

## **NON-TECHNICAL SUMMARY**

This is the Non-Technical Summary for the Strategic Environmental Assessment (SEA) on the Navan Development Plan 2009 – 2025 for Navan Town and Environs. It forms part of the SEA which accompanies the Navan Development Plan. The SEA is prepared in order to comply with the provisions of the SEA Regulations S.I. No. 435 and 436 of 2004. SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme.

### **PURPOSE OF THE ENVIRONMENTAL REPORT**

The SEA is a process to ensure that significant environmental effects arising from policies, plans and programmes are identified, assessed, mitigated, communicated to decision-makers and monitored. The purpose of the Environmental Report is to provide a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of the residential, commercial and industrial growth of Navan.

### **METHODOLOGY**

In 2008, Navan Town Council and Meath County Council commenced the preparation of the new Navan Development Plan 2009 – 2015 and gave adequate notice to the public of this fact.

The Planning and Development (SEA) Regulations 2004 requires that a SEA be carried out in respect Development Plans for a population in excess of 10,000 or more. The Scoping & Screening document was then compiled and produced in September 2008 by Meath County Council Forward Planning Department. The SEA scoping process involved consulting the relevant statutory authorities for comment to be included in the Scoping & Screening Report. Through the scoping exercise the significant impacts were predicted which enabled a more focused SEA process.

## **BASELINE STUDY**

The baseline data collection stage involved the collation of currently available and relevant environmental data. The Environmental Report also considers the relationship between the Navan Development Plan and the other European, National, Regional and Local Plans such as the National Spatial Strategy, National Waste Strategy, Regional Planning Guidelines and Local Area Plans.

The Baseline section in the Environmental Report provides a foundation on which the other data and analysis is built. Relevant aspects of the environment were therefore identified and then examined. This information has been gleaned from statutory agencies, internal departments in the Council, local and national publications and other sources. No additional studies were commissioned by either the Council or Consulting SEA Practitioner for the purposes of discovering information for the is Report.

## **CONSIDERATION OF ALTERNATIVES**

The SEA Directive requires that reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme are identified, described and evaluated for their likely effects on the environment. For the purposes of this report a range of alternatives were considered namely:

- I. "Do Nothing/Minimum" Scenario
- II. Sprawl Scenario
- III. High Density Development Scenario
- IV. Compact Town Scenario

These are described in the body of the report along with the Scenario Justification which explains why this Scenario option was chosen.

## **ENVIRONMENTAL ASSESSMENT**

The environmental assessment of objectives is listed in Section 8 of the Environmental Report. The objectives are those suggested by the Department of the Environment, Heritage and Local Government.

The Environmental Objectives were then compared to the Draft Navan Development Plan and amendment objectives and amendments using matrices, the body of which can be found in Appendix I. Resulting from this, the conflicts were determined which enabled mitigation for these conflicts to be made.

### **MITIGATION**

The conflicts were examined and solutions found which would either reduce the severity of the damage to the environment or which would mitigate the residual impacts on the environment. It must be noted that the Navan Development Plan has the sustainable development of Navan Town and its environs at its core and thus many potentially adverse impacts have been avoided.

### **MONITORING**

Article 10 of the SEA Directive requires that monitoring be carried out in order to identify at an early stage any unforeseen adverse effects due to the implementation of the plan and to enable rapid remedial action. Monitoring is based on indicators which measure changes in the environment. They aim at simplifying complex interrelationships and providing information on environmental issues which are relatively easy to understand. The indicators and monitoring of the plan are listed in Section 10. The statutory Managers Progress Report is to be prepared 2 years after the adaptation of the plan under Section 15 of the Planning and Development Act 2000 – 2007. It is anticipated that the environmental indicators from this report will be used to monitor the predicted environmental impacts of implementing the plan and will be presented to the Councils in the context of the 2 year plan progress report.

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## **SECTION 1. STRATEGIC ENVIRONMENTAL ASSESSMENT CONTEXT**

### **1.1 INTRODUCTION**

This Environmental Report has been prepared as part of the Strategic Environmental Assessment (SEA) for the Navan Development Plan 2009-2015 and is accompanied by an SEA Statement which incorporates the considerations of the statutory authorities and any non-statutory bodies consulted.

### **1.2 SEA Summary Statement**

The Planning Authority is required under Section 12 of the Planning and Development Acts 2000 – 2006 and Article 7 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, to produce a statement (the SEA Statement) summarising how environmental considerations, etc. have been integrated into the Plan making process through the strategic environmental assessment of the Plan.

#### How environmental considerations have been integrated into the plan:

Environmental considerations have been taken into the Plan through the overall development strategy outlined for Navan and through many of the detailed policies and objectives of the Plan.

The process of carrying out SEA involved compiling considerable baseline data which was of benefit in the plan preparation stage in terms of outlining up to date development patterns in the town and key environmental information. This information was used in the preparation of alternative development scenarios which could be used to guide growth in Navan over the lifetime of the Plan. As outlined further in this summary statement, four different scenarios were devised. The selected scenario of a compact town was chosen partly due to the considerable environmental advantages it offered over the other scenarios, as it represented the most balanced and sustainable means of the expansion of the town. This compact town scenario is reflected in the settlement strategy objectives of the Plan which specifically include the promotion of a compact urban form (Settlement Strategy

OBJ4) and also include related objectives which aim to promote the consolidation of the town centre as the principal shopping area (Settlement Strategy OBJ7); the re-use of urban brownfield land and derelict and vacant buildings (Settlement Strategy OBJ10); the use of walking and cycling and reducing reliance on the private car (Settlement Strategy OBJ11) and the neighbourhood strategy (neighbourhood centre policies 1, 2 and 3). It is acknowledged that two small brownfield sites at Whistlemount and Liscarton have been zoned for industrial development. The full environmental impact of development on these lands cannot be determined until such time as an application is made for development at this location.

Environmental considerations are also referenced through more specific settlement strategy objectives e.g. Settlement Strategy OBJ12, which seeks to ensure the protection of flora, fauna, quality landscapes and the promotion of bio-diversity and Settlement Strategy OBJ14, which seeks to promote water prevention, reduction, re-use and recycling. Such considerations are further elaborated upon where necessary in other sections of the Development Plan which relate to specific sectors such as residential development, economic development, social strategy and infrastructure. Examples of such policy measures include the promotion of energy conservation in residential developments (policy Residential POL5), the integration of employment locations with other land uses and the transportation network (policy ECON DEV8); the promotion of sustainable means of transport for school going children (policy ED OBJ8); the integration of land use and planning (policy INF POL7); the consolidation of development in areas which are served by public transport and a good road network (policy INF POL8); the facilitation of a reduction in the need to travel, especially by car, by encouraging compact development with mixed uses (policy INF POL9); the concentration of developments which generate large numbers of trips along existing and proposed transportation corridors (policy INF POL10) and the facilitation of public transport (policy INF POL21, INF POL27). Chapter 5 of the Development Plan deals specifically with natural heritage and environmental considerations relating to same.

The proposed amendments to the Plan include additional policies or alterations to existing policies in order to strengthen the environmental provisions of the Plan.

How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan

The preparation of the Environmental Report took place in tandem with the preparation of the draft Navan Development Plan and amendments to the Draft Development Plan. This allowed for issues raised in the SEA process to be addressed in the Plan at an early stage. As mentioned previously, the preparation of the Environmental Report involved the compilation of base data which also fed into the Plan process. There was ongoing discussion between the Development Plan and SEA teams, with information on, e.g. the preferred development scenario from the SEA perspective, feeding into the selection of the development scenario for the Plan. Other more specific measures were incorporated as policies and objectives as a result of the impact reduction and mitigation measures identified in Section 11 of the Environmental Report. For example, strategic environmental objective W1 (water abstraction, run-off and recharge), is reflected in policies INF POL41 and INF POL42 of the draft Plan, strategic environmental objectives C1 (cultural heritage) and L1 (landscape) are addressed by policies and objectives HER POL 1, HER OBJ1, HER POL8, HER OBJ4, HER POL9 and HER POL28, strategic objective S2 (maximizing the re-use of brownfield lands and the existing built environment), is addressed in policy HER POL3 and objective Settlement Strategy OBJ10 while environmental objective P2 (noise and vibration) is addressed by policy ECON DEV POL6.

The draft Navan Development Plan and Environmental Report were both placed on display from 16<sup>th</sup> February, 2009 to 27<sup>th</sup> April, 2009. Copies of notification of the preparation of the draft Plan and Environmental Report were issued to the statutory authorities, including environmental authorities. A total of 69 submissions were received during the display period. A Manager's Report was prepared detailing a summary of each submission, the Manager's response to it and the recommendation, if any, for changes required to the draft Plan. Amendments to the Draft Development Plan and Environmental Report were on display from 17<sup>th</sup> August to the 15<sup>th</sup> of September 2009. 13 submissions were received. A Manager's Report on submissions received as a result of the display of the amendments was prepared.

These amendments were screened for Appropriate Assessment and were subject to environmental appraisal similar to the objectives of the draft Plan.

The submissions received from the Environmental Protection Agency and the Department of the Environment, Heritage and Local Government included comments on the Environmental Report, Appropriate Assessment screening and on the policies of the draft Plan and proposed amendments as it pertains to conservation and environmental matters. In order to take account of the comments, the Manager's recommendations included a number of alterations to the wording of existing policies in the plan and for the inclusion of additional policies and objectives. More generally, other recommendations concerned issues such as zoning, transport and infrastructure issues, recreation and amenities, education, framework plans.

The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with

The SEA report assessed four different development scenarios: do-nothing, sprawl, high density and compact town. The SEA report considered that the compact town approach was the most appropriate development scenario for Navan. This is reflected in the development strategy outlined in the Navan Development Plan. The justification for this is based on the reasoning that the compact approach would incorporate some of the advantages of other approaches while avoiding the negatives associated with the other approaches. The compact town scenario will create a town that is walkable and accessible. It would favour the re-use of under utilised and brownfield sites over greenfield development. It would facilitate service and infrastructure provision in an economically efficient and community friendly manner. For example, this approach places an emphasis on neighbourhood centres to provide easy access from residential areas to local shopping facilities but also recognises the town centre as the primary place to shop in Navan. The compact town scenario is also considered best for heritage areas and sites as it is without the intensive urban development which would endanger the quality of the cSAC of the Boyne and Blackwater Rivers. The disadvantages associated with the other development scenarios included unsustainable sprawl, lack of local facilities, traffic congestion, air pollution, reliance on private transport, overdependence on neighbourhood centres to the detriment of the town centre. On balance, therefore,

the compact town approach was considered to be the most sustainable and appropriate strategy for Navan.

The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

Monitoring measures have been included in the Environmental Report addressing the following topics: water; cultural heritage; landscape; biodiversity; soils; population and human health; air and climate. The table below lists the monitoring measures.

INDICATOR	DATA SOURCE
<b>WATER</b>	
Population Fish Kills River Water Quality Nitrates in Rivers Bathing Water Quality Ground Water Quality	Water Framework Directive
Rural Waste Water	Meath County Council
Urban Waste Water Treatment	Meath County Council, National Waste Water Study
<b>CULTURAL HERITAGE</b>	
Record of Protected Structures: Total Number	Meath County Development Plan
Record of Protected Structures: Total Number of Referrals to Conservation Officer and Prescribed Authorities Number of Demolitions within ACA	Meath County Council
<b>LANDSCAPE</b>	
Forest Cover	The Forestry Service
Tree Protection Orders Number of Planning Application Grants within Areas of High Landscape Quality	Meath County Council
<b>BIODIVERSITY</b>	
Birds of Conservation Concern	Birdwatch Ireland, The Red Book
Forest Cover	The Forestry Service

Species Planted in Forests	Coillte
Tree Protection Orders	Meath County Council
<b>SOILS</b>	
Degradation of Soil/Erosion	Meath County Council, Landowners
<b>POPULATION &amp; HUMAN HEALTH</b>	
IPC and Waste Licenses Job Creation FAS, County Enterprise Board Noise Pollution: Noise at boundary not exceeding daytime limits of 55dB(A) Laeq and night time limits of 45dB(A) Laeq EPA, Local Authorities	EPA, Meath County Council
<b>AIR &amp; CLIMATE</b>	
IPC and Waste Licenses	EPA, Meath County Council
Journey Times	CSO, DTO, NIRSA
Vehicle Numbers	CSO
Energy Consumption	ESB
Energy Efficiency	Meath Energy, DoEHLG

Monitoring for SEA will be carried out as part of the overall monitoring of implementation of the County Development Plan, which is required two years after the adoption of the Plan.

### 1.3 DESCRIPTION OF THE PLAN

The Navan Development Plan for Navan Town and its environs is divided into 9 chapters setting out the vision for the plan area within the constraints of the National Spatial Strategy, Regional Guidelines and other relevant plans. The general aim of the plan is to *“establish a framework for the planned, co-ordinated and sustainable development of Navan and for the conservation and enhancement of its natural and built environment over the period of the plan and beyond.”*

The Plan is divided into 4 divisions and then subdivided into chapters. These are displayed below:

- |  |   |                      |
|--|---|----------------------|
| 1. Policy Context                          | } | Plan Context         |
| 2. Navan in Context                        |   |                      |
| 3. Settlement Strategy & Housing           | } | Development Strategy |
| 4. Economic Development Strategy           |   |                      |
| 5. Built & Natural Heritage                |   |                      |
| 6. Social Strategy                         |   |                      |
| 7. Infrastructure                          |   |                      |
| 8. Development Management Guidelines       | } | Plan in Practice     |
| 9. Implementation & Monitoring             |   |                      |
| Appendix I. Record of Protected Structures | } | Appendices           |
| Appendix II. Maps etc                      |   |                      |

#### 1.4 PLAN'S GENERAL OBJECTIVES

The Plan has several main objectives listed below designed to achieve its general (mentioned above in 1.2 Description of the Plan) and also its specific aims;

- Ensure there is adequate zoning of land for the residential, commercial, industrial, agricultural, recreational, open space or a mixture of uses. A particularly relevant zoning is for industrial and commercial uses to encourage sustainable development within the town and reduce Navan's role as a dormitory town for the Greater Dublin Area.
- Provide essential infrastructure for the Plan Area, particularly transport, energy and communication facilities and any other facilities necessary to attract commercial investment.
- Manage the built and natural environments especially those sites and which are designated for particular protection and/or conservation.
- Integrate the Principles of Sustainable Development throughout the Plan and comply with the Principle of Subsidiary through greater interaction with the community.
- Preserve the character of the landscape, in particular those areas designated as sensitive by the Meath Landscape Character Assessment.

- Preserve and protect those structures of historical, archaeological, artistic, cultural, scientific, social or technical interest and also the character and context of these buildings and of any designations within the Plan Area.
- Urban renewal and regeneration through brownfield development particularly in the town centre.
- Provision of social, affordable housing and suitable accommodation for travellers and if necessary the designation of lands for that purpose.
- Preserve and upgrade where possible amenities for residents and tourists with the provision of schools, crèches, childcare, recreational and tourist facilities.

### **1.5 LEGAL CONTEXT OF SEA**

The preparation of an SEA is required under the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) when preparing a Statutory Plan for an area such as Navan Town, which is populated by more than 10,000 people.

The above Regulations along with the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 S.I. 435 of 2004) were the response of Ireland to the requirements of the European Communities, Council Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive).

The Department of the Environment, Heritage and Local Government (DoEHLG) has produced guidelines for planning authorities regarding the above Directive and Regulations entitled, the Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities (DoEHLG's SEA Guidelines). The SEA must have regard to these recommendations.

The information which is required to be included in the SEA Report is detailed in Annex I of the SEA Directive, has been transposed into the Planning and Development Regulations 2004 which shaped the Checklist of Information to be



Contained in Environmental Report from the afore mentioned DoEHLG document, the Implementation of SEA Directive (2001/42/EC): Guidelines for Regional Authorities and Planning Authorities. These are listed in Paragraphs A-J below:

(A) Sections 1 & 2

Description of Required Information – *“Outline of the contents and main objectives of the plan, and of its relationship with other relevant plans and programmes.”*

(B) Section 4

Description of Required Information – *“Description of relevant aspects of the current state of the environment and the evolution of that environment without implementation of the plan.”*

(C) Section 3

Description of Required Information – *“Description of the likely environmental characteristics of areas likely to be significantly affected.”*

(D) Sections 5-7

Description of Required Information – *“Identification of any existing environmental problems which are relevant to the plan, particularly those relating to protected European Sites.”*

(E) Section 8

Description of Required Information – *“List environmental protection objectives, established at international, EU or national level, which are relevant to the plan and describe how those objectives and any environmental considerations have been taken into account when preparing the plan.”*

(F) Section 9

Description of Required Information – *“Describe the likely significant effects on the environment (Biodiversity, Population, Human Health, Fauna, Soil, Water, Air, Climatic Factors, Material Assets, Cultural Heritage, Landscape and the interrelationship between the above factors).”*

(G) Section 9

Description of Required Information – *“Describe any measures envisaged to prevent, reduce and as fully as possible offset any significant adverse environmental effects of implementing the plan.”*

(H) Section 10

Description of Required Information – *“Give an outline of the reasons for selecting the alternatives considered, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.”*

(I) Section 11

Description of Required Information – *“A description of proposed monitoring measures.”*

(J) Non-Technical Summary

Description of Required Information – *“A non-technical summary of the above information.”*

The list of the statutory authorities (below) which must be consulted is also included in the Planning and Development Regulations 2004. “The designated environmental authorities must (by reason of their specific environmental responsibilities) be consulted by competent authorities (plan/programme makers) during the environmental assessment process.” [www.epa.ie/whatwedo/advice/sea/](http://www.epa.ie/whatwedo/advice/sea/)

(A) EPA

(B) Department of Environment, Heritage and Local Government

(C) Department of Communications, Marine and Natural Resources

## **1.6 RELEVANT LEGISLATION**

Aside from the Legal Context of SEA mentioned above, there are many other relevant pieces of legislation, both national and European which have a bearing on the content of an SEA Report. The Air Quality Directive (2008/50/EC), Waste Management (06/12/EC), Urban Wastewater Treatment Directive (91/271/EEC),

Water Framework Directive (00/60/EC), Habitats Directive (92/43/EEC), Birds Directive (79/409/EEC), National Monuments Acts 1930 to 2004.

Planning and Development Act 2000, Water Services Act 2007 and others all affect the substance and eventual outcome of the SEA Report. Reference will be made to any relevant legislation throughout this report.

### 1.7 PLAN CONTEXT

The Navan Development Plan 2009 – 2015 and this accompanying SEA Report has its place within a hierarchy of plans from national through to the local level. This hierarchy of plans is depicted in the diagram (1.4A) below:

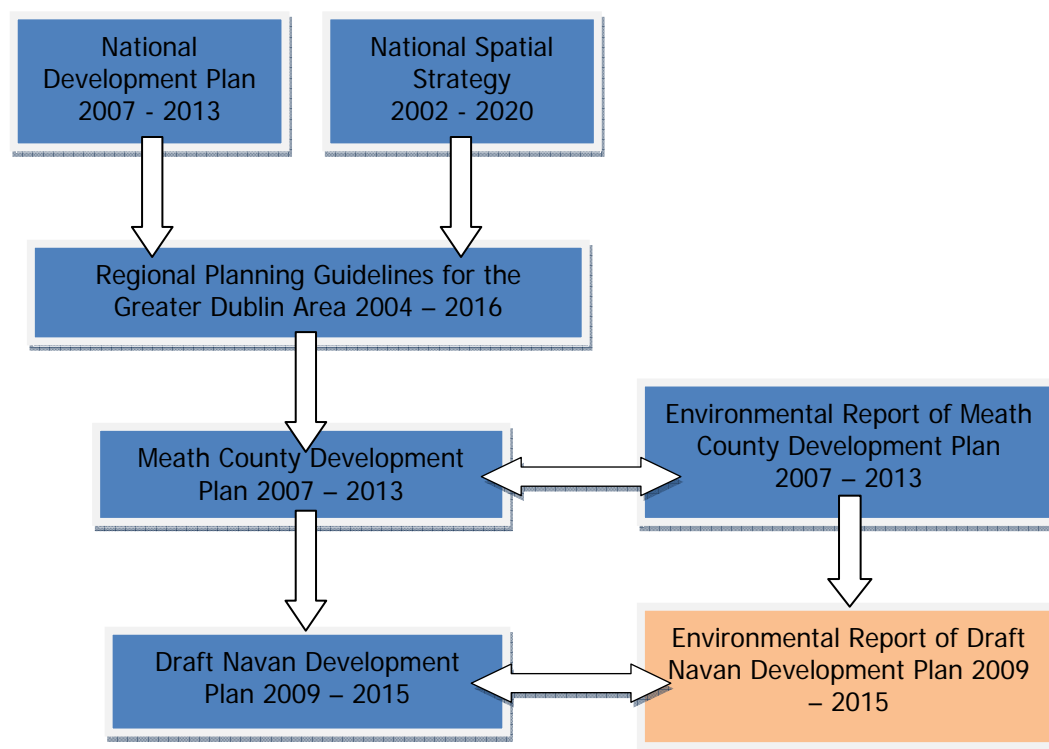


Table 1.4A

Below the Navan Development Plan are other statutory and non-statutory plans, including the Local Area Plans (LAPs) which detail the Council's plan for that area. There are a number of Local Area Plans and Framework Plans within the Development Plan area or which border this area. These may need an Environmental Assessment, subject to screening.

## **1.8 OTHER PLANS**

Other theme based plans and programmes have been implemented at national and regional levels to generate cohesion across the plan areas. The Navan Development Plan 2009 – 2013 must comply with the plans listed below wherever relevant. Reference will be made to these plans when deemed appropriate for the purposes of this Report.

- National Biodiversity Plan
- National Heritage Plan
- National Inventory of Architectural Heritage
- National Parks and Wildlife Service Conservation Database
- Sustainable Development, A Strategy for Ireland
- G.S.I. County Meath Groundwater Protection Scheme 2004
- North East Regional Waste Management Plan 2005 – 2010
- Meath County Tourism Strategy 2005 – 2010

This hierarchy is also sublimated by various other guidelines established by the DoEHLG. For this report, the most salient of these guidelines are; (a) Guidelines for Planning Authorities, Development Plans (b) Guidelines for Planning Authorities, Architectural Heritage Protection (c) Guidelines for Planning Authorities, Assessment of the Effects of Certain Plans and Programs on the Environment.

## **SECTION 2. METHODOLOGY**

### **2.1 INTRODUCTION**

The methodological premise for SEA Reports in Ireland is set out in the relevant legislation and in the DoEHLG's SEA Guidelines. Details of the steps involved are outlined in Sections 2.2 – 2.7.

### **2.2 SCREENING & SCOPING**

Navan has experienced massive growth over the last decade, culminating in a population of more than 30,000 people residing within the town development plan boundaries. Under the Planning and Development (SEA) Regulations 2004 a town which accommodates more than 10,000 people is required to complete an SEA concurrent with any plans made.

A Scoping Report was prepared by Meath County Council and Navan Town Council in September 2008 according to the DoEHLG's SEA Guidelines and recognized best practice. The report serves as a preliminary study of the environmental effects of the Development Plan, aiding the SEA Practitioners in the later stages of the SEA process. Early detection of these effects helps in the effective avoidance and mitigation of these effects.

### **2.3 CONSULTATION**

The SEA Directive specifies in article 6 that "member states shall designate the authorities to be consulted". The Environmental Protection Agency (EPA), the DoEHLG and the Department of Communication, Marine and Natural Recourses were all consulted with to determine the scope of the SEA. The EPA submitted a written statement dealing with the legal implications and ramifications of certain European Directives. The Department of Communication also submitted a statement. These submissions and their recommendations have been acknowledged and will be considered during the writing of this report.

## SECTION 3. BASELINE ENVIRONMENT

### 3.1 INTRODUCTION

The purpose of this section is to describe the current state of the environment and to identify specific desirable environmental objectives which then can be compared and contrasted to the Plan's effects in Section 9. The current state of the environment has a direct bearing on the Objectives and the following sections will outline the information used as a foundation for these Objectives.

### 3.2 CURRENT STATISTICS

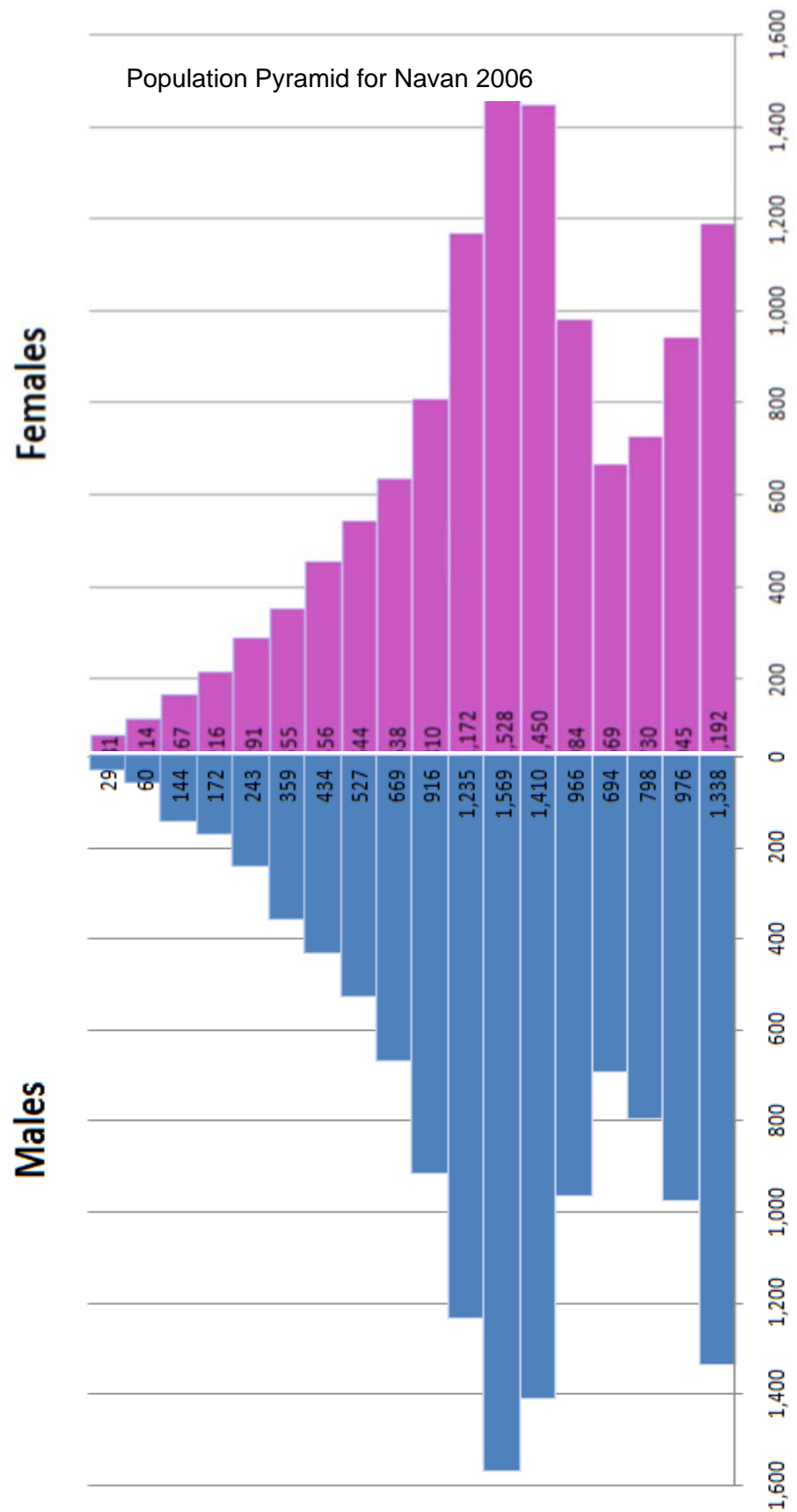
#### 3.2.1 CURRENT & PROJECTED POPULATION

Year	1996	2002	1996-2002 % Increase	2006	2002-2006 % Increase
Leinster	1,924,702	2,105,579	9.4%	2,295,123	9%
Navan	12,810	19,417	51.8%	24,851	28%

Table 3.2.1A CSO

The SEA Screening and Scoping Report estimates that, *"as per the geo-directory, there is currently a population of c. 30,508 persons residing in the town (Navan and environs) (based on an average household size of 2.9 persons)."* This is an increase of 11.4% population in each of the last two years, an increase on 7% for the previous two years. Therefore, plans must be made for the population growth in Navan in accordance with the RPG and NDP.

An analysis of the Population Pyramid below indicates that birth rates will be constant for Navan and then later dropping off. This is due to the age profiles present, with a large population mass clustered in the 25 – 34 age brackets. This means that there is a disproportionate amount of the population in the workforce and consequently this must be planned for. Commuting and childcare are particular issues that typically concern this demographic.



Age Group	Males	Females
0-4	1,338	1,192
5-9	976	945
10-14	798	730
15-19	694	669
20-24	966	984
25-29	1,410	1,450
30-34	1,569	1,528
35-39	1,235	1,172
40-44	916	810
45-49	669	638
50-54	527	544
55-59	434	456
60-64	359	355
65-69	243	291
70-74	172	216
75-79	144	167
80-84	60	114
85+	29	81

### 3.2.2 COMMUTING TIME & DISTANCE

The table below shows persons at work aged 15 years and over (excluding those who work mainly at or from home) usually resident in the State and present in their usual residence on Census Night, distinguishing towns of 5,000 population and over, classified by time taken to travel to work.

#### Town of Usual Residence Total Time travelling

Time Travelling	Total	< ¼ hour	¼ hour - < ½ hour	½ hour - < ¾ hour	¾ hour - < 1 hour	1 hour - < 1½ hours	> 1½ hours	Not stated
Greater Dublin Area	461,798 100%	72,164 15.6%	131,931 28.6%	110,105 23.8%	47,857 10.4%	43,150 9.3%	9,707 2.1%	46,884 10.1%
Bray	13,778 100%	3,127 22.7%	3,627 26.3%	2,461 17.9%	1,217 8.8%	1,770 12.8%	434 3.1%	1,142 8.2%



Navan (An Uaimh)	11,662 100%	2,684 23%	2,535 21.7%	1,513 13%	1,067 9.1%	1,631 14%	1,279 11%	953 8.2%
Ennis	10,569 100%	4,056 38.4%	2,808 26.6%	1,602 15.1 %	583 5.5%	480 4.5%	130 18.5%	910 8.6%

Table 3.2.2A SCO

As demonstrated above, Navan has a particularly long average commuter time, with significantly more persons commuting for > 1 ½ hours from Navan than from the other towns shown. The Towns of Bray and Ennis were chosen for comparative purposes as they have

### 3.2.3 BROAD DETAILS OF LAND USES

Use Zone Objective Code	Use Zone Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and to protect the amenities of existing residential areas in accordance with an approved framework plan.
A3	To conserve and protect the character and setting of institutional complexes and heritage buildings in residential development and infill proposals in accordance with an approved framework plan.
A4	To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with an approved framework plan.
A5	To provide for low-density residential development in accordance with an approved framework plan and individual dwelling design.
B1	To protect and enhance the special physical and social character of the existing town and village centre and to provide for new and improved town centre facilities and uses.
B2	To provide for major new town centre activities in accordance with approved framework plans and subject to the provision of necessary physical infrastructure.
B3	To protect, provide for and improve local and neighbourhood shopping facilities.
B4	To provide for the development of a retail warehouse park in accordance with an approved framework plan and subject to the provision of necessary physical infrastructure.
B5	To protect, provide for and improve local shopping and service facilities in Johnstown Village.
C1	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
C2	To provide for and facilitate mixed residential and business uses in edge of town locations.

D1	To provide for visitor and tourist facilities and associated uses.
E1	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure. Expansion of existing authorised developments will be supported, where appropriate.
E4	To provide for small and medium sized industries of a local type nature to develop in accordance with appropriate Framework Plan and subject to the provision of necessary physical infrastructure.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.
H1	To protect the setting, character and environmental quality of areas of high natural beauty.

### 3.2.4 HOUSE COMPLETIONS & RETURNS

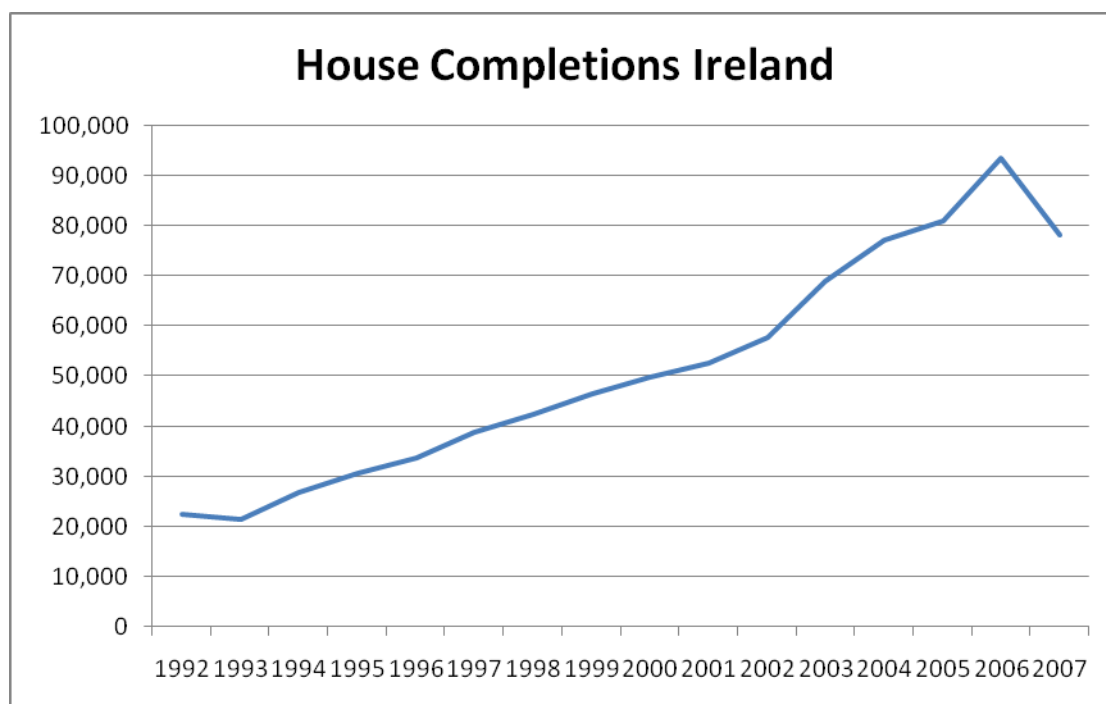


Table 3.3.12A

The fall in house completions first experienced nationally in 2006 has continued due to low consumer confidence, over supply and reduced demand. This is expected to continue for some time, although the town of Navan will continue to be a desirable

location due to the improving infrastructure links with Dublin and also the outstanding natural and built heritage.

### 3.3 ASSESSMENT OF THE CURRENT PHYSICAL ENVIRONMENT

#### 3.3.1 TOPOGRAPHY & LANDSCAPE

##### CHARACTER LANDSCAPE ASSESSMENT AREAS IN/NEAR NAVAN

Lowlands Character Areas:	3.) North Navan 6.) Central Lowlands 16.) West Navan Lowlands
River Corridors and Estuaries Character Area:	5.) Boyne River Valley

##### NORTH NAVAN LOWLANDS OVERVIEW

Landscape Value:	Moderate
Landscape Sensitivity:	Medium
Landscape Importance:	Regional

##### Potential Capacity

1. Capacity to accommodate large farm buildings: Medium
2. Capacity to accommodate visitor facilities: High potential particularly if these would provide opportunities to improve the currently poor condition of the landscape.
3. Capacity for multi-house residential development: Medium potential if it consolidates existing disparate development around the edge of Navan
4. Capacity for one off houses: Low potential, as they are already very common
5. Capacity to accommodate development of new visitor: High potential

- facilities:
6. Capacity to accommodate overhead cables, masts and substations around urban fringe: High to medium potential where built development is more common.
  7. Capacity to accommodate new transport infrastructure: High potential (if associated opportunities to improve the condition of degraded field boundaries and enhance and other works)
  8. capacity to accommodate new underground service routes: Low potential unless associated opportunities to improve the condition of degraded field boundaries and enhance and other works
  9. Capacity to accommodate the development of wind farms and individual turbines: Medium potential because there are few long range views except to the adjacent LCA
  10. Capacity to accommodate biomass and forestry: High potential

#### BOYNE VALLEY OVERVIEW

Landscape Value:	Exceptional
Landscape Sensitivity:	High
Landscape Importance:	International

#### Potential Capacity

1. Capacity to accommodate large farm buildings: Low, due to the high sensitivity of the landscape
2. Capacity to accommodate visitor facilities: Medium, as attractions are well serviced
3. Capacity for multi-house residential development: Low, due to the exceptional landscape value and high sensitivity of the Boyne Valley

4. Capacity for one off houses: Low
5. Capacity to accommodate the conversion of existing buildings : Medium
6. Capacity to accommodate overhead cables, masts and substations around urban fringe: Low, due to the high sensitivity of the landscape
7. Capacity to accommodate new transport infrastructure: Low, due to the high sensitivity of the landscape
8. capacity to accommodate new underground service routes: Low, as may be detrimental to the integrity of existing landscape features
9. Capacity to accommodate the development of wind farms and individual turbines: Low, due to the high sensitivity of the landscape and the significant visual impact associated with turbines
10. Capacity to accommodate biomass and forestry: Low, due to the high sensitivity of the landscape

#### CENTRAL LOWLANDS OVERVIEW

Landscape Value:	High
Landscape Sensitivity:	Medium
Landscape Importance:	Regional

#### Potential Capacity

1. Capacity to accommodate large farm buildings: Medium
2. Capacity to accommodate visitor facilities: High, although there are no major attractions in this area
3. Capacity for multi-house residential development: Medium, due to existing developments
4. Capacity for one off houses: Medium, due to existing one off houses
5. Capacity to accommodate the conversion of existing buildings: Medium

- |     |   |  |
|-----|---|--|
| 6.  | Capacity to accommodate overhead cables, masts and substations around urban fringe: | Medium, due to the complexity of the area, which has a variety of land uses and a robust landscape structure |
| 7.  | Capacity to accommodate new transport infrastructure:                               | Medium, as the nature of the landscape has the potential to screen such developments                         |
| 8.  | Capacity to accommodate new underground service routes:                             | Medium   |
| 9.  | Capacity to accommodate the development of wind farms and individual turbines:      | Low, due to the high number of receptors   |
| 10. | Capacity to accommodate biomass and forestry:                                       | Medium, due to the variety of land uses and strong landscape structures                                      |

WEST NAVAN LOWLANDS OVERVIEW

Landscape Value:	Moderate
Landscape Sensitivity:	Medium
Landscape Importance:	Local

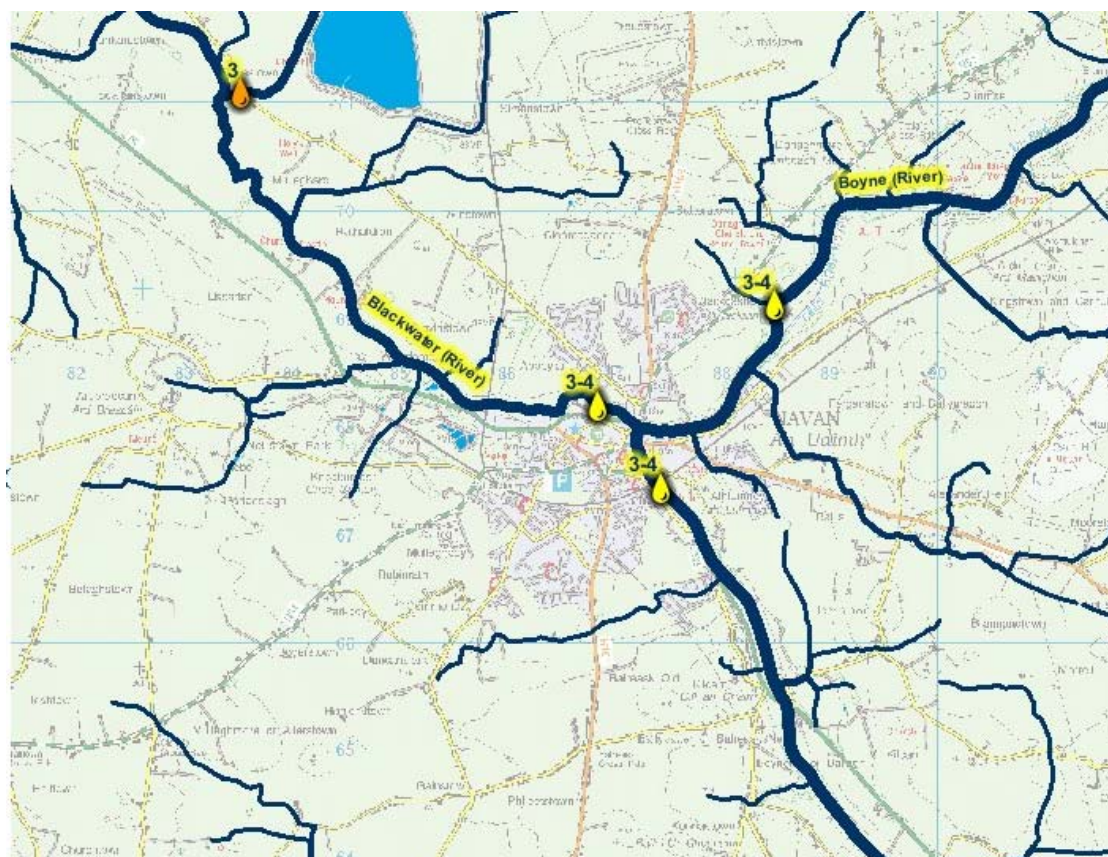
Potential Capacity

- |    |   |   |
|----|---|---|
| 1. | Capacity to accommodate large farm buildings:                 | Medium, some well screened opportunities are available                      |
| 2. | Capacity to accommodate visitor facilities:                   | High, where deemed necessary  |
| 3. | Capacity to accommodate the conversion of existing buildings: | High as it is a desirable means of growth without additional infrastructure |
| 4. | Capacity to accommodate overhead cables, masts and            | Low, in the degraded area around Navan, such development would have a       |

- |    |  |   |
|----|--|---|
|    | substations around urban fringe:   | detrimental impact on a landscape   |
| 5. | Capacity to accommodate new transport infrastructure:                          | Low, in the degraded area around Navan, such development would have a detrimental impact on a landscape |
| 6. | Capacity to accommodate new underground service routes:                        | Medium, such development could provide opportunities to enhance field boundaries                        |
| 7. | Capacity to accommodate the development of wind farms and individual turbines: | Medium, potential opportunities exist to locate such development in non-visually prominent locations    |
| 8. | Capacity to accommodate biomass and forestry:                                  | Medium, this will provide opportunities to improve landscape condition                                  |

### 3.3.2 WATER RESOURCES

The rivers Boyne and Blackwater are the main watercourses in Navan. These are contained respectively in the Boyne and Blackwater River Valleys, with the Blackwater eventually flowing into the Boyne in the centre of Navan. The river valleys are designated as SACs, the implications that this designation entails will be dealt with in later sections.



Map 3.3.2A EPA River Water Quality Map ([www.epa.ie](http://www.epa.ie))

The above map shows the River Water Quality for the Plan Area, including the Rivers Boyne and Blackwater. The rivers in this area are given a quality status, with the Boyne and its tributary the Blackwater each receiving a “Moderate” rating.

The increases in population, development and agriculture intensification have resulted in a greater risk of water pollution to these rivers and other essential water sources such as groundwater. Clean water is important for successful tourist attraction in the area and also is essential from an environmental and ecological viewpoint. Steps have been taken in the Navan Development Plan to support SUDS (Sustainable Urban Drainage Systems) which help clean urban runoff and also aids in the reduction of flash flooding.



### 3.3.3 MUNICIPAL FACILITIES

The water quality in Navan has improved significantly in the last number of years due to investments in water treatment process. The water quality is now at a satisfactory level for most of Navan and efforts must be made to ensure this continues. The Water Services Investment Programme 2007-2009 will continue until completion and will ensure that Navan is supplied with adequate quality drinking water until 2026.

Investment has also been made in the waste water treatment and discharge infrastructure, accommodating the expanding population and growing industrial sector's requirements. The treatment plant has a maximum capacity of 60,000 p.e. (population equivalent) provided minor changes are made. This provides ample capacity for expansion of both population and industry in the future.

### 3.3.3 SOILS

Soil can be considered as a non-renewable natural resource as it develops over long timescales. There is no legislation which is specific to the protection of soil resources as yet, however an EU Directive on soil is currently proposed which will set out common principles for protecting soils across the EU. The protection of other resources such as water under the Water Framework Directive has positive implications for soil quality which is closely linked to that of ground and surface waters.

## **3.4 LOCATION BASED PROTECTION**

### 3.4.1 SPECIAL AREA OF CONSERVATION

The River Boyne and River Blackwater and environs are designated as Candidate Special Areas of Conservation (SAC), Site Code 002299. The extent of the Area is described as *"freshwater element of the River Boyne as far as the Boyne Aqueduct, the Blackwater as far as Lough Ramor and the Boyne tributaries including the Deel, Stoneyford and Tremblestown Rivers."*

Several of the Habitats Directive's listed species and habitats exist along the River Boyne and River Blackwater. The alkaline fen and alluvial woodlands are both habitats listed on Annex I of the E.U. Habitats Directive while the Atlantic Salmon,

Otter and River Lamprey are species listed on Annex II of the same Directive. Atlantic Salmon use the tributaries of the Boyne and headwaters as spawning grounds which run the Boyne almost every month. The CDP indicates that there is a regular wintering population of Whooper Swans based along the Boyne and Blackwater River valleys. There is a substantial population, certainly of national, and at times international, importance.

The Boyne and its tributaries is one of Ireland's premier game fisheries and it offers a wide range of angling from fishing for spring salmon and grilse to sea trout fishing and extensive brown trout fishing.

The Blackwater is a medium sized river still recovering from the effects of the arterial drainage scheme of the 70's. The salmon stocks have not recovered to the numbers pre-drainage levels. The Deel, Riverstown, Stoneyford and Tremblestown Rivers are all spring fed with a continuous high volume of water. They are difficult to fish in that some are overgrown while others have been affected by drainage with the resulting high banks.

#### 3.4.2 SPECIAL PROTECTION AREA

Special Protection Areas (SPAs) were established by the Birds Directive (1979) for the protection of wild bird species and their essential habitats and to ensure that there was a uniform approach taken to their conservation across the European Union. Species which are rare, vulnerable or are in danger of extinction or otherwise require special attention should be protected. There are no SPAs in the Plan Area.

#### 3.4.3 NATURAL HERITAGE AREAS

The Wildlife Amendment Act 2000 established the legal basis for Natural Heritage Areas (NHAs) with the purpose to protect, conserve and increase nationally important species of plant, animals and habitats. In some instances, the NHAs are also designated as SACs, SPAs or other environmental designation. There are no NHAs in the study area.

#### 3.4.4 ARCHITECTURAL CONSERVATION AREA

There is only one Architectural Conservation Area in Navan, it consists of Navan's medieval town centre which includes Trimgate Street, Market Square, Watergate Street, Ludlow Street, Bridge Street, Church Hill, the Fair Green and Railway Street. This area contains the bulk of Navan's protected structures (discussed below) as it is by its nature the oldest part of the town. The structure of the streets also reflects the medieval origins of the town as they led to the town gates and served to defend the river crossing. Development within this area is restricted to those developments which are sympathetic and complimentary to the existing built environment, therefore the best practice guidelines on Heritage Conservation Principles from the DoEHLG should be strictly adhered to.

### 3.5 POINT PROTECTION

#### 3.5.1 TREES

Trees are divided into two subdivisions, Broadleaf Forests and Mixed Forests. Broadleaf Forests are defined as *"woodland areas with 75%-100% cover of broadleaf trees and 0%-25% cover of conifers"*. Mixed Forests are *"woodland areas with mixed stands of broadleaved trees and conifers, where both types have a minimum cover of 25%"*. There is a list of *"Stand of Trees & Individual Trees of Special Amenity Value to be Preserved"* in the Navan Development Plan 2003 – 2009. This lists some of the trees regarded as important including those on the banks of the River Boyne as they are of significant visual amenity. An updated list of protected trees is included in the Navan Development Plan 2009 – 2015.

The Habitats Directive furthermore protects certain types of trees as listed in Annex I of the same document.

#### 3.5.2 SPECIES

The Habitats Directive 1992 Annexes I, II & IV, the Birds Directive 1979 Annex I and the Wildlife Acts 1976 & 2000 protect the endangered habitats and wildlife. The Habitats Directive Annexes I, II & IV and the Birds Directive Annex I list endangered and protected species, making it illegal to either destroy the habitat on which the species depends or to kill specimens of the species. The Flora Protection Order 1999 and other such Orders serve to protect species from endangerment.

### 3.5.3 STRUCTURES

The interior of a Protected Structure as well as the curtilage of that structure is protected under the Planning and Development Act 2000. The Record of Protected Structures (RPS) is found in Appendix I in the Navan Development Plan and on the Built Heritage Conservation Map. The Protected Structures on the Navan Development Plan 2003 – 2009 has been reassessed and consequently one structure has been proposed to be removed with no additional structures included.

## SECTION 4. CONSIDERATION OF ALTERNATIVES

### 4.1 INTRODUCTION

The consideration of various alternative scenarios is a requirement of Article 5 of the SEA Directive. These must *"take into account the objectives and the geographical scope of the plan or programme"* and also the significant environmental effects generated by these alternative scenarios. These scenarios are examined in the later sections below.

### 4.2 DO NOTHING SCENARIO

The "Do Nothing Scenario" or "Do Minimum Scenario" consists of examining the continuation of recent trends and examining the effects that this development will have on the environment. The RPGs and CDP have designated Navan to be a large growth town and in compliance with this objective, the existing population targets will be retained. There is adequate residential zoned land for this scale of population increase and therefore there will be no additional residential lands zoned. The siting of any new development will be on existing residential zoned land. The intensification of new development at the edge of the town will eventually lead to decreased densities in the centre of the town and consequently invert the retail hierarchy. This will leave the town centre devoid of investment capital producing an unattractive and undesirable place.

#### **4.3 SPRAWL DEVELOPMENT (RESIDENTIAL ZONING) SCENARIO**

As in the above scenario, the current residential and industrial trends will be extrapolated to comply with the "large growth town" designation in the RPGs. The sprawl development will however zone additional lands for residential and industrial use towards Section 3 of the M3 motorway. The development will use the motorway as a boundary, with low density development adjacent to it on the Navan side. This option would provide opportunity for the rest and service stations off the M3 motorway without the diverting traffic through Navan Town Centre, although this would also mean the building on greenfield sites and the associated destruction of hedgerows and habitats.

#### **4.4 HIGH DENSITY DEVELOPMENT (DE-ZONING) SCENARIO**

In this third scenario, the current trends will be extrapolated and then these figures used as in the previous two scenarios. This scenario is a high density solution to these projections, with land being rezoned from residential to agricultural, mixed use, open space and various other designations. Although this strategy would be highly sustainable, traffic congestion would increase and remain a significant issue even after the completion of the M3 motorway bypassing Navan unless extreme traffic management measures were introduced. The very high densities that this would entail in the centre of Navan would also be inconsistent with heritage and protected status of the town centre.

#### **4.5 COMPACT TOWN SCENARIO**

The fourth option is to retain existing residential zoned lands as they will be sufficient for any population increase (capable of housing twice the current population at current housing densities). In this scenario however there will be active prioritization of brownfield sites to encourage infill development. This option should ensure that dereliction and non-compatible uses are removed from Navan Town Centre and a renewed vibrancy is created within the Core Area. This includes focus on shopping, tourist and heritage facilities. Due to availability of lands on the perimeter of the town, the negative effects which are inseparable from the High Density Development Scenario will not occur. This compact town scenario is both sustainable and will avoid excessive additional traffic.

Trends in industrial development will also be adhered to, and in deference to this, and in accordance with the objectives of the RPGs some additional land will be zoned for industrial use.

#### **4.6 SCENARIO CHOICE JUSTIFICATION**

Both the High Density Development and the Sprawl Development Scenarios have inherent difficulties, with the High Density Development too dense for a town of Navan's scale, the "Do Nothing Scenario" will create an edge town, while the Sprawl Development is unsustainable. The optimal course (described in Section 4.5) which has also been chosen by those making the Navan Development Plan 2009-2015 has achieved a balance between intensive development and a more Laissez-faire attitude to land use planning. This Compact Town Scenario will create a town that is compact, walkable and accessible but without the negative effects associated with higher densities such as congestion, air pollution and lack of recreational facilities within easy reach. Conversely the sprawl development would have been unsustainable as services would have been extremely costly to provide, small group wastewater treatment plants would have been necessary and there would be a lack of facilities such as neighbourhood and community centres. Neighbourhood Centres are planned to service the entire area of Navan town and its environs, ensuring that the resident is within a short distance from shopping facilities. The "Do Nothing" Scenario would create an overreliance on the Neighbourhood Centre, with the Neighbourhood Centres largely replacing the Town Centre as the primary place to shop in Navan.

The Compact Town Scenario is also best for the environment as it is without intensive urban development which would endanger the quality of the Candidate SAC of the Boyne and Blackwater Rivers. Low density development also has negative implications for the environment with the aforementioned wastewater schemes, the necessity to proliferate piped services and reliance on the private car.

## **SECTION 5. PLAN IMPACTS ON PROTECTED PLACES**

### **5.1 INTRODUCTION**

This section investigates the scale if any of impacts that the Navan DP will have on Protected Places. These are; (1.) European Sites, (2.) Protected Structures, (3.) Monuments & Places, (4.) Architectural Conservation Areas.

#### 5.2.1 NATURA 2000 SITES

Special Areas of Conservation (Habitats Directive 1992) and Special Protection Areas (Birds Directive 1979) are known as NATURA 2000 Sites due to their origins in European Legislation. The Candidate SAC (code 002299) is the only European Site in the Plan area.

#### 5.2.2 RECORD OF PROTECTED STRUCTURES

The Record of Protected Structures (Appendix I of Navan DP) is compiled in conjunction with the National Inventory of Architectural Heritage (NIAH) and Ministerial recommendations. This Plan's Record of Protected Structures has only minor changes to the previous 2003 – 2009 Navan DP. There is one proposed deletion from the Record of Protected Structures which then would total 186 structures. There have been no additions to the record.

#### 5.2.3 RECORD OF MONUMENTS AND PLACES

The Town of Navan is Monument recorded in the Record of Monuments and Places. This status will not change with the introduction of this Plan.

#### 5.2.4 ARCHITECTURAL CONSERVATION AREAS

This section examines how the ACA are affected by Navan DP, although minor if any changes will be effected as a result of this Plan. To this end only one deletion is proposed from the Record of Protected Structures. These buildings cannot be modified without express approval has been granted. Therefore there will be minimum disruption to the ACA.

## **SECTION 6. PLAN IMPACTS ON ENVIRONMENTAL ASSETS**

### **6.1 INTRODUCTION**

This section investigates the scale if any of impacts that the Navan DP will have on Navan's Environmental Assets. These are dealt with under the following headings; (1.) Biodiversity, Flora & Fauna, (2.) Population & Human Health, (3.) Soil, (4.) Water, (5.) Municipal Facilities, (6.) Private Small & Medium Treatment Plants, (7.) Urban Run Off, (8.) Air & Climatic Factors, (9.) Material Assets, (10.) Heritage, (11.) Landscape.

### **6.2 BIODIVERSITY, FLORA & FAUNA**

The Biodiversity, Flora and Fauna within the Plan area are divided into two, (1.) the protected sites, and (2.) the unprotected environmental assets. The protected site for the Plan area consists of the Candidate SAC and has been discussed above in Section 5.

The environmental assets include trees, hedgerows, uncultivated grasslands and also some urban habitats. The National Biodiversity Plan 2002 and the National Heritage Plan 2002 agree that the protection of biodiversity must begin at local level. To this end, the Navan DP has listed a number of relevant policies which are complimentary to the conservation objectives of these National Plans. These policies are summarized below:

- Protect, conserve and enhance the biodiversity and natural heritage of Navan including wildlife, habitats, geology, landscapes, natural resources, hedgerows and other ecological resources.
- Use native species whenever possible in Navan and Meath Council's landscaping works and on Council property.
- Discourage development that would damage or destroy the setting, components or character of parks, gardens and demesnes of special historic interest.
- Protect rivers and stream corridors and valleys by reserving land along their banks for ecological corridors free of inappropriate development.



- Ensure runoff from developed area will not negatively affect watercourses.

### 6.3 POPULATION & HUMAN HEALTH

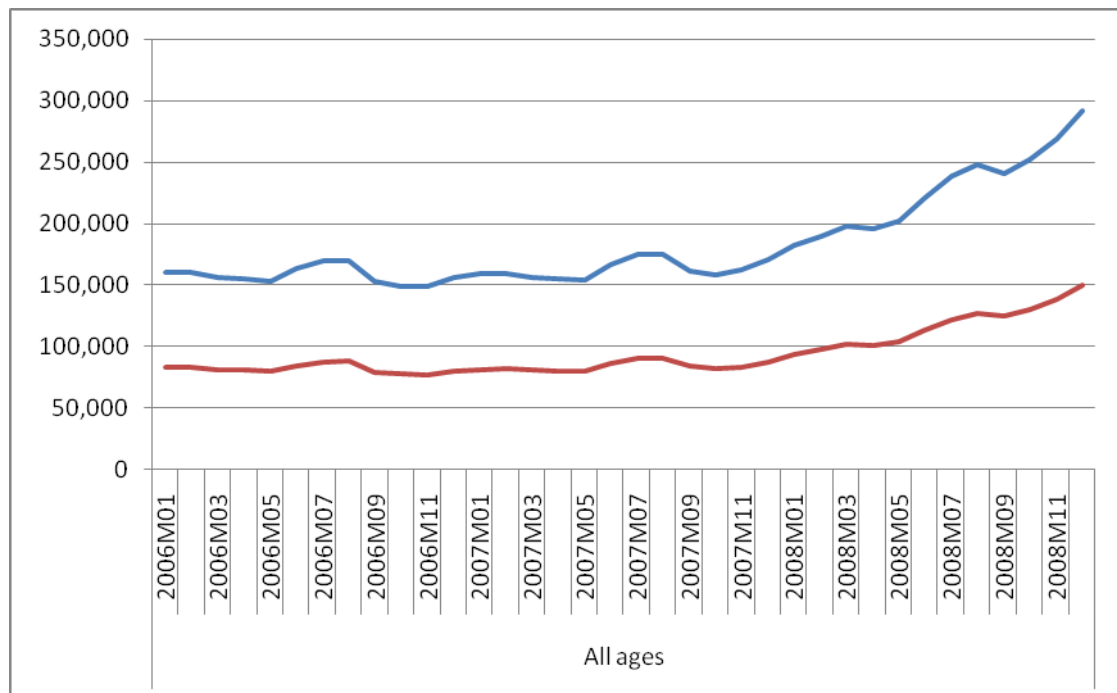
#### 6.3.1 DEMOGRAPHICS

As stated in Section 3, population projections will grow for a time. There is currently enough zoned land available for approximately another 30,000 people (298hectares X 35units/hectare X 2.9persons/unit). Additionally the town centre has a mixed use zoning and therefore can accommodate additional units. The release of the residential zoned land for development purposes is dependent on the occupation of industrial lands and employment generation within the Plan area.

#### 6.3.2 HEALTH

Human health can be impacted upon by the lack of provision of community facilities, amenities and infrastructure to support new development in Navan. A shortfall in amenities and infrastructure to serve the local community can all go towards decreasing the health of the general population. Human health can also be affected by employment status and access to education.

National Figures for Persons on Live Registry



6.3.2A Live Register

Despite the recent decline in employment in Navan, the Navan DP is active in Economic Development whose policy is *"To support the activities of agencies involved in the promotion of employment generating opportunities in Navan"*. The Live Register figures above show an increase in unemployment and therefore a decrease in employment. The Leinster figures shown on the above graph in red, follow the State Line which is shown in blue. The X-Axis is set at bimonthly increments.

The Plan also ensures access to education through its policies that *"ensure the provision of primary and secondary educational facilities"* and to *"encourage and support the development of further educational facilities and training programmes for children and adults with special needs."*

#### **6.4 SOILS**

The introduction of SUDS will have positive implications for the groundwater quality and consequently increase the soil quality. SUDS remove pollutants and toxins from the urban runoff through a percolation process and thus preventing the pollutants from reaching the soil. SUDS is developed in subsequent sections.

#### **6.5 WATER**

The Boyne and Blackwater Rivers and other minor surface waters are designated by the EPA as of a moderate water quality. The introduction of SUDS will improve both groundwater and surface water. In addition, the Plan states that it is the intention of the Councils to continue upgrading the wastewater treatment services which may reduce discharges from these facilities.

#### **6.6 AIR & CLIMATIC FACTORS**

##### **6.6.1 AIR POLLUTION**

Traffic congestion in Navan Town Centre is becoming a major problem; one that a general consensus agrees exasperates air pollution. The air pollution makes both an unpleasant environment for residents and pedestrians and also is a major contributory factor towards global warming. The planned infrastructure improvements, in particularly the M3 motorway Navan Bypass will remove though traffic from the centre of Navan and reduce journey times. The Council's policies for

encouraging telecommunications, introducing park and ride schemes, improving public transport and reducing commuter travel will all combine to dramatically decrease overall traffic and consequently air pollution. Conversely the increase of population planned for Navan will to some extent increase the total number of vehicles and thus increase air pollution.

#### 6.6.2 FLOODING

The SUDS retains the runoff until it can eventually filter through to the surface water network. In this way flash floods are avoided. Climate change may also increase the frequency and quantity of rainfall increasing the likelihood of flooding. The Navan DP's Policy regarding flooding is to; "control development in the natural flood plain of rivers and take into account any guidelines regarding flooding issued by the DoEHLG or OPW.

### **6.7 MATERIAL ASSETS**

#### 6.7.1 WASTE WATER

In recent times, investment has been made in the waste water treatment and discharge infrastructure, accommodating the expanding population and growing industrial sector's requirements which are planned. The treatment plant has a maximum capacity of 60,000 p.e. (population equivalent) provided minor changes are made. Therefore there will be no additional impact on the environment during this plan period.

#### 6.7.2 WATER SUPPLY

The Water Services Investment Programme 2007-2009 will continue until completion and will ensure that Navan is supplied with adequate quality drinking water until 2026. The Investment Programme has already received approval and will supply good quality water to both business and residents.

### **6.8 CULTURAL HERITAGE**

The Archaeological Heritage and the Architectural Heritage of Navan contribute to form a large part of the Town's Cultural Heritage. The protected shop fronts, historic buildings, remnants of the Town's walls and the Boyne and Blackwater Rivers must all be protected to preserve the character of the town. The components listed above

form a large part of the physical reminders of the cultural heritage and history of Navan.

#### 6.8.1 ARCHAEOLOGICAL HERITAGE

The National Monuments Acts 1930 – 2004 are the legislation covering the protection of Archaeological Heritage, the licensing of archaeological excavations through the administration of the Minister for the Environment, Heritage and Local Government. Therefore, under the above Acts, any persons proposing to carry out works on or in relation to a Recorded Monument must give notice to the Minister. The Minister must then make a decision to commence or terminate the proposed works. The town of Navan is a Recorded Monument and therefore under Ministerial protection. This Plan has taken the additional measure of requiring that *“all applicants for development within the zone of archaeological potential are accompanied by a professional archaeological assessment.”* This provides additional material for the Minister to employ from the start which may improve decision making, and also decision taking time.

#### 6.8.2 ARCHITECTURAL HERITAGE

The Architectural Heritage of Navan is protected mainly through the designation of an ACA. The entire historic core of Navan is contained within an ACA, thus protecting the Town's character. There is a presumption in favour of retaining buildings that make a positive contribution to the character or appearance of an ACA. Permission must be acquired before any exterior changes to building are made as these changes may have a negative impact on the character of the area. Consultation will also be made with the Conservation Officer and Prescribed Bodies in order to get consistent and appropriate decisions.

The Record of Protected Structures also serves its purpose in protecting the Architectural Heritage of the Town. Similar restraints are placed on developing structures listed in the RPS and within an ACA. Minimal changes have been made to the RPS database (now containing 186 structures) with only a single structure being removed and no additions made, indicating that there will be few if any environmental impacts as a consequence.

### 6.9 LANDSCAPE

The Landscape Character Assessment referred to above in Section 3, considered that; the Boyne River Valley is of exceptional value, the Blackwater River Valley is of very high value and the North and West Navan Lowlands are of moderate value due to the degraded landscape in that area. As a result of this, the Council's Policy is *"to maintain and enhance the diverse and high quality landscape in Navan and its environs"*.

## SECTION 8. STRATEGIC ENVIRONMENTAL OBJECTIVES

<b>Water</b>	
W1	Maintain water abstraction, run-off and recharge within carrying capacity (including future capacity)
W2	Reduce progressively discharges of polluting substances to waters
W3	Mitigate the effects of floods and droughts including vulnerability to climate change. (extreme weather, sea level rise, coastal erosion) <sup>7</sup>
W4	Promote sustainable water use based on a long term projection of available water resources.
<b>Cultural Heritage</b>	
C1	Promote the identification, protection and conservation of the cultural, including architectural and archaeological, heritage.
<b>Landscape</b>	
L1	Conserve and enhance valued natural, historic and cultural landscapes and features within them
<b>Biodiversity</b>	
B1	Avoid damage by development to designated wildlife sites and protected species.
B2	Conserve the diversity of habitats avoiding irreversible losses
B3	Ensure that any development promotes sustainable management of key wildlife sites and the ecological processes upon which they depend
B4	Protect aquatic ecosystems including the marine environment, and terrestrial ecosystems which are interdependent (promote integrated management strategies)

B5	Provide opportunities for sustainable public access to wildlife and wild places
<b>SOIL</b>	
S1	Maintain the quality of soil.
S2	Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands
S3	Minimise the consumption of non-renewable sand, gravel, rock and peat deposits
S4	Minimise the amount of waste to landfill
<b>Population &amp; Human Health</b>	
P1	Improve people's quality of life based on high-quality residential, working and recreational environments, on sustainable travel patterns at all stages of life.
P2	Minimise noise and vibration from traffic, industrial processes and extractive industry
<b>Air &amp; Climate</b>	
A1	Reduce all forms of air pollution
A2	Reduce waste of energy, and maximise use of renewable energy sources
A3	Reduce progressively discharges of polluting substances to air including greenhouse gases
A4	Reduce the need to travel
<b>Material Assets</b>	
M1	Maintain the quality of and access to assets such as aquifers, aggregates, ports, motorways, and all physical and social infrastructures.

Table 8.3.1 Strategic Environmental Objectives (SEOs)

## SECTION 9. PLAN & SUSTAINABLE OBJECTIVES COMPARISON

### 9.1 INTRODUCTION & EXPLANATION

In Appendix I. the Navan Development Plan Objectives are assessed to determine whether and how it is likely to affect the status of the SEO detailed in Section 8. The Plan Objectives are listed and evaluated under the below headings:

Likely to <b>Improve</b> status of Strategic Environmental Objectives	<b>Mitigation</b> may be necessary to conform with the Strategic Environmental Objectives	<b>Uncertain</b> interaction with status of Strategic Environmental Objectives	<b>Neutral</b> interaction with status of Strategic Environmental Objectives	<b>No Likely</b> interaction with status of Strategic Environmental Objectives
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Table 9A Criteria for appraising effect of Plan provisions on Strategic Environmental Objectives

Where the appraisal identifies a likely conflict with the status of the Strategic Environmental Objectives, the Environmental Objective it affects is entered into the "Mitigation" box. Where such a potential conflict occurs then the following section provides a recommendation on how to mitigate this potential impact.

### 9.2 MITIGATION LIKELY AREAS IDENTIFIED IN MATRICES

#### 9.2.1 SETTLEMENT STRATEGY OBJECTIVES

OBJ 1. To provide sufficient and appropriately located land for industrial and commercial development.	S1. S2. B2. A4.
OBJ 7. To consolidate the existing Town Centre Development and the identified Town Centre expansion area as a principal shopping area in the town.	C1.

9.2.2 ECONOMIC DEVELOPMENT

<p>OBJ 1. 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.</p>	<p>S1. S2. B2. A4.</p>
<p>OBJ 2. To provide sites for the relocation of non compatible town centre commercial uses on a site zoned for E3 Industrial Use.</p>	<p>S1. S2. B1. B2. B3.</p>
<p>OBJ 3. To provide for small and medium sized industries to develop on lands zoned for E3 Industrial Use.</p>	<p>S1. S2. B1. B2. B3.</p>

9.2.5 HEALTHCARE OBJECTIVES

<p>OBJ 2. 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 of such site in the Johnstown area, the Blackcastel/Batterstwon area (Clonmagadden SDZ lands), the Trim Road area, and the Windtown Road area of the town.</p>	<p>L1. S1. S2. W2.</p>
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9.2.6 ROADS INFRASTRUCTURE OBJECTIVES

<p>OBJ 1. To preserve and secure from further development a route for the future provision of Strategic Road Corridors*</p>	<p>C1. L1. P2. A1. A2.</p>
<p>OBJ 8. Promote the redevelopment of the lands between the Trim Road, Carriage Road and the Dan Shaw Road as a major transportation node in County</p>	<p>L1. P2. A1.</p>



Meath, with a multimodal interchange, catering for rail, bus (local and regional), car parking and bicycle facilities.	A2.
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#### 9.2.7 PUBLIC TRANSPORT OBJECTIVES

OBJ 1. To facilitate the provision of a heavy rail link between Navan and Dublin City	L1. P2. A1. A2.
OBJ 2. 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.	L1. P2. A1. A2.

#### 9.2.8 CAR PARKING

OBJ 5. To encourage the provision of facilities for the parking of commercial trucks, vans and areas and to identify a suitable site for the development of a commercial car park for the parking of such vehicles.	S1. S2. A4. B2.
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#### 9.2.9 BROADBAND PROVISION OBJECTIVE

OBJ 1. 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.	B2. C1. L1.
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## SECTION 10. MONITORING MEASURES

INDICATOR	DATA SOURCE
<b>WATER</b>	
Population Fish Kills River Water Quality Nitrates in Rivers Bathing Water Quality Ground Water Quality	Water Framework Directive
Rural Waste Water	Meath County Council
Urban Waste Water Treatment	Meath County Council, National Waste Water Study
<b>CULTURAL HERITAGE</b>	
Record of Protected Structures: Total Number	Meath County Development Plan
Record of Protected Structures: Total Number of Referrals to Conservation Officer and Prescribed Authorities	Meath County Council
Number of Demolitions within ACA	
<b>LANDSCAPE</b>	
Forest Cover	The Forestry Service
Tree Protection Orders	Meath County Council
Number of Planning Application Grants within Areas of High Landscape Quality	
<b>BIODIVERSITY</b>	
Birds of Conservation Concern	Birdwatch Ireland, The Red Book
Forest Cover	The Forestry Service
Species Planted in Forests	Coillte
Tree Protection Orders	Meath County Council
<b>SOILS</b>	

Degradation of Soil/Erosion	Meath County Council, Landowners
<b>Population &amp; Human Health</b>	
IPC and Waste Licenses	EPA, Meath County Council
Job Creation	FAS, County Enterprise Board
Noise Pollution: Noise at boundary not exceeding daytime limits of 55dB(A) $L_{Aeq}$ and night time limits of 45dB(A) $L_{Aeq}$	EPA, Local Authorities
<b>Air &amp; Climate</b>	
IPC and Waste Licenses	EPA, Meath County Council
Journey Times	CSO, DTO, NIRSA
Vehicle Numbers	CSO
Energy Consumption	ESB
Energy Efficiency	Meath Energy, DoEHLG

## SECTION 11. IMPACT REDUCTION & MITIGATION MEASURES

CODE:	STRATEGIC ENVIRONMENTAL OBJECTIVE:	REDUCTION/MITIGATION MEASURES:
<b>WATER</b>		
W1	Maintain water abstraction, run-off and recharge within carrying capacity (including future capacity).	Use or SUDS for all new developments shall be required. All development should undertake to relocate the of recharge point to more suitable location/multiple recharge points if possible.
W2	Reduce progressively discharges of polluting substances to waters	Can be achieved through an increase in treatment, a decrease in pollution creation or ideally both.
<b>CULTURAL HERITAGE</b>		
C1	Promote the identification, protection and conservation of the cultural, including architectural and archaeological, heritage.	Follow the LCA recommendations regarding views and vistas, reduce visual obstruction with topography, where development is necessary it must be complimentary to the cultural heritage.
<b>LANDSCAPE</b>		
L1	Conserve and enhance valued natural, historic and cultural landscapes and features within them	Follow the LCA recommendations regarding views and vistas, reduce visual observation with use of topography and screening. In sensitive locations development must not negatively effect landscapes and wherever possible must improve them.
<b>BIODIVERSITY</b>		
B1	Avoid damage by development to designated wildlife sites and	Development must be sensitive to wildlife sites. Any damage accrued to

	protected species.	the habitat must be replaced in kind by an equal or greater substitute.
B2	Conserve the diversity of habitats avoiding irreversible losses	All protected species or habitats must be preserved. Any diversity of habitats lost must be replaced in kind by an equal or greater substitute. Any losses accrued must be unavoidable and minimised.
B3	Ensure that any development promotes sustainable management of key wildlife sites and the ecological processes upon which they depend	Minimisation of scale of damage and replacement of habitat or process of greater or equal scale.
<b>SOIL</b>		
S1	Maintain the quality of soil.	Damage shall not occur in highly sensitive areas or within protected places.
		The development management process should seek to minimise disturbance, compaction or removal of natural soil profile from areas not required for construction. Any soils removed will be temporarily stockpiled on-site and will be used as part of any post construction landscaping works.
S2	Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands	Greenfield development shall comply with proper planning principles, make use of existing boundaries and in as much as is possible preserve hedgerows. Equivalent ecological diversity shall be incorporated into developments.

<b>POPULATION &amp; HUMAN HEALTH</b>		
P2	Minimise noise and vibration from traffic, industrial processes and extractive industry	Adequate buffers shall be used to separate residential areas and districts generating excessive noise pollution.
<b>AIR &amp; CLIMATE</b>		
A1	Reduce all forms of air pollution	Compensation in the form of tree planting or other compensation shall be made to the equivalence or greater of damage caused.
		Ensure that all residential units are constructed to achieve the highest acoustic insulation performance between adjacent properties.
A2	Reduce waste of energy, and maximise use of renewable energy sources	
A4	Reduce the need to travel	

In addition to the above particular reduction and mitigation measures which must be taken, all planning applications should include accurate and detailed predictions of the likely impacts (including cumulative impacts) that a proposed development will have on the receiving environment, both during construction and operation. This will enable the Planning Authority to make an informed decision and mitigate further if necessary.

## APPENDIX I. STRATEGIC ENVIRONMENTAL OBJECTIONS CONFLICT MATRICES (FOLLOWING MITIGATION MEASURES)

<b>CHAPTER 3 – SETTLEMENT STRATEGY &amp; HOUSING</b>	SEO Improve	Possible SEO Conflict	Interaction	Uncertain Interaction	Neutral interaction	No Likely interaction
<b>Settlement Strategy Objectives</b>						
OBJ 1 To provide sufficient and appropriately located land for industrial and commercial development.					X	
OBJ 2 To ensure the provision of adequate sanitary services and other urban infrastructure to cater for the growth in demand for such facilities.					X	
OBJ 3 To promote the enhancement of an adequate and efficient transportation system;	X					
OBJ 4 To promote a more compact urban form;	X					
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;	X					
OBJ 6 To ensure that adequate suitable land and services are reserved to cater for the establishment, improvement or expansion (where possible) of educational/social and community facilities					X	
OBJ 7 To consolidate the existing Town Centre Development and the identified Town Centre expansion area as a principal shopping area in the town	X					
OBJ 8 To develop the public realm and amenities of Navan so that quality of life for residents can be improved					X	
OBJ 9 To reserve land corridors, free from development, for the provision of the Leinster Outer Orbital Route (Dublin Outer Orbital Route) and the Local Distributor Road Network.			X			
OBJ 10 To promote the re-use of urban brownfield land and derelict and vacant buildings	X					
OBJ 11 To promote the use of walking and cycling and reduce the reliance on the private car	X					
OBJ 12 To ensure the protection of flora, fauna, quality landscapes and the promotion of bio-diversity	X					
OBJ 13 To provide high quality public water supply and drainage systems	X					

OBJ 14 To promote water prevention, reduction, re-use and recycling	X				
OBJ 15 To promote active community involvement through the provision of information, public consultation, public consultation and joint partnerships					X
OBJ 17 To prepare Framework Plans for lands designated FP1, FP2, FP3, FP4, FP5, FP6 and FP7 (as outlined below) 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.			X		
<b>Residential Objectives</b>					
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.	X				
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.	X				
OBJ 3 To achieve an appropriate mix of dwelling size, type, tenure and accessibility in all new residential developments.					X
OBJ 4 To ensure that proposals for residential development shall have full regard to the Dept.'s of Environment, Heritage and Local Government's Sustainable Residential Development in Urban Area Guidelines to Planning Authorities.	X				
<b>Housing Strategy Objectives</b>					
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.					X
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				X	
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.	X				
OBJ 4. To support the identification of a suitable site of a Homeless Shelter in Navan.					X



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.	X				
OBJ 6. To give priority to improving accommodation of the elderly who lack the basic amenities of indoor sanitary facilities and to provide for increasing disability.					X
OBJ 7. To require that 20% 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. A ratio of 10% social and 10% affordable shall apply in Navan.					X
OBJ 8. Subject to an assessment of the social housing requirements and social structure in these areas, which shall will be reviewed on a biannual basis, the Councils may seek up to 20% affordable housing in lieu of the maximum 10% social and 10% affordable housing requirement, at the locations outlined below, which will be sought elsewhere in Navan. Furthermore, where demand for affordable housing so indicates, the Council may require applicants/developers pay a financial contribution, or other arrangement provided for under the Planning & Development Act (Amendment) 2002, in lieu of the full 20% affordable housing on site. This provision shall apply to the lands zoned proposed primarily for residential purposes at the following locations: between the proposed Local Distributor Road Link connecting the Commons Road and the Trim Road, between the Commons Lane and the Commons Road, and identified west of the Navan Town Park.					X
OBJ 9. 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.			X		
OBJ 10. To incorporate the County Housing Strategy annually and, if required, to review the reservation policy outlined in this strategy inclusive of the breakdown of social and affordable units.			X		
OBJ 11. 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.					X
<b>Gateway Sites Objective</b>					
OBJ 1. To ensure the high quality design and architectural treatment of key landmark sites as identified on the Development Objectives Map	X				

<b>CHAPTER 4 – ECONOMIC DEVELOPMENT STRATEGY</b>	SEO Improve	Conflict Possible SEO	Uncertain interaction	Neutral interaction	No Likely interaction
<b>Economic Development Objectives</b>					
OBJ 1. 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.				X	
OBJ 2. To provide sites for the relocation of non compatible town centre commercial uses on a site zoned for E3 Industrial Use (See Zoning Objectives Maps).				X	
OBJ 3. To provide for small and medium sized industries to develop on lands zoned for E4 Industrial Use (See Zoning Objectives Maps).				X	
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.					X
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.			X		
<b>Tourism Objectives</b>					
OBJ 1. To promote a tourist signage strategy for Navan in conjunction with Meath Tourism.	X				
OBJ 2. To promote and maintain the amenity of the Sli na Slainte walking route in Navan and the Ramparts walking route.				X	
OBJ 3. To facilitate the improvement of existing sign posted walking/cycling routes within the town and the environs and where possible develop new ones.				X	
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.			X		
OBJ 5. To encourage and promote festivals and other appropriate cultural events.	X				
OBJ 6. To encourage the removal of unsightly elements at historically sensitive locations within the town such as inappropriate advertising, poles, wires and antennae.	X				

<b>Retail Objectives</b>					
OBJ 1. To assess the provision of new retail development in accordance with the sequential test as outlined in the County Meath Retail Strategy.			X		
OBJ 2. To examine alternative options for the provision of car parking other than surface car-parking and to ensure provision is made for cycle parking in major retail developments.	X				
OBJ 3. To seek the removal of inappropriate and unauthorised advertising signs, sandwich boards, satellite dishes and shop front shutters from buildings within the town centre.	X				
OBJ 4. To seek the removal of all unauthorised advertising/satellite dishes from the approach roads and central area streets in order to improve the appearance of Navan.	X				
OBJ 5. To initiate enforcement proceedings where an unauthorised use or unauthorised development occurs.	X				
OBJ 6. To promote the development of a discount retail outlet off the Trim Road.			X		
OBJ 7. To ensure that sufficient lands are identified to meet the needs for retail warehousing floor space in Navan.			X		
OBJ 8. 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.	X				
OBJ 9. To promote the development of a discount food store off the Trim Road on the lands designated for the purposes of FP7 (Please refer to Development Objectives Map).			X		
OBJ 10. To consider discount food stores proposals of an appropriate scale as part of the convenience shopping component being provided at proposed Neighbourhood Centres				X	
OBJ 11. To promote the development of a discount food store of Brews Hill on lands designated for the purposes of FP1.			X		
<b>Advertising Objective</b>					
OBJ 1. To develop an advertising signage strategy for Navan.					X

CHAPTER 5 – ARCHITECTURAL & NATURAL HERITAGE	Improve SEO	Possible Conflict SEO	Interaction Uncertain	Interaction Neutral	interaction No Likely
<b>Architectural Heritage Objectives</b>					
OBJ 1. To preserve the character of the Navan Historic Core Architectural Conservation Area.	X				
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.	X				
<p>OBJ 3. It is the intention of the Planning Authorities by the designation of the Navan Historic Core Architectural Conservation Area:</p> <ul style="list-style-type: none"> <li>▪ To protect and enhance the architectural heritage of Navan for future generations.</li> <li>▪ To preserve the historic street pattern within the core of the town.</li> <li>▪ To require that all new developments shall observe the existing scale of the town</li> <li>▪ 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.</li> <li>▪ To encourage appropriate new uses for empty and under-utilised buildings.</li> <li>▪ To avoid the destruction of minor historic elements whose cumulative loss would severely erode the cultural significance of the town.</li> </ul>	X				
OBJ 4. That the following views shall be protected, as illustrated on the associated map. These are found from Map VP01 – VP18 of the Navan DP.	X				
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 Heritage, Environment, Heritage and Local Government. Buffer areas shall not be included within the required open space area of the development but should be in addition to such requirements.	X				

<b>Natural Heritage Objections</b>					
OBJ 6. To encourage and promote the appropriate management and enhancement of Navan's biodiversity.	X				
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 the County Meath Biodiversity Action Plan 2008 – 2012.	X				
OBJ 8. To promote the sustainable usage of the River Boyne for amenity/recreational use including the creation of an urban habitat.			X		

<b>CHAPTER 6 – SOCIAL STRATEGY</b>	SEO	Improve	Conflict	Possible SEO	Interaction	Uncertain interaction	Neutral interaction	No Likely interaction
<b>Education Objectives</b>								
OBJ 1. To zone sufficient lands at appropriate locations to cater for the needs of primary and post primary schools and education facilities in Navan.							X	
OBJ 2. To reserve lands at Johnstown (LAP 1) and at Clonmagadden (FP 2) for the development of integrated primary and post primary educational campuses, in consultation with the relevant educational authorities.							X	
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).							X	
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 boarded by the Trim Rd., the line of the former Navan-Dublin railway and the southern boundary of the Development Plan envelope. (FP 7)							X	
OBJ 5. To facilitate the Department of Education and Science and reserve a site for the provision of a primary school in the area of land boarded by the Trim Rd. and the Commons Rd. (as part of LAP 3).							X	
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 LAP 4)							X	
OBJ 7. To facilitate the development of sports, recreational and cultural facilities for schools in Navan.							X	
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	X							

include walking, cycling, bus and car-pooling.					
<b>Third Level Education Objectives</b>					
OBJ 9. To actively encourage links with third level institutions in adjoining Counties.					X
OBJ 10. To actively encourage the development of links with third level institutions in adjoining Counties.	X				
OBJ 11. To investigate and reserve the provision of a suitable site for a third level educational facility in Navan.				X	
OBJ 12. To co-operate with the County Development Board in the preparation of an integrated county strategy for education and training provision.					X
<b>Resource Centres Objectives</b>					
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.					X
OBJ 14. To reserve lands in the vicinity of Clonmagadden (FP 2), Windtown (FP 4), Carraig 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.				X	
<b>Childcare Objectives</b>					
OBJ 1. To encourage the provision of additional full day care childcare places, drop in facilities and work place crèches.					X
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 the consult with the Meath County Childcare Committee on how to meet the childcare needs of that area.					X
<b>Healthcare Objectives</b>					
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)).				X	
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 of such site in the Johnstown area, the Blackcastel/Batterstwon area (Clonmagadden SDZ lands), the Trim Road area, and the Windtown Road area of the town.				X	

<b>Open Space Objectives</b>					
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.			X		
OBJ 6. To provide and encourage the further improvement of the Ramparts, in conjunction with An Taisce, and the promotion of water-based activities.			X		
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 either alone or in combination with other objectives in this or other plans.			X		
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 either alone or in combination with other objectives in this or other plans.			X		
OBJ 9. To ensure pedestrian and cycle permeability through all new open space developments.			X		
OBJ 10. To investigate existing public open spaces and carry out improvements where necessary to increase their usefulness as recreational spaces.			X		
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.	X				
OBJ 12. To develop open space and recreational programmes for the lands zoned for public open space at Duffslan, Clonmagadden and Bailis/Alexander Reid.	X				
OBJ 13. To provide for appropriate play provision in accordance with the Meath Local Authorities Play Policy 2008 – 2012.	X				
OBJ 14. To provide a playground to serve the needs of the Johnstown and Athlumney areas over the lifetime of the Dev Plan			X		
OBJ 15. To develop a recreational programme for the lands zoned for public open space at Liscarton, off the Kells Road.			X		
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 Dev Plan			X		
<b>Library Facilities Objectives</b>					
OBJ 17. To enhance library facilities in Navan and to retain its function as library Headquarters for the county.					X
OBJ 18. To provide for additional library services, including new branch libraries and services, where appropriate, in the newly developing neighbourhoods of the town.					X

<b>Arts &amp; Culture Objectives</b>					
OBJ 19. To provide practical advice and assistance to persons in Navan, who wish to carry out or initiate arts activities.					X
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.					X

<b>CHAPTER 7 – INFRASTRUCTURE</b>	<b>Improve SEO</b>	<b>Conflict Possible SEO</b>	<b>Interaction Uncertain</b>	<b>Interaction Neutral</b>	<b>No Likely interaction</b>
<b>Roads Infrastructure Objectives</b>					
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.			X		
OBJ 2. To preserve and secure from further development a route for the future provision of Strategic Road Corridors				X	
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.				X	
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 Kenstown Road at Gaffney's Filling Stationy -UR 3: Swan Lane -UR 4: Mill Lane/Blackcastle Lane -UR 5: Kilsaran Lane					X
OBJ 5. To carry out street lighting improvements as required, but including at the following locations; -Along the Proudstown Road -Along the Athboy Road at Our Lady's Hospital and beyond -Along the Rathaldron Road -Along the Commons Road -At Beechmount Homepark -Along the Boyne Road -Along the L5050 at Johnstown					X
OBJ 6. To provide footpaths and cycleways at the following locations;				X	



-In Johnstown Village (From Carne Hill Housing Development to the Local Distributor Road) -Along the eastern side of the Trim Road from the entrance to Beaufort College to the extent of the Development Plan envelope.					
OBJ 7. To provide footpath improvements at the following locations; -Along the eastern side of the Trim Road from Woodlands Housing Development to the entrance to Beaufort College -Along the northern side of the Athboy Road from the junction of the Boreen Keel to St.Patrick's Classical School -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 -Along the Commons Road towards the entrance with Claremount Stadium				X	
OBJ 8. 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 multimodal interchange, catering for rail, bus (local and regional), car parking and bicycle facilities.				X	
OBJ 9. To improve the junction arrangement at the intersection of Circular Road / Bridge Street / Academy Street.			X		
OBJ 10. To prepare a Traffic Management and Circulation Study of Navan following the completion of the M3 and the downgrading of the N3 to regional road status.	X				
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.			X		
OBJ 12. The Planning Authority shall require that redevelopment proposals at the Round O Gateway site adequately address traffic management issues.	X				
<b>Pedestrians &amp; Cyclists Objectives</b>					
OBJ 13. To improve accessibility and facilities for people with mobility impairments and /or disabilities.				X	
OBJ 14. To prepare an integrated pedestrian and cycle path network for Navan, 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.			X		
OBJ 15. To examine the feasibility of pedestrianising Trimgate Street 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 Bakery Lane and the Old Cornmarket and Watergate					X

Street as part of subsequent phases.					
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.	X				
NF OBJ 17 To provide a pedestrian crossing on the Slane Road adjacent to the large residential areas over the lifetime of the plan.	X				
NF OBJ 18 To promote and facilitate the development of cycling and walking facilities in the town.	X				
NF 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.	X				
NF OBJ 20 To provide cycle ways, where appropriate, as part of all road improvement/redesign schemes.	X				
NF OBJ 21 To ensure, where possible, that cycleways and footpaths are effectively separated from major vehicular carriageways.	X				
<b>Public Transport Objectives</b>					
OBJ 22. To facilitate the provision of a heavy rail link between Navan and Dublin City				X	
OBJ 23. 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.				X	
OBJ 24. To promote and secure, in conjunction with Bus Eireann, 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.	X				
OBJ 25. To promote and secure, in conjunction with Bus Eireann, 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.			X		
OBJ 26. The reservation free from development of the disused priority measures on major routes to the town centre (medium to long term objective).					X
OBJ 27. To explore, with Iarnrod Eireann, the sharing of the existing Railway Viaduct over the River Boyne to accommodate local bus, pedestrians and cyclists as part of the public transport	X				

integrated network.					
OBJ 28. To reserve the old Navan – Dublin Rail line free from development given it is a proposed alignment for the Phase 2 of the Navan railway line.				X	
OBJ 29. To explore the provision of bus lanes and bus priority measures on major routes to the town centre.	X				
OBJ 30. To encourage all major employers in Navan Town and Environs to prepare and implement Mobility Management Plans for their employees.	X				
OBJ 31. To prepare in consultation with Iarnrod Eireann, a local bus strategy for Navan with particular emphasis on linkages to the proposed rail/bus stations and proposed Regional Hospital site.	X				
OBJ 32. To prepare an integrated transportation strategy for Navan in conjunction with Iarnród Eireann, Bus Éireann, Dublin Transportation Office 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.	X				
<b>Car Parking Objectives</b>					
OBJ 1. To further develop and implement the recommendations of the Car parking Strategy contained in the Navan Integrated Development Framework Plan.			X		
OBJ 2. To implement the proposed recommendations of the Traffic Management Plan for Navan Town Centre.	X				
OBJ 3. 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.	X				
OBJ 4. 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.	X				
OBJ 5. To encourage the provision of facilities for the parking of commercial trucks, vans and areas and to identify a suitable site for the development of a commercial car park for the parking of such vehicles.				X	
OBJ 6. To control the amount, pricing and location of parking.			X		

<b>Litter Management Objective</b>					
OBJ 40. To implement the Meath County Council, Litter Management Plan 2006 – 2009.	X				
<b>Water Supply Objectives</b>					
OBJ 41. To implement the Water Services Investment Programme 2007-2009.	X				
OBJ 42. To continue the upgrading and rehabilitation of water main networks.	X				
OBJ 43. To reduce leakage and wastage from the water supply system wherever possible in the interest of achieving efficiency and sustainability.	X				
OBJ 44. To apply Water Pricing to the existing and future non-domestic development in accordance with the Polluter Pays Principle.	X				
OBJ 45. To replace the cast iron water mains in Navan.	X				
<b>Wastewater Treatment Objective</b>					
OBJ 46. To prepare plans for increasing the capacity of the Navan Waste Water Treatment Plant at Newtown to cater for the growth in demand from the residential, commercial and industrial sectors over the lifetime of the plan.			X		
<b>Telecommunications Objective</b>					
OBJ 49. 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, built 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. e) The Department of the Environment "Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities" (July 1996).			X		
<b>Broadband Provision Objective</b>					
OBJ 50. 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.				X	