



An
Bord
Pleanála

S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report on Recommended Opinion ABP-304494-19.

Strategic Housing Development	487 dwellings (317 no. houses, 58 no. apartments and 12 no. duplex apartments), 2 no. creches and associated works.
Location	Lands at Limekilnhill (Townland), Belmount, Academy Street, Navan Co. Meath
Planning Authority	Meath County Council
Prospective Applicant	Coindale Ltd.
Date of Consultation Meeting	21 st June 2019
Date of Site Inspection	7 th June 2019
Inspector	Karen Kenny

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

The site, which is c. 14.9 hectares in area, is in Navan, Co. Meath. It is located to the south of Navan town centre and west of Academy Street and the R147 Dublin Road.

The site forms part of a larger landholding that was formally associated with Belmont House, a Protected structure. Belmont house and its immediate curtilage are located centrally within the site area but are outside of the site boundary. The site comprises a grassed area to the front (east) of Belmont House that fronts onto Academy Street, a woodland to the south of Belmont House, and agricultural lands to the north, south and west of the house.

Ground levels within the site vary. The eastern section of the site along Academy Street is at street level. The lands rise steeply from Dublin Road and Academy Street and level out to the rear.

There is two storey housing to the south and west of the site. Lands to the immediate north are undeveloped. The site bounds an ESB substation that is located to the north of Belmont House and west of Academy Street, and there are overhead lines and pylons within the northern section of the site.

3.0 Proposed Strategic Housing Development

The proposed strategic housing development comprises **487 units** as follows:

- 38 one-bed apartments,
- 120 two bed apartments,
- 6 two bed duplex units,
- 6 three bed duplex units,
- 34 two bed houses,
- 240 three bed houses, and
- 43 four bed houses.

The housing mix comprises:

- 1 bed units – 7.8%
- 2-bed units – 33.7%
- 3- bed units – 50.5%
- 4-bed units – 8.8%
- It is proposed to provide a total of 807 no. car parking spaces. This is based on a provision of: 600 spaces for houses (1 no. space per 2 bed unit and 2 no. spaces per 3 & 4 bed unit); 170 no. spaces for apartments (1.25 no. spaces per 1 & 2 bed units and 40 no. visitor / creche spaces); 18 no. spaces for duplex units (1.25 no. spaces per 2 bed unit, 2 no. spaces per 3 bed unit and 3 no. visitor spaces); 29 no. spaces for the standalone creche; and 4 no. car sharing spaces.
- A total of 2.13 ha of 'active' public open space is proposed.
- Part V provision is 49 units. The Part V drawing refers to 9 no. 1 bedroom apartments, 8 no. 2 bedroom apartments, 13 no. 2 bedroom houses, 18 no. 3 bedroom houses and 1 no. 4 bed house.
- Vehicular, pedestrian and cycle access is proposed from Academy Street via 3 no. separate access points and a separate pedestrian access is proposed from Dublin Road.
- The development has a stated density of 40.2 units per hectare based on a net developable area of 12.12 hectares.

- A submission from Irish Water states that a connection to the network can be facilitated, subject to the upgrade of an existing watermain and the provision of a new gravity foul sewer. The submission states that no third party or statutory consents will be required for these works other than a road opening licence from the local authority.
- A submission from the Department of Culture, Heritage and the Gaeltacht (DAHG) recommends that an Archaeological Impact Assessment is submitted with the planning application. It states that the assessment should include clear descriptions of the likely impacts on the archaeological sites and material that has been identified within the site and includes a description of the proposed archaeological mitigation measures that will be carried out.

4.0 Planning History

There is no recent planning history on the site.

5.0 National and Local Planning Policy

5.1 National Planning Framework

The recently published National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives among which Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages. Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location. Objective 35 seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

5.2 Section 28 Ministerial Guidelines

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant S.28 Ministerial Guidelines are:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- Urban Development and Building Heights Guidelines for Planning Authorities.
- Design Manual for Urban Roads and Streets.
- Sustainable Urban Housing: Design Standards for New Apartments (2018)
- Childcare Facilities – Guidelines for Planning Authorities.
- The Planning System and Flood Risk Management Guidelines for Planning Authorities (including associated Technical Appendices).
- Architectural Heritage Protection – Guidelines for Planning Authorities.

5.3 Statutory Plan for the area

The Meath County Development Plan 2013-2019 and the Navan Town Development Plan 2009-2015 are the relevant statutory plans.

Meath County Development Plan 2013-2019

The Meath County Development Plan designates Navan as a Large Growth Town 1 in its Settlement Hierarchy. This is the highest tier of the Settlement Hierarchy, with Navan and Drogheda Environs within the category.

Chapter 3 deals with the settlement strategy and housing for the County. Relevant objectives include:

SS OBJ 1: To secure the sustainable development of County Meath in accordance with the settlement hierarchy set out in Table 3.2. In doing so, development will be primarily directed towards the identified Large Growth Towns. In towns and villages, development will facilitate in the first instance, the consolidation of settlements and the integration of

land use and transport. The expansion of urban areas where it is necessary to facilitate growth as set out in the Development Plan shall promote mixed use development and be guided by the sequential approach in order to create a compact urban form and facilitate sustainable modes of transport.

- SS OBJ 2: To ensure that throughout the county, growth takes place concurrent with the provision of necessary services and infrastructure, including water services. Planning permission shall only be granted where the Planning Authority is satisfied that there is adequate capacity available to serve development.
- SS OBJ 4: To focus development on the high quality integrated growth and consolidation of the identified Large Growth Towns enabling them to act as key employment and service centres in the county, to ensure that all other towns develop at a sustainable rate to facilitate self sustaining expansion and to protect agricultural and amenity lands for their primary purpose.
- SS OBJ 6: To have regard to capacity in social infrastructure, when assessing applications for residential development. Planning applications for 200 or more dwelling units must be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand and an audit of the social infrastructure and community facilities available to serve the proposed development.
- SS OBJ 7: To ensure that all of the Large Growth Towns will in so far as practicable be self sufficient incorporating employment activities, sufficient retail services and social and community facilities.
- SS OBJ 8: To develop Navan and the Drogheda Environs as the primary development centres in Meath and to ensure that the settlements grow in a manner that is balanced, self sufficient and supports a compact urban form and the integration of land use and transport.

Table 2.4 of the Development Plan sets out a housing allocation for Navan of 3,984 no. units in the 2013-2019 plan period.

Navan Town Development Plan 2009-2015

The Navan Town Development Plan 2009-2015 remains extant and sets out policies and objectives for the area of the former Navan Town Council.

The Land Use Zoning Objective Map indicates that the site is zoned A2 new residential. The southern section is identified as Phase II release (Post 2019). A strip of land adjoining Academy Road in the eastern section of the site is zoned open space.

Table 2A1 of the Navan Development Plan indicates that there is a household allocation of 3984 units for Navan over the 2014-2019 period, reflecting the allocation detailed in Table 2.4 of the Meath County Development Plan.

Table 2A2 identifies residential sites. The subject site forms part of a wider 19 ha site identified as Site K. A maximum density of 45 dwellings per hectare is envisaged at this location with an estimated residential capacity of 860 units. The Phase 1 lands in the northern section of the site have an estimated residential capacity of 460 no. units. A review undertaken to inform Variation No.1 of the Development Plan ranked site K as 1 out of 19 sites in terms of its suitability for residential development (Appendix 7 refers). Relevant objectives include:

CS OBJ 3: To operate an Order of Priority for the release of residential lands as follows:

- (i) The lands identified with an A2 “New Residential” land use zoning objective corresponds with the requirements of Table 2A4 of this Development Plan and are available for residential development within the life of this Development Plan.
- (ii) The lands identified with an A2 “New Residential” land use zoning objective but qualified as “Residential Phase II (Post 2019)” are not available for residential development prior to 2019.

SOC OBJ 3: To investigate and reserve in consultation with the Health Service Executive - Dublin North East a suitable site for a Regional Hospital in Navan (possible suitable locations include Nevinstown, Limekilnhill and Balreask Old & Limekilnhill (part)).

Map no. 2 sets out map-based objectives. There is a “stand of trees to be preserved” within the subject site, on lands to the immediate east and south of Belmont House. Objective SOC OBJ 3 applies to the subject site.

Chapter 3 sets out policies and objectives relating to residential development, Chapter 5 sets out policies in relation to the protection of Cultural and Natural Heritage, Chapter 6 sets out standards for open space provision, and Chapter 7 sets out policies and objectives for Infrastructure, including transport, drainage, flood risk and energy.

Forming of the Opinion

Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submission and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.1 Documentation Submitted

The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, a Completed Application Form, Cover Letter, details of Part V, letter of consent from MCC, Irish Water Feasibility Letter, summary of meetings with MCC, Statement of Consistency, Architectural Drawings (inc. A3 Booklet), Architectural Design Statement, CGI's, Daylight / Sunlight Assessment, Landscape Masterplan and Design Report, Tree Survey, Engineering Services Report, Engineering Drawings (inc. A3 booklet), Site

Specific Flood Risk Assessment, Traffic and Transport Assessment, DMURS Statement, Outline Construction Traffic Management Plan, Preliminary Construction and Waste Management Plan, Environmental Report, Draft AA Screening Report and Natura Impact Statement, Archaeological Test Trenching Report, Preliminary Bat Survey and Energy Statement. The submitted documents state that an Environmental Impact Assessment Report (EIAR) and a Construction and Environmental Management Plan are to be submitted at application stage.

6.2 Statement of Consistency

Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required. The applicant's case is summarised as follows:

- The proposed development provides for 487 no. houses and apartments on a site of 14.9 ha.
- The proposal accords with principles of the NPF in relation to compact growth and reinforcing urban structure; and in relation to the need to prioritise housing in existing settlements, at sustainable locations and at increased densities.
- Navan is a Large Growth Town 1 under the Regional Planning Guidelines.
- SPPR 4 of the Urban Development and Building Height Guidelines 2018, require development to meet the Sustainable Residential Development Guidelines in respect of density, mix of building heights and typologies. A density of 40.2 units per hectare (net) is proposed and there is a mix of 2 storey, 3 storey, 5 storey and 6 storey building heights. The unit mix comprises 7.8% 1-bed units, 34.9% 2-bed units, 50.5% 3-bed units and 8.8% 4 bed units, with 35% apartments and 65% houses.
- The site is best described as a large infill site under the Sustainable Residential Development Guidelines. It is under 1 km from the town centre and is bordered

by housing. There are bus routes to the east of the site along the Dublin road, less than 500 metres from the site and additional bus routes in the town centre that provide links to Dublin, Cavan and Drogheda.

- The development conforms to guidance on layout, design and density set out in the Sustainable Residential Development Guidelines, by making effective use of the site, making a positive contribution to its surroundings, having a sense of identity and place, providing for effective connectivity and featuring a design which is guided by the best principles of passive surveillance. The development meets the 12 criteria for sustainable residential development contained in the Urban Design Manual.
- The proposed development will make efficient use of the land, be of high-quality design and integrate with physical and social infrastructure, meeting the definition of a sustainable neighbourhood contained in Delivering Homes, Sustainable Communities (2007). The development will meet the criteria for the design of housing contained within the accompanying best practice guidelines, Quality Housing for Sustainable Communities.
- The proposed apartments and associated communal spaces conform to and exceed the standards set out within the Sustainable Urban Housing: Design Standards for New Apartments (2018).
- The proposed development conforms to the principles, approaches and standards contained within the Design Manual for Urban Roads and Streets (2013), featuring a permeable layout and integrated model of street design that balances the needs of pedestrians, cyclists and motorists.
- The lands are zoned A2 New Residential. The southern parts of the site are 'Phase II (Post 2019)' lands. CS OBJ 3 states that such lands are not always available for residential development prior to 2019. The lands are being brought forward for development in 2019. The site was evaluated as part of Variation No. 1 to the Development Plan and ranked 1st of 19 in terms of its suitability for residential development. The site is considered appropriate for infill development and is suitable for residential development within the emerging Meath County Development Plan 2019-2025. Sequentially the site is an infill site. The Phase 1 lands have an allocation of 460 units, similar to the number proposed. An area of

3.3 hectares of the Phase 1 lands are to be given over to educational use. Other factors that support the development of these lands include the NPF, the position of Navan in the Settlement Hierarchy, a housing shortage, the location of the site proximate to schools and town centre services, frontage onto Academy Street and proximity to bus services.

- The development footprint falls outside the flood zone on its eastern perimeter.
- It is an objective of the Development Plan (Map 2 refers) for a “stand of trees to be preserved”. The southern entrance traverses a portion of the stand of trees, however, the overall integrity of the stand will be preserved.
- Objective SOCOBJ3 relating to the selection of a site for the provision of a regional hospital applies, however, other sites are now considered more suitable.
- There are 3 no. Protected Structures in the vicinity of the site. All are outside of the site boundary.

6.3 Planning Authority Submission

A submission was received by An Bord Pleanála on the 13th of June 2019 from Meath County Council. The ‘opinion’ of the planning authority included, inter alia, the following:

- The submission outlines the development proposal, section 247 meetings, a site description, planning history and planning policy pertaining on the site.
- Navan is a ‘Key Town’ in the RSES Settlement Hierarchy. The RSES contains Regional Policy Objectives pertaining to Navan (RPO 4.29, 4.30, 4.31, 4.32) and Key Towns in general (4.23).
- Navan is currently designated as a Large Growth Town I in the Meath County Development Plan 2013-2019. Objective SS OBJ 8 relates to the development of Navan and the Drogheda Environs.
- The lands are zoned New Residential with the southern section identified as Phase II lands. The site was evaluated as part of Variation No. 1 of the extant Navan Development Plan and ranked 1st of all A2 zoned lands (in terms of suitability for residential development). The site is considered suitable for residential development within the emerging Meath County Development Plan

2020-2026. The development of the lands is further supported by the provision of a school on Phase 1 lands.

- In relation to Objective SOCOBJ3 of the Development Plan in relation to the provision of a regional hospital, a report prepared by RPS indicates that the other sites referenced within the objective are more suitable.
- Table 1 provides an overview of residential land capacity in Navan. There are 51.3 ha of Phase 1 residential lands with no extant permission. The total capacity of undeveloped Phase 1 lands would be 4,778 units, with a balance of 1,705 units. (Note: PA clarified at the meeting on 21st June that the capacity of the Phase 1 lands would be 3,466 units and that the stated figure of 4,778 units is in error).
- Considered that the proposed development provides a good mix of dwelling types / design and that the density of 40.5 per hectare is acceptable at this location.
- Minimum of 15% public open space required. Applicant states that 16% of the site is provided as public open space (ex. open space zoned lands). Concern at location of car parking spaces along open space areas hindering full usability. Concern in relation to the communal open space for the apartments and the potential for overshadowing.
- The dwellings appear to have the required amount of private rear garden space. There are no details for the boundaries between private gardens and further consideration of the treatments along external site boundaries may also be required.
- The Navan Cycle Network Plan which is part of the GDA Cycle Network Plan includes a proposed feeder cycle route along Academy Street.
- The 'Navan 2030' Town Centre Integrated Public Realm and Movement Plan (May 2017) identifies Academy Street as a strategic route for buses to access the town centre. This should be considered in the Traffic and Transport Assessment.
- In the TIA, trip rates assigned to the apartments are considered to be too low. Recommended that evidenced based rates are derived from comparable residential development in the Navan area. Traffic generation from the proposed creche has not been considered. Considered that the applicant should consider

upgrading the Academy Street / R147 junction. A Stage 1 Road Safety Audit should be submitted in respect of the proposed access junctions.

- In terms of the street layout, considered that there is a strong distinction between the main Link Road (which loops through site from the northern and southern accesses) and the local streets that spur off this link road. The extent of the local streets shown on the architectural and engineering drawings do not correspond to the street hierarchy outlined in the architect report. The applicant should either revise the street hierarchy or redesign the street layout by extending home zones.
- Request that the applicant is requested to set back the site boundary to accommodate a future bus lane.
- Road gradients along the southern access road are in the order of 8% over a 150m section of road. This is not acceptable for pedestrians and cyclists. The separate pathway to address this is overly long for pedestrians. The applicant should redesign the path and maintain a gradient of 5% or less.
- Car parking provision for the houses and duplex units is considered acceptable by reference to the Development Plan standards. It is noted that the provision for the apartments at 0.82 spaces per unit, and that the applicant refers to the flexibility provided in the 'Apartment Guidelines'. The submission concludes that the resident and visitor car parking provision for apartments is below the benchmark standards and that a justification would be required.
- Clarification sought in relation to the location and design of cycling parking.

6.4 Consultation Meeting

A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 21st June 2019, commencing at 14.30. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

The main topics raised for discussion at the tripartite meeting were based on the agenda that issued in advance and contained the following issues:

1. Principle of Development: compliance with the phasing requirements of the Navan Town Development Plan.
 2. Infrastructural Constraints – wastewater and water supply network.
 3. Development Strategy – density, site layout and urban design approach, housing mix and topologies, finishes and materials, access and road hierarchy, gradient, car parking and bicycle parking.
 4. Architectural Heritage and Archaeology.
 5. Traffic.
 6. Any Other Business.
- In relation to Principle of Development An Bord Pleanála sought further elaboration/discussion/consideration in relation to the residential phasing set out in the Development Plan.
 - In relation to Water Supply and Wastewater Treatment An Bord Pleanála sought further elaboration/discussion/consideration of the following: the capacity of the water supply and foul water systems, upgrades required to facilitate the proposed development and any requirement to secure consent for same.
 - In relation to Development Strategy including density, housing mix, topologies, site layout and urban design approach, An Bord Pleanála sought further elaboration/discussion/consideration of the following: net site area having regard to the guidance set out in Appendix A of the Sustainable Residential Development Guidelines; the overall density having regard to the locational advantages offered by the sites proximity to Navan Town Centre; the unit mix and typologies given the proportion of 3 and 4 bed units; the layout and urban design approach vis a vis the creation of distinct character areas, a sense of place and variety in terms of building height and typologies and the potential for connections from the site to existing services and facilities in the wider area.
 - In relation to Architectural Heritage An Bord Pleanála sought further elaboration/discussion/consideration of the following: impact on architectural heritage with particular reference to Belmont House, Protected Structure and the guidance set out in the Architectural Heritage Protection – Guidelines for Planning Authorities.

- In relation to Archaeology An Bord Pleanála sought further elaboration/ discussion/ consideration of the following: the impact of the proposed development on the archaeological sites and material that has been identified within the site and proposed archaeological mitigation measures.
- In relation to Traffic An Bord Pleanála sought further elaboration/ discussion/ consideration of the following: trip generation and impact on junctions, car parking rates and the hierarchy of streets.
- In relation to any other matters An Bord Pleanála sought further elaboration/discussion/consideration of the following: the assessment of flood risk by reference to the Planning System and Flood Risk Management Guidelines for Planning Authorities (including the associated Technical Appendices) to include detail of flood extents and flood levels within and adjacent to the site, the capacity of the proposed storm water management network and the provision of additional SuDS measures on the site. The applicant was also advised that any conclusions in respect of Appropriate Assessment would need to be clearly justified.

Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting 304494' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

6.0 Conclusion and Recommendation

Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements: residential phasing, infrastructure constraints, density, housing mix, topologies, layout and urban design, architectural heritage, archaeology, traffic, flood risk and appropriate assessment, as sets out in the Recommended Opinion below.

Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

7.0 Recommended Opinion

An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

Following consideration of the issues raised during the consultation process and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted requires further consideration and

amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

Residential Phasing

1. Further consideration of the documents as they relate to the phasing of residential zoned lands in the Navan Development Plan (Objective CS OBJ 3 refers). This consideration, including a justification for any application for development, should have regard to, inter alia, the Navan Development Plan 2009 – 2015 as it relates to the phasing of residential development and, in particular, the quantum and location of Phase 1 lands within the Development Plan which remains undeveloped. This consideration and justification should also have regard to, inter alia, the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (May 2009) as it relates to the sequential approach and phasing.

Infrastructural Constraints

2. Further consideration/clarification of the documents as they relate to both water supply and wastewater infrastructure constraints in the network serving the proposed development. The documentation at application stage should clearly indicate the nature of any constraints, the proposals to address the constraints, whether such constraints require statutory consent and/or may be subject to a compulsory purchase process and if such consent has been received or CPO completed, who is going to undertake the works required and the timelines involved in addressing these constraints relative to the construction and completion of the proposed development.

Density

3. Further consideration of documents as they relate to the density in the proposed development, specifically in relation to the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (May 2009). Particular regard should be had to the guidance on calculating net and gross site areas and

the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the Navan town centre and to public transport connections and to established social and community services in the immediate vicinity. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

Design, Layout and Unit Mix

4. Further consideration of documents as they relate to unit mix, building height, typology and layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009), the 'Urban Development and Building Heights Guidelines' and the 'Design Manual for Urban Roads and Streets'. In addition to density which is addressed above, the matters of unit mix, the configuration of the layout and the architectural approach should be given further consideration. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Built Heritage

5. Further consideration of documents as they relate to the protection of architectural heritage, specifically in relation to the Architectural Heritage Protection – Guidelines for Planning Authorities, issued by the Department of Arts, Heritage and the Gaeltacht.

Archaeology

6. Further consideration of the documents as they relate to the protection of archaeology.

Traffic

7. Further consideration of documents as they relate to Traffic, specifically in relation to trip generation, impact on junctions, internal street layout and gradient, car parking and street hierarchy. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Flooding

8. Further consideration of the documents as they relate to Flooding, specifically in relation to the Planning System and Flood Risk Management Guidelines for Planning Authorities, issued by the Department of the Environment, Heritage and Local Government and the OPW.

Storm Water Management (SuDS)

9. Further consideration of the documents as they relate to storm water management, specifically the capacity of the stormwater network to cater for the development and the provision of additional SuDS measures on the site.

Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Details of proposed earthworks to address level differences on site, including detail of proposed cut and fill works and resultant gradient / retaining features.
2. Design of the proposed surface water management system including attenuation features and cross sections of all SuDS features proposed on site in the context of surface water management on the site.
3. Details of all materials proposed for buildings, open spaces, paved areas, boundary and retaining walls.
4. Details of public lighting.
5. Details of Part V provision clearly indicating the proposed Part V units.
6. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
7. A detailed phasing plan for the proposed development should be provided.
8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
9. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section

37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Transport Infrastructure Ireland
2. National Transport Authority
3. Minister for Culture, Heritage and the Gaeltacht (archaeology, nature conservation and built heritage)
4. Heritage Council (archaeology, nature conservation and built heritage)
5. An Chomhairle Ealaíon
6. Fáilte Ireland
7. An Taisce — the National Trust for Ireland (archaeology, nature conservation and built heritage)
8. Irish Water
9. Inland Fisheries Ireland
10. Meath County Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions

under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Karen Kenny

Senior Planning Inspector

27th June 2019