

CHAPTER 9: IMPLEMENTATION & MONITORING

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9.1 Introduction

The function of this Development Plan is to guide development in Navan over the plan period. The Councils have a key role in ensuring that policies and objectives contained in the Development Plan are achieved. However the achievement of these is also dependant on the financial and human resources of others, as the Councils are constrained by limited resources. External factors including the economic climate, political support, allocated Local Authority funding, and the availability of funding from other sources will influence if objectives are achieved within the life of the Plan. The Planning Authorities will require developers to incorporate the objectives of this plan, including those relating to the provision of physical and social infrastructure, into their individual development proposals. Other objectives, particularly key physical infrastructural elements will require Government funding and support. Where appropriate, the Planning Authorities will seek financing from specified sources, both the public and private sector, as well as from EU programmes and grants.

The nature of the statutory Development Plan is such that no budget is agreed in advance and therefore no funding of projects or implementation of all objectives contained within the plan is guaranteed in advance. However, the Planning Authorities intend to exercise all of their legal powers to ensure that objectives are implemented. This includes using compulsory acquisition powers where necessary to facilitate site assembly or to secure the realisation of objectives contained in this Development Plan.

9.2 Phasing

It is an objective of the Planning Authorities to promote the implementation of the Development Plan in a rational and sequential approach that is in keeping with the proposed development strategy, and to ensure that essential facilities (such as road infrastructure, water, sewerage etc.) are secured and in place concurrent with proposed development projects. The Local Authority reserves the right to refuse development on the grounds of incomplete infrastructure provision, including social infrastructure. Within individual planning applications, it may be necessary for the Planning Authority to impose conditions relating to the phasing in which development is carried out, in order to ensure the delivery of key social or physical infrastructural facilities early in the development process and in tandem with residential development.

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

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.

9.3 Public Private Partnerships

A Public Private Partnership (PPP) involves a partnership agreement between the public and private sector for the delivery of specific projects relating to public services and infrastructure. Such an approach can ensure a commitment to funding due to interlinked public and private assistance, and aims at ensuring the most economically efficient manner of development. Education, local services, health, housing, public transport, roads, solid waste, water/waste water and other public services can benefit from the approach of a PPP.

Other partnership approaches will be pursued with other state and public organisations, such as the Irish Sports Council, Fáilte Ireland and the Arts Council.

9.4 Additional Funding Sources

Additional national and EU level programmes include Urban and Village Renewal Grants, the RAPID programme, the NeighbourWood Scheme, National Lottery Funding, Community Support Framework, as well as other funding mechanisms available from the various Government Departments. Such bodies have varying criteria regarding the type of developments they fund and may be useful to consider in the achievement of development objectives.

Urban and Village Renewal Grants

This grant scheme is administered by the Department of the Environment, Heritage and Local Government under the Community Infrastructure Sub-programme of the National Development Plan 2007-2013. It is a grant scheme for local authorities to carry out environmental improvements.

RAPID Programme (Revitalising Areas by Planning, Investment and Development)

Investment for this programme comes under the remit of the National Development Plan (NDP). Specific towns (and areas within larger towns) are targeted for renewal/revitalisation. The focus is on communities that are run-down/deprived and have not fully shared in Ireland's recent prosperity. A special co-ordinator appointed for each town will work with an Area Implementation Team, which will include local residents and estate agencies, to draw up an Action Area Plan for the towns in order to identify their needs. The targeted areas will then be prioritised for investment and development in a number of key areas, including health, education, housing, childcare and community facilities. When considering the regeneration of these areas, specific objectives within the Development Plan will also be considered.

Neighbour Wood Scheme

This scheme is funded under the NDP through the Department of Agriculture, Fisheries and Food and aims to develop woodlands within the urban environment to serve the local population. The scale of the proposed woodland areas can vary from local parks within residential areas, to larger woodland areas situated along the urban fringe or in greenbelts, as well as existing woodlands located outside towns and villages and used by local communities for amenity and recreation. This scheme can be used to develop new woodland on parts of sites identified for future housing, thereby establishing amenity facilities for future residents. The NeighbourWood Scheme provides funding for three areas, namely for the establishment of new neighbourhoods, improvement of existing neighbourhoods, and the installation of recreational facilities into new or existing neighbourhoods.

The Department of Arts, Sport and Tourism

Through the availability of National Lottery funding, the Department of Arts, Sport and Tourism administer the Sports Capital Programme. This programme provides funding to voluntary sporting and community organisations at local, regional and national level towards the provision of sport and recreational programmes. The Recreational Facilities Scheme enables voluntary community organisations to further improve and equip recreational, leisure and community facilities. This body in its support of community organisations and the development of sporting/recreational facilities, acts as a valuable source of funding for the implementation of recreational and community facility objectives. This Department also supports Local Drugs Task Forces and community-based responses to the drugs issue.

The Combat Poverty Agency

This Agency, which comes under the aegis of the Department of Social and Family Affairs, carries out research and advises the Government and relevant stakeholders such as voluntary and community groups engaged in anti-poverty work. It also oversees anti-poverty programmes and provides finance to towards community development initiatives.

EU Structural Funds

This programme identifies a number of areas for funding, two of which are the European Regional Development Fund and the European Social Fund. There also exists a separate programme, which is co-financed by the structural funds called Community Initiatives. Such EU programmes can be a valuable source of investment, through which specific policies and objectives as identified in the plan can be implemented.

9.5 Contributions

It is considered reasonable that contributions be paid towards Local Authority investment in the provision of infrastructure and services, by developers who benefit from such provision. Section 48 of the Planning & Development Act 2000 allows Planning Authorities to prepare and adopt a Development Contributions Scheme in respect of public infrastructure and facilities provided by, or on behalf of the Local Authority that benefit development in their area.

The following is defined as public infrastructure and facilities in Section 48:

- the acquisition of land;
- the provision of open spaces, recreational and community facilities and amenities and landscaping works;
- the provision of roads, car parks, car parking places, sewers, waste water and water treatment facilities, drains and watermain;
- the provision of bus corridors and lanes, bus interchanges facilities (including car parks for those facilities), infrastructure to facilitate public transport, cycle and pedestrian facilities, and traffic calming measures;
- the refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking places, sewers, waste water -and water treatment facilities, drains or watermain, and;
- any matters ancillary to the above.

Meath County Council and Navan Town Council are entitled, pursuant to Section 48, when granting planning permission to include conditions which require the payment of a contribution in respect of public infrastructure and facilities benefiting development in their administration area and that is provided, or is intended to be provided by or on their behalf (regardless of other sources funding for the infrastructure and facilities).

Meath County Council adopted the County Meath Development Contributions Scheme on 1st March 2004. Navan Town Council adopted the Navan Town Development Contributions Scheme on 2nd March 2004. The level of contributions is updated in March each year in accordance with the Wholesale Price Indices for Building & Construction published by the Central Statistics Office. The Meath County Development Contributions Scheme and the Navan Town Council Development Contributions Scheme are available on the Council's web site, www.meath.ie.

9.6 Planning Enforcement

Planning enforcement deals with developments / uses where the development / use is in breach of planning laws and is, therefore unauthorised development. It will continue to be the policy of Navan Town Council and Meath County Council to use all powers conferred by law to ensure that development only takes place with the benefit of a valid planning permission and that all conditions attached to planning permissions are complied with in the development. The Planning Authorities have powers under the Planning & Development Acts 2000 – 2007, to take enforcement action where development (either works or uses) is in breach of the planning laws and therefore, considered to be unauthorised.

The enforcement provisions contained in the Planning & Development Act 2000 incorporate the 'polluter pays' principle. If a person has carried out unauthorised development, they will have to pay the Planning Authority's costs in investigating and for enforcing the breach.

The Planning & Development Act 2000 provides a more streamlined enforcement regime with four enforcement mechanisms provided for:

- Criminal Prosecution;
- Enforcement Notice procedure followed by a prosecution, or;
- Enforcement Action in default of compliance with an Enforcement Notice, and;
- Planning Injunction.

The carrying out of works to a protected structure, or proposed protected structure, shall be exempted development only if those works would not materially affect the character of the structure, or any element of the structure which contributes to its special interest, and the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

Compliance with Permissions Granted

Development must be carried out and completed in accordance with the planning permission granted. In cases where development, has commenced or is being carried out in breach of a planning permission or a condition of that permission, enforcement proceedings will be taken. The Planning Authorities will require removal, modification or completion of the development to conform with the proper planning and sustainable development of the area.

Unauthorised Development

A development is unauthorised when:

- Planning permission is required and has not been obtained.
- Planning permission was granted but the development is not being carried out in accordance with the plans lodged or conditions of the planning permission granted, and ;
- It does not comply with all the conditions and limitations to qualify a development as exempt.

Exempted Development

Exempted development is development for which planning permission is not required. Generally, it includes developments of a minor nature such as:

- Building of an extension, shed, garage, boundary walls etc. within the curtilage of a dwelling house subject to conditions and limitations (see below) and not restricted by a condition of a planning permission,
- Works that affect only the interior of a structure.
- Works that do not affect the external appearance of a structure, and;
- Some changes of use.

Full details of exempted development provisions including conditions and limitations is contained in Schedule 2, of the Planning and Development Regulations 2001-2008 which are available on www.irishstatutebook.ie.

9.7 Monitoring & Review

The Planning & Development Acts 2000 to 2007 provides under Section 15 (1) that it shall be the duty of a Planning Authority to take such steps within its powers as may be necessary for securing the objectives of the Development Plan, and under Section 15 (2) that the Manager of the Planning

Authority shall, not more than 2 years after the making of a Development Plan, give a report to the members of the Planning Authority on the progress achieved in securing the objectives referred to in subsection (1).

The Planning Authorities are committed to securing the Development Strategy presented for Navan in this Development Plan. In addition to the mandatory requirements for reviewing the success of implementation of the Development Plan as contained in the Planning & Development Act 2000, it is proposed to establish a Development Plan Implementation Group. This group will consist of elected members and officials from both Local Authorities, as deemed appropriate. The purpose of the Implementation Group is to monitor the success of the plan in securing its development objectives; and identify and remove any potential constraints. The Implementation Group will seek to identify and target funding mechanisms and also certify that developments on the ground comply with the objectives of the Development Plan.

9.8 Priority Policies and Objectives

Table 11; Priority Policies and Objectives

Policies and Objectives to be Prioritised over the Development Plan Period	
<i>Settlement Strategy</i>	
Settlement Strategy POL 1	To facilitate the continued development of Navan as a large growth town and promote its status as a primary dynamic cluster in partnership with Trim and Kells and as a key economic driver in line with the policies prescribed in the County Development Plan 2007-2013 & Regional Planning Guidelines 2004-2016.
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 16	To prepare Local Area Plan for lands designated LAP 1 in co-operation with relevant stakeholders, and to actively secure the implementation of these plans and the achievement of the specific objectives indicated below. Development of these lands shall only proceed on the basis of an adopted Local Area Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the timely provision of the relevant sections of the Local Distributor Road network, where applicable.
Settlement Strategy OBJ 17	To prepare Framework Plans for lands designated FP1, FP2, FP3, FP4, FP5, FP6 and FP 7 in co-operation with relevant stakeholders, and to actively secure the implementation of these plans and the achievement of the specific objectives indicated below. Development of these lands shall only proceed on the basis of an agreed overall Framework Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the timely provision of the relevant sections of the Local Distributor Road network, where applicable.
Housing Strategy OBJ 1	To ensure that 20% of all eligible residential sites are set aside for the development of new social and affordable units, except under exceptional circumstances.
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.
Housing	To promote the active delivery of social housing over the development plan

Strategy OBJ 12	period through the acquisition /purchasing of land or other mechanisms in accordance with the Housing Needs Assessment.
<i>Architectural and Natural Heritage</i>	
HER OBJ 1	To preserve the character of the Navan Historic Core Architectural Conservation Area.
HER POL 9	The following shall be the policy of the planning authorities with regard to protected structures in the Navan Development Plan area: <ul style="list-style-type: none"> ▪ 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.
HER POL 16	To maintain, protect and where possible enhance, the conservation value of the cSAC in Navan and any additional sites that may be proposed for designation during the lifetime of this Plan.
<i>Social Strategy</i>	
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.
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.
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 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.
ED OBJ 14	To reserve lands in the vicinity of Clonmagadden (FP 2), Windtown (FP 4), Carriage Road (FP 1), Trim Road (FP 7) and Johnstown (LAP 1) to facilitate the provision of community resource centres in the residential suburbs of Navan.
<i>Economic Development</i>	
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	To provide for light industrial and industrial office type employment at Mullaghboy Industrial Estate and to facilitate the expansion of existing authorised uses/developments where necessary and appropriate.
RET DEV POL 1	To promote and encourage major enhancement and expansion of retail floorspace and town centre functions in Navan in a southerly direction towards the proposed central interchange 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 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.
<i>Infrastructure</i>	
INF OBJ 1	To promote the development of a Boulevard between the Fire Station and the 'Academy Square Development' off the Dublin Road following the downgrading of the N3 to regional road status.
INF OBJ 2	To preserve and secure from further development a route for the future provision of Distributor Road Corridors for the development of the following routes: ST 1, ST 2, ST 3, RT 1, RT 2, RT 3, RT 4, RT 8, RT 9
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 22	To facilitate the provision of a heavy rail link between Navan and Dublin City
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, bus (local and regional), car parking and bicycle facilities.
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 Ratholdren Road.
INF OBJ 25	To promote and secure, in conjunction with Bus Éireann, the development of a central Bus Station within the lifetime of this Development Plan at the optimum location of the Central Bus and Rail Station.
INF OBJ 32	To prepare an integrated transportation strategy for Navan in conjunction with Iarnród Éireann, Bus Éireann, Dublin Transportation Office (or any office replacing it) and other licensed bus operators which reviews the local bus, pedestrian and cycle network with a view to maximising local accessibility and connectivity to the proposed train and bus stations.
INF OBJ 39	To support in conjunction with the Dublin Transportation Office (or any office replacing it), Bus Éireann and private bus operators, the provision of Park & Ride facilities at Knockumber, Nevinstown, Balreask, and the Carriage Road areas and

	other suitable locations.
INF OBJ 41	To implement the Water Services Investment Programme 2007-2009.
INF OBJ 46	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.