

Comhairle Chontae na Mí
Halla an Chontae, An Uaimh, Contae na Mí
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Corporate Services

19th May 2009

A Chara,

Notice is hereby given that a **Special Planning Meeting** of Meath County Council will be held on Monday 25th May 2009 in the **Council Chamber, County Hall, Navan at 9.00a.m**

Fógrófar go dtionólfar an Cruinniú Specialta de Chomhairle Chontae na Mí , 25^ú Bealtaine, 2009 i tSeomra an Chomhairle, Halla an Chontae, An Uaimh ag 9.00 a.m.

Is mise le meas,

Bill Sweeney
Meetings Administrator

A G E N D A – C L Á R

1. To consider and if thought fit to grant planning permission in **Material Contravention of the Navan Development Plan 2003-2009** in respect of planning application reference **NA-803290** in the names of Joseph O'Reilly and Colm O'Rourke for development at Clonmagaddan, Navan which seeks to develop a mixed use scheme comprising of residential, retail, office, public house and restaurant, music school, nursing home, creche, community centre, boiler house, civic space and ancillary and associated uses on a site of 22.2489 hectares (54.995 acres). Works are proposed to the link road to include dedicated turning lanes and a signalised junction, the addition of a link road to the road known locally as Kilsaran or Clonmagaddan Lane, revisions to a proposed attenuation pond and relocation of a district heating system. The total development comprises of 362 no. residential units, 14,522 sq. m of retail and commercial uses, a civic square of 2,352 sq. m and a total of 1,033 no. car parking spaces, (1,033 surface spaces, 30 basement parking spaces, accessed via internal road). The site is bounded to the north by undeveloped zoned lands to the west by proposed sites for a primary and secondary schools, to the east by existing recreational amenities, and to the south by the link road connecting Proudstown Road with Rathaldron Road. The development will be accessed from a new vehicular and pedestrian entrance from the link road connecting Proudstown Road with Rathaldron Road. The residential element will consist of the construction of 362 residential units, comprising of 11 no. 4 bed 2 storey detached units (Type A), 41 no. 4 bed 2 storey semi-detached units (Type D), 86 no. 3 bed 2 storey semi-detached units (Types B and C), 28 no. 2 bed 2 storey mews units (Types E), 41 no. 2 bed 2 storey townhouses (Type G), 76 no. 3 bed 2 storey town houses (Types H, M and N), 35 no. 3 storey duplex units, consisting of 14 no. 3 bed duplex units, 7 no. 2 bed duplex units, 7 no. 2 bed apartments and 7 no. 1 bed apartments, all with private terraces and balconies (Type J), 14 no. 2 bed 2 storey duplex units (Type K) and 24 apartments consisting of 7 no. 1 bed units and 17 no. 2 bed units, all with private terraces and balconies, 3 no. 4 bed two storey semi-detached units (type D1); 2 no. 2 bed two storey mews units (type E1); and 1 no. 3 bed semi-detached unit (H1), cycle spaces, landscaping and associated site works. The Nursing

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Home consists of 95 bedrooms and associated ancillary rooms, with a gross floor area of 6,742 sq m with 3 storey height. The office element has a combined gross floor area of 2,534 sq m with a 4 storey height and includes provision for elderly day care and general medical practitioners. The retail element provides for 12 no. retail units, with a combined gross floor area of 1,615.6 sq m, a restaurant with a gross floor area of 288.5 sq m and a community centre with a gross floor area of 422.2 sq m ground floor uses. The retail structure ranges from 3 to 5 storey's in height and levels 2 to 5 contain 24 no. apartments, as described above. Basement parking for 30 vehicles is provided in the basement car park. The public house and restaurant has a gross floor area of 814.0 sq with a two storey height. The music school is a single storey structure with a gross floor area of 579.4 sqm. The development also provides for a new foul sewer along the road known locally as Kilsaraan or Clonmagaddan Lane, with a new foul pumping station, foul water to be discharged via the new pumping station to new connection to the existing sewer on the R162 Proudstown Road.. Surface water discharge is via a new attenuation pond into existing stream and via 2 no. soakaways located on the road known locally as Kilsaran or Clonmagaddan Lane. The development also provides for internal roads and streets and hard and soft landscaping, signage and all associated site development works. An Environmental Impact Assessment (EIS) has been prepared to accompany this application.

The proposed development would materially contravene the following Development Objective of the Navan Development Plan 2003-2009:

i) Objective LAP 5 Page 161 of the Navan Development Plan which seeks to provide development on:

“Lands north of the existing Local Distributor Road linking the Proudstown Road with the Rathaldron Road and south of Kilsaran Lane. This area is intended for general development, primarily to provide for community, recreational and educational facilities, to include for the provision of adequate lands for a primary school, secondary school, childcare facilities, community and resource centre, health centre and to include ancillary uses such as residential, employment generating uses, local shopping facilities etc provided they are appropriate to scale and do not unduly interfere with the predominant community, recreational and educational land use. The development of these lands shall be subject to the timely provision of the section of the Local Distributor Road, RT 3 linking the Windtown Road to the Athboy Road”.

2. To consider and if thought fit to grant Planning Permission in **Material Contravention of the Navan Development Plan 2003-2009** in respect of Planning Application Reference **NA 803318** by Davy Property Holdings Ltd for a development which consists of a single storey 7022 sq m discount retail outlet subdivided into 1 no. unit of 1419 sq m, 1 no. unit of 1054 sq m, 1 no. unit of 1034 sq m and 5 no. units of 703 sq m each and an ESB substation of 29 sq m together with ground level car parking for 313 cars, cycle bays, trolley bays service yards with service access road, waste management bays, an attenuation area, one 42.40 sq m three sided entrance sign 11.5m high, nine 9.9 sq m building mounted signs and a new distributor road off the Trim Road which will provide road access to the discount retail outlet part of the site and road access to the adjoining lands to the south of the site at the Navan Greyhound Track, Trim Road, Navan, Co. Meath.

The development would contravene materially the following land use zoning Objective of the Navan Development Plan 2003-2009:

‘C1 to provide for and facilitate mixed residential and business uses existing mixed use central business areas’

The scale of the development proposed is outside the terms of the land use zoning objective.



3. To receive the Managers report in respect of submissions and observations received as a result of the display of the **Draft Navan Development Plan** 2009-2015 in accordance with Section 12 (4) (a) of the Planning and Development Act 2000, as amended.
4. To receive the Managers report in respect of submissions and observations received as a result of the display of the Draft Local Area Plan for **Donore** in accordance with Section 20 (3) (c) (i) of the Planning and Development Act 2000, as amended.'
5. To receive the Managers report in respect of submissions and observations received as a result of the display of the Draft Local Area Plan for **Dunboyne/Clonee/Pace** in accordance with Section 20 (3) (c) (i) of the Planning and Development Act 2000, as amended.'
6. To receive the Managers report in respect of submissions and observations received as a result of the display of the Draft Local Area Plan for **Kilcock** in accordance with Section 20 (3) (c) (i) of the Planning and Development Act 2000, as amended.'
7. Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Ashbourne**, if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
8. Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Athboy**, if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
9. Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Clonard**, if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
10. Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Duleek**, if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
11. Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Dunshaughlin**, if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
12. 'Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Gibbstown**, if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
13. 'Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Kentstown** if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.

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14. 'Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Kilbride** if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
15. 'Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Kildalkey** if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
16. 'Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Kilmessan** if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
17. Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Rathcairn** if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
18. 'Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Rathmoylan** if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.
19. 'Following consideration of the Manager's Report on submissions and observations received in respect of the Draft Local Area Plan for **Slane** if thought fit in accordance with Section 20 (3) (d) of the Planning & Development Act 2000, as amended, to resolve to accept the managers report, or to resolve to make or revoke the plan, or to resolve to amend the Local Area Plan otherwise than as recommended in the Manager's Report.