

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

**Notice of Strategic Housing Development
Application to An Bord Pleanála**

Coindale Limited intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site which is bounded generally by Academy Street (and rear of dwellings on Dublin Road) to the east, Limekiln Wood to the west, Limekiln Hall to the south and (future school(s) site to the north) on lands (within the townland of Limekilnhill) at Belmont, Academy Street, Navan Co. Meath. Belmont House (a protected structure), is located adjacent to the subject lands. The proposal includes works to the former access road to Belmont House (a protected structure) as well as landscaping works to associated woodland area.

The development will consist of the construction of a residential development of 544 no. dwellings, 2 no. creches and open space areas as follows:

A) 260 no. houses comprising; 18 no. 2 bedroom houses, 207 no. 3 bedroom houses, 35 no. 4 bedroom houses, – House Type F1, F2 & F3, 3 storeys, House Type N8, N8A & N8B – include detached option - all other house types 2 storey;

B) 198 no. apartments [with balconies] in 5 no. apartment buildings (Block A - 5 storeys with a 6 storey setback, Block B – 6 storeys, Block C – 5 storeys, fronting onto Academy Street, Block D – 3 and 4 storeys & Block E – 4 storeys along internal access road in northern portion of site) comprising 46 no. 1 bedroom apartments & 152 no. 2 bedroom apartments;

C) 15 no. 2 bedroom duplex apartments [with terraces or balconies] and 15 no. 3 bedroom duplex apartments in 3 no. 3 storey duplex buildings;

D) 8 no. 5 dwelling 3 storey corner blocks [with terraces or balconies] (each comprising, 1 no. 1 bedroom apartment, 2 no. 2 bedroom apartment & 2 no. 3 bedroom units) – 40 no. units in total;

E) 2 no. 8 dwelling 3 storey corner blocks (each comprising 4 no. 1 bedroom and 4 no. 2 bedroom units) – 16 no. units in total;

F) Provision of 2 no. creches (ground floor of Apartment Building C, approx. 195 sq. m), and a 2 storey creche of c. 443 sq. m beside internal access loop road, ESB kiosks, associated single storey bicycle storage and refuse storage buildings;

G) Provision of open space within the development (including playground areas and communal open space areas); all ancillary landscape works with public lighting, planting and boundary treatments including regrading/re-profiling of site where required as well as provision of footpaths;

H) Access to the subject site will be from 3 no. new junctions onto Academy Street, and a new pedestrian access onto the Dublin Road (R147) at the southern end of the site and includes new signalised junction and improvements on the Dublin Road (R147), as well as 875 no. car parking spaces and 581 no. cycle spaces (northern vehicular access to also facilitate future adjoining school site campus). The proposal includes works to the former access road to Belmont House (a protected structure) as well as landscaping works to associated woodland area;

I) Surface water and underground attenuation systems as well as all ancillary site development works (reprofiling of site as required) as well as to drainage services;

J) Temporary marketing signage for a period of 3 years (located on Academy Street);

K) All associated site development and landscape works all on a site of c. 15.1 hectares;

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Meath County Development Plan 2013-2019 and Navan Development Plan 2009-2015).

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report and Natura Impact Statement has been prepared in respect of the proposed development. The application together with the Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Meath County Council. The application may also be inspected online at the following website set up by the applicant: www.belmountnavanshd.ie.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Signed: 

John Spain (Agent for the applicant, John Spain Associates, 39 Fitzwilliam Place, Dublin 2

Date of erection of site notice 27th November 2019