



Consultation:

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

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Eastern and Midland Regional Assembly submission

Documents Attached:

 MH-C15-7-311 - Meathcoco Navan Variation 3 TDP submission.pdf

Boundaries Captured on Map: No



Tionól Reigiúnach Oirthir agus Lár-Tíre Eastern and Midland Regional Assembly

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

This submission on the proposed draft variation of the Navan Development Plan 2009-2015 has been reviewed by the executive and approved by the Eastern and Midland Regional Assembly at the meeting of 12th July 2019.

Introduction

The Eastern and Midland Regional Assembly (EMRA) is part of the regional tier of governance in Ireland. It is primarily focused on the formulation, adoption and implementation of Regional Spatial and Economic Strategies (that have replaced the existing Regional Planning Guidelines), oversight and coordination of Local Economic and Community Plans (LECPs), management of EU Operational Programs, EU project participation, implementation of national economic policy, and additional functions through working with the new National Oversight and Audit Commission.

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region was made on the 28th June 2019, in accordance with section 24 (9) of the Planning and Development Act 2000. The RSES, prepared in accordance with the National Planning Framework, sets the context for each local authority within our Region to develop their county and city development plans in a manner that will ensure national, regional and local plans align. The RSES identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development throughout the Region.

Legislative Context

Under Section 27C of the Planning & Development Act, 2000 (as inserted by Section 18 of the Planning and Development Act, 2010) the Eastern and Midland Regional Assembly, as the successor regional assembly of the dissolved Dublin and Mid East Regional Authorities, is obliged to prepare

submissions/ observations to be submitted to the relevant planning authority and copied to the Minister for Housing, Planning, Community and Local Government.

A submission shall contain a report which shall state whether, in the opinion of the Regional Assembly, the draft variation of the Development Plan, and in particular its core strategy are consistent with the Regional Spatial and Economic Strategy. If, in the opinion of the Regional Assembly the proposed variation of the Development Plan, and its core strategy are not consistent with the RSES, the submission / observations and report shall include recommendations as to what amendments, in the opinion of the Regional Assembly, are required to ensure that they are consistent.

This report contains the opinion of the Eastern and Midland Regional Assembly in relation to the above matters along with recommendations as required under Section 27C of the Planning and Development Act 2000 as amended.

Proposed Variation

Draft Variation no. 3 of the Navan Development Plan seeks to amend the zoning of the parcel of lands on the Trim Rd in Navan from 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 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’. 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 with a G1 ‘Community Facilities’ zoning.

The land which is the subject of this Variation is a rectangular block of land formed by the Trim Road, the former Navan – Dublin Rail Alignment and lands adjoining the Borallion Road, comprising of approximately 60 hectares. Access to the lands will be provided via the local distributor road LDR 1 (b) which has been approved by the Part VIII process in 2019, which will link the Trim road to the Navan South slip road of the M3 motorway.

The proposed variation will result in the following changes to the Town Development Plan:

- Amendment to the land use zoning map
- Amendments to Core Strategy in the Written Statement
- Amendments to Master Plan 10 of the Settlement Strategy
- Amendment to land use zoning E1 Strategic Employment Zones (High Technology Uses) to include additional permitted uses

- Amendment to specific Infrastructure Objective INF OBJ 2 in the Written Statement.

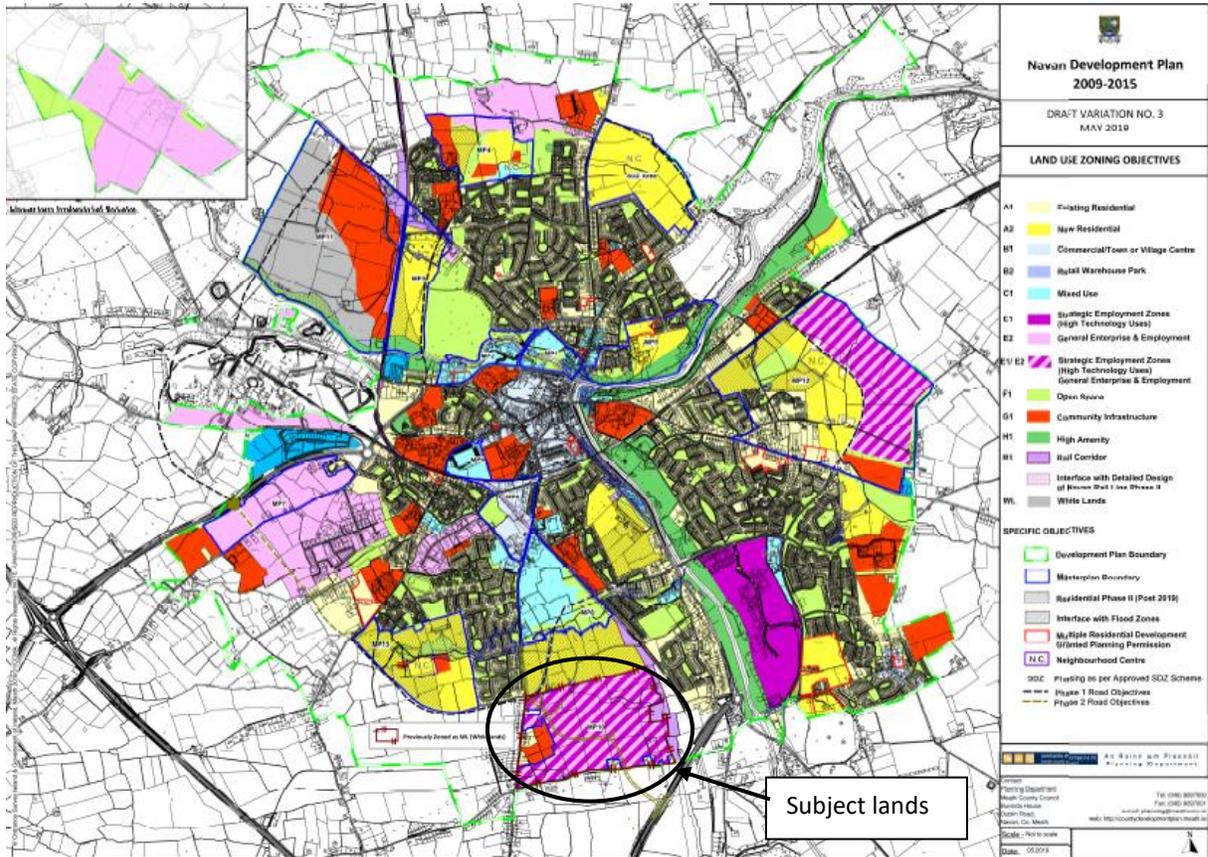


Figure 1.0 Navan Zoning Map and subject lands outlined

Submission

Draft Variation No. 3 of the Navan Development Plan seeks to amend the zoning objective of c. 60 ha of 'white lands' near the Trim Road from WL White Lands (Strategic Land Reserve) to E1/E2 Strategic Employment Zones (High Technology Uses)/General Enterprise & Employment with an objective to 'facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment'. The existing residential use and sports facility within the lands will be reflected with their appropriate zoning.

The subject lands will be subject to Master Plan 10 and accessed via a new local distributor road (LDR 1 (b)) to be integrated into the overall Master Plan and delivered in its entirety in conjunction with the development of the lands, on a phased basis, as agreed with the Planning Authority. This road has been approved in 2019 via a Part VIII process.

Under Section 2 of the accompanying variation report, the proposed variation is made in response to recent changes in National and Regional planning policy, namely the publication of the National

Planning Framework (NPF) and the Eastern and Midland Assembly's (EMRA) Regional Spatial and Economic Strategy (RSES). The NPF refers to Navan 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". The RSES identifies Navan as a Key Town within the Strategy, where Key Towns are identified as "large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres".

Within the RSES, Navan is promoted as a strategic centre for employment in the County with the aim of improving the ratio of jobs to resident workers. Specifically, RPO 4.46 states: "Key Towns shall act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers". In addition RPO 4.42 states: "Support the delivery of road infrastructure to release strategic residential and employment lands for sustainable development and to improve connectivity and the efficient movement of people and services in the town", and RPO 4.47: "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". The rezoning of the subject lands to E1/E2 Strategic Employment Zones in tandem with the delivery of the local distributor road will allow for the sustainable development of strategic employment lands on the Trim Road as part of a phased master plan, providing additional employment opportunities along with improving connectivity and movement consistent with Regional Policy Objectives 4.42, 4.46 and 4.47.

Delivery of Sustainable Economic Development

Section 4 of the accompanying variation report states that the development of the subject lands as part of 'Master Plan 10' 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. The local distributor road LDR 1 (b) will be integral to the overall delivery of the Master Plan for the lands. Overall the RSES supports the development of strategic employment lands which will be subject to the appropriate environmental assessment and the planning process, consistent with RPO 4.47.

Strategic Environmental Assessment (SEA)

The proposed variation underwent a Screening for Strategic Environmental Assessment. The Planning Authority concluded that the proposed Variation will not result in any significant adverse environmental effects and therefore the proposed Variation does not require environmental assessment through the Strategic Environmental Assessment process with respect to the change in zoning of the subject lands from 'WL' to 'E1/E2', 'A1' and 'G1'. This conclusion has been drawn through consideration of the following factors:

- The Draft Variation is limited to the town of Navan;
- There is no change to the extent of existing lands zoned for development in Navan;
- The principle change arising from the Draft Variation is a change in zoning from 'WL' to 'E1/E2', 'A1' and 'G1'.

- The environmental effects of development on the subject lands, which are already zoned for development, have been assessed under the preparation of the Navan Development Plan 2009 as varied.
- The Draft Variation does not require Appropriate Assessment.

In terms of the Strategic Flood Risk Assessment, flood risk within the MP10 E1/E2 site is low and it is recommended that any new development should be managed in line with approved policies (WS POL 29-36) Section 7.15 of the 2013-19 County Development Plan and the Navan Development Plan 2009-2015 as varied (INF POL 49-57 & INF OBJ 47-56). Any sites bordering the watercourse would require an appropriately detailed Flood Risk Assessment that specifically assesses the residual risk of downstream culvert blockage (under the railway line). Also of relevance is WS POL 31 of the County Development Plan and INF POL 64 of the Navan Development Plan which states that any future development should have regard to the surface water management policies of the Greater Dublin Strategic Drainage Study (GSDSDS).

Conclusion

The Regional Spatial and Economic Strategy identifies Navan as a key town located in the Core Region, functioning as a dynamic urban centre and the focal point for the economic, cultural and social development of County Meath. Core Region Key Towns such as Navan has the capacity and future growth potential to accommodate above average growth coupled with the requisite investment in employment creation, services, amenities and sustainable transport. The proposed variation would therefore be consistent with the Regional Spatial and Economic Strategy 2019-2031.

This submission was prepared by the Assistant Director and approved by the members of the Eastern and Midland Regional Assembly at the meeting of 12th July 2019.

Regards,



Jim Conway
Director
Eastern and Midland Regional Assembly
12th July 2019.