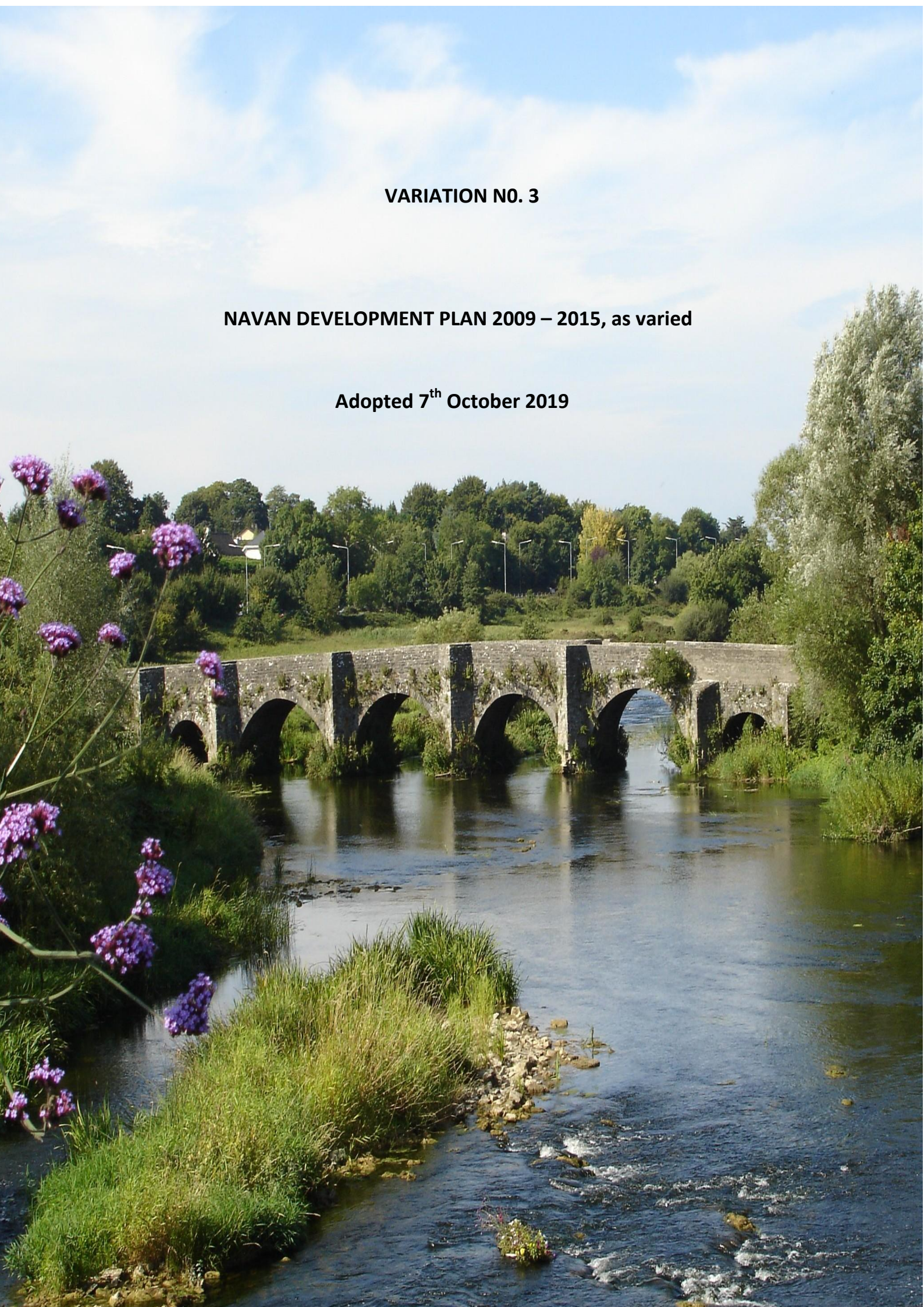


VARIATION NO. 3

NAVAN DEVELOPMENT PLAN 2009 – 2015, as varied

Adopted 7th October 2019



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VARIATION No. 3

NAVAN DEVELOPMENT PLAN 2009 – 2015

1.0 INTRODUCTION

The Navan Development Plan 2009 - 2015 was adopted in November 2009 and came into effect in December 2009. Since the adoption of the Development Plan, two Variations have been proposed and adopted.

This document sets out the detail of proposed Variation 3 of the Navan Development Plan 2009-2015, which has been prepared in accordance with Section 13 of the Planning and Development Act 2000, as amended.

2.0 CONTEXT AND REASON FOR MAKING VARIATION

The land which is the subject of this Variation is the rectangular block of land formed by the Trim Road, the former Navan – Dublin Rail Alignment and lands adjoining the Borallion Road. The subject lands comprise approximately 60 hectares. Access to the subject lands will be provided via the local distributor road LDR 1(b)¹; this road will be approx. 1.4 km of single carriageway distributor road, with signalised junctions, roundabout junctions, cycling and walking facilities and street lighting. The Variation area is delineated on the attached map.

This Variation was carried out by Meath County Council to respond to National and Regional Policy. The need to address the provision of further employment opportunities in Navan is highlighted in the National Planning Framework, Project Ireland 2040. Navan is referred to as one of *‘Ireland’s three fastest growing large towns between 1996 and 2016, where the population has grown rapidly, without equivalent increases in jobs’* (National Planning Framework, Pg59 refers). Further, there is a specific policy RPO 4.47 in the Regional Economic and Spatial Strategy which states, ‘Support the development of strategic employment lands on the Trim Rd in Navan, subject to the outcome of appropriate environmental assessment and the planning process’.

3.0 CONTENT OF VARIATION NO. 3

The Variation provides for alterations to the Navan Development Plan 2009 – 2015, as varied, as follows:

(The existing text of the Navan Development Plan 2009-2015, as varied is shown in normal font. Deletions are shown as strikethrough text. Amendments/additional are shown in red text).

1)

(a) Amend the text of the Written Statement (pg 33) to include the following:

2A2 Strategic Planning Approach

¹ This road was approved by the Part VIII process (reference P818015) in 2019 and links the Trim road to Navan South slip road of the M3 motorway.

To reserve a site for proposed Regional Hospital to the north of the town, served by both a high quality local distributor road network, rail corridor and in close proximity to the M3 Motorway and ~~allow for the option of utilising an alternative additional reserved~~ site to the south of the town, as recommended by the Planning and Environmental Consultants engaged by Meath County Council to examine potentially suitable locations for a Regional Hospital.

(b) Amend the text of the Written Statement (pg 55) to include the following:

Master Plan 10 relates to a rectangular block of land formed by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Borallion Road. Development of these lands shall only proceed on the basis of an agreed overall Master Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the provision of suitable access arrangements. **Local Distributor Road LDR 1 (b), a road traversing this parcel of land connecting Navan South to the Trim Road shall be integrated into the overall Master Plan for the lands and delivered in its entirety in conjunction with the development of said lands, on a phased basis as agreed with the Planning Authority.**

This area is intended to provide an option for the Regional Hospital and ancillary healthcare uses ~~and shall also provide for inter alia the following:~~ **and accommodate an employment hub in line with its zoning of E1/E2. The development of these lands should include the following:**

1. A high standard of design, finish and layout;
2. A comprehensive landscaping plan;
3. Infrastructural requirements including delivery of strategic roads and other infrastructural requirements, access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning, and;
4. Provision of adequate public lighting and footpaths throughout the lands.

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

(c) Amend the text of the Written Statement (pg 62) to include the following:

E1 Strategic Employment Zones (High Technology Uses)

Permitted Uses

Bio Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Green/Clean Light Industries, High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 1000 to 1,000 sq.m., Offices >1,000 sq.m., **Medical and Related Uses**, Research & Development, Science & Technology Based Enterprise, Telecommunication Structures, Water Services/Public Services.

(d) Amend the text of the Written Statement (pg 184) to include the following:

INF OBJ 2 (b) To facilitate the provision, in tandem with development, of the following sections of the Local Distributor Road Network whose corridor is protected from development pursuant to INF OBJ 2 (a).

- i. LDR 1 (a) **and (b)**

2) The Navan Development Plan 2009 – 2015 land use zoning objectives map is amended as follows:

Change land use zoning objective of lands at Trim Rd in Navan:

From: **Zoning Objective WL** White Lands (Strategic Land Reserve) – ‘To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre’ to

To: **Zoning Objective E1/E2** Strategic Employment Zones (High Technology Uses)/General Enterprise & Employment– ‘To facilitate opportunities for high end technology/manufacturing and major campus style office based employment within high quality and accessible locations. To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment’.

Zoning Objective A1 Existing Residential – ‘To protect and enhance the amenity of developed residential communities’.

Zoning Objective G1 Community Infrastructure – ‘To provide for and improve open spaces for active and passive recreational amenities’.

4.0 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) SCREENING

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001, as amended, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that Strategic Environmental Assessment was not required for variation No. 3 to the Navan Development Plan 2009-2015, as varied. A SEA Screening Report was prepared as part of the proposed Variation. Consultation with the specified Environmental Authorities and adjoining Authorities was carried out in accordance with Article 13 K (3) of the Planning and Development Regulations 2001, as amended. Submissions were received by 4th June 2019 by the EPA and Louth County Council.

This determination was made, taking into account the submissions and observations received from the environmental authorities and adjoining planning authorities.

Determination

The SEA Screening Report made a determination under Article 13 K (4) that taking account of the relevant criteria set out in Schedule 2A of the Planning and Development regulations 2001, as amended, and having regard to the submissions received from the environmental authorities, that the Variation No. 3 to the Navan Development Plan 2009-2015 will not result in any significant adverse environmental effects and therefore the Variation does not require environmental assessment through the strategic environmental assessment (SEA) process.

5.0 APPROPRIATE ASSESSMENT (AA) SCREENING

An Appropriate Assessment (AA) screening was undertaken of variation No. 3 to the Navan Development Plan 2009-2015, as varied, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). There is no national, European or international designated sites; Special Areas of Conservation (SAC) for flora and fauna, Special Protection Areas (SPA) for birds or

Natural Heritage Areas (NHA) on or surrounding the lands that are the subject of the Variation. All European sites within 15km of the Plan's boundary area as follows:

- River Boyne and Blackwater SAC (002299)
- River Boyne and Blackwater SPA (004232)

These European Sites were not deemed to be at risk of likely significant effects from the variation. Following an examination, analysis and evaluation of the relevant information it was considered possible to rule out likely significant effects on European sites.

Determination

Based on the conclusions of the Screening Process Meath County Council made a determination that there are no likely significant effects of the implementation of Variation No. 3 independently and in combination with other plans and projects of any designated sites.

6.0 FLOOD RISK ASSESSMENT

Strategic Flood Risk Assessment (SFRA) was carried out to inform the preparation of the Variation. This SFRA assessment concluded that flood risk on the subject lands is low and it is recommended that any new development should be managed in line with the approved policies (INF POL 49- 55) under Section 7.11 of the Navan Development Plan 2009-2015, as varied and the Meath County Development Plan 2013-2019, as varied (WS POL 29-36, WS POL 31). Of particular relevance is INF POL 64 of the Navan Development Plan 2009-2015, as varied, which states that all developments should have regard to the surface water management policies of the Greater Dublin Strategic Drainage Study (GSDSDS).

7.0 WRITTEN SUBMISSIONS

The statutory display of this Variation (No. 3) to the Navan Development Plan 2009-2015, as varied together with the Strategic Environmental Assessment Screening Report, Appropriate Assessment Screening Report and Strategic Flood Risk Assessment was available for inspection from Wednesday 19th June until 4pm Friday 19th July inclusive Monday to Friday (excluding bank holidays) between the hours of 9.00am – 1.00pm & 2.00pm – 5.00pm at the Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291 and Monday, Wednesday, Friday and Saturday 10.00am to 5.00pm, Tuesday and Thursday 10.00am to 8.30pm at the Meath County Library/Navan Branch Library, Railway Street, Navan.

The Variation No. 3 to the Navan Development Plan 2009-2015 is also available for inspection on Meath County Council's website at <https://www.meath.ie/council/council-services/planning-and-building/development-plans/town-development-plans/navan-development-plan>

10 no. submissions were received during the draft display period. Written submissions or observations with respect to the proposed Variation No. 3 to the Navan Development Plan 2009-2015 made to the Planning Department within the above said period were taken into consideration before the making of a decision on the Variation No. 3.

For further information contact the Forward Planning Team at Tel: 0469097500/9097518