

HIGH LEVEL MASTERPLAN 'MP2' LANDS NAVAN

October 2017



comhairle chontae na mí
meath county council

Table of Contents

Masterplan Lands and Context	5
Nature and Extent of Development	11
Overall Design	15
Flood Assessment	17
Phasing and Implementation	19

INTRODUCTION

This Masterplan has been prepared for lands at Balmoral Navan and Environs located c. 200m to the north of Navan town centre. This Masterplan is considered to point to an appropriate framework and means of guiding new development and services in a coherent and sustainable manner. This Masterplan provides an advisory and 'non-statutory' planning document, which would be subject to detailed design.



Figure 1 – Birdseye View of Masterplan Lands (looking south) Source: Google Maps

OBJECTIVES OF THE MASTERPLAN

- To enliven and rejuvenate this edge of centre area north of the town centre and improve synergy between the Masterplan site and the Town Centre through the inclusion of a complementary range of uses of the subject lands;
- To ensure that the site is developed in a coordinated manner and is sympathetic to the existing urban form within the area;
- To facilitate the development of a range of appropriate uses that will complement the commercial activities within the town;
- To ensure the development potential of the site is maximised;
- The overall development will provide a minimum of 30% of the site area as commercial (non-retail) development in accordance with the requirements of the zoning objective;
- The overall development will provide a residential population on the site to provide passive surveillance and 24 hour activity;
- To achieve a sustainable approach to movement within the site and to deliver improved pedestrian access and walkways to and within the site and to the town centre and along the river.
- To provide for the appropriate conservation, protection, refurbishment and re-use of the protected structures on the site as part of the phased development;
- To ensure that the appropriate level of car parking is provided to facilitate the development whilst promoting sustainable modes of transport;
- To prioritise pedestrian access and improved public realm and landscaping throughout the site, including a focal point/identity at the existing entrance from Kells Road;
- To ensure the protection of the Blackwater and Boyne rivers;
- To ensure the re-development of the site adopts high standards of urban design promoting a variety of uses including residential, leisure facilities, offices and that the space is well connected and integrated with wider Navan;
- To facilitate the emergence of a landmark building to the south of the site with a height of up to 6 storeys.

POLICY OBJECTIVES

The subject site is zoned ‘C1 – Mixed Use’ and F1 ‘Open Space in the Navan Development Plan 2009 – 2015. The objective of this zoning is “to provide for and facilitate mixed residential and business uses”.

Navan Action Area Plan / Masterplan No. 2

The Development Plan identifies the subject site as ‘Masterplan 2’. Prior to Variation No. 1 of the Navan Development Plan, this area was identified as Action Area Plan 2. In this respect, the Development Plan as varied states that (Page 52):

“Action Plan 1 and Area Action Plan 2, which have been re-named, in the interests of consistency, as Master Plan 1 and 2 respectively.

- Master Plan 1 (previously Action Area Plan 1 prepared in 2008): Lands east of the N51 and north of the R147 which are zoned for a mix of uses primarily visitor and tourist related and mixed use commercial activity.
- Master Plan 2 (previously Action Area Plan 2 prepared in 2008): Lands north of the R147 which are zoned predominantly for mixed use commercial activity.

Applications for development on these lands shall be required to be in accordance with these existing plans unless alternative proposals to the satisfaction of the Planning Authority are provided as part of the planning application. Pre application consultations in this regard would be advisable”.

The Action Area Plan No. 2 (now referred to as ‘Masterplan 2’) was prepared by MacCabe Durbey on behalf of Meath County Council over 8 years ago (May 2008) therefore it is considered that this Masterplan, while incorporating the principles from the AAP where relevant, will act as a replacement of the Action Area Plan.

The AAP was prepared in the context of the previous Navan Development Plan (for the period 2003 – 2009) and is referred to in the current Navan Development Plan 2009 – 2015 as a document which will be taken into account in the consideration of planning applications at this location.

This AAP is considered to be obsolete and undeliverable in the context of the current economic climate and this Masterplan seeks to provide an updated, achievable framework for the subject site and the context of the Navan Development Plan plan 2009-2015 (Variation 1).

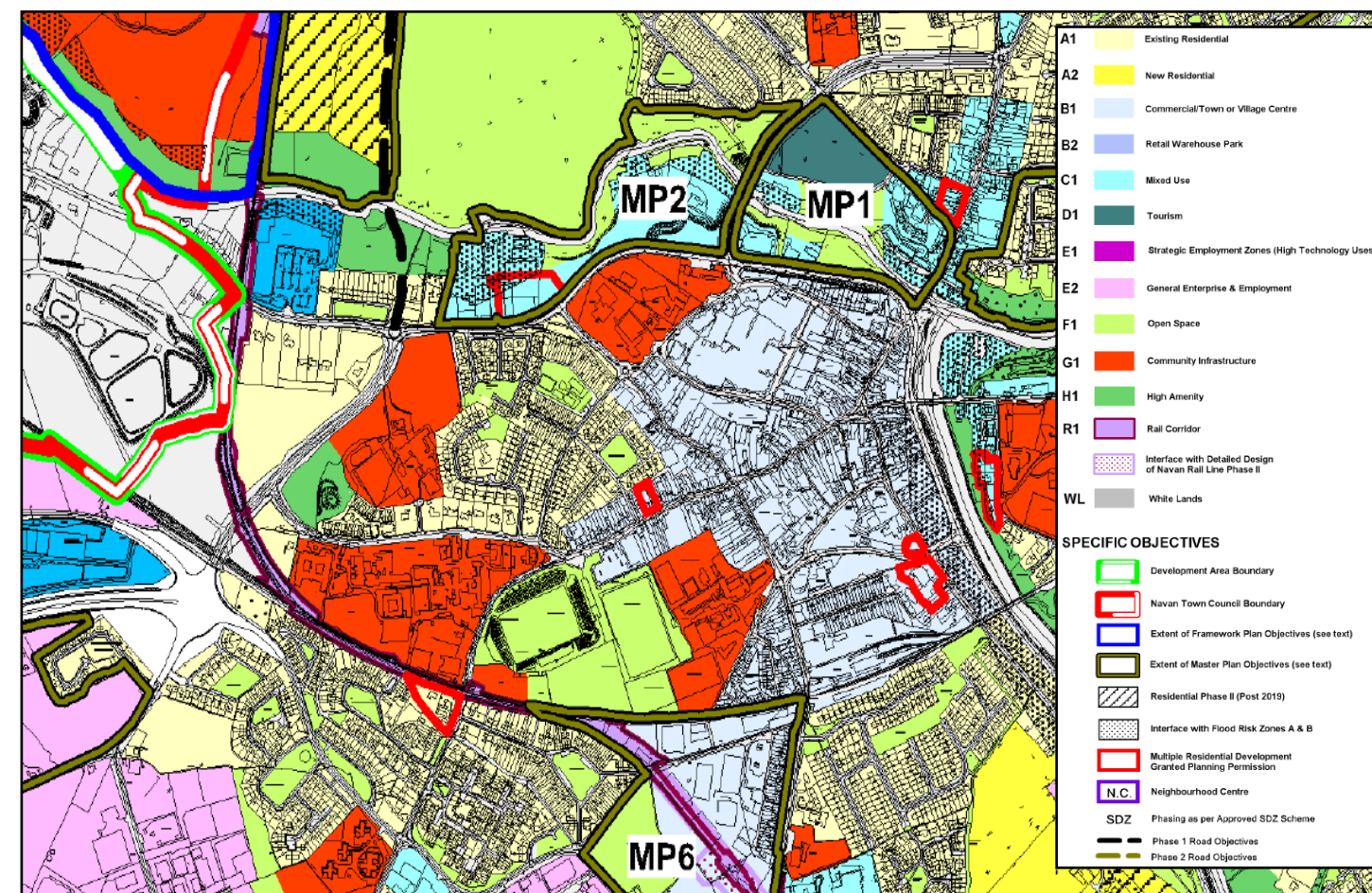


Figure 2 – Zoning Map (Navan Development Plan – Variation 1)

MASTERPLAN LANDS AND CONTENT

DESCRIPTION OF AREA

The Masterplan area encompasses circa 11.87 hectares and located to the north east of Navan Town Centre.

The Masterplan 2 lands (as defined in the Navan Development Plan 2009-2015 variation no. 1) are bounded generally by the Blackwater River to the north, the N51 (Kells Road) to the south, Blackwater Park to the east and Bothar Beaufort (N51) to the west. A portion of the Masterplan lands are located between the Blackwater River and Silverlawn residential estate.

Further to the eastern boundary there is the existing Blackwater Retail Park along with a small residential area (Blackwater Park). Further to the North West (on the opposite side of the Blackwater River) there are a number of 2 storey suburban residential areas (e.g. Silver lawn, Blackwater Drive).

To the immediate north of the Blackwater River there is a substantial Meath County Council Public Park (Blackwater Park) which comprises approximately 27 hectares. Further to the eastern boundary, Masterplan MP1 lands are identified.

To the south east of the Masterplan lands there are a number of institutional uses comprising Navan Fire Station, Navan Garda Station, IMETB Navan and Navan Town Centre Retail Core and shopping centre. To the south west of the Masterplan lands there is an existing residential area (Dean Coogan Place) and a substantial area of open space related to the community use.

Existing Uses within Masterplan Lands

Within the western portion of the Masterplan lands there is a mix of uses comprising Navan Nissan garage, an Eco Garage, Anglers specialist, Furniture shop, Navan Auto Glass, Tyre Repair. The eastern portion of the Masterplan lands are largely undeveloped and include a number of protected structures (e.g. Spicers Blackwater Mill) in various stages of dereliction.

The subject site is in close proximity to the town centre located c. 200m to the south and also has excellent links to the National road network (bounded by the N51 to the south and west) which links to the M3 (some 3.3km) to the south west.

Within the Masterplan lands there are a number of protected structures. Along the River Blackwater and adjacent to the river bank is designated as a Natura 2000 site (River Boyne and River Blackwater SAC and River Boyne and River Blackwater SPA). The extent of the River Boyne and River Blackwater SAC (which is greater in terms of land take compared to the River Boyne and River Blackwater SPA) is shown on Map 5 below.

It is also important in that it is situated in proximity to the expanding Town Centre which lies to the south and is located directly between it and the proposed Navan Town Park to the north.

The south west of the site contains Balmoral Estate which in its current state is an employment zone containing car showrooms, offices, retail warehouse units and workshops.

To the north lies the New Blackwater Town Park as well the Silverlawns housing area, which consists of two-storey housing of a suburban typology.

The mid-section of the site to the east of Balmoral estate is largely open area having no distinct use, which contains a small escarpment which slopes down to the River Blackwater. It has no visual landscape features of note in terms of significant tree groups.

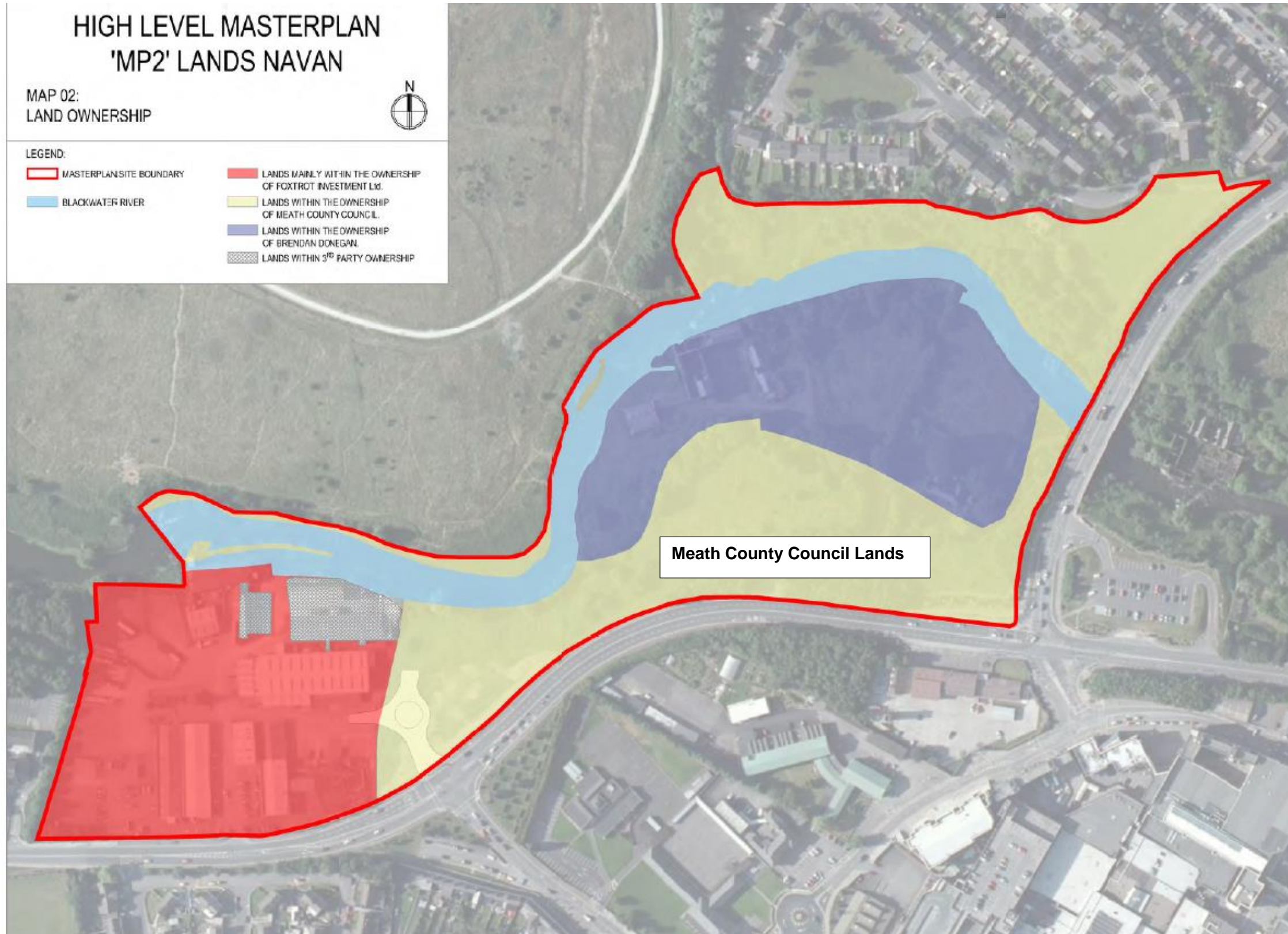
Spicer's Mill and Blackwater House are located in the north eastern portion of the Masterplan lands and include areas of vegetation and trees.



Figure 3: Indicative Masterplan Area

Land Ownership

The map below shows the indicative land ownership of the Masterplan lands. There are currently 3 no. landowners with lands in the Masterplan boundary as set out. Lands in red below are in the ownership of Foxtrot Investment Limited. Lands in purple are in the ownership of Brendan Donegan and lands in green are in the ownership of Meath County Council.



EXISTING CHARACTERISTICS

Map 3 (overleaf) provides an overview of the existing site characteristics of the Masterplan lands including the character areas, exiting linkages, protected structures, and location of significant trees. The overall Masterplan (Map 4) considers all of these existing site characteristics. It is also noted that the River Blackwater to the north of the site is an SAC and SPA which will be required to be considered as part of any proposed development.

Linkages

The Masterplan lands are currently linked to Navan Town Centre via an existing pedestrian crossing from the Balmoral Industrial Estate to Canon Row located to the south. Map 3 also outlines desire lines through the site, particularly from Abbey Road.

Protected Structures

There are 5 no. protected structures located on the subject site which are considered as part of the Masterplan. These are as follows; (001) Albany Home Décor, (105) Millbrook Weir (East), (106) Spicers Blackwater Mills, (107) Spicers Mill weir and sluice, (104) Blackwater House, (96) (See map of Protected Structures in Figure 3).

Trees

There a number of individual trees within the Masterplan lands which are noted as worthy of protection in the Navan Development Plan. There are no “stands of trees” identified as protected within the Masterplan boundary. Tree vegetation forms part of the character of the site and where possible, as much existing vegetation as possible will retained.

Views

There is one view and prospect to be preserved identified on Map no. 3 of the Navan Development Plan 2009 (VP 15) towards Spicer’s Mill from the northern bank of the river. Viewpoint 14 looks away from the Masterplan lands.



Figure 4 (Protected Views for Masterplan Site) (Source: Map 3 Navan Development Plan 2009-2015 Variation 1)

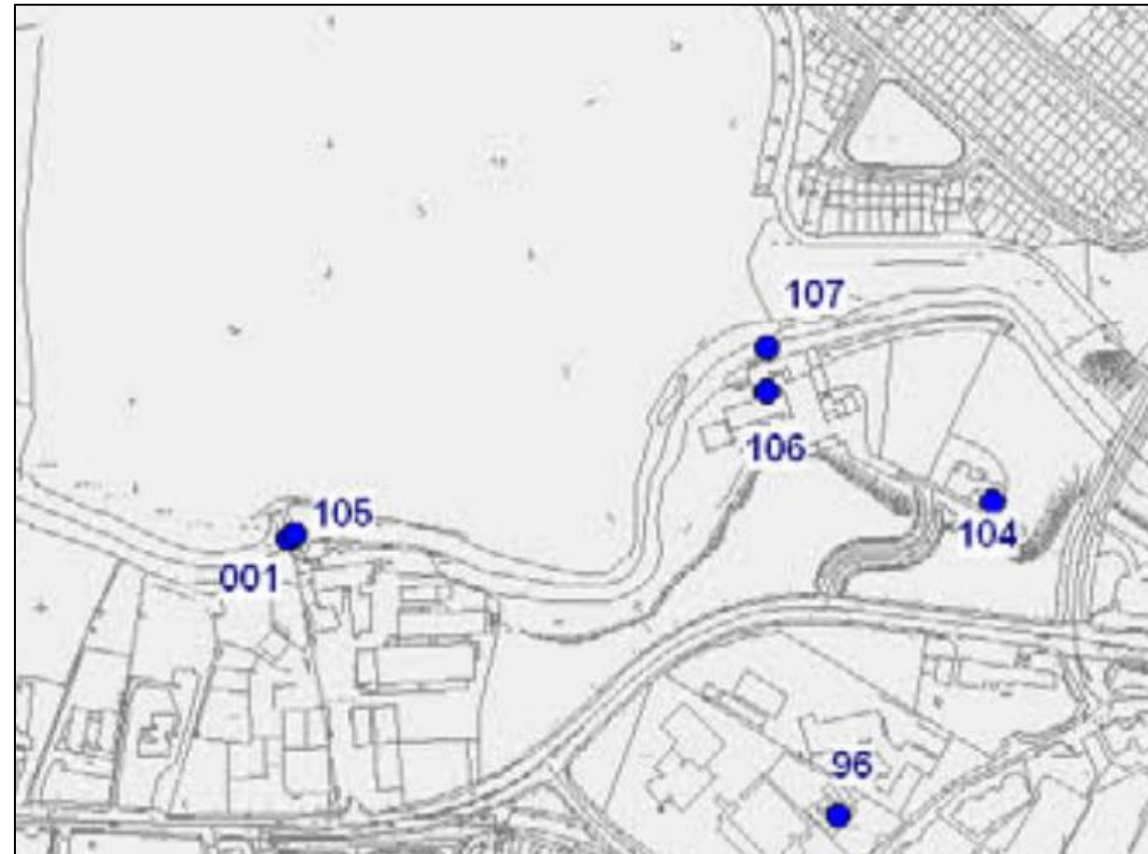


Figure 5 (Protected Views for Masterplan Site) (Source: Map 4 Navan Development Plan 2009-2015 Variation 1)

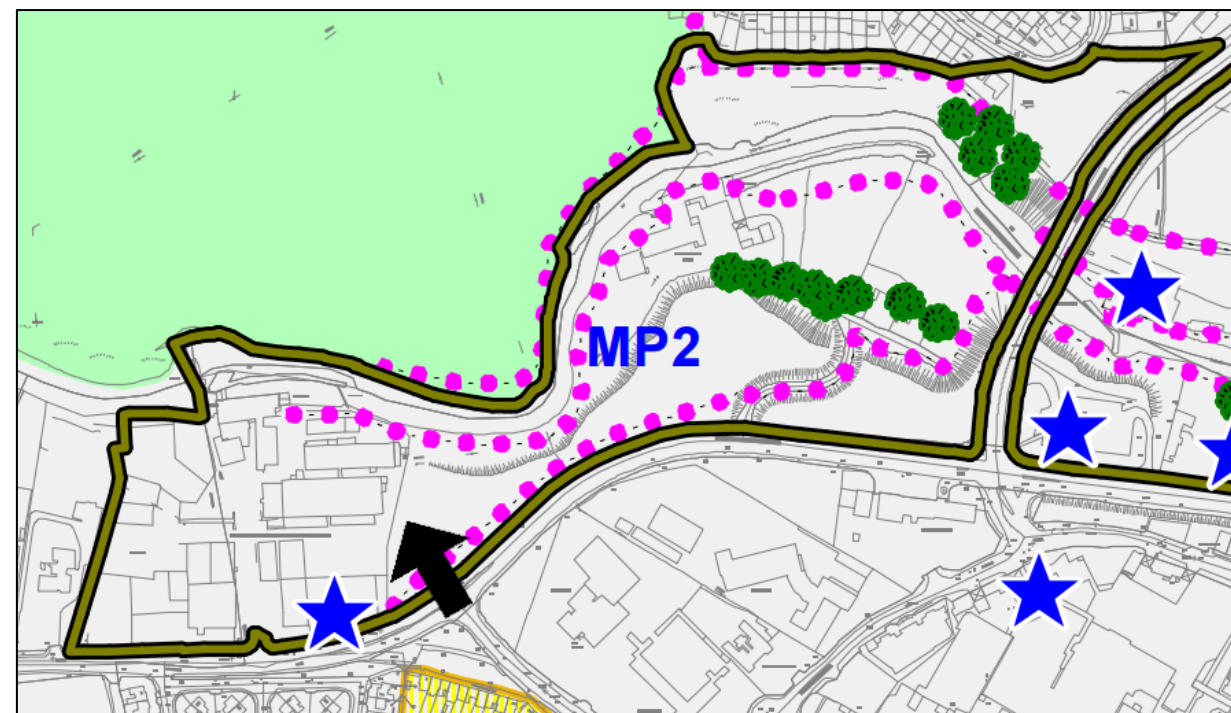
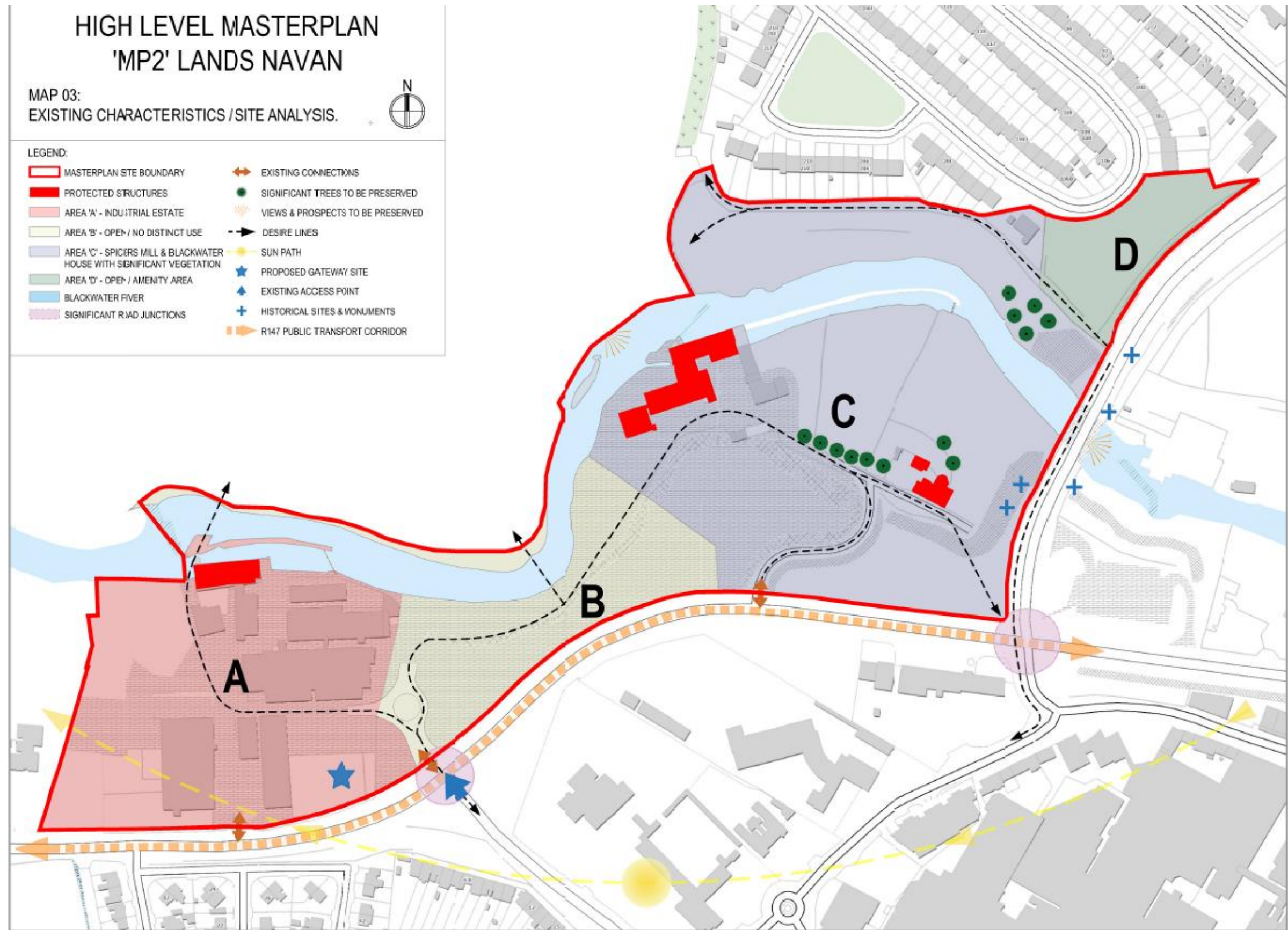


Figure 6: (Development Objectives for Masterplan Site) (Source: Map 2 Navan Development Plan 2009-2015 Variation 1)





NATURE AND EXTENT OF MASTERPLAN DEVELOPMENT

INTRODUCTION

The formulation of the Masterplan has had regard to the context of the Masterplan lands, the existing site characteristics (natural and built heritage), existing and permitted land use as well as the Navan Development Plan 2009-2015 (Variation 1) which outlines a number of objectives relating to the Masterplan lands and which were considered as part of evolution of the Masterplan.

The Masterplan lands are centrally located in proximity to the Town Centre (to the south) and the New Blackwater Town Park (located to the north). The lands are proposed to be developed to provide a high quality mixed use development including a range of appropriate uses residential and retail as well as providing enhanced permeability and connections for this area of Navan.

Central to the Masterplan strategy is the conservation and protection of the character and setting of existing protected structures on the lands and also the role of the River Blackwater and its Industrial Heritage. The river will have a crucial relationship with the proposed built environment whereby the existing and new buildings will allow for the re-establishment of the connection between the lands and the Blackwater River which was lost as the Mill was closed. In addition public walkways will promote permeability and an enhanced appreciation of the natural heritage of the area. The character and setting of the existing protected structures on the site are considered and will be maintained as part of any new proposal.

LAND USE

Residential

Residential development as part of this Masterplan will provide a range of units, which vary in both size and type to accommodate a broad population profile including young singles, couples, and families with children and older people. Rather than have single typologies in individual developments, the objective would be to create a mix of residential types. These will have high quality urban design and architectural standards creating excellent living environments within close proximity to the town centre and to usable open space.

Indicative areas allocated for residential development (as shown on the maps below) is to the north east of the site in close proximity to open space and with views of the river. Residential would be constructed in line with the proposed phases and that the industrial element of the estate would be reduced by the time the residential phase is completed. Any proposed residential schemes would however need to consider and be assessed for their impact on existing Protected Structures and their curtilage / setting.

Mixed use / Office / Retail / Leisure and Recreation

A Gateway building is proposed for the south of the site and will comprise a mix of uses including retail such as a supermarket and office. Other uses to be considered at the site could include a cinema, healthcare and leisure uses. There are a wide variety of uses permitted in principle under the C1 zoning (Mixed Use) such as Convenience Outlet, Cultural Facility, Enterprise Centre, Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Offices 1,000 sq. m., Petrol Station, Public House, Residential / Sheltered Housing, Restaurant / Café. 30% of the site is to be used for commercial (non-retail uses)

There are also a wide variety of uses permitted under the F1 Zoning (Open Space) as follows: Community Facility / Centre, Cultural Facility, Cycleway / Greenways / Trail Development, Leisure / Recreation / Sports Facilities and Playing Pitches.

Car Parking Provision

Meath County Council lands as identified in MP2 (Map 05B) overleaf may be partially used for a car parking use to serve Navan Town centre and other associated land uses to the east of the Masterplan lands. These lands have the potential to serve as a long-term car parking use, if required. Map 05 (on page 13) also shows an alternative use for this section of land, if required.

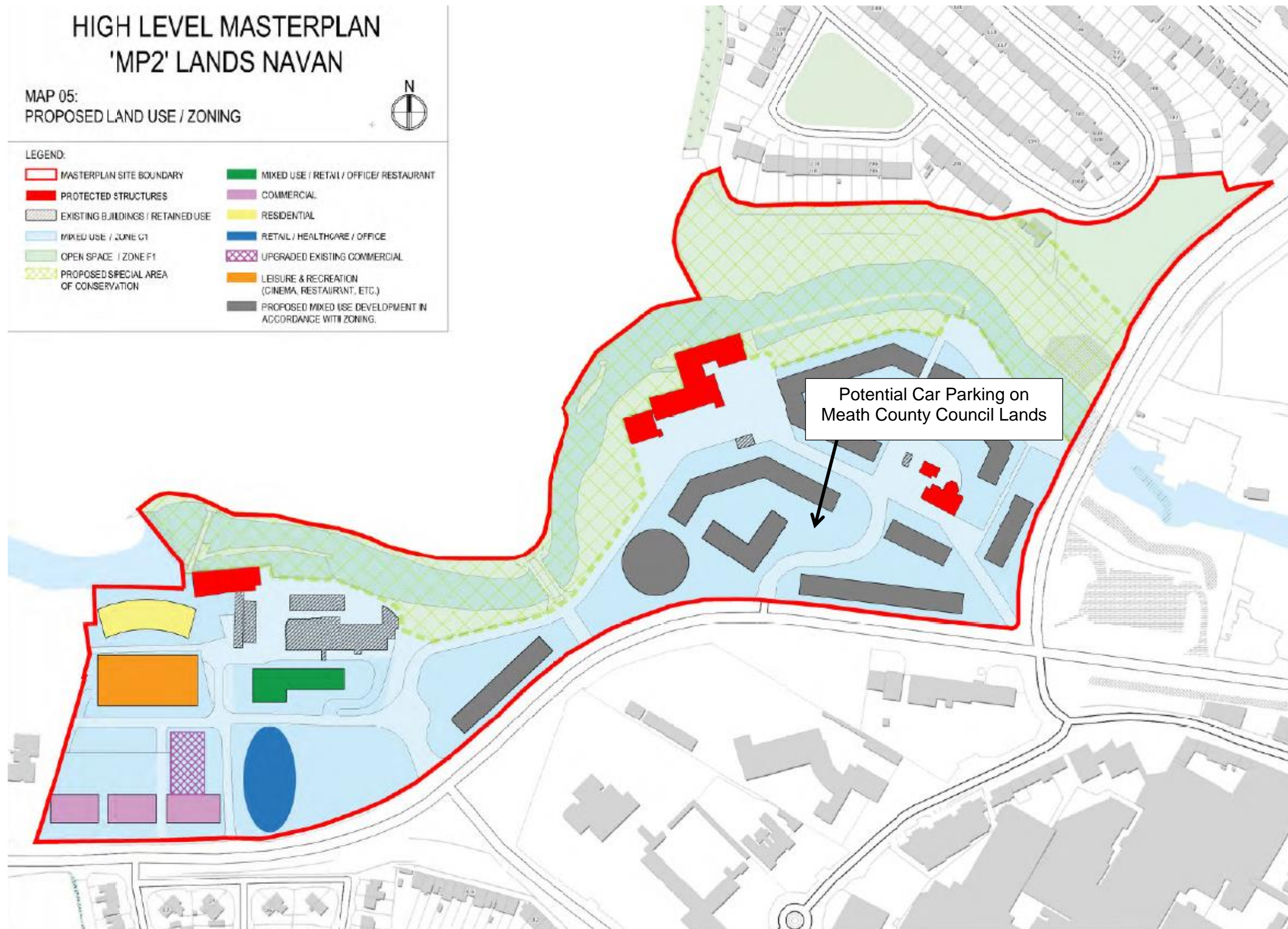
HIGH LEVEL MASTERPLAN 'MP2' LANDS NAVAN

MAP 05:
PROPOSED LAND USE / ZONING



LEGEND:

- | | |
|---------------------------------------|---|
| MASTERPLAN SITE BOUNDARY | MIXED USE / RETAIL / OFFICE / RESTAURANT |
| PROTECTED STRUCTURES | COMMERCIAL |
| EXISTING BUILDINGS / RETAINED USE | RESIDENTIAL |
| MIXED USE / ZONE G1 | RETAIL / HEALTHCARE / OFFICE |
| OPEN SPACE / ZONE F1 | UPGRADED EXISTING COMMERCIAL |
| PROPOSED SPECIAL AREA OF CONSERVATION | LEISURE & RECREATION (CINEMA, RESTAURANT, ETC.) |
| | PROPOSED MIXED USE DEVELOPMENT IN ACCORDANCE WITH ZONING. |



OPEN SPACE

Public open space is one of the key elements in defining the quality of a residential and mixed use environment. It provides passive as well as active amenity and has important ecological and environmental aspects.

The Masterplan lands are located directly to the south of the new substantial Blackwater Town Park (c. 27 ha.) which is proposed to be linked to this open space via a pedestrian walkway and bridge.

A proportion of the Masterplan lands along the Blackwater River are zoned F1 zoning (Open Space) and as such will provide for amenity areas for the future occupants of the residential development and the offices / employees within the area.

The design and location of this open space will facilitate natural surveillance by overlooking from buildings and by passing pedestrian, cyclist and vehicular traffic.

Another consideration in the design of open space will be the isolation of any active and potentially noisy recreational areas from quieter residential areas. Aside from the provision of a main open space it is also desirable that smaller, incidental open space for amenity be provided in individual housing areas and in particular areas that are isolated from the main open space. Indicative areas are nominated for these spaces throughout the Masterplan lands.

GATEWAY BUILDINGS

Gateway (landmark) buildings are provided on the site to create a sense of place, urban legibility and visual diversity. Gateway buildings are encouraged at important nodes, gateways and prominent edges. Please refer to Map 06.

The proposed Gateway building(s) will be of high architectural quality and are located at appropriate locations and can be viewed from the N51.

PROTECTED VIEWS AND CONSERVATION OF PROTECTED STRUCTURES

Proposed building heights must not interrupt protected views as highlighted in figure 4 and must also ensure that Protected Structures and their setting are respected and protected. Individual planning applications at the site will provide detailed consideration of these elements including impact of development on River Blackwater SAC and SPA and how proposed development will respect their character and setting of protected structures.

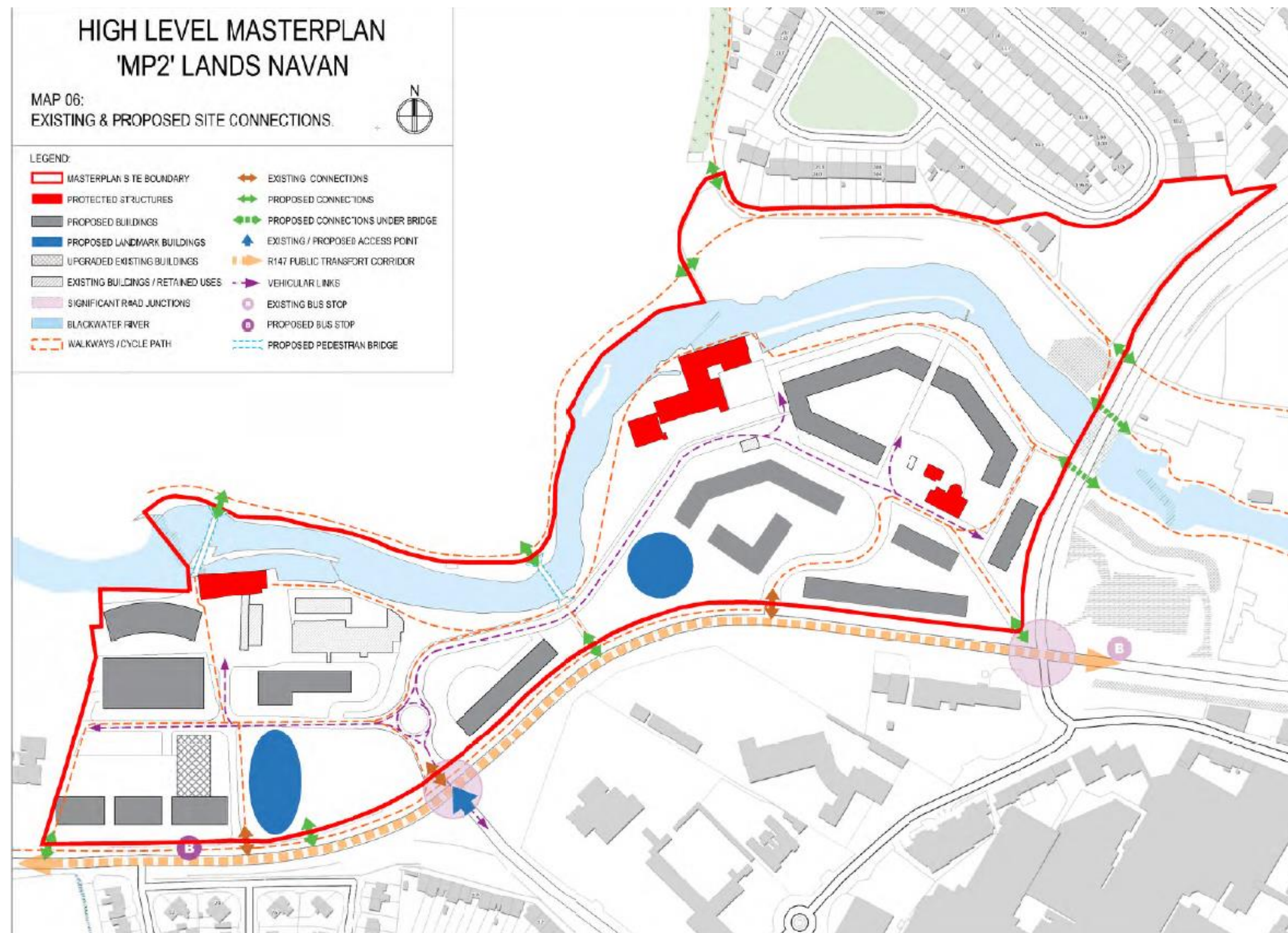


MOVEMENT / PEDESTRIAN LINKS

Walking and cycling routes will form an essential part of the movement network within the Masterplan lands providing connectivity and enhanced permeability between the site, the Town Centre and the adjoining Town Park. Pedestrian and cycle linkages will be integrated through the development site and will connect the site through amenity walkways and desire lines; to the Blackwater Town Park to the north and the town centre to the south.

Pedestrian and cycle paths will be provided in conjunction with the development of the internal road network, and the implementation of the planning applications relating to the Masterplan lands. Footpaths and cycle tracks should comply with the relevant standards as set out in "National Cycle Manual" (NTA, 2011), or as otherwise agreed with the Planning Authority.

Map 6 below illustrates site connections and enhanced connections through the site which will benefit the Masterplan lands located close to the town centre and its complementary land use and amenities. Individual planning applications at the subject site will consider car parking provision for each proposed use, loading and unloading provision, and access arrangements.



OVERALL DESIGN

ARCHITECTURAL DESIGN

The architectural design of structures associated with the Masterplan lands will be of high quality design and finish with two gateway buildings located at the subject site in accordance with the Meath County Development Plan requirements. Map 4 overleaf shows the overall proposed Masterplan considering existing site characteristics.

A gateway building is to be located to the south west of the site with one located to the mid-section (south) of the site. Given the large scale of the site (11.87 ha) and the mixed use development anticipated, individual character areas will be created to provide a sense of identity and legibility. This will be achieved by varying layouts, typologies, heights, elevational treatment, material finishes and landscaping between each individual area.

Coherence of pattern and form will be implemented in each area and particular attention will be given to buildings surrounding the main public open space in order to define the space and emphasise its importance. Good quality materials will be used throughout.

BLOCK LAYOUT / INDICATIVE HEIGHTS

The plan prepared by Arthur Gibney & Partner Architects shows an appropriate indicative block plan with indicative building heights which relies on existing features such as protected structures, trees, FI 'Open Space' zoning as well as the new structuring features. Development will be considerate of existing site features and respond to the character of the site.

EMPLOYMENT ZONES

The employment areas will have quality architectural design for both its commercial and aesthetic success. The Masterplan lands will feature buildings and a landscaped environment of the highest quality. Emphasis will be placed on co-ordinated design of the public realm. High quality surfaces, street lighting, signage and landscaping will be required to create such unified design. Existing and proposed trees will be used to assist spatial definition. The landscaping treatment of the car parking areas will be developed to ensure they do not visually dominate the ground plane.

SAFETY, OPEN AREAS CAR PARKING

All streets and public spaces will be overlooked and access points to apartment blocks will be maximised to achieve passive policing.

Public, private and semi-private open space will be developed to provide both unity and identity between buildings. Their function will be clearly determined and they should contribute to the environmental and aesthetic qualities of the development. High standards will be implemented in ground finishes, street furniture, landscaping and signs.

Good quality public lighting will be used to create a sense of security and shall be appropriately scaled in relation to the size and importance of the street.

Good quality surfaces and landscaping will be used to screen the visual effect of the car parks.

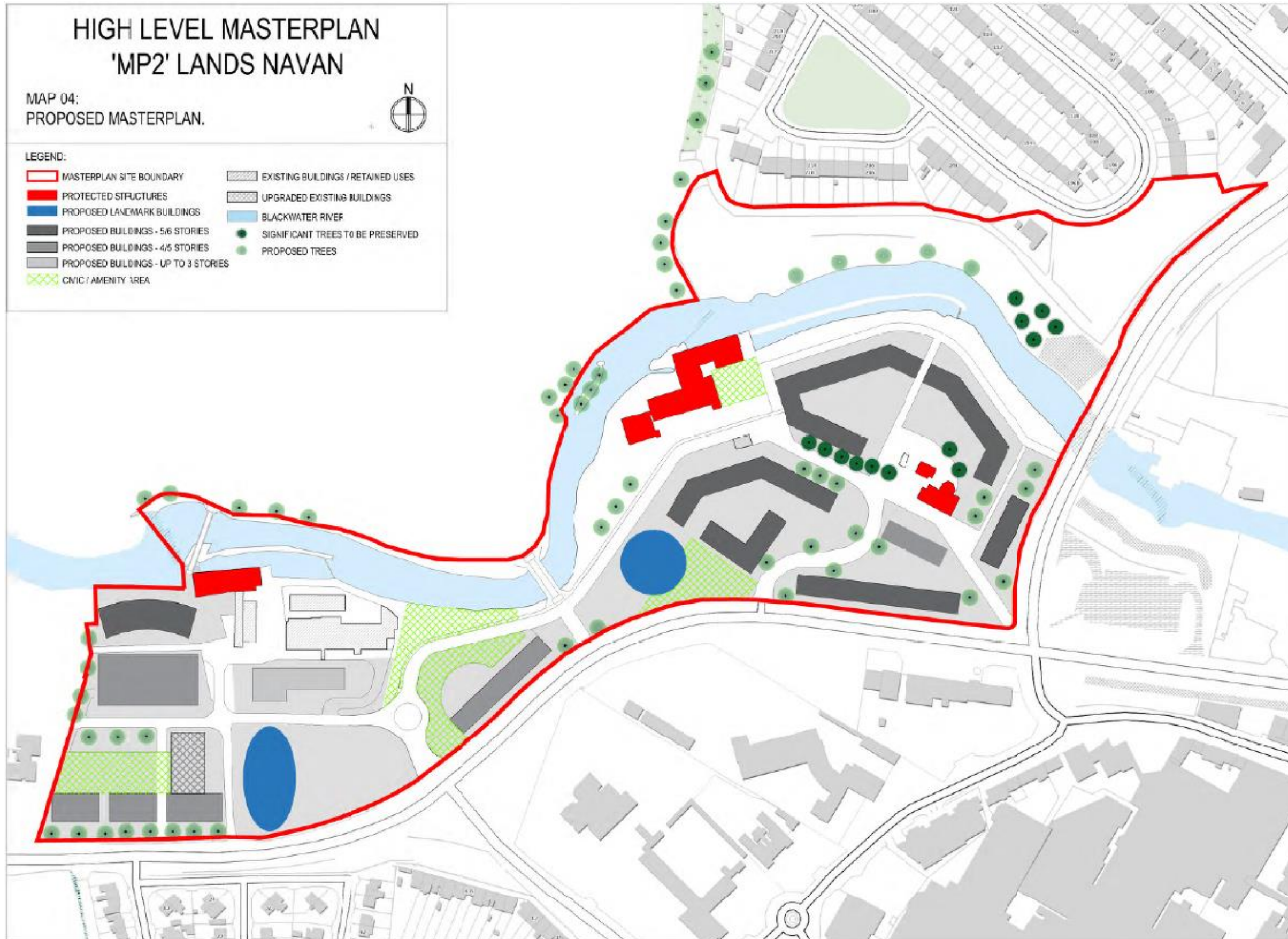
HIGH LEVEL MASTERPLAN 'MP2' LANDS NAVAN

MAP 04:
PROPOSED MASTERPLAN.



LEGEND:

- | | |
|--------------------------------------|------------------------------------|
| MASTERPLAN SITE BOUNDARY | EXISTING BUILDINGS / RETAINED USES |
| PROTECTED STRUCTURES | UPGRADED EXISTING BUILDINGS |
| PROPOSED LANDMARK BUILDINGS | BLACKWATER RIVER |
| PROPOSED BUILDINGS - 5/6 STORIES | SIGNIFICANT TREES TO BE PRESERVED |
| PROPOSED BUILDINGS - 4/5 STORIES | PROPOSED TREES |
| PROPOSED BUILDINGS - UP TO 3 STORIES | |
| CIVIC / AMENITY AREA | |



FLOODING

As part of the Navan Development Plan 2013-2019, the “Flood Risk Assessment and Management Plan”, prepared by JBA Consulting, indicated Zone A and Zone B flood areas crossing the Balmoral Industrial Estate site. As part of that document they also produced a Justification Test that covered the Balmoral Estate site.

It should be noted that the Flood Zones indicated on the Development Plan are not based on survey of the river and the surrounding lands but on more small scale OS mapping. The Justification Test refers to the proposed Eastern CFRAM maps that are to be issued shortly. They are based in actual survey information of the river and the adjacent lands. The Draft CFRAM maps do not show Flood Zones extending as far into the site as the original JBA Flood Zones.

RISK OF FLOODING ON SITE

The Eastern CFRAM maps highlighted that the risk of flooding of the proposed development site is not significant. On the western part of the site (Balmoral Industrial Estate) no development is proposed that will have a floor level less than 37.50m giving a freeboard of 0.5m above the conservative highest flood level of 37.00m. The 37.50m will also be considered as a “sill level” for all entrances and any penetrations into basement car parks.

Any development within the site will have full attenuation in accordance with the Greater Dublin Strategic Drainage Study. The attenuated storm drainage system for any development will be designed to cater for the 100 year event while discharging only the “Greenfield Run-Off”, to the receiving storm system. The calculation of the “Greenfield Run-Off” will be based on the coefficient reflecting the present use of the different parts of the site – “brown field” and “greenfield”.

RISK OF FLOODING ELSEWHERE IN THE CATCHMENT

The proposed development site is within a river plain. Some localised areas along the Blackwater River flood as indicated in the Zone A and Zone B on the flood mapping. To militate against this it is proposed that the existing site levels closest to the river will be maintained to allow the present areas of the site that are susceptible to flooding to be maintained. Suitable landscaping will be used in these areas.

The proposed development site is not within a coastal flood plain, including that adjacent to the tidal length of a river, adjacent to or including any flood bank or other flood control structure or likely to involve the culverting or diverting of any watercourse.

The development of any part of the site, therefore, will not result in any loss of flood plain storage in the area.

The main flood risk to be considered for the development of the site is whether it is of such a size or nature, relative to the receiving watercourse/drainage system, that there could be a significant increase in surface water run-off from the area. Every proposed development on the site will be attenuated to the existing “Brownfield” or “Greenfield” run-off. The proposed attenuated discharge from the site will be to the River Blackwater. The use of full attenuation up to the 100 year event will eliminate any increased flooding and risk to the performance and capacity of the receiving system.

If any development on the site at Navan, Co. Meath is carried out, the flood risk, if any, which the development poses to the site or to other adjacent properties is not significant.

Individual applications within the Masterplan lands will be accompanied by site specific flood risk assessments.

HIGH LEVEL MASTERPLAN 'MP2' LANDS NAVAN

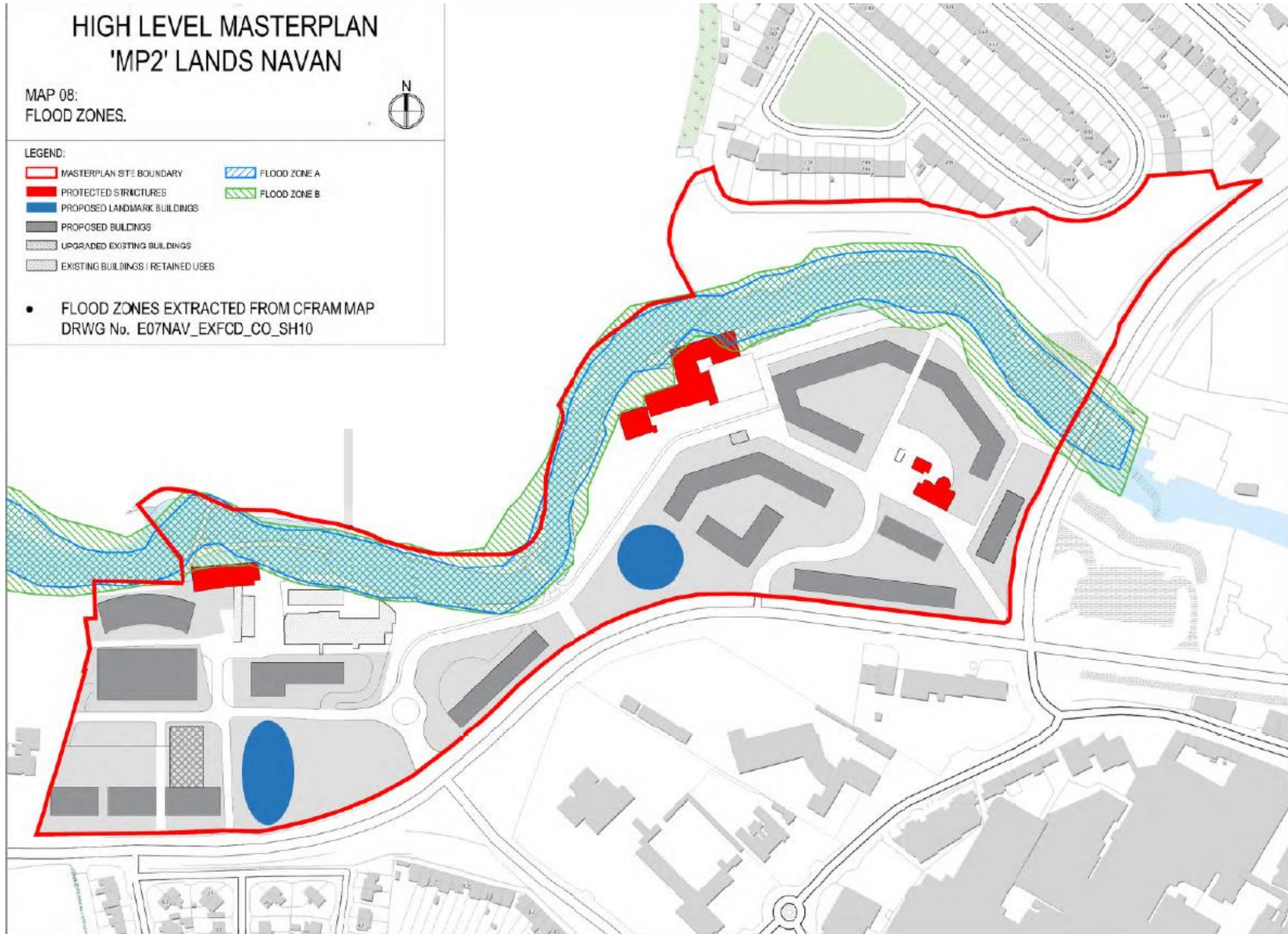
MAP 08:
FLOOD ZONES.



LEGEND:

- | | |
|------------------------------------|--------------|
| MASTERPLAN SITE BOUNDARY | FLOOD ZONE A |
| PROTECTED STRUCTURES | FLOOD ZONE B |
| PROPOSED LANDMARK BUILDINGS | |
| PROPOSED BUILDINGS | |
| UPGRADED EXISTING BUILDINGS | |
| EXISTING BUILDINGS / RETAINED USES | |

- FLOOD ZONES EXTRACTED FROM CFRAM MAP
DRWG No. E07NAV_EXFCD_CO_SH10



PHASING AND IMPLEMENTATION

It is an objective of the Planning Authority to promote the implementation of development in a rational and sequential approach that is in keeping with the proposed development strategy, and to ensure that essential facilities (such as road infrastructure, water, drainage etc.) are secured and in place concurrent with proposed development projects.

The proposed Masterplan lands will be developed on a phased basis and within individual planning applications. The role and function of this masterplan is to guide future development of all lands within the masterplan area. It is however considered to be an iterative and live document that will be subject to change with the agreement of the Planning Authority in order to reflect changes in the national and local economy, market trends, land ownership and future infrastructure provision. As development activity increases and planning applications are submitted within the masterplan area, future iterations of the document will evolve in order to reflect the circumstances at that time.

