order of Priority Phasing Programme for Navan as set out in Table 2A4 of this Development Plan. The Phase 1 lands include those sites with the benefit of an extant planning permission for multi unit residential development from the date of publication of Variation No. 1 of the Navan Development Plan. No extension of duration permitted for multiple unit residential developments pursuant to Section 42 of the Planning and Development Act 2000-2014 shall extend the life of the planning permission beyond the period of the Meath County Development Plan 2013 – 2019.

**CS OBJ 3** To operate an Order of Priority for the release of residential lands as follows:

- i) The lands identified with an A2 “*New Residential*” land use zoning objective corresponds with the requirements of Table 2A4 of this Development Plan and are available for residential development within the life of this Development Plan.

The lands identified with an A2 “*New Residential*” land use zoning objective but qualified as “*Residential Phase II (Post 2019)*” are not available for residential development prior to 2019.

**CS POL 1** To promote land-use planning measures which aim for transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the use of public transportation.

**CS OBJ 4** To implement the measures contained in the Navan Local Transport Plan 2014-2019.

**CS OBJ 5** To support the continued development of Navan as a Level 2 Retail Centre and the primary retail destination in County Meath.

**CS OBJ 6** To implement the provisions of the Meath County Retail Strategy 2013 – 2019 as they relate to Navan town and environs.

### CHAPTER 3: SETTLEMENT STRATEGY & HOUSING

#### Settlement Strategy POL 1

To facilitate the continued development of Navan as a Large Growth Town I and promote its status as a core economic area in partnership with Trim and Kells and as a key economic driver in line with the [policies prescribed in the County Development Plan 2013-2019 Economic Development Strategy for the County](#) & Regional Planning Guidelines 2010-2022.

**Settlement Strategy POL 2** To promote the development of Navan as a self-sustaining centre incorporating employment activities, sufficient retail services and community facilities.

**Settlement Strategy OBJ 1** To provide sufficient and appropriately located land for industrial and commercial development.

**Settlement Strategy OBJ 2** To ensure the provision of adequate water services and other urban infrastructure to cater for the growth in demand for such facilities.

**Settlement Strategy OBJ 3** To promote the enhancement of an adequate and efficient transportation system.

**Settlement Strategy OBJ 4** To promote a more compact urban form.

**Settlement Strategy OBJ 5** To protect the town's architectural and natural heritage including Protected Structures and the ACA's, by encouraging appropriate and sensitive new development.

**Settlement Strategy OBJ 6** To ensure that an adequate amount of suitable land and services are reserved to cater for the establishment, improvement or expansion (where possible) of educational/social and community facilities.

**Settlement Strategy OBJ 7** To consolidate the existing Town Centre Development and the identified Town Centre expansion area as the principal shopping area in the town.

**Settlement Strategy OBJ 8** To [facilitate the provision of an improved public realm and enhanced amenities within Navan through the implementation of the Public Realm Plan](#)

**Settlement Strategy OBJ 9** To reserve land corridors, free from development, for the provision of the Local Distributor Road Network.

**Settlement Strategy OBJ 10** To promote the use of walking and cycling and reduce the reliance on the private car.

**Settlement Strategy OBJ 12** To ensure the protection of flora, fauna, quality landscapes and the promotion of bio-diversity.

**Settlement Strategy OBJ 13** To provide high quality public water supply and drainage systems.

**Settlement Strategy OBJ 14** To promote water prevention, reduction, re-use and recycling.

**Settlement Strategy OBJ 15** To promote active community involvement through the provision of information, public consultation and joint partnerships.

**Settlement Strategy OBJ 16** - To require the preparation of a Master Plan for lands identified on the Land Use Zoning Objectives Map with any planning application submitted for the lands or any part thereof. The Master Plan shall show the overall layout for the lands as a whole and the proposed phasing arrangements which shall be consistent with the Core Strategy for this Development Plan and the phasing shown on the Land Use Zoning Map. [Masterplans will be subject to appropriate assessment and any other ecological assessments deemed necessary by the Council.](#)

[New Master Plans shall be prepared for the following areas:](#)

[Master Plan 1 relates to lands to the east of the N51 and north of the R147 which are zoned for mixed use commercial activity. The development of the lands shall also provide for, inter alia, the following:](#)



- Site at the junction of Rathaldron Road and Inner Relief Road, designated a Gateway in the Development Plan. It is envisaged that this building will take the form of a slender 5 storey landmark building adjacent to the junction stepping down to 4 stories where the proposed building turns the corner parallel to the Inner Relief Road.
- The designated gateway sites identified fronting the R147 to provide for a maximum of 10 storey landmark buildings with a high quality design
- A high quality design, finish and layout throughout with strong profiles along the inner relief road and the Rathaldron Road
- Provision of amenity walkways and landscaping along the river
- Provision of adequate public lighting and footpaths throughout the lands
- Provision of suitably landscaped surface car-parking

Master Plan 2 relates to lands to the north of the R147 which are zoned predominantly for mixed use commercial activity. The development of the lands shall also provide for, inter alia, the following:

- The restoration and reuse of existing buildings (where appropriate) on the lands which shall be informed by a Conservation Method Statement prepared by a person competent in that field
- The provision of suitably designed buildings accommodating a suitable mix of uses (with a maximum of 30% residential provision)
- Provision of amenity walkways and landscaping along the river
- Provision of adequate public lighting and footpaths throughout the lands

Master Plan 3 relates to residentially zoned lands between the Town Park and the existing Navan – Kingscourt Rail Line. This area is intended for general development, primarily to provide for residential with ancillary community, recreational and employment uses and shall also provide for inter alia the following: • The timely delivery of LDR 4 Local Distributor Road within the Master Plan boundary; • A neighbourhood centre; • A medical centre, and; • Community/Resource Centre. The development of these lands shall be on a phased basis in accordance with the land use zoning objectives map. The Planning Authority shall have regard to the outcome of the Transport Assessment required pursuant to INF OBJ 8 (c) in permitting the release of lands identified as Phase 1 residential lands. All future development within the MP3 lands will have to take full account of the sensitivities of the receiving environment. Proposals for development which would be likely to have a significant effect on European sites will only be approved if it can be ascertained, by means of an appropriate assessment, that the integrity of these sites will not be adversely affected

Master Plan 4 relates to lands north of the existing Clonmagadden Road linking the Proudstown Road and Rathaldron Road and south of Kilsaran Lane. This area is intended for general development, primarily to provide for community, recreational and education facilities, and shall also provide for inter alia the following: • A secondary school as part of the educational campus; • A Medical centre; • Local shopping facilities shall be appropriate in scale and do not unduly interfere with the predominant community, recreational and educational land use, and; • Pedestrian and cycle linkages from the site to the adjoining residential areas. The development of these lands shall be on a phased basis in accordance with the land use zoning objectives map. The Planning Authority shall have regard to the outcome of the Transport Assessment required pursuant to INF OBJ 8 (c) in permitting the release of lands identified as Phase 1 residential lands and other non residential lands.

Master Plan 5 relates to an area surrounding Blackcastle House and its former demesne. This area shall be for residential development to include renovation and adaptation proposals for Blackcastle

House (Protected Structure). The Master Plan shall provide for the continuation of the Local Distributor Road through Fitzherbert Court & Blackcastle Demesne housing developments onto the Slane Road.

Master Plan 6 relates to land [adjoining the core retail area and identified as a secondary commercial quarter located to the north of the former rail line](#) and will benefit from the influence of the proposed Navan central train station in the long term. This area shall accommodate primarily town centre uses but shall also include ancillary uses. The Master Plan shall provide for, inter alia, the following: • The reservation of land to develop a public transport interchange providing a central rail station serving the Navan-Dublin rail line in adherence to the detailed design prepared by Iarnród Éireann - Irish Rail; • A civic plaza; • Pedestrian and cycle linkages from the site to the Town Centre and Brews Hill areas; • Statement buildings of innovative high quality architectural design; • A community building; • Residential uses, and; • Entertainment and cultural uses. The development of these lands shall be on a phased basis in accordance with the agreed Masterplan. The Planning Authority shall have regard to the outcome of the Transport Assessment required pursuant to INF OBJ 8 (c) in permitting individual development proposals. The Planning Authority acknowledges that a Master Plan was prepared and submitted with the successful planning applications for the town centre expansion the subject of planning register reference numbers NA 900139 & NT900002. Any subsequent planning application within these lands shall be considered in the context of the existing Master Plan prepared for the area bounded the Trim Road, Carriage Road and Dan Shaw Road unless an amended Master Plan is prepared to accompany any such new planning application. Any application advanced in the wider area covered by Master Plan 6 primarily relating to lands along the northern side of Carriage Road shall incorporate the existing Master Plan in place at that time for the area bounded the Trim Road, Carriage Road and Dan Shaw Road.

Master Plan 7 relates to lands off the Athboy Road immediately south of the motorway interchange at Knockumber. The area is intended primarily for enterprise and employment uses and will accommodate the expansion of Mullaghboy Industrial Estate

Master Plan 8 relates to a triangle of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Swan River. This area shall be for general development primarily providing for mixed use development and public open space/amenity and shall also provide for, inter alia, the following: • The provision of a maximum of 300 no. residential units within the life of the Development Plan on a phased basis as follows: o Phase I shall provide a maximum of 150 no. residential units and shall provide for the provision of the extent of LDR 1 (a) contained within the Master Plan boundary. This shall adhere to an agreed alignment as provided by the Roads Authority for the provision of LDR 1 (a) in its entirety. Development may proceed and be occupied in advance of this section of LDR 1 (a) being completed subject to a traffic impact assessment indicating capacity in the local road network as required pursuant to INF OBJ 2 (c). o Phase II may commence after a minimum of 80% of the residential component of Phase I has been completed and shall provide a maximum of 150 no. residential units. No residential development shall be occupied within Phase II until a connection has been secured by the Roads Authority working in collaboration with the landowners within Master Plan 8 of a link road connecting the Trim Road with the Dublin Road. It is envisaged that such a link will connect the alignment indicated on the development objectives map with the permitted LIDL access road and other connections as considered appropriate. • Design principle shall seek to ensure that majority of commercial development adjoins the northern portion of the site; • Provision of a large area of public open space, which /amenity may be included in the partial calculation of public open space in certain circumstances within a given residential development in MP 8; • Childcare facilities; • The provision of a Medical Centre; • The provision of a

Community/Resource Centre; • A comprehensive landscaping scheme; • Provision of adequate public lighting and footpaths throughout the lands; • High quality design, finish and layout, and; • Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning. It will be a requirement to seek financial contributions from all relevant benefiting parties towards the cost of infrastructural improvements both inside and outside the area including Local Distributor Road LDR 1 (a). This may include consideration of a Supplementary Development Contribution Scheme pursuant to Section 49 of the Planning & Development Act 2000-2014.

Master Plan 9: relates to a rectangular block of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Borallion Road. Development of these lands shall only proceed on the basis of an agreed overall Master Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the provision of suitable access arrangements. This area is intended to provide an option for the Regional Hospital and ancillary healthcare uses and shall also provide for inter alia the following:

1. A high standard of design, finish and layout;
2. A comprehensive landscaping plan;
3. Infrastructural requirements including delivery of strategic roads and other infrastructural requirements, access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and;
4. Provision of adequate public lighting and footpaths throughout the lands.

It is not anticipated at the time that this Strategic Land Reserve will serve any other purpose other than a Regional Hospital and ancillary healthcare provision.

Master Plan 10: relates to the lands comprising of the existing Pairc Tailteann GAA stadium and ancillary grounds fronting Brews Hill and Commons Road. This area is intended to provide for a modern sports hub comprising of an upgraded Pairc Tailteann with associated and complimentary uses. Any Master Plan for these lands should provide for inter alia the following:

1. A high standard multi-phase upgrade of Pairc Tailteann
2. A comprehensive landscaping strategy inclusive of the provision of a high quality public plaza at the junction of Brews Hill and Commons Road
3. Infrastructural requirements including access for emergency vehicles, pedestrians, cyclists and people with disabilities, and;
4. Provision of adequate public lighting and footpaths throughout the lands.

Master Plan 11: This Master Plan relates to lands off the Rathaldron Road at Nevinstown which are subject to a G1, H1 and 'White Lands' zoning objective. This area is intended, during the period of the Plan, primarily for community facilities to provide for the Regional Hospital and ancillary healthcare uses and shall also provide for inter alia the following:

1. The timely delivery of LDR 3 Local Distributor Road linking the Rathaldron Road to the Athboy Road
2. A high standard of design, finish and layout;
3. A comprehensive landscaping plan;

4. Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and;

5. Provision of adequate public lighting and footpaths throughout the lands.

Master Plan 12: These lands are located to the east of Navan in the townlands of Athlumney, Alexander Reid, Bailis, Farganstown and Ballymacon and are zoned for a mix of uses, primarily residential, commercial and employment uses. These lands were previously the subject of Framework Plan Area 2 which shall be renamed to Master Plan 12. Any development proposals shall accord with the Master Plan for this area. The Master Plan shall be updated to consider the additional lands now proposed to have an E1/E2 zoning objective as well as the reconfiguration of the zoning objectives on the lands. The updated Master Plan shall promote the concept of a sustainable integrated “live work” community based planning model. All future development within the MP12 lands will have to take full account of the sensitivities of the receiving environment. Proposals for development which would be likely to have a significant effect on European sites will only be approved if it can be ascertained, by means of an appropriate assessment, that the integrity of these sites will not be adversely affected.

Master Plan 13: relates to lands situated between the Trim Road and the Commons Road and are zoned for a mix of uses, primarily residential. These lands were previously the subject of a Framework Plan 3 (included in appendix V of this plan). The Plan is renamed to Master Plan 13 and development proposals shall accord with this plan or an updated version of same, which shall be agreed with the Executive of the Planning Authority.

Master Plan 13: relates to lands situated between the Trim Road and the Commons Road and are zoned for a mix of uses, primarily residential. These lands were previously the subject of a Framework Plan 3 (included in appendix V of this plan). The Plan is renamed to Master Plan 13 and development proposals shall accord with this plan or an updated version of same, which shall be agreed with the Executive of the Planning Authority.

**Table 4: Land Use Zoning Objectives**

Site Code	Objective
<b>A1 Existing Residential</b>	To protect and enhance the amenity of developed residential communities.
<b>A2 New Residential</b>	To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of Navan as a Large Growth Town I.
<b>B1 Commercial / Town Centre</b>	To protect, provide for and / or improve town centre facilities and uses.
<b>B2 Retail Warehouse Park</b>	To provide for the development of a retail warehouse park.
<b>C1 Mixed Use</b>	To provide for and facilitate mixed residential and business uses.

<b>D1 Tourism</b>	To provide for appropriate and sustainable visitor and tourist facilities and associated uses.
<b>E1 Strategic Employment Zones (High Technology Uses)</b>	To facilitate opportunities for high technology and major campus style office based employment within high quality and accessible locations.
<b>E2 General Enterprise &amp; Employment</b>	To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.
<b>E3 Warehousing &amp; Distribution</b>	To facilitate logistics, warehousing, distribution and supply chain management inclusive of related industry facilities which require good access to the major road network.
<b>F1 Open Space</b>	To provide for and improve open spaces for active and passive recreational amenities.
<b>G1 Community Infrastructure</b>	To provide for necessary community, social and educational facilities.
<b>H1 High Amenity</b>	To protect and improve areas of high amenity.
<b>R1 Rail Corridor</b>	To provide for a strategic rail corridor and associated physical infrastructure.
<b>WL White Lands</b>	To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre

**Residential POL 1** To promote a high standard of design and layout in new residential developments with regard to the local character of the townscape and landscape.

**Residential POL 2** To ensure that services and utilities in residential developments are provided concurrent with the construction of new dwellings.

**Residential POL 3** To ensure that all new residential developments incorporate a detailed landscape plan, which shall be an integral part of the implementation of the development. Maximum use should be made of the opportunities presented by existing landscape features (including tree groups, hedgerows and streams).

**Residential POL 4** To encourage and in some cases, require the use or incorporation of local place names for new housing developments.

**Residential POL 5** To promote energy efficiency both during the construction phase and during the lifetime of the development by sensitive design and layout taking into account topography, orientation and surrounding features.

**Residential POL 6** To require the submission of an overall site layout plan for residential development on the parcels of residential land identified in the Core Strategy for Phase 1 release to accompany any application for residential development on those lands. The layout plan should illustrate:

1. the phasing of units (to include full proposals for the delivery of services and open space in tandem with the occupation of residential units);
2. a landscape plan;
3. traffic management, parking and access arrangements including accesses from the local road network;
4. provision of footpaths, cycleways and public lighting (the delivery of which must be in tandem with the occupation of residential units), and;
5. piped water services.

**Residential POL 6** To promote the creation and maintenance of a satisfactory residential environment which meets the needs and as far as possible, the preferences of residents and fosters the development of a community.

**Residential POL 7** To provide for the integration of new housing into the natural and built environment in a manner that makes a positive contribution to the overall environment in the locality.

**Residential POL 8** To ensure the needs of pedestrians and cyclists are provided for in the design and layout of residential areas. Residential areas should be designed so as to provide for a hierarchy of spaces and places which provide a range of social functions and facilities and respect the amenities of residents.

**Residential POL 9** To encourage infill residential development in the older parts of the town in a manner which will maintain the character of these areas, and to avail of the existing services and facilities.

**Residential POL 10** To protect the existing housing stock both in the town centre and environs.

**Residential POL 11** To encourage the re-use of existing buildings where appropriate.

**Residential OBJ 1** To develop brownfield sites before green-field land to encourage compatible land uses to co-exist where appropriate, and to promote sustainable economic expansion.

**Residential OBJ 2** To ensure a holistic approach is taken in the design and planning of residential areas, which incorporates the provision of essential and appropriate facilities, amenities and services so that viable communities emerge and grow.

**Residential OBJ 3** To achieve an appropriate mix of dwelling size, type and tenure, and adequate accessibility in all new residential developments.

**Residential OBJ 4** To ensure that proposals for residential development shall have full regard to the Department of the Environment, Heritage and Local Government's Sustainable Residential Development in Urban Area, Guidelines for Planning Authorities.

**Housing Strategy POL 1** To ensure the provision of a suitable range of housing types and sizes to facilitate the changing demographic structure of modern society, and in particular, the increasing trend towards smaller household sizes.

**Housing Strategy POL 2** To encourage the development of mixed and balanced communities to avoid areas of social exclusion.

**Housing Strategy POL 3** To have regard to the "Quality Housing for Sustainable Communities" (DoEHLG 2007).

**Housing Strategy POL 4** To integrate new social housing into the existing social and urban fabric of Navan.

**Housing Strategy POL 5** To recognise the need for people with special needs to enjoy a decent living environment and to support local communities, health authorities and other agencies involved in the provision of facilities to people with special needs.

**Housing Strategy POL 6** To support the voluntary sector in the development of housing for people with special needs.

**Housing Strategy POL 7** To support the concept of independent living for older people and people with disabilities and ensure where possible that housing for such groups is integrated with mainstream housing in their existing communities.

**Housing Strategy POL 8** To encourage the provision of adequate small, self-contained living units with a complex of facilities for persons with special needs to maintain privacy and independence whilst having the protection of a more sheltered environment.

**Housing Strategy POL 9** To permit the suitable extensions of an existing dwelling to accommodate the elderly or people with disability in the family home, subject to the normal planning requirements.

**Housing Strategy POL 10** To provide for traveller accommodation in halting sites, individual dwellings or in group housing schemes for travellers who normally reside in Navan and require such accommodation in accordance with the adopted 'Accommodation Programme for Traveller Families 2005-2008' and subsequent Accommodation Programmes.

**Housing Strategy POL 11** To consult with travellers and their representative organisations and with the local settled community in relation to the siting, planning and design of future halting sites or group housing schemes so as to avoid social conflict and promote social inclusion.

**Housing Strategy POL 12** To provide and manage halting sites in a manner compatible with the local environment and the needs of the travelling community. Any area zoned for residential development is deemed to be suitable for a halting site development. All halting site developments will be the subject to the detailed design standards as outlined in the Department of the Environment's



Guidelines for Residential Caravan Parks for Travellers, October 1997 and normal development control standards.

**Housing Strategy POL 13** To continue to promote and support the objectives of the Navan Travellers Workshop & Training Centre, working in partnership with travellers and the settled community.

**Housing Strategy OBJ 1** To ensure that 16% of all eligible residential sites are set aside for the development of new social and affordable units, except under exceptional circumstances.

**Housing Strategy OBJ 2** To carry out a complete refurbishment of St. Patrick's Park, Halt Site on the Athboy Road, to include the demolition of existing service blocks, their replacement with new service blocks comprising living areas, provision of two additional bays and the upgrading of the internal roads and services.

**Housing Strategy OBJ 3** To continue to improve the residential amenity of major housing estates, notably Claremount & Townspark, through enhanced estate management, road improvements, landscaping, tree planting and other environmental improvements, including litter control.

**Housing Strategy OBJ 4** To support the identification of a suitable site for a Homeless Shelter in Navan.

**Housing Strategy OBJ 5** To examine funding possibilities under the R.A.P.I.D. (Revitalising Areas, by Planning, Investment & Development) Programme and support the realisation of the strategic objectives of the Navan RAPID Programme.

**Housing Strategy OBJ 6** To give priority to improving the accommodation of the elderly who lack the basic amenities of indoor sanitary facilities and to provide for increasing disability.

**Housing Strategy POL 14** To require that developers comply with Part V of the Planning and Development Acts 2000-2014, as amended. The following options may be used in satisfying the requirements of the Housing Strategy:

- (a) Financial contribution (as provided for under section 96(3)(b)(vi) of the Planning and Development Acts 2000 – 2014);
- (b) Direct provision of the housing units on completion as determined in accordance with the Strategy, integrated as part of the overall development of a site;

The transfer of a portion of the site which is the subject of the planning application to the respective Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Housing Strategy or the disposal of a number of fully or partially serviced sites within the site to the respective Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Housing Strategy or the transfer to the planning authority of the ownership of any other land within the functional area of the planning authority.

**Housing Strategy OBJ 7** To require that 16% of land zoned for residential development or for a mix of residential or other uses, shall be made available for the provision of social and affordable housing. This figure may be modified in line with any revision to the Housing Strategy carried out during the period of the County Development Plan.

**Housing Strategy OBJ 8** To continue to implement the “Meath Local Authorities Plan Social and Affordable Housing 2004-2008 and any subsequent Action Plans adopted during the life of this Development Plan.

**Housing Strategy OBJ 9** The social housing provision figures contained in the Development Plan shall be amended following the adoption of subsequent Meath Local Authorities Action Plan for Social and Affordable Housing.

**Housing Strategy OBJ 10** To promote the active delivery of social housing over the development plan period through the acquisition /purchasing of land or other mechanisms in accordance with the Housing Needs Assessment.

**Neighbourhood Centre POL 1** To promote the development of new neighbourhood centres to serve the needs of new or expanded residential areas with basic facilities, such as local convenience shopping, community facilities, children’s playgrounds, etc.

**Neighbourhood Centre POL 2** To implement the neighbourhood strategy in order to provide for the development of sustainable neighbourhoods, focused on neighbourhood centres with a mix of uses, densities and public services in accordance with the proposed area action plans.

**Neighbourhood Centre POL 3** To retain, protect and improve the environmental qualities of the existing suburban areas, to reinforce their neighbourhood centres and to provide for additional community services, amenities and facilities as identified in this Development Plan.

**GS OBJ 1** To ensure the high quality design and architectural treatment of key landmark sites as identified on the Development Objectives Map.

**HP POL 1** To ensure that the areas identified as Housing Protection Areas and illustrated on the Objectives Map are not lost to other purposes.

**RD POL 1** To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.

**RD POL 2** To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development.

**RD POL 3** To protect rural areas falling within in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of Navan and so safeguarding its future strategic development.

**RD POL 4** It shall be the policy of the Planning Authority to attach an occupancy condition to all individual one off rural dwellings, pursuant to Section 47 of the Planning and Development Acts 2000-2014, restricting the use of the dwelling to the applicant and their immediate family, as a place of permanent residence. The period of occupancy will be limited to a period of 7 years from the date of first occupation.

**RD POL 5** To facilitate the creation of golf courses, pitch and putt courses and driving ranges in rural areas provided such development does not contravene any other policies or objectives of this Development Plan

**RD POL 6** To promote the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings.

**RD POL 7** To encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas and in certain limited cases the replacement of existing dwellings subject to development assessment criteria outlined below.

**RD POL 8** To oppose the demolition and replacement of traditional or vernacular rural houses in order to protect the varied types of housing stock in rural areas of the Town and to preserve the rural architectural heritage.

**RD POL 9** To consider the limited conversion of outhouses and other structures attached to large country houses or other heritage structures where acceptable conservation practice is observed in line with the other policies and objectives of this plan and where acceptable site suitability has been established in terms of access, car parking, open space, wastewater disposal and maintaining the setting and amenities of the main structure.

**RD POL 10** That in respect to the sensitive restoration and conversion to residential use of disused vernacular or traditional dwellings or traditional farm buildings, including those which are Protected Structures, such proposals shall not be subject to the Rural Housing Policy (i.e. local need) that applies to new dwellings.

**RD POL 11** To actively promote the retention and restoration of thatched dwellings as a key component of the architectural heritage of Co. Meath.

**RD POL 12** To develop and maximise the opportunities of the Town's national primary and secondary roads as key strategic infrastructure vital to the county's continued economic development and to protect this strategically important infrastructure from unplanned ribbon development or random one-off development.

**RD POL 13** To ensure that all development accessing off the Town's road network is at a location and carried out in a manner which would not endanger public safety by way of traffic hazard.

**RD POL 14** To protect those non-national roads of regional or local importance (as identified in the Meath County Development Plan 2013-2019 from unnecessary and excessive individual access / egress points, which would prejudice the carrying capacity and ultimately the function of the road.

**RD POL 15** The removal of existing roadside boundaries, except to the extent that this is needed for a new entrance, should be avoided where at all possible except where required for traffic safety purposes.

**RD POL 16** In assessing individual planning applications for individual houses in the countryside, it is the policy of the Planning Authority to ensure that the required standards for sight distances and

stopping sight distances are in compliance with current road geometry standards as outlined in the NRA document Design Manual for Roads and Bridges (DMRB).

**RD POL 17** To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities – sites prone to extremely high water tables and flooding or where groundwater is particularly vulnerable to contamination.

**RD POL 18** The site area shall be large enough to adequately accommodate an on-site treatment plant and percolation area.

**RD POL 19** A proprietary treatment plant and polishing filter / percolation area shall satisfy the criteria set out in the Wastewater Treatment Manual Treatment Systems for Single Houses, as amended or replaced, by the Environmental Protection Agency.

**RD POL 20** The site characterisation form must be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.

**RD POL 21** A maintenance agreement or other satisfactory management arrangements must be entered into by the applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.

**RD POL 22** Pending the installation of the treatment plant and polishing filter / percolation area, the applicant will be required to lodge a deposit with the Planning Authority. The deposit shall be refunded on receipt of a certificate from a competent person confirming that all necessary works have been carried out in accordance with the manufacturer's instructions.

**RD POL 23** The direct discharge of effluent from on site waste water disposal systems to surface water is not acceptable. Septic tanks shall be permitted only in exceptional circumstances, and shall comply with the requirements of the Environmental Health Officer.

**ECON DEV POL 1** To implement the policies, actions and recommendations of the Economic Development Strategy for County Meath as they relate to Navan

**ECON DEV POL 2** To facilitate and encourage the development of Navan as a 'Large Growth Town I' in the hinterland of the Metropolitan Area of the Greater Dublin Area and as the economic driver for Co. Meath.

**ECON DEV POL 3** To encourage the development of Navan as a Primary Economic Growth Town in a Core Economic Area with Trim and Kells.

**ECON DEV POL 4** To support the activities of agencies involved in the promotion of employment generating opportunities in Navan including the Meath County Enterprise Board Local Enterprise Office, Enterprise Ireland and the Industrial Development Agency (IDA Ireland).

**ECON DEV POL 5** To ensure that an adequate quantity and range of land is available for industrial development and that the appropriate infrastructure including roads, sanitary services, energy supply and telecommunications, training infrastructure and housing is provided.

**ECON DEV POL 6** To encourage local/small scale offices in neighbourhood centres.

**ECON DEV POL 7** Where industrial sites are developed adjacent to residential areas and community facilities, buffer zones shall be provided as well as adequate screening in the form of planting, landscaping and mounding as appropriate.

**ECON DEV POL 8** To apply a flexible approach to the zoning of entrepreneurial start up business and small scale industrial and employment generating activities, where it can be demonstrated that the proposed use would have minimal impact on adjoining uses, primarily residential property.

**ECON DEV POL 9** To encourage the integration of employment locations with other land uses and the transportation network, and in particular, ensure that the location of employment intensive land uses are located in proximity to existing and planned strategic routes, where public transport is viable.

**ECON DEV OBJ 1** To support, be proactive and implement the spatial dimension of the Economic Development Strategy for County Meath 2014-2022 with particular regard to the development of the IDA Business and Technology Park

**ECON DEV OBJ 2** To zone suitable lands to facilitate employment generation and to facilitate the development of employment creating land uses at these identified locations in accordance with the principles of proper planning.

**ECON DEV OBJ 3** To provide for small and medium sized industries to develop on lands zoned for E2 General Enterprise & Employment Use (See Zoning Objectives Maps) off the Knockumber Road.

**ECON DEV OBJ 4** To provide for the continued development of Beechmount Home Park as a furniture showcase centre by supporting both manufacturing and retail uses related to home furnishings. Manufacturing and retail uses which are not directly related to the furniture trade shall only be facilitated in the case of an extension to an existing authorised use.

**ECON DEV OBJ 5** Meath County Council shall facilitate the Health Service Executive and the Department of Health in the provision of a new Regional Hospital in Navan. Navan Town Council and Meath County Council's have identified lands within Framework Plan 1 as their preferred location to develop the new Regional Hospital and have identified it as one of the most important potential economic stimulants for this town and region building on the high level economic objective contained in the Meath County Development Plan 2013-2019.

**ECON DEV OBJ 6** To support the redevelopment of Pairc Tailteann as a modern "sports Hub"

**ECON DEV OBJ 7** To provide for small and medium sized industries to develop on lands zoned for E2 (General Enterprise and Employment Use) to the north of MP4 lands including the upgrading of the Clonmagadden Lane serving the lands.

**ECON DEV OBJ 8** To support the delivery of the Boyne Valley food hub on lands at Farganstown.

**RURAL ENT POL 1** To ensure that both rural and urban areas play their roles in driving the development of the Town in a balanced and sustainable way.

**RURAL ENT POL 2** To normally permit development proposals for the expansion of existing industrial or business enterprises in the countryside where the resultant development is of a size and scale which remains appropriate and which does not negatively impact on the character and amenity of the surrounding area; and the proposal demonstrates that it has taken into account traffic, public health, environmental and amenity considerations and is in accordance with the policies, requirements and guidance contained in this plan. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the character of the access roads or would require improvements which would affect the character of these roads.

**RURAL ENT POL 3** To permit development proposals for industrial or business enterprises in the countryside only where, the proposed use has locational requirements that can only be accommodated in a rural location and this has been demonstrated to the satisfaction of the Planning Authority, the resultant development is of a size and scale which remains appropriate and which does not negatively impact on the character and amenity of the surrounding area; and the proposal demonstrates that it has taken into account traffic, public health, environmental and amenity considerations and is in accordance with the policies, requirements and guidance contained in this plan. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the character of the access roads or would require improvements which would affect the character of these roads.

**RURAL ENT POL 4** To encourage new and high quality investment in the tourism industry in Navan with specific reference to leisure activities (golf, equestrian, walking, cycling, angling, outdoor pursuits and family orientated activities).

**RURAL ENT POL 5** In the development of tourist facilities, regard will be had to the landscape's ability to accommodate such development.

**RURAL ENT POL 6** To encourage proposals to reinstate, conserve and / or replace existing ruinous or disused dwellings for holiday homes subject to normal planning considerations relating to design, safe access the provision of any necessary wastewater disposal facilities.

**RURAL ENT POL 7** To accommodate small scale enterprises, such as the renovation of barns, outhouses or other existing structures and the construction of one or two holiday homes for short term rental (less than 3 months at any one time to any person / family) associated with an existing permanent residence or active farm / agri-tourism enterprise. It shall be a condition of permission that such holiday homes be retained within the ownership of the complex / permanent dwelling and shall not be sold to form a separate permanent residence.

**RURAL ENT POL 8** To consider the provision of caravan and camping sites at suitable locations where they are consistent with the Settlement Strategy for the Town and to ensure a high standard of layout, design and amenity in such proposals.

**RURAL ENT POL 9** To ensure that development for aggregates / mineral extraction, processing and associated concrete production does not significantly impact on the following areas:

- 1) Existing & Proposed Special Areas of Conservation (SACs);
- 2) Special Protection Areas (SPAs);
- 3) Existing & Proposed Natural Heritage Areas (pNHAs);
- 4) Other areas of importance for the conservation of flora and fauna;

Areas of significant archaeological potential; 6) In the vicinity of a recorded monument, and; 7) Sensitive landscapes.

**RURAL ENT POL 10** To ensure that extractive industries do not adversely affect the environment or adjoining existing land uses and are carried out in such a manner so as to minimise detracting from the visual quality of the landscape.

**RURAL ENT POL 11** To promote forestry development of an appropriate scale and character whilst ensuring that the development does not have a negative visual impact on the countryside or cause pollution or degradation to wildlife habitats, natural waters or areas of ecological significance.

**AGRI POL 1** To encourage and facilitate agricultural diversification into agri-businesses such as organic foods, rural tourism and small to medium sized enterprises subject to the retention of the holding for primarily agricultural use and the proper planning and sustainable development of the area.

**AGRI POL 2** To facilitate the development of agriculture while ensuring that natural waters, wildlife habitats and conservation areas are protected from pollution.

**AGRI POL 3** To protect agricultural or agri-business uses from unplanned and / or incompatible urban development.

**AGRI POL 4** To protect and enhance the visual qualities of rural areas through the sensitive design of necessary development.

**AGRI POL 5** To resist proposals to remove woodland, boundary trees or hedgerow planting, where such planting is of benefit to the visual and ecological amenity of an area.

**TOU POL 1** To promote and encourage the development of Navan as a tourism gateway to Meath in co-operation with Meath Tourism, Fáilte Ireland and other relevant agencies.

**TOU POL 2** To promote the development of tourism in Navan in a sustainable manner and encourage the provision of a comprehensive range of tourism facilities, subject to location, siting and design criteria while safeguarding the protection of the built environment, including archaeological heritage, of Navan in co-operation with Meath Tourism, Fáilte Ireland and other relevant agencies.

**TOU POL 3** To co-operate with Fáilte Ireland, Tourism Ireland, Boyne Valley Tourism, Louth County Council, and any other relevant bodies in the implementation of the Boyne Valley Tourism Strategy 2016-2020 and Ireland's Ancient East Programme.

**TOU OBJ 1** To promote a tourist signage strategy for Navan in conjunction with Meath Tourism.



**TOU OBJ 2** To promote and maintain the amenity of the Slí na Sláinte walking route in Navan and the Ramparts walking route.

**TOU OBJ 3** To facilitate the improvement of existing sign posted walking/cycling routes within the town and environs and where possible develop new ones.

**TOU OBJ 4** To promote the development of a range of high quality tourist accommodation and ancillary facilities, especially those facilities which provide conference and leisure facilities.

**TOU OBJ 5** To encourage and promote festivals and other appropriate cultural events.

**TOU OBJ 6** To encourage the removal of unsightly elements at historically sensitive locations within the town such as inappropriate advertising, poles, wires and antennae.

**TOU OBJ 7** To prepare a Tourism Strategy for Navan in conjunction with key tourism stakeholders to include Meath Tourism & Boyne Valley Tourism. The preparation of the Tourism Strategy shall be subject to the requirements of Strategic Environmental Assessment and Appropriate Assessment.

**TOU OBJ 8** To implement the recommendations of the Boyne Valley Tourism Strategy 2016-2020 as they apply to the town of Navan and its environs.

**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 [secondary commercial quarter](#) expansion in order to sustain its competitiveness and importance as a designated County Town Centre and ‘Level 2 Centre’ in the Greater Dublin Area.

**RET DEV POL 2** To protect and enhance the vitality of Navan Town Centre and promote this area as the main commercial core where an appropriate mix of commercial, retail, recreational, civic, cultural and residential uses are provided.

**RET DEV POL 3** To adhere to the provisions of the Sequential Approach to retailing and the application of retail thresholds to proposed development in line with the requirements of the Retail Planning Guidelines.

**RET DEV POL 4** To encourage and enhance the range of shopping facilities and particularly major comparison retail provision, in Navan Town Centre as defined by lands identified with a B1 ‘*Town Centre*’ land use zoning objective.

**RET DEV POL 5** To site retail development in locations that encourage multi-purpose shopping, business and leisure trips on the same journey.

**RET DEV POL 6** To encourage and support proposals for the re-use and regeneration of derelict land and vacant properties in the town centre with due cognisance to the sequential approach.

**RET DEV POL 7** To support proposals for new retail and other mixed use development in the town centre where the proposal:

- Is compliant with the sequential approach to retailing;
- Is well located, convenient, attractive and has safe pedestrian linkages;
- Provides or is in close proximity to adequate parking (including cycle parking);
- Provides adequate facilities for the recycling of waste packaging generated by the proposal, including a bring centre where required;
- Has negligible impact on existing urban residents;
- Has due regard to the heritage value of Navan.

#### **RET DEV POL 8**

To continue to improve and expand the environmental improvement and urban design schemes in the town centre in order to enhance the attractiveness of the main shopping area, and the vibrancy and vitality of the central core.

**RET DEV OBJ 1** To assess the provision of new retail development outside the designated retail core area and the [secondary commercial quarter](#) 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.

**RET DEV OBJ 3** To implement the following specific objectives for Navan, as identified within the County Retail Strategy, in order to ensure the continued vitality and viability of Navan Town Centre, including:

- Facilitate and promote a new retail hub (retail, business and an element of residential) around the future central rail station;
- Promote and encourage the provision of new major comparison shopping outlets on lands identified with a B1 ‘*Town Centre*’ land use zoning objective which seeks to enhance the role and function of Navan as the County’s primary shopping destination;
- Facilitate the identification, promotion and development of key town centre opportunity sites;
- Promote the revitalisation of vacant and derelict properties/shop units;
- Encourage infill development and the redevelopment of derelict and obsolete sites;
- Promote ongoing environmental improvements to the public realm;
- Prevent overdevelopment of particular non retail uses such as takeaways in Core Retail Areas, and;
- Promote activities including festivals, events, street markets and farmers/country markets in Navan.

#### **RET DEV POL 13**

To encourage the provision of retail warehousing at appropriate locations and appropriate scale having regard to the ‘Retail Strategy for the Greater Dublin Area’ and the ‘County Meath Retail Strategy’, and the Retail Planning Guidelines 2012 (or as otherwise amended).

**RET DEV POL 14** To restrict retail warehouse development solely to the sale of 'bulky comparison goods.

**RET DEV OBJ 4** To ensure that sufficient lands are identified to meet the needs for retail warehousing floor space in Navan.

**RET DEV OBJ 5** To designate specific Neighbourhood Centres (at the indicative locations identified on the Development Objectives map) within major residential areas, to enable convenience needs to be better met locally and to encourage the provision of local convenience shops in residential areas where there is a clear deficiency of retail provision, subject to the protection of residential amenity.

**RET DEV POL 15** To facilitate the provision of discount food stores in suitable locations subject to the appropriate protection of the vitality and viability of the town centre and the need to confine their use to the sale of largely convenience goods.

**RET DEV POL 16** To ensure that the design of discount food stores is of high quality which respects the heritage value and visual integrity of Navan.

**RET DEV OBJ 6** To consider discount food stores proposals of an appropriate scale as part of the convenience shopping component being provided at proposed Neighbourhood Centres.

**RET DEV OBJ 7** [To promote the redevelopment of the County Council offices on Railway Street as a key town centre opportunity site](#)

**RET DEV OBJ 11** To promote the development of a discount foodstore off Brews Hill.

**RET DEV POL 17** To require adequate provision to be made in new shopping developments for the following;

- Access and facilities for people with disabilities including car-parking spaces;
- Secure parking for cyclists, and;

Support facilities for shoppers in general and for people with children in particular, with regard to the provision of toilets and other facilities including baby changing / feeding and crèche facilities.

**RET DEV POL 18** To strengthen the shopping function of Navan, non-retail uses at ground floor within the core retail area will be discouraged in order to protect the vitality and viability of this area.

**ADV POL 1** To encourage the use of quality advertising signage which complements the built form of Navan. There will be a presumption against the use of plastic and/or illuminated signage.

**ADV OBJ 1** To develop an advertising signage strategy for Navan.

**SHOP FR POL 1** To encourage the use of hand-painted fascia lettering and logos in a style and colour that harmonises with the shop and helps portray its use, and to encourage the use of roller shutters located behind the line of glazing in shopfronts.

**DER POL 1** To implement the provisions of the Derelict Sites Act, 1990 (as amended) and regulations made there under to prevent or remove injury to amenity arising from dereliction.

**DER POL 2** To identify and secure the redevelopment of obsolete areas, including areas of backland, derelict sites and incidental open spaces.

**SEVESO POL 1** To comply with the Seveso II Directive in reducing the risk and limiting the potential consequences of major industrial accidents.

**SEVESO POL 2** To require planning permission for the modifications of existing establishments where the nature and quantity of dangerous substances handled, used or stored on existing sites is to be altered.

**SEVESO POL 3** To ensure that land use policies must take account of the need to maintain appropriate distances between future major accident hazard establishments and residential areas, areas of substantial public use and areas of particular natural sensitivity or interest.

**SEVESO POL 4** To have regard to the advice of the Health and Safety Authority when proposals for new SEVESO sites are being considered.

**HER POL 1** To preserve, protect and enhance the architectural heritage of Navan and to ensure that new development makes a positive contribution to the historic character of Navan.

**HER POL 2** To seek the retention of historic shop fronts and pub fronts as part of the streetscape of Navan.

**HER POL 3** To encourage the development of compact urban forms by consolidating existing development boundaries and utilising brownfield sites in preference to expanding urban areas into the countryside and adjoining settlements.

**HER POL 4** To ensure that all planning applications relating to structures in an ACA or proposed ACA, including public works projects, should be referred to the Conservation Officer and to the Prescribed Bodies for comment prior to a decision being made.

**HER OBJ 1** To preserve the character of the Navan Historic Core Architectural Conservation Area.

**HER OBJ 2** To achieve the preservation of the special character of places, areas, groups of structures and townscapes within the town and environs by encouraging local initiatives which promote the preservation of the special character of Architectural Conservation Areas.

**HER POL 5** To support and encourage the re-use of suitable redundant or obsolete buildings within the ACA.

**HER POL 6** To encourage the retention and protection of all structures which contribute in a positive manner to the character of the ACA.

**HER POL 7** Within the Architectural Conservation Area to have regard to:

- The impact of proposed development on the character and appearance of the Architectural Conservation Area in terms of the height and massing of built forms, and the compatibility of design, materials, colour and finishes.

- The impact of proposed development on the character and integrity of the area and the approaches thereto, and will promote compatible uses within compatible forms of infill development.

The need to retain architectural and townscape elements such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork, etc. that contribute to the character and appearance of the ACA.

**HER POL 8** To encourage the retention of all architectural and townscape elements which contribute to the character of the ACA.

**HER OBJ 3** It is the intention of the planning authorities by the designation of the Navan Historic Core Architectural Conservation Area:

- To protect and enhance the architectural heritage of Navan for future generations.
- To preserve the historic street pattern within the core of the town.
- To require that all new developments shall observe the existing scale of the town.
- To protect the character of the existing streetscape by giving consideration to the suitability of style, construction materials, colour and decoration to be used in any proposals for development taking place within this area.
- To encourage appropriate new uses for empty and under-utilised buildings.

To avoid the destruction of minor historic elements whose

**HER POL 9** The following shall be the policy of the planning authorities with regard to protected structures in the Navan Development Plan area:

- To refuse permission, either in whole or in part, for the demolition of protected structures, save in exceptional circumstances.
- To resist removal or modification of features of architectural importance.
- To resist interventions which would negatively affect the character of a structure, either externally or internally.
- To resist development that would adversely affect the setting of a protected structure.
- To require that all planning applications relating to protected structures shall be accompanied by drawings and documents sufficient to describe the impact of the proposed development on the character of the structure.
- To encourage the retention of all features of architectural heritage importance;
- To encourage works of renovation and renewal which maintain and enhance the character of a protected structure, either externally or internally;

To encourage development which has a positive impact on the setting of a protected structure.

**HER OBJ 4 map:**

- VP01 That the following views shall be protected, as illustrated on an associated map towards the old Kilcarn Bridge from the new Kilcarn Bridge on the Dublin Road

- VP02 Towards the old Kilcarn Bridge from the Dublin Road, heading south east
- VP03 Towards the Motte and the Railway Viaduct, on the Dublin Road
- VP04 Towards the Railway Viaduct, on the Dublin Road, heading south east
- VP05 Towards Athlumney Bridge, the Rivermill and the Confluence of the River Blackwater and Boyne from the Dublin Road
- VP06 Towards Athlumney Bridge, the Rivermill and Athlumney Road from Timmons Hill
- VP07 Of the Confluence of the River Blackwater and Boyne, from the Viewing Area adjoining the R147
- VP08 Towards Ruxton's Lock at the Ramparts heading east
- VP09 Towards Ruxton's Lock at the Ramparts heading west
- VP10 Towards the remains of Blackcastle House, from the Ramparts
- VP11 Of St. Mary's Church of Ireland from Upper Flower Hill
- VP12 Towards the Rivermill and the Railway Viaduct from the ancient Navan - Kells walkway
- VP13 Of Darker's Mill along the bank of the Blackwater River from the area of open space on the opposite side of the River along the N3
- VP14 Of the Blackwater River and Weir from Blackwater Bridge looking east
- VP15 Towards Spicer's Mill from the proposed Town Park
- VP16 Towards the Blackwater Railway Bridge from the northern bank of the Blackwater, west of the proposed Town Park
- VP17 Of Athlumney Castle from Convent Lane, heading south east
- VP18 Of Athlumney Castle from Convent Lane, heading north west

#### **HER POL 10**

- (a) To protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places (including those newly discovered).
- (b) To seek to protect, where practicable, the setting of and access to sites. In securing such protection the planning authorities will have regard to the advice and recommendations of the Department of Arts, Heritage and the Gaeltacht.
- (c) To require that all applications for development within the zone of archaeological potential are accompanied by a professional archaeological impact assessment.
- (d) Where remnants of burgage plots do remain intact, development proposals on such plots should reflect this character within the design and layout of proposals. In order to promote the renewal of such areas, design guidance will be provided, if necessary, for such sites at pre-planning stage.

**HER OBJ 5** When considering development in the vicinity of archaeological monuments, the planning authorities shall aim to achieve a satisfactory buffer area between the development and the monument in order to ensure the preservation and enhancement of the amenity associated with the monument. This shall be achieved in consultation with the Department of Arts, Heritage and the Gaeltacht. Buffer areas shall not be included within the required open space area of any development but should be in addition to such requirements.

**HER POL 11** To protect, conserve and enhance the biodiversity and natural heritage of Navan including wildlife (flora & fauna), and particularly all Annex II species, habitats, geology, landscapes and/or landscape features of importance to wildlife or which play a key role in the conservation and management of natural resources such as rivers, streams, canals, lakes, and associated wetlands

including reed-beds and swamps, ponds, springs, bogs, fens, trees, woodlands and scrub, hedgerows and other boundary types such as stone walls and ditches which occur outside of designated areas providing a network of habitats and corridors essential for wildlife to flourish.

**HER POL 12** To use native species wherever possible in Navan Town Council's and Meath County Council's own landscaping work and on Council property.

**HER POL 13** To discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting of parks, gardens and demesnes of special historic interest.

**HER POL 14** To protect rivers and stream corridors and valleys by reserving land along their banks for ecological corridors and maintain them free from inappropriate development, and discourage culverting or realignment, unless done for environmental reasons, including flood prevention or flood abatement. The Planning Authority shall consult with Inland Fisheries Ireland and other statutory bodies as required by the planning regulations in respect of this and shall have regard to their comments in the making of any planning decision'.

**HER POL 15** To require that runoff from a developed area will not result in the deterioration of the quality of downstream watercourses or habitats.

**HER OBJ 6** To encourage and promote the appropriate management and enhancement of Navan's biodiversity.

**HER OBJ 7** To promote an awareness and appreciation of the natural heritage of Navan in conjunction with the County Meath Heritage Forum and through the implementation of the County Meath Heritage Plan 2007-2011 and County Meath Biodiversity Action Plan 2008-2012.

**HER OBJ 8** Subject to the provisions of the Habitats and Birds Directives, to promote the sustainable usage of the River Boyne for amenity/recreational use and educational purposes.

**HER POL 16** To protect the River Boyne and River Blackwater cSAC and SPA in Navan and any additional sites that may be proposed for designation during the lifetime of this Plan and to ensure that development within the Navan Development Plan boundary will not give rise to negative impacts on the River Boyne and River Blackwater cSAC and SPA outside of the Plan area.

**HER POL 17** To have regard to the views and guidance of the National Parks and Wildlife Service of the Department of Arts, Heritage and the Gaeltacht in respect of proposed development where there is a possibility that such development may have an impact on the River Boyne and River Blackwater candidate Special Area of Conservation or Special Protection Area.

**HER POL18** It is the policy of the Council to protect sites designated in National and European legislation, and in other relevant International Conventions, Agreements and Processes. This includes sites proposed to be designated or designated as:



- Special Areas of Conservation under the Habitats Directive<sup>1</sup> (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora)
- Special Protection Areas under the Birds Directive (Council Directive 79/409/EEC on the conservation of wild birds)

Both the Birds and Habitats Directives have been transposed in Irish law by Ministerial Regulation. The European Communities (Birds and Natural Habitats) Regulations 2011 are the most important of these because they provide for the protection measures and management regime that apply to SPAs and SACs.

No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects (Except as provided for in Section 6(4) of the Habitats Directive, viz. there must be:

- a. no alternative solution available,
- b. imperative reasons of overriding public interest for the plan to proceed; and
- c. adequate compensatory measures in place.)

Natural Heritage Areas (NHAs), Nature Reserves, and Refuges for Flora or Fauna under the Wildlife Act, 1976 as amended by Wildlife (Amendment) Act, 2000.

**HER POL 19** To prohibit any development that would be harmful or that would result in a significant deterioration of habitats and/or disturbance of species.

**HER POL 20** To ensure that development does not have a significant adverse impact, incapable of satisfactory mitigation, on plant, animal or bird species protected by law.

**HER POL 21** No projects giving rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

**HER POL 21A** To ensure compliance with the Wildlife Acts 1976-2010 with regard to the protection of species listed on Schedule 5 of the principal act.

**HER POL 21B** To encourage and facilitate the development of green infrastructure that recognises the synergies that can be achieved with regard to the following:

- Provision of open space amenities
- Sustainable management of water
- Protection and management of biodiversity
- Protection of cultural heritage

Protection of protected landscape sensitivities.

**HER POL 22** To ensure that, where possible, proposals for development protect and enhance biodiversity by minimising adverse impacts on existing habitats, (whether designated or not,) and by including mitigation and/or compensation measures.

**HER POL 23** To establish ecological corridors within new development which permit the potential movement of wildlife and which include indigenous vegetation and which will link with existing biodiversity features and ecological networks.

**HER POL 24** To encourage the use of native tree and hedgerow species in the landscaping of new developments.

**HER POL 25** To restrict the cutting of hedges during the bird-nesting season (1st March until August 31st), except in certain legally defined circumstances, in accordance with the provisions of the Wildlife (Amendment) Act 2000.

**HER POL 26** To promote the environmentally sensitive management of hedgerows in the town in accordance with best practice guidelines.

**HER POL 27** To preserve for the common good all existing public rights of way which contribute to amenity.

**HER POL 28** To create new rights of way or extend/enhance existing rights of way in the interest of recreational amenity.

**HER POL 29** To maintain and enhance the diverse and high quality landscape in Navan and its environs.

**HER POL 30** To retain trees and hedgerows of value as illustrated on the relevant map forming part of this development plan.

**HER POL 31** To have a presumption in favour of the retention of existing trees and their incorporation into any new development unless this can be shown to be impractical, and to protect, preserve and ensure effective management of trees and groups of trees considered to be of special amenity value and to prepare Tree Preservation Orders where considered appropriate.

**ED POL 1** To ensure the provision of primary and secondary educational facilities in concert with the planning and development of residential areas in order to maximise opportunities for walking, cycling and the use of public transport.

**ED POL 2** To encourage, support and develop opportunities to open up new and existing schools to wider community use.

**ED POL 3** To encourage and support the development of further educational facilities and training programmes for children and adults with special needs.

**ED POL 4** To encourage the integration of those with special needs into the education system of streamlined schools, where possible.

**ED POL 5**

To ensure that adequate land and services are reserved to cater for the establishment, improvement or expansion (where possible) of primary and post primary educational facilities.

**ED POL 6** To encourage, support and develop opportunities to open up new and existing schools to wider community use.

**ED OBJ 1** To zone sufficient lands at appropriate locations to cater for the needs of primary and post primary schools and educational facilities in Navan.

**ED OBJ 2** To reserve lands at Clonmagadden (MP 2) for the development of integrated primary and post primary educational campuses, in consultation with the relevant educational authorities.

**ED OBJ 3** To facilitate the Department of Education and Science and reserve a site for the provision of a primary school in Blackcastle (as part of the Clonmagadden Strategic Development Zone).

**ED OBJ 4** To facilitate the Department of Education and Science and reserve a site for the provision of a primary school in the area of land off the Trim Road and south of the Swan River (Phase II Post 2019).

**ED OBJ 5** To facilitate the Department of Education and Science and reserve a site for the provision of a primary school in lands located between the Trim Rd. and the Commons Road (FP 3)

**ED OBJ 6** To facilitate the Department of Education and Science and reserve a site for the provision of a primary school in land located to the east of Navan Town Centre as part of the Framework Plan 2 for lands at Athlumney, Bailis, Alexander Reid and Farganstown and Ballymacon.

**ED OBJ 7** To facilitate the development of sports, recreational and cultural facilities for schools in Navan.

**ED OBJ 8** To promote, in consultation with the relevant School Authorities and Boards of Management the development of sustainable means of transport for school going children, to include walking, cycling, bus and car-pooling.

**ED OBJ 9** To actively encourage links with third level institutions in adjoining Counties.

**ED OBJ 10** To reserve lands and support the provision of an educational campus at Johnstown/Athlumney to accommodate a primary school, post primary school and special school.

**ED POL 7** To actively promote and encourage the provision of third level educational programmes in the town.

**ED POL 8** To promote the development of outreach programmes between businesses and the third level institutions in adjoining Counties.

**ED OBJ 11 (a)** To actively encourage the development of links with third level institutions in adjoining Counties.

**ED OBJ 11 (b)** To investigate and reserve the provision of a suitable site for a third level educational facility in Navan.

**ED OBJ 12** To co-operate with the County Development Board in the preparation of an integrated county strategy for education and training provision.

**ED OBJ 13** To assist in the provision of community and resource centres and to encourage and promote the shared use of such facilities between clubs, social groups etc, by the identification and reservation of suitably located sites including sites within the landbanks of the Local Authorities, by assisting in the provision of finance for their development through the provisions of the Planning & Development Act 2000

**ED OBJ 14** To reserve lands in the vicinity of Duffslane (FP3), Athlumney/ Bailis/ Alexander Reid/ Farganstown /Ballymacon (FP 2), Clonmagadden (MP 4), Windtown (MP 3), Carriage Road (MP 6), Trim Road (MP 8) and Johnstown to facilitate the provision of community resource centres in the residential suburbs of Navan.

**SOC POL 1** To encourage and promote the provision of childcare facilities in Navan in accordance with national policy and the DOEHLG Planning Guidelines on Childcare Facilities. Such provision will be required at an appropriate scale and in appropriate locations which include:

- On appropriately located sites in existing and new residential areas;
- Industrial Estates/Business Parks/Retail Warehousing developments and other locations where there are significant numbers working;
- In the vicinity of schools;
- Neighbourhood centres and;
- Adjacent to public transport routes

**SOC POL 2** To seek to realise the objectives of the “Meath County Childcare Committee Strategic Plan 2007-2010” as pertinent to Navan, to ensure the balanced provision of quality childcare facilities throughout the town.

**SOC POL 3** To consider childcare needs in future framework plans and all residential planning applications.

**SOC POL 4** To permit childcare facilities in existing residential areas provided that they do not have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance. Where proposed facilities relate to properties which have been designed and built as dwellings, and are surrounded by other houses, a significant residential element should be retained.

**SOC OBJ 1** To encourage the provision of additional full day care childcare places, drop in facilities and work place crèches.

**SOC OBJ 2** To encourage the provision of childcare facilities in tandem with proposals for new residential developments. Generally, one childcare facility with places for 20 children shall be provided for each 75 family dwellings. The Planning Authorities will encourage developers of new residential developments to provide purpose built facilities and to consult with the Meath County Childcare Committee on how best to meet the childcare needs of that area.

**SOC POL 5** To facilitate the Health Service Executive-Dublin North East in the provision of a new Regional Hospital in Navan.

**SOC POL 6** To co-operate with the Health Service Executive-Dublin North East and other statutory and voluntary agencies in the provision of appropriate health care facilities covering the spectrum of such care from hospitals to the provision of community based care facilities subject to the principles of proper planning and sustainable development.

**SOC POL 7** To ensure that adequate lands and services are available for the improvement, establishment and expansion of health services.

**SOC POL 8** To promote the improvement and expansion of health services in Navan.

**SOC POL 9** To ensure that high standards of design and layout are achieved in new healthcare facilities and in the change of use of existing premises to health care facilities.

**SOC POL 10** To facilitate the appropriate provision of private medical facilities.

**SOC POL 11** To co-operate with the Health Service Executive-Dublin North East in the implementation of their 'Primary Care Strategy'.

**SOC POL 12** To encourage, support and facilitate the provision of a range of services for the aged population.

**SOC POL 13** To encourage the integration of healthcare facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for people with a disability, the elderly or children.

**SOC POL 14** To consider change of use applications from residential to health care facilities/surgeries only where the privacy and amenity of adjacent occupiers can be preserved and the proposal does not have a detrimental effect on local amenity by way of a substantial increase in traffic, car parking or noise. The full conversion of semi-detached or terraced type dwellings will not be permitted.

**SOC OBJ 3** To investigate and reserve in consultation with the Health Service Executive - Dublin North East a suitable site for a Regional Hospital in Navan (possible suitable locations include Nevinstown, Limekilnhill and Balreask Old & Limekilnhill (part)).

**SOC OBJ 4** To facilitate the Health Service Executive – Dublin North East in the provision of health centres in the expanding residential suburbs of Navan by making provision for such sites in the Johnstown area, the Blackcastle/Batterstown area (Clonmagadden SDZ lands), the Trim Road area, and the Windtown Road area of the town.

**SOC POL 15** To assist in improving and maintaining general safety within the town centre and its environs.

**SOC POL 16** To promote the installation and usage of CCTV cameras along the main streets and other areas where perceived as necessary.

**SOC POL 17** To promote the formation of neighbourhood watch groups in newly developing and existing neighbourhoods.

**SOC POL 18** To maintain a high level of safety in new residential and commercial development, through appropriate urban design provisions.

**SOC POL 19** To promote and facilitate the redevelopment of the Fair Green as a new civic amenity and gateway to the town centre in accordance with the Integrated Development Framework Plan.

**SOC POL 20** To ensure pedestrian permeability to allow optimum usage of the area by pedestrian movements between the existing town centre and the proposed area of town centre expansion around the rail station.

**SOC POL 21** To encourage a balance in the location and types of open space provided within the town and environs and to ensure the development of high quality open space areas, for both active and passive use, and formal and informal activities of the population of Navan.

**SOC POL 22** To resist the lost of existing public open spaces, unless alternative recreational facilities are provided in a suitable location.

**SOC POL 23** To develop an integrated green structure for the town, linking open spaces along the riverbanks of the Boyne & Blackwater with the town centre and its environs and historical features, in

such a manner so as not to significantly negatively impact on the cSAC or SPA either alone or in combination with other objectives in this or other plans.

**SOC POL 24** To encourage local community involvement in the upgrading and improvement of open spaces.

**SOC POL 25** To facilitate the development of children's playgrounds in proximity to existing and proposed neighbourhood centres, where feasible.

**SOC POL 26** No residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

**SOC OBJ 5** To develop the lands as identified at Abbeylands (between Silverlawns and the River Blackwater) for the purpose of providing a major public park.

**SOC OBJ 6** To provide and encourage the further improvement of the Ramparts, in conjunction with An Taisce, and the promotion of water based activities.

**SOC OBJ 7** To develop a system of linear parks and waterfront amenity areas with walkways and cycleways, subject to the availability of resources, along the Banks of the Boyne and Blackwater Rivers, in such a manner so as not to significantly negatively impact on the cSAC or SPA either alone or in combination with other objectives in this or other plans.

**SOC OBJ 8** To promote the provision of pedestrian and cycle links across rivers to ensure full accessibility, integration and usage of public open space in such a manner so as not to significantly negatively impact on the cSAC or SPA either alone or in combination with other objectives in this or other plans.

**SOC OBJ 9** To ensure pedestrian and cycle permeability through all new open space developments.

**SOC OBJ 10** To investigate existing public open spaces and carry out improvements where necessary to increase their usefulness as recreational spaces.

**SOC OBJ 11** To investigate the possibility of developing the site of the two Anglo Norman Mottes as a viewing point and heritage areas for the town.

**SOC OBJ 12** To develop open space and recreational programmes for the lands zoned for public open space at Duffslane, Clonmagadden and Bailis / Alexander Reid.

**SOC OBJ 13** To provide for appropriate play provision in accordance with the Meath Local Authorities Play Policy 2008-2012.

**SOC OBJ 14** To provide a playground to serve the needs of the Johnstown and Athlumney areas over the lifetime of the Development Plan

**SOC POL 27** To encourage the provision of indoor sporting/community facilities in cooperation with local community groups.



**SOC POL 28** To support local sports and community groups in the development of facilities through the reservation of suitable land and the provision of funding where available and appropriate.

**SOC POL 29** To facilitate the greater use of existing school sporting facilities by the public and of existing private sporting facilities by school children. The construction and maintenance of community and sporting facilities can be both costly and demand a lot of resources. The Local Authorities will promote a partnership approach between clubs, social groups and the school boards to facilitate such initiatives.

**SOC POL 30** To support Public Private Partnership initiatives to enable the financing of various recreational programmes.

**SOC POL 31** To work with disability groups to ensure that recreational and sporting facilities provided are user friendly.

**SOC POL 32** To cater for the sporting and recreational needs of all sectors and ages of the community and promote the integration of those with special needs into the sporting and recreational environment.

**SOC POL 33** To ensure that developers make provisions for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals.

**SOC POL 34** The loss of existing public or private recreational open space will normally be resisted by the Planning Authorities unless alternative recreational facilities are provided in a suitable location, or it can be demonstrated that there is no longer sufficient demand to sustain the facility.

**SOC POL 35** The Councils will investigate ways of improving the quality and capacity of existing sporting and recreational facilities through initiatives in both the public and private sector. Sources of funding will be investigated to achieve this at government level through the Lottery, with the governing bodies of the Sports and through private development proposals.

**SOC OBJ 15** To develop a recreational programme for the lands zoned for public open space at Liscarton, off the Kells Road.

**SOC OBJ 16** To reserve 5.5 acres for the purposes of soccer playing pitches to serve the needs of the Johnstown and Athlumney areas over the lifetime of the Development Plan.

**SOC OBJ 17** To assist in the strategic planning for the development of a modern sports hub at Pairc Tailteann.

**SOC POL 36** To recognise the important role that the library service plays in the community and to facilitate the library service in enhancing its service delivery to the public, subject to the principles of proper planning and sustainable development.

**SOC POL 37** To continue to expand the library service to meet the needs of the community, subject to the availability of finance.

**SOC POL 38** To expand and improve the library service in line with the objectives and priorities outlined in the Meath County Council Library 'Development Plan 2005-2009'.

**SOC POL 37** To enhance library facilities in Navan and to retain its function as library Headquarters for the county.

**SOC POL 38** To provide for additional library services, including new branch libraries and services, where appropriate, in the newly developing neighbourhoods of the town.

**SOC POL 39** To continue to enhance the range and quality of arts provision in Navan town and its environs.

**SOC POL 40** To endeavour to create increased opportunity for arts activities in Navan and an environment in which they can develop.

**SOC POL 41** To endeavour to ensure that all sectors of the community have access to and can participate in, as wide a range of art forms and events as possible.

**SOC POL 42** To liaise with the County Arts Officer on any development proposal that is likely to have a significant impact on the arts.

**SOC POL 43** To promote the provision of public art, including temporary art and sculpture, through such mechanisms as the government supported Percent for Art Scheme and the development management process.

**SOC POL 44** To require major new commercial and private residential developments to incorporate works of public art into such schemes.

**SOC OBJ 19** To provide practical advice and assistance to persons in Navan, who wish to carry out or initiate arts activities.

**SOC OBJ 20** To assist with the strategic planning for the development and expansion of professional arts in Navan whilst at the same time recognising, and supporting amateur arts in the Town.

**SOC POL 45** To continue to monitor the adequacy of St. Finian's Cemetery to cater for the needs of Navan and to ensure that lands are reserved free from development to allow for the sequential expansion of the facility.

**SOC POL 46** To encourage local community groups to develop, manage and maintain new burial facilities.

**SOC POL 47** To protect the cultural heritage of historical burial grounds in Navan and encourage their management and maintenance in accordance with conservation principles

**SOC POL 48** To continue to provide a modern and effective fire service for Navan and to facilitate the accommodation of fire service facilities in locations that allow ease of access and safe functioning with the respect to the road network.

**SOC POL 49** To facilitate the expansion of the Fire Service as the needs arise subject to proper planning and development.

**INF POL 1** To implement a programme of road construction / improvement works and local measures to improve road safety closely integrated with existing and planned land uses.

**INF POL 2** To co-operate with the National Roads Authority, the National Transport Authority (NTA) and other Local Authorities to provide the proposed Leinster Orbital Route as proposed in the Regional Planning Guidelines for the Greater Dublin Area and the NTA Draft Transport Strategy for the Greater Dublin Area.

**INF POL 3** To regulate, control and improve signage throughout the town.

**INF POL 4** In accordance with the “Traffic Management Guidelines” issued by the Department of the Environment, Heritage & Local Government / Department of Transport / Dublin Transportation Office, Traffic and Transport Assessments, undertaken by and at the expense of the developer, shall be carried out to assess the impacts of developments on local and regional roads in accordance with guidelines given in Section 1.11 and Table 1.4 of the document which lists thresholds above which a Traffic and Transport Assessment is mandatory. The Traffic and Transport Assessment will be assessed by the Planning Authority and any additional works required as a result of the Traffic and Transport Assessment shall be funded by the developer.

**INF POL 5** To require developers to provide a Traffic and Transport Assessment, as carried out by competent professionals in this field, where new developments will have a significant effect on travel demand on a National Road, having regard to the “Traffic and Transport Assessment Guidelines” published by the National Roads Authority in September 2007. Where a Traffic and Transport Assessment identifies necessary on and off site improvements for the development to be able to proceed, the developer will be expected to fund the improvements by entering into a formal agreement with the appropriate planning authority. Any additional works required as a result of the Traffic and Transport Assessment shall be funded by the developer.

**INF POL 6** To provide for the future transportation needs of Navan and environs in a sustainable manner which provides for different transport modes.

**INF POL 7** To integrate land use and transportation planning.

**INF POL 8** To consolidate development in areas which are served by public transport and a good road network.

**INF POL 9** To reduce the need to travel, especially by car, by compact development with mixed uses.

**INF POL 10** To concentrate developments which generate large numbers of trips, such as offices, shops and labour intensive employment along existing and proposed transportation corridors.

**INF POL 11** To locate development that generates large numbers of heavy goods vehicle movements close to major roads.

**INF POL 12** To ensure new road construction is integrated into the urban fabric of Navan.

**INF POL 13** To establish a clear road hierarchy, in which each of the roads links, have a function and where the mixing of national, regional and local traffic is reduced to the minimum possible.

**INF POL 14** To provide additional road capacity, subject to environmental and conservation considerations, in order to remove the volume of through traffic from the central streets of the town, and to improve circulation within the town centre.

**INF POL 15** To establish a 30kph speed limit in the town centre area to reduce the risk and severity of accidents especially for vulnerable road users and to provide environmental benefits such as reduced noise levels

**INF POL 16** To promote the provision of telematics such as electronic variable information signage on the approach roads to the town centre to inform motorists about the availability of car parking spaces in car parks.

**INF POL 17** To assist in the further construction of the Local Distributor Road Network and ensure its integration into the urban area of Navan

**INF POL 18** To provide for and carry out the improvements to sections of regional roads and county roads that are deficient in respect of realignment, structural condition or capacity, where resources permit and to maintain that standard thereafter.

**INF OBJ 1** To promote the development of a Public Transport Corridor along the R147 (former N3) between the Fire Station and the 'Academy Square Development' off the Dublin Road.

**INF OBJ 2 (a)** To preserve and secure from further development a route for the future provision of Local Distributor Roads for the following routes:

- **LDR 1** Construction of a Local Distributor Road link between (a) the Trim Road (R161) to the existing section of Local Distributor Road at Limekiln off the R147 (Dublin Road), and (b) construction of a Link Road connecting the aforementioned section of the Local Distributor Road with the Kilcarn Interchange to the M3 Motorway, including traversing the Borallion,
- **LDR 2** Construction of the Local Distributor Road link between, (a) the Trim Road (R161) to the Commons Road and (b) between the Commons Road and Athboy Road N51 intersecting the Commons Lane and the former Athboy Road (L1041)
- **LDR 3** Construction of the Local Distributor Road link between the Athboy Road (N51) and the Rathaldron Road including a new bridge over the River Blackwater,
- **LDR 4** Construction of the Local Distributor Road link between the Rathaldron Road and the Kells Road (former N3), including a new bridge over the Blackwater River,
- **LDR 5** Completion of the Local Distributor Road link between the Slane Road (N51) and the Rathaldron Road,
- **LDR 6** Construction of the Local Distributor Road Link between the Boyne Road to the Kentstown Road R153 including the construction of a bridge under the existing Navan – Drogheda Rail Line and traversing the Old Road, Athlumney.

**INF OBJ 2 (b)** To facilitate the provision, in tandem with development, of the following sections of the Local Distributor Road Network whose corridor is protected from development pursuant to INF OBJ 2 (a). i. LDR 1 (a) ii. LDR 2 (a) iii. LDR 3 iv. LDR 4 v. LDR 5 vi. LDR 6

**INF OBJ 2 (c)** In the assessment of development management proposals, the Councils shall have regard to the Navan Traffic Model (2012) and to the conclusions drawn therein regarding the capacity of the existing road network to accommodate additional traffic generation and the capacity constraints which are being experienced at key junctions particularly during the a.m. peak (8.30 – 9.30 a.m.). It shall be a requirement of any development management proposal to demonstrate to the relevant Planning Authority as part of the planning application that development can be accommodated within particular areas of Navan in advance of the further completion of the Outer Orbital Road Network (Local Distributor Road refer).

This may include the provision by the respective developer of alternative solutions such as traffic management or demand management measures which effectively and satisfactorily address the particular circumstances which prompt the necessity for the road proposal in advance of the proposed development. Such as assessment shall include, inter alia, the following:

- demonstrate the impact the development will have on the network, using the existing traffic model;
- demonstrate the considerations given to serve the demand arising from the proposed development from different areas providing for all modes of transport;

- demonstrate the weakness in the road network that will be affected and ensure that any proposals do not compromise existing investment in walking, cycling and public transport;
- review measures which would reduce the use of demand at peak times and measures that would encourage increased use of alternative modes (combination of mobility management plans and infrastructure), and;
- demand management particularly in the form of parking.

In effect, this will demonstrate that the proposed development will not give rise to a significant or unsustainable increase in the overall level of car trips in the particular area of Navan and that the proposed scheme is consistent with Smarter Travel objectives and targets.

**INF OBJ 2 (d)** To co-operate with the NRA, NTA and other Local Authorities in clarifying and finalising the route of the Leinster Outer Orbital Route (linking Drogheda, Navan, Trim and Naas) proposed in the 'Regional Planning Guidelines for the Greater Dublin Area' and the NTA's draft Transport Strategy. This is particularly important in the vicinity of proposed major junctions along the route within Navan in order to protect the identified corridor from development intrusion.

**INF OBJ 3** To examine roads and streets within the development plan area over the period of the plan and to devise a phased program for the improvement of those of poor quality. Such improvements may incorporate realignment, paving works, new parking arrangements, and footpath and street furniture installation.

**INF OBJ 4** To carry out road/street improvement works along the following urban roads

UR 1 Kentstown Road, beyond St. Michael's Loreto Convent as far as Casey's Cross

UR 2 Old Road, Athlumney, including junction treatment with Kentstown Road at Gaffney's Filling Station

UR 3 Swan Lane

UR 4 Mill Lane/Blackcastle Lane

UR 5 Kilsaran Lane

**INF OBJ 5** To carry out street lighting improvements as required, but including at the following locations:

SLI 1 Along the Proudstown Road

SLI 2 Along the Athboy Road at Our Lady's Hospital and beyond

SLI 3 Along the Rathaldron Road

SLI 4 Along the Commons Road

SLI 5 At Beechmount Homepark

SLI 6 Along the Boyne Road

**INF OBJ 6** To provide footpaths and cycleways at the following locations:

FC 1 In Johnstown Village (From Carne Hill Housing Development to the Local Distributor Road)

FC 2 Along the eastern side of the Trim Road from the entrance to Beaufort College to the extent of the Development Plan envelope

**INF OBJ 7** To provide footpath improvements at the following locations:

- FI 1 Along the eastern side of the Trim Road from Woodland Housing Development to the entrance to Beaufort College
- FI 2 Along the northern side of the Athboy Road from the junction of the Boreen Keel to St. Patrick's Classical School
- FI 3 Along the southern side of the Athboy Road from the junction with the Commons Road, past the entrance of Our Lady's Hospital to Mullaghboy Industrial Estate
- FI 4 Along the Commons Road towards the entrance with Claremount Stadium

**INF OBJ 8**

a) To continue to update and refine the Navan Traffic Model (2013) by carrying out additional traffic counts / junction analysis where required and appropriate and which may necessitate further junction and capacity improvements over the life of the Navan Development Plan;

b) To maximise the efficiency of the existing road network by re-examining and where necessary redesigning / remodelling existing junctions identified in the Navan Traffic Model as operating close to or beyond their designed ratio to flow capacity or which require to be reconfigured to cater for pedestrian / cycling facilities. This will include the consideration of revising existing options at constrained junctions such as along the R147 through the town and the pedestrianisation of Trimgate Street;

Short Term Junction Improvements are proposed for JI 1 N51/R147/Abbey Road signalised junction (opposite the Fire Station).

- JI 2 R147/Timmons Hill/R153 signalised junction (Kentstown Road/Kells Rd Junction)
- JI 3 N51/Rathaldron Road signalised junction.
- JI 4 R147 / Circular Road signalised junction.
- JI 5 Canon Row/Trimgate Street/Railway Street/Brews Hill signalised junction.
- JI 6 Railway Street/Circular Road roundabout.
- JI 7 Commons Road/Dan Shaw Road signalised junction.
- JI 8 N51/R162/ Flower Hill roundabout (Round 'O' roundabout) R147/Sion Road/Springfield Glen signalised junction.
- JI 10 R162 junction with Clonmagadden Road

d) To review and extend the integrated signalisation optimisation programme of existing junctions on the outer distributor road network.

**INF OBJ 9** To improve the junction arrangement at the intersection of Circular Road / Bridge Street / Academy Street.

**INF OBJ 10** To prepare and implement the recommendations of a Traffic Management and Circulation Study of Navan following the completion of the M3 and the downgrading of the N3 to regional road status. The Traffic Management and Circulation Study shall include, inter alia, a review of the existing one way system, on street and off street car parking, loading / unloading, location and extent of taxi ranks, etc. The Traffic Management Plan shall be developed around the altered bus network and location of the proposed bus interchange / hub pursuant to INF OBJ 25.

**INF OBJ 11** To examine over the lifetime of the Plan the requirement and case for a bridge crossing and distributor road link connecting the Slane Road to the Boyne Road.

**INF OBJ 12** The Planning Authority shall require that redevelopment proposals at the Round O Gateway site adequately address traffic management issues.

**INF POL 19** To promote an attractive public realm of pedestrian footpaths, cycle ways, street landscaping, bus stops/shelters, street furniture, good signage and quality public lighting.

**INF POL 20** To promote the policies set out in the National Cycle Policy Framework 2009-2020.

**INF OBJ 13** To improve accessibility and facilities for people with mobility impairments and /or disabilities.

**INF OBJ 14** To prepare an integrated pedestrian and cycle path network for Navan as provided for in the Local Transport Plan, inclusive of additional bridging points over the Boyne & Blackwater Rivers, and to implement the emerging network, subject to the availability of finances, resources and physical constraints.

**INF OBJ 15** To examine the feasibility of pedestrianising Trimgate Street from Cannon Row to Kennedy Road once the M3 Motorway has been completed and progress has been made in delivering the local distributor road network and if deemed feasible, to carry out the necessary works to facilitate the introduction of pedestrianisation. To similarly examine and implement where appropriate the pedestrianisation of Bakery Lane, Old Cornmarket and Watergate Street as part of subsequent phases.

**INF OBJ 16** To require that all new significant developments including new institutions, employment centres, sports complexes, leisure facilities and industries provide for adequate cycle facilities, in the form of bike parking, sheltered bike parking, lockers and shower facilities.

**INF OBJ 17** To provide a pedestrian crossing on the Slane Road adjacent to the large residential areas over the lifetime of the plan.

**INF OBJ 18** To promote and facilitate the development of cycling and walking facilities in the town.

**INF OBJ 19** To encourage the successful incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design scheme for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses.

**INF OBJ 20** To provide cycle ways, where appropriate, as part of all road improvement/redesign schemes.

**INF OBJ 21** To ensure, where possible, that cycleways and footpaths are effectively separated from major vehicular carriageways.

**INF OBJ 21** To co-operate with relevant transport bodies and authorities to support and encourage the provision of safe and suitable locations for bus services including bus shelter provision at bus stops.

**INF POL 22** To promote and facilitate developments designed to improve public transport services in Navan.

**INF POL 23** To explore, in conjunction with Bus Éireann, the National Transport Authority and private bus operators, the provision of additional Park and Ride facilities in Navan.



**INF POL 24** To promote and secure, in conjunction with Bus Éireann and the National Transport Authority, the development of a Central Bus Station / Interchange Hub within the lifetime of this Development Plan. The development of any proposed town centre transport and urban realm improvements such as the pedestrianisation of Trimgate Street and any proposed public transport corridor in Navan will be linked to the finalisation of proposals for the proposed location of the public transport interchange in Navan and related traffic management arrangements.

**INF POL 25** To extend, re-route and create new bus routes to meet travel demands and reduce trip times within the development boundary of Navan and Environs.

**INF POL 26** To promote the routing of all local bus services so that they serve the town centre and location of bus interchange / hub when identified and developed and also proposed Park and Ride facilities, where practicable.

**INF POL 27** To facilitate the promotion and enhancement of the public bus service, and by ensuring that the design and layout of the neighbourhoods facilitate the expansion of the bus service.

**INF POL 28** To promote and give priority to environmentally sound modes of transport, such as bus, cycling, walking and in the longer term rail.

**INF POL 29** To encourage initiatives to ensure that people with limited or no access to private transport in areas, including rural areas, with no usable public transport and people with reduced mobility, are able to access the full range of employment, retail, cultural and leisure activities.

**INF OBJ 22** To protect and safeguard the detailed designed alignment of Phase II of the Navan rail route and surrounding lands (including identified station locations), as illustrated on Map No. 2, free from development and any encroachment by inappropriate uses which could compromise its future development as a rail facility. Land Use Zoning Objective R1 Rail Corridor also refers.

To promote, facilitate and advance the development of Phase II of the Navan railway line project and rail services in co-operation with other relevant agencies

**INF OBJ 23** To promote the redevelopment of the lands between the Trim Road, Carriage Road and the Dan Shaw Road as a major transportation node in County Meath, with a multi modal interchange, catering for rail, local bus, set down parking taxi rank, bicycle facilities and pedestrian access.

**INF OBJ 24** To promote and secure, in conjunction with Iarnród Éireann the development of a multi modal interchange, catering for rail, bus, car parking and bicycle facilities to the north of the town in the vicinity of the Rathaldron Road.

**INF OBJ 25** To agree a location, in conjunction with Bus Éireann and the NTA, for a bus hub / interchange in Navan Town Centre.

**INF OBJ 26** To secure, in conjunction with Bus Éireann and the NTA, the development of a bus hub / interchange in Navan Town Centre.

**INF OBJ 27** To explore the provision of bus lanes and bus priority measures on major routes to the town centre.

**INF OBJ 28** To implement, in conjunction with the National Transport Authority and NRA (where relevant), feasible bus priority measures from designated routes to the identified location for the bus interchange / hub in Navan town centre as determined pursuant to INF OBJ 25 above;

**INF OBJ 29** To encourage all major employers in Navan Town and Environs to prepare and implement Mobility Management Plans for their employees

**INF OBJ 30** To require Mobility Management Plans and Traffic Assessments for proposed significant trip intensive developments.

**INF OBJ 31** To prepare in consultation with Bus Éireann and the National Transport Authority, a local bus strategy for Navan with particular emphasis on linkages to the proposed rail/bus stations and proposed Regional Hospital site.

**INF OBJ 32** To prepare an integrated transportation strategy for Navan in conjunction with Iarnród Éireann, Bus Éireann, National Transport Authority and other licensed bus operators which reviews the local bus routes, pedestrian and cycle network with a view to maximising local accessibility and connectivity to the proposed train and bus stations.

**INF POL 30** To promote, where feasible and appropriate, alternative options to surface car parking.

**INF POL 31** To apply the car parking standards as included in the Development Management Guidelines and Standards section of this Development Plan.

**INF POL 32** To explore, in conjunction with the National Transport Authority, Bus Éireann and private bus operators, the provision of Park & Ride facilities within the Development Plan envelope.

**INF POL 33** To facilitate the development of properly designated taxi ranks and an accessible taxi and hackney service in Navan and in particular adjacent to the proposed bus based transport hub.

**INF OBJ 33** To further develop and implement the recommendations of the Car Parking Strategy contained in the Navan Local Transport Plan.

**INF OBJ 34** To implement the proposed recommendations of the Traffic Management Plan for Navan Town Centre as required pursuant to INF OBJ 10.

**INF OBJ 35** To discourage through traffic from penetrating the town centre, by adopting a circulation system that directs cars to the Local Distributor Road Network, providing car parks on the edge of the town centre, pedestrianising streets within the centre, restricting on street parking and undertaking environmental improvements.

**INF OBJ 36** To adopt car parking management standards within the town centre that reduce on street car parking in favour of off-street car parking and a restriction on long term car parking facilities in favour of off-street car parking and a restriction on long term car parking facilities in favour of short term business, retail and leisure use.

**INF OBJ 37** To adopt car parking management standards within the town centre that reduce on street car parking in favour of off-street car parking and a restriction on long term car parking facilities in favour of off-street car parking and a restriction on long term car parking facilities in favour of short term business, retail and leisure use.

**INF OBJ 38** To adopt car parking management standards within the town centre that reduce on street car parking in favour of off-street car parking and a restriction on long term car parking facilities in favour of off-street car parking and a restriction on long term car parking facilities in favour of short term business, retail and leisure use.

**INF OBJ 39** To support in conjunction with National Transport Authority, Bus Éireann and private bus operators, the provision of Park & Ride facilities at suitable locations.

**INF POL 34** To ensure that the people of Navan and its environs continue to enjoy a litter free environment through a partnership approach for the benefit of all who live, work in and visit Navan.

**INF POL 35** To require the provision of public litter bins where there is a risk in the opinion of the Planning Authorities that a development would result in increased levels of litter on the public road or street.

**INF OBJ 40** To implement the Meath County Council, Litter Management Plan 2006 – 2009.

**INF POL 36** To continue the development and upgrading of the water supply system so as to ensure that an adequate, sustainable and economic supply of piped water of suitable quality is available for domestic, commercial, industrial, fire safety and other uses for the sustainable development of the town in accordance with the settlement structure identified in this Plan and as finances permit. All proposals for the development of an upgrade of the water supply will be screened for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and, where significant impacts are identified, a Natura Impact Statement will be prepared.

**INF POL 36A** The Councils in conjunction with Irish Water shall consult the EPA publication (2012) “The Provision and Quality of Drinking Water in Ireland - A Report for the Year 2011” (and any subsequent update) in the establishment and maintenance of water sources in the County.

**INF POL 37** To promote public awareness and involvement in water conservation measures by households, businesses and industries.

**INF POL 38** To implement the Water Conservation Programme in conjunction with Irish Water, in order to conserve valuable resources by reducing wastage.

**INF POL 39** To utilise the existing water supply in an efficient and fair manner and in the best interests of the proper planning and sustainable development of the area.

**INF POL 40** To ensure that all drinking water complies with the European Union Drinking Water Directive 98/83/EC and Directive 2000/60/EC as given effect in Irish law by the European Communities (Drinking Water) (No. 2) Regulations 2007, as may be amended

**INF POL 41** To protect groundwater resources having regard to the County Meath Groundwater Protection Scheme.

**INF POL 42** To develop groundwater protection schemes in conjunction with Irish Water in line with the recommendations contained within the DoEHLG / GSI / EPA publication ‘Groundwater Protection Schemes, 1999’ or any revised or replacement publication

**INF POL 43** To maintain, improve and enhance the status of waters by implementing the measures set out in the Eastern River Basin Management Plans and associated Programme of Measures in co-

operation with Irish Water and major stakeholders for the protection of ground and surface waters as part of the implementation of the EU Water Framework Directive.

**INF POL 43A** Implement water protection measures to restore substandard waters to 'good status', subject to available resources.

**INF POL 43B** Support, as appropriate, the relevant agencies and statutory bodies in the control and elimination of invasive species in water bodies

**INF POL 44** To protect surface water and groundwater resources and their associated habitats and species including fisheries and in particular Annex II listed species

**INF POL 45** To require the submission of a Water Conservation and Management Plan for all major new developments in accordance with Meath County Council Water Bye-Laws 2007 Part 3 Water Conservation.

**INF POL 46** To ensure that septic tanks and proprietary treatment systems, or other waste water treatment and storage systems, and associated percolation areas where required as part of a development, comply with the recommendations of the Environmental Protection Agency and that they are employed only where site conditions are appropriate

**INF POL 47**

(a) To require that all individual dwellings connect to the public wastewater treatment system where possible and where capacity is available in lieu of utilising septic tanks or waste water treatment systems.

(b) To support the connection of dwellings between Gainstown Cross and Ros na Rí and on Proudstown Hill into the public sewerage system.

**INF POL 48** To continue the development and upgrading of the waste water system serving Navan in conjunction with Irish Water to ensure that an adequate treatment capacity is available for the sustainable development of Navan as finances permit.

**INF OBJ 41** To assist Irish Water in implementing the in effect Water Services Investment Programme. All developments included in the Water Services Investment Programme will be subject to Appropriate Assessment in accordance with Article 6(3) and 6(4) of the Habitats Directive, where this has not previously been carried out. Where significant impacts are identified, a Natura Impact Statement will be prepared.

**INF OBJ 42** To continue the upgrading and rehabilitation of water main networks in conjunction with Irish Water.

**INF OBJ 43** To reduce leakage and wastage from the water supply system wherever possible in the interest of achieving efficiency and sustainability.

**INF OBJ 44** To seek to replace the cast iron water mains in Navan in conjunction with Irish Water

**INF OBJ 45** To prepare plans for increasing the capacity of the Navan Waste Water Treatment Plant to cater for the growth in demand from the residential, commercial and industrial sectors over the lifetime of the plan in conjunction with Irish Water. All proposals for the development of an upgrade of the Navan Waste Water Treatment Plant will be subject to Appropriate Assessment in accordance

with Article 6(3) and 6(4) of the Habitats Directive and, where significant impacts are identified, a Natura Impact Statement will be prepared.

**INF OBJ 45A** Development shall only be permitted once adequate and appropriate waste water infrastructure is provided. Such infrastructure shall fully comply with requirements of the Urban Waste Water Treatment Directive (Council Directive 91/271/EEC of 21 May 1991 concerning urban waste-water treatment) (amended by Directive 98/15/EEC) and shall be operational and with adequate capacity to accommodate waste water arising from development, prior to developments being occupied. Discharges arising from this collection and treatment shall also comply with the requirements of the Directive.

**INF OBJ 46** The Councils in conjunction with Irish Water shall implement the relevant recommendations set out in the EPA publication (and any subsequent update) Focus on Urban Waste Water Discharges in Ireland (EPA Office of Environment Enforcement, 2012).

**INF OBJ 46A** The Councils in conjunction with Irish Water shall undertake recommendations made by the EPA arising from failure to meet drinking water standards and enlistment on the EPA's Remedial Action List.

**INF POL 49** To integrate as relevant the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG/OPW, 2009) assessment of development management proposals and in the preparation of any Framework Plans or Master Plans required during the period of this Plan to include the use of the sequential approach and application of the Justification Tests.

**INF POL 50** To continue to implement the findings and recommendations of the current Strategic Flood Risk Assessment prepared as part of the Navan Development Plan Variation No. 1 review. (See Appendix IV).

**INF POL 51** To ensure that a flood risk assessment is carried out for all development proposals in accordance with the Navan Strategic Flood Risk Assessment recommendations and the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009). This assessment shall be appropriate to the scale and nature of risk to the potential development.

**INF POL 52** Any future planning application lodged with respect to any site having the benefit of an extant planning permission or seeking an extension of duration pursuant to Section 42 of the Planning & Development Acts 2000 – 2014 but which is identified on the land use zoning objectives map as having an interface with flood risk zones A / B shall be accompanied by an appropriately detailed Flood Risk Assessment. The Flood Risk Assessment shall clearly assess flood risks, management measures and demonstrate compliance with the "The Planning System and Flood Risk Management Guidelines for Planning Authorities" (November 2009). The Flood Risk Assessment shall consider the Sequential Approach within the subject site and would typically involve allocating water compatible development within Flood Zones A and Zone B. Buildings should be sited at an appropriate finished floor level, which should be above the 1 in 100 year flood level, with an allowance for freeboard and climate change.

**INF POL 53** To consult with the Office of Public Works in relation to proposed developments in the vicinity of drainage channels and rivers for which the OPW are responsible, and the Council will retain a strip of 10 metres on either side of such channel where required, to facilitate access thereto.

**INF POL 54** To consult, where necessary, with Inland Fisheries Ireland, the National Parks and Wildlife Service and other relevant agencies in the construction of flood alleviation measures in Navan.

**INF POL 55** To have regard to the recommendations of the Eastern Catchment Flood Risk Assessment and Management Study when finalised and approved in conjunction with the Navan Development Plan.

**INF POL 56** Where relevant, the Councils shall adopt appropriate buffer zones to protect features of European, national, regional, county and local importance, including rivers and streams, from development proposals both in terms of visual and ecological impacts

**INF POL 57** The Councils recognise European and national objectives for climate adaptation and will work with the EPA, Regional Authorities and neighbouring planning authorities in implementing future Guidance for climate change proofing of land use plan provisions as is flagged in the National Climate Change Adaptation Framework (DECLG, 2012).

**INF OBJ 47** In areas where there is a high probability of flooding – Zone A refers – it is an objective of this plan to avoid development other than ‘water compatible development’ as described in Section 3 of the ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’ issued in November 2009 by the DoEHLG.

**INF OBJ 48** In areas where there is a moderate probability of flooding – ‘Zone B and Residual Risk Scenarios refers – it is an objective of this plan to avoid ‘highly vulnerable development’ described in Section 3 of ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities’ issued in November 2009 by the DoEHLG.

**INF OBJ 49** To undertake a review of the ‘Strategic Flood Risk Assessment for Navan’ following the publication of the flood mapping which is being produced as part of the Catchment Flood Risk Assessment and Management (CFRAM) Studies.

**INF OBJ 50** To design flood relief measures to ensure appropriate protection for alluvial woodland (i.e. a qualifying interest) along the Boyne.

**INF OBJ 51** To design flood relief measures to protect the conservation objectives of Natura 2000 sites and to avoid indirect impacts of conflict with other qualifying interests or Natura 2000 sites.

**INF OBJ 52** To promote positive flood relief measures that can enhance habitats in the Boyne floodplain such as swales, constructed wetland basins etc.

**INF OBJ 53** To seek to ensure that construction works are designed so as not to result in surface water runoff into cSAC or SPAs either directly or indirectly via a watercourse.

**INF OBJ 54** In determining the detailed design and final alignment of the Local Distributor Roads (LDR 3 and 4 refer), a Justification Test shall be applied if alignments being assessed interact with Flood Zone A and / or B. A detailed Flood Risk Assessment will be required to manage the risk and to demonstrate there will be no impact on adjacent lands. The detailed design of this route shall also be subject to as Appropriate Assessment pursuant to the Habitats Directive.

**INF OBJ 55** The preparation of a layout for all lands identified as requiring the preparation of a Framework Plan or Master Plan shall also be cognisant of the flood risk mapping produced to inform the land use zoning objectives map of the Navan Development Plan as varied. A Flood Risk Assessment shall be prepared to accompany any planning application lodged with respect to lands

contained within FP 1, FP2, FP 3, MP3 and MP 8, and any planning application shall have regard to and be consistent with the recommendations of said Flood Risk Assessment.

**INF OBJ 56** To ensure that existing wetland habitats are adequately protected, managed and where appropriate enhanced where flood protection/management measures are necessary.

**INF POL 58** Where practicable, and particularly in areas of new development, floor levels shall be a minimum of 300mm above adjacent roads and hard standing areas to reduce the consequences of any localised flooding.

**INF POL 59** To ensure that adequate measures are put in place to deal with residual risks, proposals shall demonstrate the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery.

**INF POL 60** To have regard to the recommendations of the Eastern Catchment Flood Risk Assessment and Management Study when finalised and approved.

**INF POL 61** To protect water courses, banks and bankside vegetation from interference by inappropriate bridging, draining, culverting or other works which would be detrimental to fisheries, biodiversity and the qualifying interests of Natura 2000 sites.

**INF POL 62** To ensure that all new developments have satisfactory drainage systems in the interest of public health and to avoid the pollution of ground and surface waters.

**INF POL 63** To require all new large scale developments to provide 'Sustainable Urban Drainage Systems' (SuDS) as part of their development proposals.

**INF POL 64** To ensure that all developments have regard to the surface water management policies in the Greater Dublin Strategic Drainage Study (GDSDS). Compliance with the recommendations contained in Technical Guidance Document, Volume 2, Chapter 4 of the Greater Dublin Strategic Drainage Study shall be required in all instances.

**INF OBJ 57** To have regard to the following in considering proposals for the development of telecommunications masts, antennae and ancillary equipment:

- (a) The visual impact of the proposed equipment on the natural, architectural and historic environment.
- (b) The removal or modification of features of architectural importance.
- (c) The impact any such development may have on protected structures or their setting.
- (d) The potential for co-location of equipment on existing masts.

The Department of the Environment "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities" (July 1996) and the provisions of Circular Letter PL 07/12 and to such other publications and materials as may be relevant in the consideration of planning applications for such structures.



**INF OBJ 58** To implement the broadband strategy for Meath County Council as it relates to Navan by supporting the roll out of broadband infrastructure in Navan to serve the needs of business and residents.

**INF POL 65** To promote education and awareness on all issues associated with waste management, both at industry and community level. This will include the promotion of waste reduction by encouraging the minimization, re-use, recycling and recovery of waste within the county.

**INF POL 66** To implement the policies and objectives of the Waste Management Plan for the North East Region.

**INF POL 67** To require the provision of bring banks, bottle banks or other appropriate recycling facilities as part of the overall development in the case of new or extended shopping centre developments and commercial neighbourhood centres, educational, sports, and recreational facilities. The sites shall be made available to the Local Authority at the developer's own expense and will be maintained by the local authority or its agents.

**INF POL 68** To promote and encourage the recycling of construction and demolition waste in accordance with approved construction and demolition waste management plans.

**INF POL 69** To ensure such measures as are reasonably necessary are taken to secure appropriate provision for the management of waste (and, in particular, recyclable materials) within developments, including the provision of facilities for the storage, separation and collection of waste.

**INF OBJ 59** To require the submission of a waste management plan for developments which meet the threshold for such plans as set out in the 'Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects' (DoEHLG 2006) or its replacement.

**INF POL 70** To promote energy efficient solutions to fulfil the energy requirements of development. In deciding applications for medium to large scale residential, commercial and industrial development the Planning Authorities will require that all micro-renewable energy technologies are explored towards the achievement of increased sustainable energy use.

**INF POL 71** To support and facilitate the development of enhanced electricity supplies, and associated networks, to serve the existing and projected residential, commercial, industrial and social needs of Navan.

**INF POL 72** To locate service cables, wires, piping, including electricity, telephone and TV underground, where possible, and that existing overhead cables and associated equipment should progressively be located underground with future capacity considered and appropriate ducting put in place.

**INF POL 73** To ensure high standards of energy efficiency in all housing developments and encouraging developers, owners, and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.

**INF OBJ 60** To seek a collective average reduction of at least 60% in energy consumption for space and water heating in dwellings, relative to the baseline of existing regulatory and design practice and a contribution of 30% by renewable energy supply systems to meet the collective space and water heating requirements within the housing development.

**INF OBJ 61** To seek a collective average reduction of at least 60% in energy consumption for all services, relative to the baseline of existing regulatory and design practice in non-residential

development and a contribution of 30% by renewable energy supply systems to meet the collective energy requirements within the development.

**DM OBJ 1** To provide a retirement complex to include associated housing which shall comprise of assisted living units, nursing home and associated medical facilities. Development of the subject site shall comply with the above objective. Any planning application for the development of this site must deliver the following:

- Design concept for the overall layout of the proposal;
- Assisted living units;
- Dedicated area of public open space;
- Details on the access arrangements and parking arrangements;
- Pedestrian linkages throughout the site;
- Provision of footpaths and lighting linking the development site to Johnstown Village, and
- Careful consideration of the neighbouring residential units should be addressed in the layout of the proposed development.

**MON POL 1** To ensure that adequate and appropriate services including water services, waste management, transport, community services and amenities are in place to serve proposed development and if necessary to require that development is phased in tandem with the delivery of necessary services.

**DCS OBJ 1** To prepare a Supplementary Development Contribution Scheme pursuant to Section 49 of the Planning & Development Act 2000-2014 towards the provision of sustainable transport measures within the development plan envelop. This Supplementary Development Contribution Scheme shall be placed on draft display within 6 months of Variation No. 1 being made.

**DCS OBJ 2** To prepare a Supplementary Development Contribution Scheme pursuant to Section 49 of the Planning & Development Act 2000-2014 towards the provision of a new bridge across the River Blackwater required as part of LDR 4. The Supplementary Development Contribution Scheme shall provide for the costs associated with the extent of Local Distributor Roadway connecting the R147 Kells Road roundabout to the southern boundary of the lands identified with an A2 “*New Residential*” land use zoning objective contained within MP3 inclusive of land acquisition costs. The lands included within the Scheme area shall be the Strategic Development Zone lands and the lands subject to the preparation of MP3 and MP4.

**DCS OBJ 3** To prepare a Supplementary Development Contribution Scheme pursuant to Section 49 of the Planning & Development Act 2000-2014 towards the provision of Local Distributor Road LDR 1 (a). The Supplementary Development Contribution Scheme shall provide for the costs associated with the provision of the extent of Local Distributor Roadway connecting the R147 Dublin Road to the R161 Trim Road inclusive of land acquisition costs. The lands included within the Scheme area shall be the lands identified in Master Plan 8 and the residential lands identified to the south of MP 8 indicated as Residential Phase II.

The individual sections of the Local Distributor Road Link contained within individual landholdings shall be constructed by each applicant / developer, at the expense of the applicant / developer, to an agreed detailed design with Meath County Council. Meath County Council shall be consulted at all stages in the appointment & approval of the contractors to construct the road infrastructure works

pertaining to the Local Distributor Road Link. The agreed full and certified costs of the road infrastructure shall be agreed with Meath County Council and shall be credited against the amount levied by condition pursuant to the Supplementary Development Contribution Scheme