



Consultation:

DRAFT VARIATION (NO. 3) OF THE NAVAN DEVELOPMENT PLAN 2009-2015

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Environmental Health Submission

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Observations:

Theme: Submissions

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observations in relation to proposed changes to Navan Development Plan

Documents Attached:

 MH-C15-6-309 - Draft Variation No 3 of Navan Development Plan 2009 - 2015.pdf

Boundaries Captured on Map: No



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Mr. Sean Clarke
Acting Senior Executive Planner
Meath County Council
Planning Department
Buvinda House
Dublin Rd
Navan
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11th July 2019

Re: Draft Variation No.3 to Navan Development Plan 2009- 2015

Dear Mr. Clarke,

Please find enclosed the Environmental Health Service consultation report in relation to the Draft Variation No.3 of the Navan Development Plan 2009-2015.

If you have any queries regarding this report please contact me at Elish O'Reilly, Principal Environmental Health Officer, Co Clinic, Navan, Co. Meath.

Yours Sincerely,

Elish O'Reilly
Principal Environmental Health Officer

Draft Variation No. 3 of the Navan Development Plan 2009 – 2015

Date: 4th July 2019

The Environmental Health Service is making this submission under the remit of Healthy Ireland and relevant supporting health strategies. The aim of this submission is to incorporate relevant health actions into the strategic planning of the spatial and built environment of Navan, with the overall aim of improving the health and wellbeing of the population of the town and its environs.

Navan, the county town of Meath has been identified as a key destination in the Greater Dublin Area and has been assigned key economic status. It is identified as a large growth town with its functions to include acting as a regional economic driver within the county and region whilst also supporting and servicing a wider local economy.

The Local Authority is seeking to promote Navan as a primary centre of employment in the County so that the significant residential population will have access to opportunities for employment within easy distance from their homes, thereby reducing levels of commuting in the area as a whole. The significant intensification of employment opportunities in Navan to serve the large resident population is a strategic objective of the Development Plan.

Proposed Variation:

The site which is the subject of this variation comprises approximately 60 hectares of land to the south of Navan. The site adjoins the Trim road to the west, the former Navan – Dublin Rail Alignment to the east and the Borallion road to the south. The land comprises a mixture of residential dwellings, a sports facility and agricultural land. The site contains no special designation.

The proposed variation is to allow for the change in zoning of this land from '**WL**' *'to protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre'* to '**E1/E2**' *'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'*.

It is also intended to reflect the existing residential use of existing residences within the lands with an **A1** *'Existing Residential'* land use zoning objective and an existing sports facility to **G1** *'Community Facilities'*.

The Environmental Health Service highlights the following strategies as being of relevance to the proposed changes to the Navan Development Plan.

Get Ireland Active – National Physical Activity Plan for Ireland

<http://health.gov.ie/wp-content/uploads/2016/01/Get-Ireland-Active-the-National-Physical-Activity-Plan.pdf>

Any proposed development in the specified lands must be explored for opportunities for health gain for employees and residents alike. Opportunities for health gain should be considered at the design phase of any development.

- a) All development in this area should promote cycling and walking. A network of cycle routes and footpaths should be planned and developed which promote connectivity of any new employment centre to the town centre and existing park and recreational amenities.
- b) Recreational spaces that encourage physical activity should be planned and developed within this area.
- c) The natural environment should be explored for opportunities to maximise physical activity and recreation amenities. This should be incorporated into the design phase of any proposed development.
- d) A framework for workplace health and wellbeing, including physical activity should be developed. Any possible health gain for employees should be explored and developed.
- e) The smarter travel workplaces initiative should be promoted. Sustainable or active modes of travel should be facilitated.
- f) Recreational facilities for staff must be provided.

Smarter Travel Policy

http://www.smartertravel.ie/sites/default/files/uploads/2012_12_27_Smarter_Travel_english_PN_WE_B%5B1%5D_0.pdf

To support smarter travel there should be a strategic aim to:

- a) A maximum permitted level of car parking for commercial sites, which have suitable public transport facilities and are within walking/cycling distance to amenities should be specified.
- b) Facilities such as secure bike parking and changing/showering facilities at places of employment should be provided to encourage staff to cycle.
- c) Reprioritise traffic signals to favour pedestrians instead of vehicles, reducing waiting times and crossing distances at junctions.
- d) Create level grade crossings for pedestrians across junctions. Create larger traffic-free areas in the town centre. Ensure that 30 km/h zones are designated in central urban areas which accommodate motorised traffic.

- e) Widen footpaths where there are high pedestrian flows, particularly close to public transport nodes. Improve the surface quality of footpaths. Provide appropriately designed safe, well-lit, direct, continuous facilities for pedestrians.
- f) Support private and public sector initiatives to establish car club schemes. Provide on-road parking spaces to be designated for car clubs through appropriate signage.
- g) Establish park and ride facilities along major public transport nodes, at the periphery of Navan and at key public transport locations and nodes.

National Cycle Policy Framework

http://www.smartertravel.ie/sites/default/files/uploads/2013_01_03_0902%2002%20EnglishNS1274%20Dept.%20of%20Transport_National_Cycle_Policy_v4%5B1%5D%5B1%5D.pdf

Any new development should include the needs of cyclists, and in particular:

- a) Implement measures to reduce the volumes of through-traffic, especially HGVs.
- b) Introduce traffic calming measures, enforce low traffic speeds, make junctions safe for cyclists.
- c) Ensure that all surfaces used by cyclists are maintained to a high standard and are well lit and signposted.
- d) Provide secure cycling parking at all destinations of importance to the cyclist
- e) Aim to integrate cycling and public transport and provide cycling parking at all public transport interchanges.
- f) Ensure that the urban road infrastructure (with the exception of motorways) is designed / retrofitted so as to be cyclist-friendly. Link up all existing cycle lanes.

Healthy Ireland - A Healthy Weight For Ireland

<http://health.gov.ie/wp-content/uploads/2016/09/A-Healthy-Weight-for-Ireland-Obesity-Policy-and-Action-Plan-2016-2025.pdf>

The strategic plan for Navan should include the development of guidelines and support materials to reduce the obesogenic environment and it should support development that creates environments that make the healthy choice the easy choice. Planning for any new employment centre should have cognisance of the following:

- a) Promote through planning and the built environment the benefits of healthy eating, physical activity and non-sedentary behaviour.
- b) Improve availability of and access to healthier food choices.

Sustainable Development

Our sustainable future – A Framework for Sustainable Development

<http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/Environment/Miscellaneous/FileDownload%2C30452%2Cen.pdf>

The Dail had declared a climate and biodiversity emergency. We are the last generation that can impact the course of climate change and we must be very conscious of the need to manage effectively all activities which impact on our environment.

The proposals outlined in Meath County Councils Climate Change Action Plan must be adhered to and all future development in the proposed employment centre should be designed so as to reduce its carbon footprint. Environmentally friendly proposals such as the integration of public transport infrastructure, building typologies that minimise the use of energy, SuDS management initiatives and the integration and utilisation of open space should all be explored and incorporated into the design stage of any development.

Energy

Ireland's Second National Energy Efficiency Action Plan to 2020

http://www.seai.ie/Publications/Energy_Policy_Publications/Energy_Service_Companies/Ireland%E2%80%99s_second_National_Energy_Efficiency_Action_Plan_to_2020.pdf

Any new development in the proposed employment centre should;

- a) Promote and facilitate the incorporation of energy efficient design into projects.
- b) Develop and implement an energy management programme for all buildings.

Research 195: Health Benefits from Biodiversity and Green Infrastructure

<http://www.epa.ie/pubs/reports/research/health/research195.html>

It is recommended that all future developments are explored for the opportunity to integrate green infrastructure into the design at planning stage. Any potential for health gain should be incorporated into all development in the proposed new employment area. To ensure sustainable development with variety and diversity, and to create a place where balance is achieved between the natural and built environment it is recommended a detailed design statement be prepared for all proposed developments in the newly zoned employment area.

Waste

A Resource Opportunity – Waste Management Policy in Ireland

https://www.epa.ie/pubs/reports/waste/plans/Resource_Opportunity2012.pdf

A waste policy specific to Navan should be developed, which aims to implement the Waste Hierarchy as set out in the Waste Framework Directive and place prevention and minimisation at the forefront.

- a) Disposal of municipal waste to landfill should be a last resort.
- b) Implement waste prevention and reduction initiatives and incentives in the home and for business.
- c) A Reuse Policy should be developed in consultation with relevant bodies and employers, to ensure that full consideration is given to feasible reuse options before embarking on the purchase of new goods.

Water

The strategic aim of development in Navan should be to ensure the provision of safe secure drinking water and the reduction in waste and over use of water.

- a) Water conservation measures should implemented in all new development.

Environmental Noise

The World Health Organisation (WHO) has identified Environmental Noise as an increasing cause of ill health and detrimental effect on health and wellbeing.

http://www.euro.who.int/_data/assets/pdf_file/0008/136466/e94888.pdf

- b) The development of any new employment centre, industrial operations, workshops and factories in the newly zoned area should consider and assess the impact of noise at the design and planning stage.
- c) It should be a Strategic aim of the Navan Town Development Plan to map noise and implement Noise Action Plans as per EPA Guidance:
<http://www.epa.ie/pubs/advice/noisemapping/epaguidancenotefornoiseactionplanning.html>

Air Quality

Any new development should have an aim to reduce polluting emissions into air and increase the quality of air in Navan. The Council should produce Local Air Quality Management Plans that identify pollution 'hot spots' and aim to reduce pollution through local action on emissions.

Lisa Maguire

Lisa Maguire
Environmental Health Officer