

Planning Report and Statement of Consistency

In respect of

**Proposed Residential Development at Belmont, Academy
Street, Navan
Co. Meath**

Prepared for

Coindale Ltd.

Prepared by

John Spain Associates

November 2019



39 Fitzwilliam Place, Dublin 2
Telephone: (01) 662 5803
E-mail info@johnspainassociates.com

DOCUMENT CONTROL SHEET

Client:	Coindale Ltd.
Project Title:	Belmount SHD
Document Title:	Planning Report and Statement of Consistency
Document No:	17160SOCF01

Rev.	Status	Author(s)	Reviewed By	Approved By	Issue Date
DV5	Draft	NR	MN	RK	8-11-2019
F01	Final	NR	MN	RK	18-11-2019

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	PLANNING HISTORY	1
2.0	DEVELOPMENT DESCRIPTION	3
2.1	DEMOLITION	3
2.2	RESIDENTIAL DEVELOPMENT	3
2.3	HOUSES	4
2.4	APARTMENTS	4
2.5	DUPLEX UNITS	5
2.6	CORNER BLOCKS	5
2.7	CRECHE	6
2.8	LANDSCAPE STRATEGY	6
2.9	CAR PARKING AND CYCLE PARKING PROVISION	12
2.10	SUMMARY	13
3.0	CONSISTENCY WITH NATIONAL AND REGIONAL PLANNING POLICY	14
3.2	REBUILDING IRELAND – ACTION PLAN FOR HOUSING AND HOMELESSNESS 15	
3.3	REGIONAL ECONOMIC AND SPATIAL STRATEGY 2018	15
4.0	CONSISTENCY WITH SECTION 28 GUIDELINES	17
4.1	URBAN DEVELOPMENT AND BUILDING HEIGHTS (DECEMBER 2018)	17
4.2	SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS 2018	18
4.3	SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS (2009)	19
4.4	DESIGN MANUAL FOR URBAN ROADS AND STREETS (DMURS) (2013)	19
4.5	GUIDELINES FOR PLANNING AUTHORITIES ON CHILDCARE FACILITIES (2001)	19
4.6	QUALITY HOMES FOR SUSTAINABLE COMMUNITIES - 2007	20
4.7	DRAFT WATER SERVICES GUIDELINES FOR PLANNING AUTHORITIES 2018 20	
4.8	GUIDELINES FOR PLANNING AUTHORITIES ON ‘ <i>THE PLANNING SYSTEM AND FLOOD RISK MANAGEMENT (NOVEMBER 2009)</i> ’	22
4.9	APPROPRIATE ASSESSMENT OF PLANS AND PROJECTS IN IRELAND - GUIDANCE FOR PLANNING AUTHORITIES (2009)	23
5.0	CONSISTENCY WITH LOCAL PLANNING POLICY	24
5.1	MEATH COUNTY DEVELOPMENT PLAN 2013-2019	24
5.2	NAVAN TOWN DEVELOPMENT PLAN	30

5.3	NEW MEATH COUNTY DEVELOPMENT PLAN 2019-2025	37
6.0	PART V	38
7.0	CONCLUSIONS	39

LIST OF FIGURES

Figure 1.1 – Overall Masterplan	2
Figure 2.1 – Block B - Elevation	4
Figure 2.2 – Block D - Apartments and Duplex Units	5
Figure 2.3 – Corner Block Type CB5 - Ground Floor Plan including communal open space.....	6
Figure 2.4 – Extract - Academy St Park	7
Figure 2.5 – Extract - Belmont Hill Park.....	8
Figure 2.6 – Extract - Belmont Woodland Gardens	9
Figure 2.7 – View through woodland	10
Figure 2.8 – Northern Access to lands and Schools Site	11
Figure 2.8 – Route through woodland	11
Figure 2.10 – Proposed Site Access Points	12
Figure 5.1 – Navan Development Plan 2009-2015 Land Use Zoning Map	32
Figure 5.2 – Navan Development Plan 2009-2015 Development Objectives.....	36

LIST OF TABLES

Table 2.1 – Overall Residential Development Mix	3
Table 2.2 – Car and Cycle Parking	13

Appendix 1 – S. 247 Summary Meath County Council

1.0 INTRODUCTION

- 1 On behalf of the applicant, Coindale Limited, this Planning Report and Statement of Consistency with Planning Policy has been prepared to accompany a Strategic Housing Development to An Bord Pleanála in relation to lands at Belmont, Limekilnhill, Academy Street, Navan, Co. Meath.
- 2 In summary, the proposal will comprise 544 no. residential units, all associated access, car parking, open space, landscaping and 2 no. crèches. A new road branching west from Academy Street will be constructed to provide access to the site and also the adjoining and separate primary school site, (of 3.3 hectares), located to the north of the subject lands. 2.63 hectares of public open space will be provided within the scheme including a 1.34ha woodland park.
- 3 This Planning Report and statement of Consistency, prepared by John Spain Associates, demonstrates that the proposal is consistent with the relevant national planning policy, guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), and with local planning policy.
- 4 For details of consistency with the quantitative standards for residential units as outlined in the Apartment Guidelines 2018, the Quality Housing for Sustainable Communities and the Meath County Development Plan 2013-2019 please refer to the Schedules Document brochure prepared by CCK Architects.
- 5 This application is accompanied by a comprehensive range of documentation which specifically seeks to address the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, and items raised by the Planning Authority during pre-application discussions and the relevant sections of the Meath County Development Plan 2013-2019 as well as the Navan Development Plan 2009 - 2015.
- 6 An Environmental Impact Assessment Report (EIAR) is included with the Strategic Housing Development planning application.

1.1 Planning History

- 7 There are no relevant recent planning applications relating to the subject lands.

Figure 1.1 – Overall Masterplan



Source: CCK Architects

2.0 DEVELOPMENT DESCRIPTION

- 1 The Site Layout Plan (figure 1.1) prepared by CCK Architects shows the overall layout in context.
- 2 The proposed development would provide 544 no. residential units, all associated access, car parking, 2.63ha of open space, landscaping and 2 no. crèches. A new road branching west from Academy Street (on lands under the control of Meath County Council – letter of consent included) will be constructed to provide access to the western part of the site and also the new proposed primary school site, (of 3.3 hectares), located to the north of the subject lands.

2.1 Demolition

- 3 There is no demolition of habitable or any other structures relating to the proposed development.

2.2 Residential Development

- 4 In summary, the proposed development comprises the construction of 544 no. dwellings consisting of 260 no. houses, 198 no. apartments and 86 no. duplex units. A wide variety of dwelling typologies are included in the proposal, comprising 198 no. apartments in 1, 2 and 3 no. bedroom apartments in 5 no. apartment buildings along with 86 no. duplex units, in a series of buildings dispersed throughout the proposed development. These apartment dwellings comprise c. 52% of the overall mix of units. In addition it is proposed to provide 260 no. 2, 3 and 4 bedroom dwellings in a range of typologies comprising terraces, semi-detached and detached configurations.

The overall mix of units is as follows:

Table 2.1 – Overall Residential Development Mix

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Overall	
Houses		18	207	35	260	47.8%
Apartments	46	152			198	36.4%
Duplex Apartments		15	15		30	5.5%
Corner Buildings	16	24	16		56	10.3%
	62	209	238	35	544	
Overall Mix	11.4%	38.4%	43.8%	6.4%		

Source: CCK Schedule

- 5 The design intent is to provide a range of housing typologies of different heights, which include apartment blocks fronting Academy Street, 2 storey dwellings (in a back to back arrangement) with Limekiln Wood located to the west, along with duplex dwelling buildings of 3 storeys and 2 no. apartment buildings of 4 storeys located opposite the

school site, fronting Access 1 within the scheme layout. In addition, variety is provided with the inclusion of 3 storey corner blocks dispersed through the site. This built form provides variety in the street scape and offers a mix of townhouse style dwellings with apartments above.

2.3 Houses

- 6 The houses are designed as two and three storey family dwellings, in detached, semi-detached and terrace configurations. Individual plot layouts provide good separation to ensure privacy and minimise overlooking. The end-row and end terrace house types have been used to turn corners, with front doors and windows giving activity and passive supervision to the sides and avoiding large blank gables.
- 7 The variety of house types provides for a wide choice to suit all potential occupiers and many household types, as well as permitting a very efficient site layout. The mix of house type in any one row creates visual interest and contribute to the specific character of the development, both overall and in each street.

2.4 Apartments

- 8 The apartments will be located in two areas of the site, fronting Academy Street and fronting Access Road 1. 3 no. 5-6 storey apartment buildings (with setback) will be sited fronting Academy Street, forming a strong urban edge to the street, responding to the established existing built form on the adjacent site (Academy Square). 158 no. units will be accommodated within the 3 no. buildings (Blocks A, B and C) comprising 38 no. 1 bedroom and 120 no. 2 bedroom units.
- 9 The apartments are orientated east-west benefitting from morning and evening solar access. The apartments will directly overlook Academy Park and the surface parking area to the rear of the building, ensuring passive surveillance of the neighbourhood.

Figure 2.1 – Block B - Elevation



SOUTHWEST ELEVATION

- 10 In addition, 2 no. 4 storey apartment buildings (Blocks D and E) are provided adjacent to Access Road 1 opposite the proposed school site. 8 no. 1 bedroom and 32 no. 2 bedroom units will be accommodated across the 2 no. buildings, providing 40 no. residential units within the buildings.
- 11 Blocks D and E overlook a communal open space area to the rear of the buildings offering passive surveillance of the residential amenity area. The buildings also front the surface carparking provision to the front of the buildings.

- 12 Block D wraps around the corner of the site transitioning to duplex units on the southern elevation. This provides variety in the streetscape and breaks the massing of the building, providing a fine grain treatment of the streetscape as it transitions towards the terraced housing and creche. Block D and the duplex units overlooking the Belmont Green open space area to the south-west.

Figure 2.2 – Block D - Apartments and Duplex Units



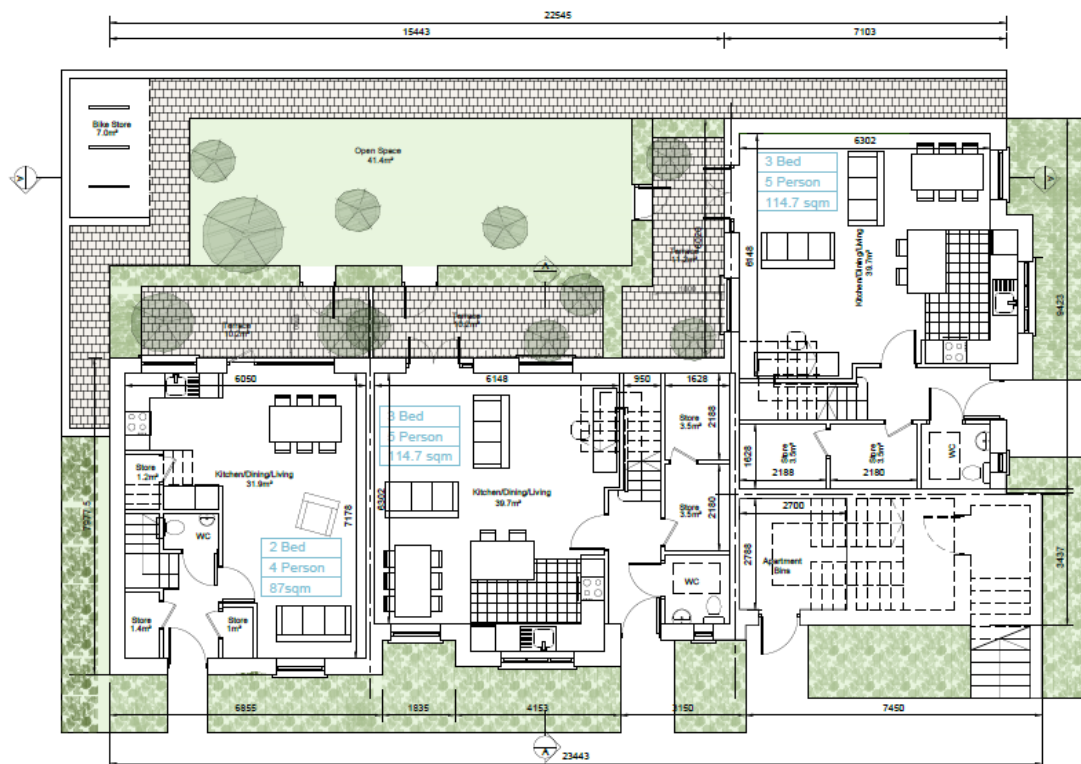
2.5 Duplex Units

- 13 It is proposed to provide 30 no. duplex units throughout the site. The units are located adjacent to apartment Blocks D and E and in the south-eastern corner of the site. 15 no. 2 bedroom and 15 no. 3 bedroom units are proposed. The units are accommodated in the 3 no. buildings with terraces and direct access to communal open spaces provided at ground level and a balcony or terrace provided at the upper levels.

2.6 Corner Blocks

- 14 Corner blocks have been designed to wrap around the corners of the blocks where the development transitions from the main loop road towards the home zones to the west. The 3 storey corner block buildings have been designed to address both street frontages, providing passive surveillance on both sides. The corner blocks act as book ends on the street, defining the streetscape, giving prominence to the corners.
- 15 Two different types of corner blocks have been designed and are dispersed throughout the site. 8 no. type CB5 corner blocks are included, providing communal open space to the rear, directly accessible from ground floor units. 8 no. 1 bedroom, 16 no. 2 bedroom and 16 no 3 bedroom units are provided within the 8 no. type CB5 buildings.

Figure 2.3 – Corner Block Type CB5 - Ground Floor Plan including communal open space



- 16 A second corner block building, type CB8 is also proposed. 2 no. type CB8 buildings are proposed at the centre of the site accommodating 16 no. units comprising 8 no. 1 bedroom and 8 no. 2 bedroom units. Similar to the L-shaped type CB5 buildings, type CB8 buildings are designed around an external courtyard communal open space, with direct access provided from ground floor units. Upper level units overlook the courtyard to the rear and include balconies fronting the street.

2.7 Creche

- 17 It is proposed to provide 2 no. creches within the scheme. A 195sq.m creche will be provided at ground floor level of Block C, providing space for c. 41 children. A second 443sq.m detached creche building is proposed on the loop road (adjacent to Belmont Hill Park) providing for c. 89 children. The creche within Block C will be accommodated with 30 no. dual usage car spaces. Visitors and parents/staff of the creche will have access to these 30 no. car parking spaces that will have limited stay restrictions and will be managed by the Management Company. 15 no. car parking spaces will be allocated to the detached creche.

2.8 Landscape Strategy

- 18 The landscape strategy aims to integrate the new built development with the existing landscape and create a network of attractive and useable open spaces while contributing to the local biodiversity. The character of the landscape proposed is one of large trees, copses of native trees, formal clipped hedges, ornamental shrub and groundcover planting, woodland planting and native hedgerows. We refer the Board to the enclosed Landscape Design Statement and drawings, prepared by CSR – Landscape Architecture.

- 19 The landscape strategy for the site has been formed around the retention of the existing Belmont Woodland at the centre of the site. The woodland was connected with Belmont House and provides a unique opportunity to integrate a mature landscape with this new residential scheme, harnessing the existing character of the land.
- 20 The woodland park forms the centre of the landscape strategy for the site. A series of smaller parks and ancillary open space are provided throughout the site, linked to the central woodland park.
- 21 The landscape strategy is cognisant of Belmont House (a protected structure) on the north-eastern perimeter of the site. The site is in private ownership and falls outside the red line development boundary. This has characterised and influenced the design and layout of the proposal, with existing woodland defining the perimeter of this property retained. Fencing and hedgerow planting will be used to define the development boundary with this property. In addition, the layout presents an attractive frontage to Belmont House.
- 22 A series of neighbourhood character areas are formed around public open spaces forming the centre of the neighbourhood character. 2 hectares of public open space is provided through out the site with an additional 0.63ha provided within the open space zoned lands at Academy Park. The following park areas are proposed;
- 23 **Academy park (0.63ha):** Academy Park is a linear urban park that runs parallel with Academy Street. The design reflects the linearity of the Boyne river valley. The park is directly overlooked by the apartments and offers pedestrians the opportunity to traverse the park taking a direct route to Navan town centre.

Figure 2.4 – Extract - Academy St Park



Source: CSR Landscape Architects

- 24 **Belmont Hill Park (0.12ha):** This park is located close to one of the main entrances to the development and opposite the future school site. The park will be overlooked by the creche, duplex units and Block D. The park includes a community orchard offering a unique amenity space to school children and local residents alike. An informal play area will also be formed on top of the hill. The play area and the park will be framed by large trees, in keeping with Belmont Woodland to the south.

Figure 2.5 – Extract - Belmont Hill Park

Source: CSR Landscape Architects

25 **Belmont Woodland Gardens (1.34ha):** This area is one the key focal points of the development. This sensitively designed park is set within the existing mature trees and strives to;

- Revive the historical woodland garden for inclusive access for all;
- Provide circulation throughout the woodland;
- Open the woodland up for use by new and existing communities
- Provide informal woodland play features and a large equipped playground

Figure 2.6 – Extract - Belmont Woodland Gardens

Source: CSR Landscape Architects

26 In addition to these larger feature parks, 4 no. local parks, totally 0.54ha, are proposed, creating the focal point for each neighbourhood character area. The parks have been design by CSR Landscaping to provide for the following features;

- Direct pedestrian access and permeability through the space
- New tree planting
- Focused areas of shrub/ornamental grasses planting to create a sense of enclosure or entry

The parks provide a sense of identity and place to each character area.

Figure 2.7 – View through woodland

27 **Access**

28 Four access points are proposed to the site, connecting the future residents to Navan town centre, its services and facilities and the broader area.

29 **Access No. 1 (Loop Road):** This vehicular access point will provide a secondary access point to the site connecting the future school site, the creche and the wider residential development. This road will loop through the site, traveling in a southerly direction and connecting to Academy Street and ultimately to the R147 Dublin Road, to the south.

30 **Access No. 2:** Primary access to the apartments will be provided off Academy Street via a priority-controlled junction at Access No. 2.

31 **Access No. 3:** The main access point to the site will be provided via Access No. 3 (shown on the figure below) from Academy Street. This will form the primary access to the housing component of the scheme and will be via a priority-controlled junction on Academy Street.

32 **Access No. 4:** This will provide pedestrian access to bus stops located on the R147 Dublin Road and through to the Boyne Walk. The walkway is overlooked by two dwellings adjacent to the walkway, ensuring passive surveillance.

33 Pedestrian linkages will be provided to the local estates such as Woodlands and Lime Kiln Hill residential developments. Allowance have also been made for the inclusion of future pedestrian and cycle connections to the proposed future school.

Figure 2.8 – Northern Access to lands and Schools Site



Source: 3D Design Bureau

Figure 2.9 – Route through woodland



Figure 2.10 – Proposed Site Access Points

2.9 Car Parking and Cycle Parking Provision

- 34 It is proposed to provide 502 no. car parking spaces for the houses along with 218 no. car parking spaces for the apartments (including the creche in Block C). In addition, it is proposed to provide 140 no. car parking spaces for the duplex apartments. The overall number of car parking spaces is 875. It is also proposed to provide 417 no. cycle spaces for the apartments (including creche in Block C), 46 no spaces are provided for the duplex units, along with 14 no. cycle spaces for the creche (2 storey).

Table 2.2 – Car and Cycle Parking

	Car Parking	Cycle Parking
Houses	502	-
Apartments (including creche in Block C)	218	417
Corner Blocks		104
Creche (Access Road 1)	15	14
Duplex	140	46
Overall	875	581

Source: CCK Architects Schedule of Areas

2.10 Summary

- 35 The development will provide Navan with an additional 544 residential units. These units would benefit from the proximity to the town centre and the surrounding area, with multiple pedestrian and cycle links. The network of green spaces and creche facilities proposed as part of this development would provide amenities for the development, and the area as a whole.

3.0 CONSISTENCY WITH NATIONAL AND REGIONAL PLANNING POLICY

1 The key provisions of national and regional planning policy as it relates to the proposed development is set out in the following sections

3.1.1 National Planning Framework

2 The National Planning Framework is the Government's plan to cater for the extra one million people that will be living in Ireland, the additional two thirds of a million people working in Ireland and the half a million extra homes needed in Ireland by 2040.

3.1.2 National Strategic Outcomes

3 The NPF states that carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. Section 2.6 of the NPF seeks to provide compact and sustainable growth.

4 Chapter 4 of the National Planning Framework seeks to make urban places stronger *"to enhance people's experience of living and working in and visiting urban places in Ireland."*

5 The following is outlined:-

6 National Policy Objective 3a of the NPF states that it is a national policy objective to *"deliver at least 40% of all new homes nationally within the built up envelope of existing urban settlements"*.

7 National Policy Objective 4 states *'ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being'*.

8 National Policy Objective 33 - *Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.*

9 National Policy Objective 34 - *Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.*

10 National Policy Objective 35 - *Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.*

3.1.3 Evaluation of Consistency

11 The proposed development accords with the National Planning Framework (2018) (NPF), in particular with its principles of compact growth and the reinforcement of the country's existing urban structure at all levels. Where housing policy is concerned, the proposed development accords with the NPF's core principles for housing delivery – in particular that the location of new housing be prioritised in existing settlements.

- 12 In accordance with the NPF's strategy of compact growth, it is proposed to develop new homes within Navan's existing development envelope, within an infill site.
- 13 In accordance with National Policy Objective 33, new homes will be provided at a sustainable location, with access to existing services and facilities, located to the north in the town centre. In accordance with National Policy Objective 35, the proposal will increase residential density within the existing settlement of Navan. The proposed development provides a density of 44.5 units per hectare. The Social Infrastructure Assessment, included with the application, provides detail of the wide-ranging social infrastructure and amenities available for the future residents of the scheme.

3.2 Rebuilding Ireland – Action Plan for Housing and Homelessness

- 14 Rebuilding Ireland was launched in 2016 with the objective to double the annual level of residential construction to 25,000 homes and deliver 47,000 units of social housing in the period to 2021, while at the same time making the best use of the existing stock and laying the foundation for a more vibrant and responsive private rented sector.
- 15 Rebuilding Ireland is set around 5 no. pillars of proposed actions. *Pillar 3 seeks to – Build More Homes: Increase the output of private housing to meet demand at affordable prices.*

3.2.1 Evaluation of Consistency

- 16 The proposal will deliver much needed housing within the Greater Dublin Area in accordance with the aims of Rebuilding Ireland, and in particular Pillar 3, which seeks to build more homes – *“to increase the output of private housing to meet demand at affordable prices.”*

3.3 Regional Economic and Spatial Strategy 2018

- 17 The Regional Economic and Spatial Strategy (RSES), which was adopted in June 2019, notes that the preferred spatial strategy for the Eastern and Midlands is the consolidation of Dublin plus the Regional Growth Centres of Athlone, Dundalk and Drogheda, supported by planned focussed growth of a limited number of self-sustaining settlements.
- 18 Navan is identified as a 'key town' which are noted in table 4.1 of the RSES 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.”*
- 19 It is also noted that the RSES supports the reappraisal of the extension of the Dunboyne/M3 Parkway line to Navan during the Mid Term Review of the GDA Transport Strategy.
- 20 The following Regional Policy Objectives for key towns are:-

Key towns

RPO 4.26: *Core strategies in Local Authority development plans shall support objectives to achieve a minimum of 30% of housing in key towns by way of compact growth through the identification of key sites for regeneration.*

RPO 4.27: *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.*

- 21 According to the RSES, Local authorities, in the preparation of their Core Strategies should have due regard to the settlement typology of towns in the Region and carefully consider the phasing of development lands to ensure that towns grow at a sustainable level appropriate to their position in the hierarchy. In this regard, the RSES states that “*higher densities in core strategies should be applied to higher order settlements such as Dublin City, Regional Growth Centres and Key Towns.*”

- 22 Specific policies in relation to Navan include:

RPO 4.42: *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.*

RPO 4.43: *Support the implementation of the Public Realm Plan ‘Navan 2030’ to make the town a more attractive place to live, shop, visit, and do business.*

RPO 4.45: *Support the extension of the Boyne Greenway to include Navan to promote sustainable transport choices and as a recreation asset for the town, subject to the outcome of the planning process and environmental assessments.*

RPO 4.46: *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.*

3.3.1 Evaluation of Consistency

- 23 The proposed infill and sequential development at Academy Street will consolidate the existing built up area of Navan which is identified as a Key town in the Draft RSES and promote sustainable compact growth with access to public transport and local services located to the north in the town centre (c. 900m to the north).

4.0 CONSISTENCY WITH SECTION 28 GUIDELINES

1 The key section 28 guidance documents of relevance to the proposed development are as follows:

- Urban Development and Building Height Guidelines (December 2018);
- Sustainable Urban Housing: Design Standards for New Apartments (2018);
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual;
- Design Manual for Urban Roads and Streets (2013);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Delivering Homes, Sustaining Communities (2007) and the accompanying Best Practice Guidelines- Quality Housing for Sustainable Communities;
- Draft Water Service Guidelines for Planning Authorities (2018);
- The Planning System and Flood Risk Management (2009);
- Appropriate Assessment of Plans and Projects - Guidance for Planning Authorities (2009).

4.1 Urban Development and Building Heights (December 2018)

2 The Urban Development and Building Heights contain SPPR 4 which requires:

“It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable Residential Development in Urban Areas (2009)” or any amending or replacement Guidelines;

2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and

3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.”

4.1.1 Evaluation of Consistency

3 The proposed development provides an appropriate density in compliance with the Sustainable Residential Development in Urban Areas (2009) at c. 44.5 units per hectare (net). The An Bord Pleanála Response Document and the CCK Architectural Design Statement provides further detail.

4 The proposal includes for a mix of building heights and includes, 3 storey duplex apartments, and 4/5/6 storey apartment buildings. In addition, the proposal avoids mono-type building typologies, and includes a range of dwelling types, comprising 11.4% 1-bedroom units, 38.4% 2-bedroom units, 43.8% 3-bedroom units and 6.4% 4-bedroom units (52% apartments and duplexes, 48% houses).

4.2 Sustainable Urban Housing: Design Standards for New Apartments 2018

5 Updated Sustainable Urban Housing Design Standards for New Apartments were published in March 2018. The guidelines provide for revised guidance on apartment developments in response to the National Planning Framework and Rebuilding Ireland.

4.2.1 Evaluation of Consistency

6 This application is accompanied by a Housing Quality Assessment, prepared by CCK Architects, which demonstrates that the proposed apartments and associated communal spaces will conform to and exceed the standards set out within Sustainable Urban Housing: Design Standards for New Apartments.

7 The following is noted with reference to the Specific Planning Policy Requirements (SPPRs):

Specific Planning Policy Requirement 1 (Mix)

8 Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios).

9 The proposed development complies with SPPR 1 as it includes 198 no. apartments (and 86 no. duplex and corner apartment building units), comprising 21.8% (62 no. 1 bedroom units), 67.3% (191 no. 2-bedroom units) and 10.9% (31 no. 3 bedroom units).

Specific Planning Policy Requirement 3 (Minimum Areas)

10 The proposed development complies with the minimum apartment floor area requirements set out in SPPR3.

Specific Planning Policy Requirement 4 (Aspect)

11 According to the Apartment Guidelines, in suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme. The proposed development includes 60% dual aspect units.

Specific Planning Policy Requirement 5 (floor to ceiling heights)

12 The apartment blocks comply with the requirement for floor to ceiling heights of 2.7m at ground floor level.

Specific Planning Policy Requirement 6 (Max units per core)

13 SPPR 6 notes that a maximum of 12 apartments per core may be provided within apartment schemes.

14 The proposal complies with this SPPR6.

15 The Housing Quality Audit, prepared by CCK Architects demonstrates how the proposed apartments comply with appendix 1 of the Apartment Guidelines 2018 in respect of sizes of apartments, minimum aggregate floor areas, widths, storage, minimum private open space and communal open space.

4.3 Sustainable Residential Development in Urban Areas (2009)

16 The Sustainable Residential Development in Urban Areas (SRD) Guidelines provide guidance on the core principles of urban design when creating places of high quality and distinct identity. The Guidelines recommend that planning authorities should promote high quality design in their policy documents and in their development management process. To assist with this, the Guidelines are accompanied by a Design Manual discussed below which demonstrates how design principles can be applied in the design and layout of new residential developments, at a variety of scales of development and in various settings.

4.1 The role of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas is to ensure the *'plan led'* delivery of new development throughout the country.

4.3.1 Evaluation of Consistency

4.2 The Design Manual sets out a series of 12 criteria which it recommends should be used in the assessment of planning applications and appeals. The 12 criteria are set out in the An Bord Pleanála Response Document included in the SHD application and the Architectural Design Statement, prepared by CCK Architects.

4.4 Design Manual for Urban Roads and Streets (DMURS) (2013)

17 The Design Manual for Urban Roads and Streets (DMURS), 2013, sets out design guidance and standards for constructing new and reconfiguring existing urban roads and streets in Ireland. It also outlines practical design measures to encourage more sustainable travel patterns in urban areas.

4.4.1 Evaluation of Consistency

18 The Engineering Services Report, prepared by CS Consulting Engineers and the CCK Architectural Design Statement provides further detail in respect of the consistency of the proposed development with DMURS. The An Bord Pleanála Response document also addresses DMURS.

19 DMURS aims to end the practice of designing streets as traffic corridors, and instead focus on the needs of pedestrians, cyclists, and public transport users. The Manual sets out design guidance and standards for constructing new and reconfiguring existing urban roads and streets in Ireland. Incorporating good planning and design practice and focus on the public realm, it also outlines practical design measures to encourage more sustainable travel patterns in urban areas. The principle design guidance of DMURS has been considered in the design of this development. The proposed development seeks to prioritise pedestrian and cyclists throughout and around the site in accordance with the policies set out in DMURS.

4.5 Guidelines for Planning Authorities on Childcare Facilities (2001)

20 Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings. The threshold for provision should be established having regard to existing

location of facilities and the emerging demography of the area where new housing is proposed. The Guidelines advise that sites should be identified for such facilities as an integral part of the pre-planning discussions.

4.5.1 Evaluation of Consistency

- 21 The proposal includes for a 195 sq. m creche within the ground floor of Apartment Block C and a second 443 sq. m creche located within the northern portion of the housing element of the development. Combined, the creches will provide for c. 130 children.
- 22 Excluding the 1-bedroom apartments [544 – 62= 482] (as per 2018 Apartment Guidelines), this leaves a potential requirement of 129 spaces using the 20 spaces per 75 dwellings (based on 482 no. units).
- 23 The proposal includes 2 no. creches with a combined capacity of 130 no. children, which is in compliance with the above requirements.
- 24 It is intended that the creches are delivered in phase 3 of the development having regard to the existing and committed provision of creche places in the area (as set out in the Social Infrastructure Assessment prepared by John Spain Associates).
- 25 It is therefore proposed that the provision of a creche be deferred to the third phase of development. This would prevent an over-provision of childcare spaces in the short term, support existing creche providers, while still catering for the initial spaces through the existing supply in the surrounding area.
- 26 It is considered that the delivery of the creche in phase 3 is preferable to phase 1, so as not to have a potentially vacant unit in situ, in advance of the population of the scheme reaching a critical mass, sufficient to support a creche.

4.6 Quality Homes For Sustainable Communities - 2007

- 27 The Department's Best Practice Guidelines entitled 'Quality Housing for Sustainable Communities' promotes high standards in the design and construction and in the provision of residential and services in new housing schemes. They encourage best use of building land and optimal utilisation of services and infrastructure in the provision of new housing; point the way to cost effective options for housing design that go beyond minimum codes and standards; promote higher standards of environmental performance and durability in housing construction; seek to ensure that residents of new housing scheme enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and provide homes and communities that may be easily managed and maintained..

4.6.1 Evaluation of Consistency

- 28 This application is accompanied by a Housing Quality Assessment, prepared by CCK Architects, which demonstrates that the proposed houses conform to and exceed the standards set out within the best practice guidelines.

4.7 Draft Water Services Guidelines for Planning Authorities 2018

- 29 The Draft Water Services Guidelines for Planning Authorities were published in January 2018 by the DoHPLG, which sets out a clear structure for actively managing the interface between spatial planning and development and water services planning. The Water Services Guidelines for Planning Authorities have been prepared by the Department of Housing, Planning and Local Government in consultation with Irish Water.
- 30 The Guidelines provide best practice guidance in relation to the interface between planning and development functions provided by planning authorities and the delivery of public water services by Irish Water.
- 31 The key aims of the Guidelines are to:
- *Provide advice to planning authorities on the operational framework within which Irish Water must operate to deliver water services,*
 - *Establish mechanisms for effective engagement between planning authorities and Irish Water across all the relevant functions of planning authorities, and*
 - *Set out how the planning system, in setting out a spatial framework for growth and development, will relate to and inform the planning and delivery of water services by Irish Water at a national, regional and local level.*
- 32 Section 5 sets out development management guidance in respect of developments. The Draft Guidelines note that applications “*should indicate if it is intended to connect to Irish Water’s water supply and / or wastewater networks, whether a pre-connection enquiry has been made to Irish Water and where available a copy of the Confirmation of Feasibility (see 5.4) issued by Irish Water should be included with the application.*”
- 33 The Draft Guidelines state that it is a requirement for Strategic Housing Development applications to contain evidence that Irish Water has confirmed that it is feasible to provide the appropriate service or services and that the relevant water network or networks have the capacity to service the development.
- 34 The Draft Guidelines outline that having regard to the views of Irish Water and having satisfied itself “*that there is a reasonable prospect of the constraint(s) being addressed within the lifetime of the permission, a planning authority or An Bord Pleanála (in the case of a SHD application) may approve, inter alia, this aspect of the development, subject to a condition that requires the applicant to enter into a connection agreement (s) with Irish Water to provide for a service connection to the public water supply and / or wastewater collection networks, as appropriate.*”

4.7.1 Evaluation of Consistency

- 35 CS Consulting Engineers have consulted with Irish Water on the design of the development and a confirmation of design acceptance is included with the SHD application.
- 36 We refer the Board to the Engineering Services Report prepared by CS Consulting Engineers, which confirms there is an existing wastewater treatment plant in Navan, constructed in 2007 to serve Navan (town of County Meath), which has an organic design treatment capacity of 50,000 PE (population equivalent) and that the current size of the agglomeration served is approx. 37,286 PE; the plant therefore currently has a spare capacity of 12,714 PE.

- 37 As set out in the CS Consulting ESR, discussions were held between CS Consulting and Irish Water who reviewed their response and carried out additional checks on the current network. Following Irish Water's internal review, a second pre-connection enquiry was lodged with Irish Water for which a response was received on the 19/08/2019. The letter from Irish Water confirms that:

"Based upon the details you have provided with your pre-connection enquiry and on the capacity currently available as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place and the conditions listed below, your proposed connection to the Irish Water network can be facilitated."

- 38 The letter from Irish Water confirms the following upgrades to address localised constraints in the network:

"Water: In order to supply this development approximately 1.5km of 200mm water main is to be upsized to 300mm. Irish Water may want to upsize this main further. This may be subject to change."

"Wastewater: In order to connect this development to Irish Water's wastewater network a network extension is required. A new 300mm gravity foul sewer, length approximately 470m southwards along the Dublin Road and discharge to the existing Dublin Road pump station. This may be subject to change."

- 39 The Irish Water's letter confirms that a contribution for the upgrade works would be required from the applicant to progress the upgrade works, which would be subject to further discussions.

- 40 Having regard to the nature of the works, it is considered that a separate CPO/consent process would not be required as the works are located within the public road and the timing/funding would be dependent on the applicant contributing (a relevant portion) of the costs of the upgrade works. As such the upgrade works can be delivered within the construction and completion of the proposed development.

4.8 Guidelines for Planning Authorities on 'The Planning System and Flood Risk Management (November 2009)'

- 41 *The Planning System and Flood Risk Management* Guidelines were published by the Minister for the Environment, Heritage & Local Government in November 2009 under Section 28 of the Planning & Development Act 2000 (as amended). The Planning system and flood risk management guidelines require the planning system at all levels to avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere; adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

4.8.1 Evaluation of Consistency

- 42 In order to comply with these Guidelines a Site-Specific Flood Risk Assessment has been prepared by CS Consulting Engineers to inform the pre-application consultations. Final documents will be submitted with the planning application.

43 The SSFRA was prepared to comply with current planning legislation, in particular the recommendations of “The Planning System & Flood Risk Management - Guidelines for Planning Authorities”.

4.9 Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (2009)

44 Screening for Appropriate Assessment has been undertaken for the proposed development in accordance with the Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009) and form part of the application documentation.

4.9.1 Evaluation of Consistency

45 We refer the Board to the enclosed Appropriate Assessment Screening Report and Natura Impact Statement (NIS) prepared by Openfield Ecological Consultants, which assessed the proposed development, including “*in combination*” impacts and which concludes that:

“This report contains an analysis of the proposed project and its relationship with areas designated under the Habitats and Birds Directives. Pathways exist between the development site and a number of such areas and these have been described in detail. Following this analysis, it is concluded that the integrity of the River Boyne and River Blackwater SAC may be affected. Specifically, this may arise from the impact to the habitat of Atlantic Salmon from construction pollution. Arising from this assessment, mitigation has been proposed. With the implementation of these measures no adverse effects to the integrity of the SAC will occur. This conclusion is based on best scientific knowledge.”

5.0 CONSISTENCY WITH LOCAL PLANNING POLICY

- 1 The key provisions of local planning policy relating to the proposed development are set out in the following sections. Reference is made to the following documents:
 - Meath County Development Plan 2013-2019;
 - Navan Town Development Plan;
- 2 An evaluation of the proposed development in terms of the relevant policy or policies is included within each section.

5.1 Meath County Development Plan 2013-2019

- 3 The Meath County Development Plan 2013 – 2019 provides the overall strategic policies and objectives for the County. Town Development Plans are in place for Navan, Kells and Trim while Local Area Plans have been prepared for the remaining towns and villages listed in the county settlement hierarchy. These individual Development Plans and Local Area Plans detail the land use zoning, including that for residential use, in each settlement. The relevant provisions of the Navan Development Plan 2009 – 2015 are discussed separately below.

5.1.1 Settlement Hierarchy and Residential Development

- 4 Navan is identified as a Large Growth Town I in the Settlement Hierarchy of the County Development Plan. This is the highest tier of the Settlement Hierarchy and Navan, along with Drogheda Environs, are the only settlements with such an allocation. Large growth towns are described as *“Key destination, economically active supporting surrounding area, located on multi-modal corridor in metropolitan hinterland”*.
- 5 Section 3.4.1 of the County Development Plan states that *“Large Growth Towns are to accommodate significant new investment in transport, in economic and commercial activity and in housing.”* It is stated that *“these towns will act as important self-sustaining regional economic drivers for the GDA, capitalising on their international connectivity and high-quality connections to Dublin City, whilst also supporting and servicing a wider local economy”*. The proposed development is to provide high quality residential development and significant open space which is consistent with the objective of Section 3.4.1.
- 6 Objective SS OBJ 1 of the County Development Plan is: *“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 to create a compact urban form and facilitate sustainable modes of transport”*.
- 7 Objective SS OBJ 4 of the County Development Plan is: *“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”.

- 8 Objective SS OBJ 8 of the County Development Plan is: *“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”.*
- 9 The County Development Plan states that population target for Meath for 2016 in the Regional Planning Guidelines is 195,898 persons and the household allocation is 79,729 units. The proposed development will assist in achieving this target through the provision of 544 residential units within the town of Navan, in proximity to established amenities and services.
- 10 In order to meet the housing targets for the County over the plan period, the County Development Plan states that a housing allocation of 23,490 units is provided for over the plan period. Meath County Council estimates that approximately 10,998 committed units were approved at the end of 2011. The housing allocation for the lifetime of the Development Plan therefore amounts to 12,942 taking into account the committed units. The proposed development will make an important contribution to meeting this housing target.
- 11 Navan is identified as having potential to accommodate 3,984 no. units, a significant proportion of the County allocation, amounting to circa 31%. The County Development Plan also states that there are only 1,187 committed units (i.e. permitted, but not built) in Navan. This is a third of the number of units required to meet the projected population of the town. Again, the proposed development will make an important contribution to meeting the housing demand for Navan.
- 12 Section 3.6.6 of County Development Plan relates to ‘*Design of Residential Development*’ and states, inter alia, that *“The primary aim of the Planning Authority in relation to residential development is to deliver high quality living environments to serve the needs of residents. Residential schemes should deliver a range of housing units which vary in size, type and tenure, within an overall scheme design, to accommodate a broad population profile including single person households, couples, and households with children, older people and people with a disability”.*

5.1.2 Consistency with Core Strategy

- 13 It is considered that the proposed development is in accordance with the above-referenced core principles as follows:
- The proposed development will respond to demand and need for residential development within close proximity to Navan town centre and to existing residential areas as well as amenities. The proposal is well located in terms of road infrastructure to Dublin and Navan and is also well served by public transport.
 - The proposed development will assist in the consolidation of population growth in Navan and in County Meath as a whole. As demonstrated above, the proposed development will benefit from proximate public transport facilities, and strong pedestrian and cycle linkages internally and externally.

- A residential development would generate an additional population for Navan, supporting significant investment close to the town centre. The location of the proposed development, on a substantial and significantly undeveloped site adjacent to the town centre will encourage sustainable travel patterns and linkages with the town centre.
- The proposal is for a residential development which exhibits a high standard of architectural and landscape design, and which will provide for a high-quality environment for future residents on a suitable site which is zoned for residential development.

5.1.3 Housing

14 The Meath County Development Plan states the following core principles in relation to Residential Development:

- *“Core Principle 1- To develop Meath’s critical role in the Dublin and Mid East Region and its role as part of the Dublin City National Economic Gateway maximising on its proximity to Dublin Airport.*
- *Core Principle 2 - To facilitate the development of sustainable and socially inclusive communities which generate pride, a sense of place, and a healthy lifestyle; are safe, well connected, well served, environmentally sensitive, thriving and well designed.*
- *Core Principle 3 - To promote sustainable economic development to support the population of County Meath in accordance with the guidance and recommendations set out in the Economic Development Strategy for County Meath 2014-2022.*
- *Core Principle 4 - To support the sustainable heritage of the County by safeguarding the cultural, natural and built heritage and natural resources, including biodiversity, of the County.*
- *Core Principle 5 - To encourage mixed use settlement forms and sustainable centres, in which employment, housing and community services are located in close proximity to each other and to strategic public transport corridors.*
- *Core Principle 6 - To support the creation of a compact urban form in all settlements in Meath.*
- *Core Principle 7 - To protect and support rural areas through careful management of physical and environmental resources and appropriate, sustainable development.*
- *Core Principle 9 - To consolidate population growth and employment in areas best served by public transport and a range of transport modes.*
- *Core Principle 10 - To promote and support the integration of land use and transport and a modal shift to greater use of sustainable modes of transport, including public transport, walking and cycling.*
- *Core Principle 12- To ensure that future development patterns in Meath accord with the sustainable management of water resources.”*

5.1.4 Consistency with Housing

15 The proposed development has been designed to be fully in accordance with all of the relevant residential development criteria set out above in the national planning policy context, in particular the Design Manual for Urban Roads and Streets, as well as the site development criteria set out in the County Development Plan. The proposed scheme will provide a mix of units across a range of house types, apartment types and duplexes. The scheme will therefore be suited to accommodate a broad population

profile and provide for opportunities for future residents to upgrade or downsize within the proposed development over time as required.

- 16 The Development Plan, under Section 3.6, sets out the following policies which are considered to be of relevance to the current proposal:
- *“HS POL 1 - To encourage and foster the creation of attractive mixed use sustainable communities which contain a variety of housing types and tenures with supporting community facilities, public realm and residential amenities.*
 - *HS POL 2 - To require a high standard of design in all new residential schemes that are built in a style and scale that is appropriate to the landscape setting.*
 - *HS POL 3 - To integrate new housing into the existing social and urban fabric of the County’s settlements detailed in Table 3.2.*
 - *HS POL 4 - To promote energy efficiency both during the construction phase and during the lifetime of residential development by sensitive design and layout taking into account topography, orientation and surrounding features.*
 - *HS POL 6 - To support the concept of independent living for older people and people with disabilities and ensure where possible that housing for such groups is integrated with mainstream housing in their existing communities. Such housing shall generally be located close to existing or committed community and convenience retail facilities, where possible.*
 - *HS POL 9 - To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner, with regard to the Lifetime Homes guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government ‘Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities’(2007).*
 - *HS POL 10 - To support a sequential approach to residential development in which the first choice location for new housing is within the built up area of towns and villages maximising under-utilised and brownfield lands within and adjoining town and village centres in the first instance and thereafter moving sequentially outwards.”*
- 17 The proposed development is fully in accordance with the above policies of the County Development Plan. The proposed development provides for a wide range of unit types and sizes, including houses, duplex units and apartments. The design of the proposed development is cognisant of the site characteristics and will integrate well with existing housing development to the north, permitted residential development to the south, and existing and future employment uses to the east and west of the subject site.
- 18 The housing and associated ancillary uses to be provided will be suited for the elderly due to ease of access to facilities and amenities, and the residential units will be designed in a way that is adaptable for long term use and changing needs of occupants.
- 19 The subject site is sequentially suited to the provision of the proposed development, as the lands are contiguous to the existing built up area of the town, are in close proximity to the town centre and are adjacent to existing and future employment uses.

5.1.5 Social Strategy / Community Infrastructure

- 20 The following policies of the Development Plan in respect of community infrastructure and social infrastructure are noted and considered relevant to the current proposal:

- *“SOC POL 1 To support the provision and distribution of a range of social infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County’s population in liaison with other statutory, voluntary, private sector and community groups.*
- *SOC POL 2 To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout.*
- *SOC POL 5 To require as part of all new large residential and commercial developments, and in existing developments where appropriate, that provision is made for facilities including local/neighbourhood shops, childcare facilities, schools and recreational facilities, and to seek their provision concurrent with development.”*

5.1.6 Consistency with Social Strategy / Community Infrastructure

- 21 In accordance with the above stated Development Plan policies, the proposed development includes the provision of a series of open space areas, as well as 2 no. creches. The proposal is located in proximity to existing and a future school site (to the north of the subject lands).
- 22 In accordance with SOC POL 5, the development provides for appropriately sized and located outdoor recreational facilities and play areas as well as two creches.

5.1.7 Transport

- 23 Policy TRAN POL 16 of the Development Plan is *“To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses”*.
- 24 Policy TRAN POL 23 is *“To require planning applications for major developments to demonstrate proposals to address accessibility for pedestrians and cyclists”*.

5.1.8 Consistency with Transport

- 25 As set out above, the development provides for a high standard of pedestrian and cycle infrastructure. The quality of the pedestrian and cycle infrastructure proposals is demonstrated in the TTA report prepared by Pinnacle Consulting Engineers, and CS Consulting Engineers which includes specific sections on the compliance of the scheme with DMURS and the National Cycle Manual. The proposed development incorporates a high standard of pedestrian and cycle infrastructure, including a system of segregated pedestrian and cycle routes, a greenway pedestrian and cycle route and potential pedestrian and cycle links with the existing residential development to the north. The internal pedestrian and cycle routes to be provided ensure strong linkages within the development to amenities within the neighbourhood centre, and green spaces. The development provides for future links with the education and employment development to be accommodated on the lands to the west, with an access to tie into the proposed east-west pedestrian and cycle route.

5.1.9 Childcare Facilities

- 26 Section 5.8 of the Development Plan sets out the policy of the Council in relation to childcare facilities. The Plan recognises that such facilities constitute key infrastructure required to enable increased participation in the workforce.
- 27 Policy SOC POL 21 of the Plan is *“To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines.”*
- 28 Policy SOC POL 23 is to *“promote and encourage the provision of a network of childcare facilities that reflects the distribution of the residential population in the county and to minimise travel distance and maximise opportunities for disadvantaged communities”*.
- 29 The childcare facilities are ideally located within the proposed development. The proposed locations (split between the apartments and the house) of the childcare facilities will provide for ease of access from the wider development on foot or by bike, and significantly will thereby reduce the level of driving necessary to access childcare in the area.

5.1.10 Development Management Standards

- 30 The County Development Plan standards for house sizes are as follows:
- One/two bedroom - 55 sq. m.
 - Three bedroom - 60 sq. m.
 - Four bedrooms or more - 75 sq. m.
- 31 The houses in the proposed development will exceed the above standards, many by a significant margin. In accordance with the Development Plan standards, a minimum separation distance of 22 metres will be observed between directly opposing windows.
- 32 Public open space of 2 hectares (15% of the site) will be provided within the development at a rate which meets the standard of 15% set out in the Development Plan. In addition there is a further 0.63 hectares of open space on F1 zoned lands (and not included in the 15% figure). This level of provision is predicated on the need to provide for a good standard of open space provision interspersed with the residential streets.
- 33 The areas of private open space provided to the rear of the houses within the development will accord to the Development Plan standard of 55 sq. m for two-bedroom houses, 60 sq.m for three bedroom houses, and 75 sq. m for four bedroom houses. The areas of private open space for each individual unit are provided on the detailed site layout plans provided herewith.
- 34 As set out above, the apartments proposed within the development will accord with the 2018 Design Standards for New Apartments in their design, floor areas and layout. These guidelines, issued under Section 28 of the Planning and Development Act, superseded the standards set out within the County Development Plan for apartments.
- 35 The Development Plan requires the preparation and submission of a detailed Transport and Traffic Assessment for residential developments in excess of 200

dwellings. Accordingly, a TTA Report, prepared by Pinnacle Consulting Engineers is submitted herewith.

5.1.11 Car Parking

36 It is proposed to provide 502 no. car parking spaces for the houses along with 218 no. car parking spaces for the apartments (including the creche in Block C). In addition, it proposed to provide 140 no. car parking spaces for the duplex apartments and 15 no. for the detached crèche beside unit no. 64. The overall number of car parking spaces is 875.

5.1.12 Cycle Parking

37 It is also proposed to provide 581 no. cycle parking spaces comprising 417 no. cycle spaces for the apartments (including creche in Block C) and 150 spaces for the duplex apartments, along with 14 no. cycle spaces for the creche beside unit no. 64.

5.2 Navan Town Development Plan

38 The Navan Development Plan was adopted by Meath County Council in November 2009 and remains in place under the provisions of Section 14 (b) of the Planning & Development Act 2000, as amended. Meath County Council will only have regard to the land use zoning and other objectives contained in the Development Plan in consideration of planning application.

5.2.1 Land Use Zoning

39 The subject lands are zoned 'A2 New Residential' in the Navan Development Plan with an objective:

'To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of Navan as a Large Growth Town I.'

40 Permitted uses on such lands are noted as: B&B, guest house, community facility/centre, home based economic activities, residential/sheltered housing, and water services/public services.

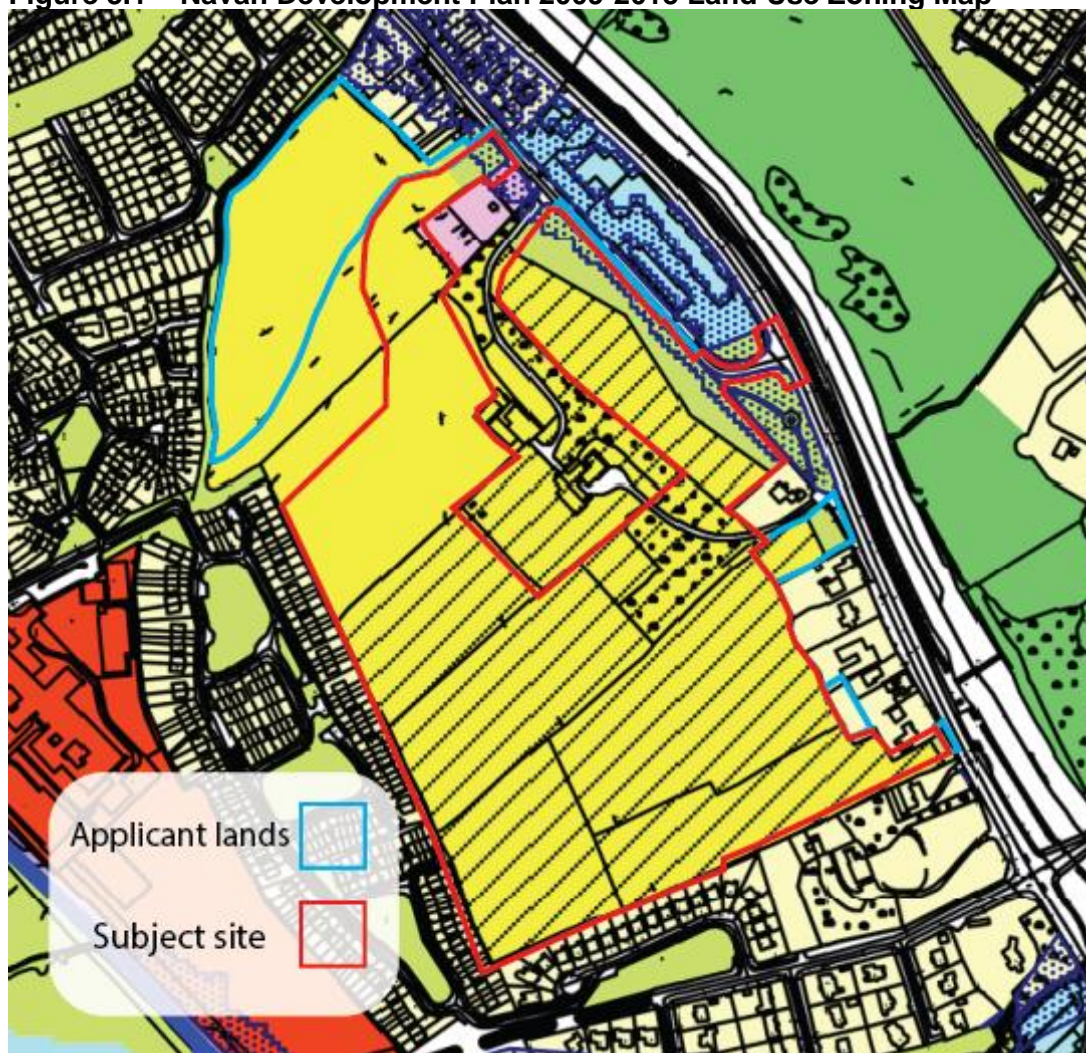
41 The overall subject site is zoned A2 residential and the southern part of the site is also identified as "Residential Phase II" lands. CS OBJ 3 states in relation to Phase II lands that "ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "Residential Phase II (Post 2019)" are not available for residential development prior to 2019". It is appropriate now (in 2019) to apply for planning permission on these lands and that they are brought forward for development, in this context.

42 The development of these lands is further supported by proposed provision of school site by the applicant on Phase 1 lands (adjacent to north of site) as received by Department of Education and Skills following consultation with Meath County Council.

43 A portion of the eastern side of the site, fronting onto Academy Street is zoned F1 open space. This area is indicated as a flood risk zone associated with the River Boyne. The development footprint is located outside the flood risk zone and we refer the Board to

the enclosed CS Consulting Site Specific Flood Risk Assessment, which confirms that the residential area is within flood risk zone C (i.e., a low risk of flooding).

- 44 In relation to this F1 zoning which extends across sections of the frontage of the site, we refer the Board to the NDP which states;
- 'Uses not listed under the permissible or open for consideration categories are deemed not to be permissible in principle and such uses will be considered on their individual merits.'*
- 45 A large public recreation area of c. 0.63 hectares is provided within the F1 zoned lands directly in front of proposed apartment Blocks A, B and C. This space is publicly accessible via Access 2 which also facilitates the apartments. Further the Belmont Woodlands will also be delivered within the scheme providing an additional publicly accessible recreation space, accessible via the loop road (Access 1 and 3) to the site. Access 1 to the north of the site will provide access to the future school site and loop through the site, also providing access to Belmont Woodlands.
- 46 Recreation areas have been provided within the F1 zoning where the depth of the land zoning is sufficient to provide useable recreation space. Communal open space for the apartments is provided for on the A2 residential zoned lands.
- 47 It is our view that the proposed road will provide access to c. 2.63ha for publicly accessible open space areas, including a 1.34ha woodland area. The proposed development will provide additional amenity to the wider area, including existing residents of Navan.
- 48 We further note that the F1 zoning does not include a list of uses which are not permitted, meaning the access road can be considered on its merits as noted above.

Figure 5.1 – Navan Development Plan 2009-2015 Land Use Zoning Map

Source: Navan Development Plan 2009-2015 (Additional applicant lands in blue)

5.2.2 Phase II Lands

- 49 A portion of the A2 residential zoned lands are identified as “*Residential Phase II Post 2019*”. These phase II lands are now available for development under current plan. The development of these lands is further supported by proposed provision of school site by the applicant on Phase 1 lands (adjacent to north of site) as required by Department of Education and Skills following consultation with Meath County Council.
- 50 It should be noted that the site (identified as site K by MCC) was evaluated as part of Variation No. 1 of the extant Navan Development Plan relative to residential lands and ranked first and highest A2 zoned site (out of an overall 19 no. sites) in relation to the exercise undertaken. In this regard, the site is considered to be an appropriate infill development for the town of Navan and is therefore suitable now for residential development within the emerging Meath County Development Plan 2019-2025. The Evaluation of Residentially Zoned Lands is included at Appendix 7 of the Navan Development Plan.

51 The following is an extract confirming the top ranking of the site:-

Table 2: Evaluation of Land Parcels

Site Name	Site A	Site B	Site C	Site D	Site E	Site F	Site G	Site H	Site I	Site J	Site K	Site L	Site M	Site N	Site O	Site P	Site Q	Site R	Site S
Proximity to Town Centre	5	6	5	5	4	4	6	5	8	6	2	3	5	3	5	5	4	3	5
Environmental Constraints	5	5	1	3	1	1	3	1	1	1	1	3	3	1	3	1	1	1	1
Sustainable Transport	1	1	5	1	1	5	1	1	3	5	1	1	3	1	1	3	3	3	5
New Distributor Roads Required	5	1	1	5	1	1	5	1	1	1	1	3	4	1	5	1	1	1	1
Infill Opportunity	5	3	4	5	1	1	4	5	3	3	1	2	4	1	4	5	1	2	1
Sustainable Community	5	3	5	5	5	5	3	1	2	3	2	1	3	1	3	5	2	1	3
Total	26	19	21	24	13	17	22	14	18	19	8	13	22	8	21	20	12	11	16
Rank	19	11	14	18	5	9	16	7	10	11	1	5	16	1	14	13	4	3	8

Source: Table 2 Appendix 7 of Navan Development Plan

52 It is noted the Navan Development Plan 460 units are identified for release in Phase 1 for Site K (the subject lands). The proposal relates to 544 no. dwellings.

53 The Plan notes that the residential land evaluation placed a strong emphasis on the sequential approach to development, and that the evaluation excluded those areas within the identified flood risk mapping and those sites with the benefit of an extant permission. The footprint of the development areas are located outside the flood risk zones and sequentially the subject site is an infill site, with development on all frontages.

54 Having regard to objective CS OBJ 3, which promotes an order of priority, the release of Phase II residential lands is now appropriate given the following:-

- The quantum of units identified for the site at 460 for Phase 1, is broadly similar to that proposed, which is 544 no. dwellings (which includes the proposed school site),
- National planning policy including Rebuilding Ireland - Action Plan for Housing and Homelessness and the National Planning Framework,
- The allocation of the northern portion of the subject lands of c. 3.3 hectares, which are zoned A2 to educational use (Primary school),
- The position of Navan in the Meath settlement hierarchy,
- The current housing shortage in which residential developments of scale can be considered to be of strategic and national importance,
- The location of the subject site in close proximity to a number of schools,
- New development along Academy Street will enhance the overall street and gateway to Navan,
- The location of the subject lands in relation to the existing services in the town centre located c. 900m and 1,500m to the north.
- There are numerous bus operators providing a bus service to Navan (NX, 179, 109, 109a, 110, 190) and the lands are proximate to bus services.

55 The proposed development provides for an orderly and sustainable infill of a substantial site within the town of Navan on appropriately zoned lands which benefit from permitted infrastructure and are proximate to social and community infrastructure such as schools employment and retail.

5.2.3 Residential Development

56 In terms of Residential Development, it is the policy of Meath County Council and Navan Town Council:

- Residential POL 1 is: *“To promote a high standard of design and layout in new residential developments with regard to the local character of the townscape and landscape.”*
- Residential POL 2 is: *“To ensure that services and utilities in residential developments are provided concurrent with the construction of new dwellings.”*
- Residential POL 3 is: *“To ensure that all new residential developments incorporate a detailed landscape plan, which shall be an integral part of the implementation of the development. Maximum use should be made of the opportunities presented by existing landscape features (including tree groups, hedgerows and streams)”*
- Residential POL 5 is: *“To promote energy efficiency both during the construction phase and during the lifetime of the development by sensitive design and layout taking into account topography, orientation and surrounding features.”*
- Residential POL 7 is: *“To provide for the integration of new housing into the natural and built environment in a manner that makes a positive contribution to the overall environment in the locality”.*
- Residential POL 8 is: *“To ensure the needs of pedestrians and cyclists are provided for in the design and layout of residential areas. Residential areas should be designed so as to provide for a hierarchy of spaces and places which provide a range of social functions and facilities and respect the amenities of residents.”*

57 The proposed development is consistent with the policies above. It comprises a high standard of design and layout, which is demonstrated in the CCK Architects layout and the overall Landscape Design Statement, prepared by CSR Landscape Architects. The proposal integrates into the existing natural and built environment, preserving the existing woodland and providing a high-quality landscape design, which has been designed to accommodate existing trees. Permeability is also provided to the boundary of the development in the northwest, south and south west. The proposal provides a series of pocket parks and parkland areas (7 in total), which are well dispersed throughout the scheme.

5.2.4 Public Open Space

58 The Navan Development Plan 2009-2015 states the following in relation to Open Space requirements:

59 Public open space in residential developments shall be provided at a minimum rate of 15% of the total site area.

60 With reference to the above, the proposed development includes c. 15% of public open spaces located in Belmont Park and Gardens, and also well located and distributed within the overall Masterplan layout. The proposed quantum of public open space excludes the zoned open space area of 0.63 hectares fronting onto Academy Street.

5.2.5 Development Objectives

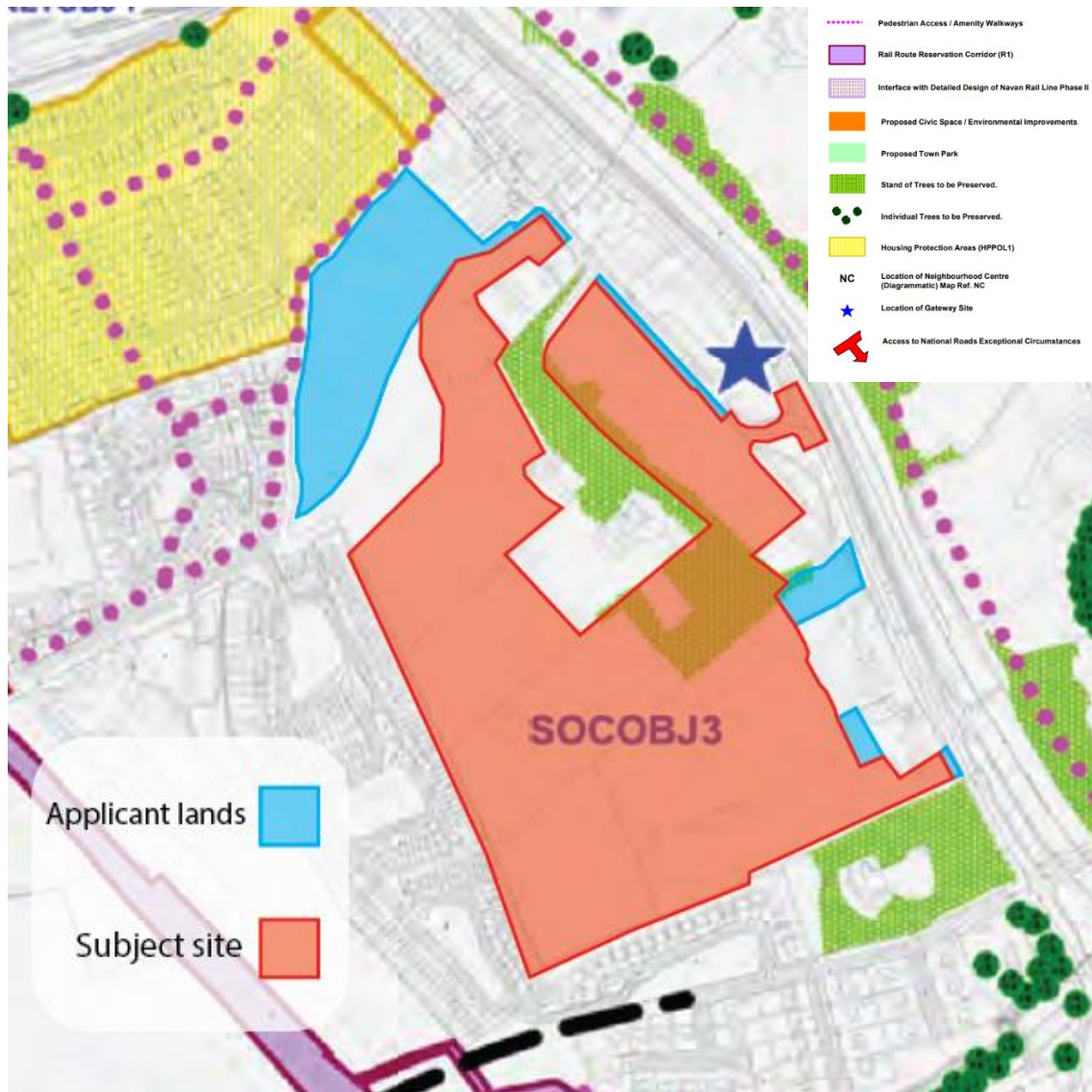
61 Map no. 2 of the Navan Development Plan includes a number of objectives. The subject lands contain an objective *“stand of trees to be preserved”* along with objective SOCOBJ3 (to investigate a number of sites in relation to provision of a regional hospital).

62 It is noted due to the topography of the subject site and the difference in levels that the optimum location of the southern entrance traverses a portion of the stand of trees

identified above. In this regard, CSR, the project landscape architects along with the project engineers CS Consulting reviewed the tree survey and undertook a detailed review so as to integrate the route, in the context of the challenging levels so that the overall integrity of the stand of trees will be preserved. The proposal also opens up the forest area as an amenity for the proposed development.

- 63 The CSR Landscape Design report (Appendix 1 of CSR report) provides detail on the tree retention strategy for the lands.
- 64 In addition, in reference to SOCOBJ3, which seeks to investigate in consultation with the HSE a suitable site for a regional hospital for the north east, it is noted that there are 3 no. sites identified for the potential provision of a regional hospital in Navan at Nevinstown, Balreask Old and the subject lands (Limekilnhill).
- 65 The subject lands are zoned A2 residential, and a Hospital is not included in the 'permitted' or 'open for consideration' uses. Uses not listed under the permissible or open for consideration categories are deemed not to be permissible in principle and such uses will be considered on their individual merits. A school site is proposed as part of the subject application.

Figure 5.2 – Navan Development Plan 2009-2015 Development Objectives



- 66 The lands immediately to the north of the subject site have been agreed to be purchased by the Department of Education and Skills and a Primary School will be provided on the adjoining lands on a site of c. 3.3 hectares. The overall land parcel (identified at Limekiln) would not be suitable for a regional hospital, in this context. It is also noted that the subject lands have been identified as the top ranking residential site (out of 19 no. sites) and that, having regard to the positive characteristics of the lands in relation to the ability to deliver a high quality residential development, it is considered that the other 2 no. sites identified would be more suited to the provision of a regional hospital.

5.2.6 Architectural and Natural Heritage

Protected Structures

- 67 The Navan Development Plan identifies 3 no. protected structures in the vicinity of the proposed development relating to Belmont House, Belmont House entrance gate, and 'Russell's B&B. All of these structures are located outside the boundary of the application. Some minor works are proposed to the former entrance laneway associated with Belmont House. It is noted Belmont House relocated its entrance to the north and the main house doesn't use this avenue. The EIAR provides an assessment of the impact of the proposed development on the adjacent protected structures.
- 68 With reference to Figure 5.2 above, there is also a stand of trees to be protected. This stand of trees has been maintained and incorporated into the main area of open space, and a detailed appraisal is contained in the CSR Landscape Report (Appendix 1 of CSR report).

5.3 New Meath County Development Plan 2019-2025

- 69 The new Meath County Development Plan 2019 to 2025 is currently being prepared by the Planning Authority. Pre-draft submissions were requested in January and February 2017. Following the publication of the National Planning Framework (NPF), a Regional Spatial & Economic Strategy (RSES) has been adopted for each region and all County Development Plans must be updated to be consistent with the RSES.
- 70 In order to allow each county to align the timeframe for their statutory plans with the relevant RSES., the Planning & Development (Amendment) Act 2018 has been enacted and contains a provision that requires Planning Authorities to pause the statutory review process where it is in progress or to vary adopted plans immediately following adoption of the relevant RSES. Taking the above into account, Meath County Council temporarily paused their review of the Draft Meath County Development Plan 2019-2025 pending the adoption of the RSES. This review is now underway.
- 71 We note under the Strategic Housing Legislation that An Bord Pleanála are provided with the opportunity to grant permission for much needed residential development on lands zoned for residential use, such as the subject lands zoned A2, notwithstanding other objectives / requirements of the Development Plan, for example the phasing of development. The long title of the Planning and Development (Housing) and Residential Tenancies Act (2016) states that the provisions therein (including Strategic Housing Development) were introduced *"to facilitate the implementation of the document entitled "Rebuilding Ireland - Action Plan for Housing and Homelessness" that was published by the Government on 19 July 2016"*.
- 72 The Rebuilding Ireland Action Plan seeks to provide for a step-change in the rate of housing delivery in the state following a prolonged period of inactivity in terms of housing development. It is considered that the proposed development will play a part in the provision of much needed housing supply in the context of a prolonged and ongoing shortage and increasing housing need. The proposed development will deliver compact, sustainable residential development which responds to this need and demand on appropriately zoned lands and in a manner, which accords with national, regional and local planning policy.

6.0 PART V

5.1 The applicant has entered into initial discussions with the Housing Department of Meath County Council in respect to Part V. The applicant agrees to accept a condition on a grant of planning permission, if the Board is minded to approve the proposed development, which requires the applicant to enter into a Part V agreement with Meath County Council as per their requirements prior to the commencement of development.

5.2 The applicants Part V proposals are described and mapped in the Part V material accompanying this consultation request. Coindale Ltd., propose to allocate 54 no. dwellings as follows:-

- 8 no. 1 bedroom apartments and duplex units;
- 19 no. 2 bedroom apartments and duplex units;
- 6 no. 2 bedroom dwellings;
- 14 no. 3 bedroom dwellings.
- 7 no. 3 bedroom duplex units

7.0 CONCLUSIONS

- 1 The statement set out herein demonstrates the consistency of the proposed development with the relevant national, regional and local planning policy context. At a national and regional level, this statement has demonstrated the consistency of the development with the following:
 - National Planning Framework;
 - Regional Economic and Spatial Strategy for the East and Midlands Region 2018;
 - Urban Development and Building Height Guidelines (December 2018);
 - Sustainable Urban Housing: Design Standards for New Apartments (2018);
 - Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual;
 - Design Manual for Urban Roads and Streets (2013);
 - Guidelines for Planning Authorities on Childcare Facilities (2001);
 - Delivering Homes, Sustaining Communities (2007) and the accompanying Best Practice Guidelines- Quality Housing for Sustainable Communities;
 - Draft Water Service Guidelines for Planning Authorities (2018);
 - The Planning System and Flood Risk Management (2009);
 - Appropriate Assessment of Plans and Projects – Guidance for Planning Authorities (2009).
- 2 Consistency is also demonstrated with the policies and provisions of the Meath County Development Plan 2013-2019 and Navan Development Plan 2009-2015, which are the key planning policy documents at a local level.
- 3 It is respectfully submitted that the proposed development will provide an appropriate form of high-quality residential development comprising residential, open space, and two creches on the subject lands.
- 4 The proposed development and accompanying documentation and reports have been prepared following extensive pre-planning consultation with Meath County Council as detailed above which forms a part of this application for pre-application consultation with An Bord Pleanála.
- 5 The proposed development will result in a residential density of c. 44.5 units per hectare (net), which is considered appropriate having regard to the zoning of the subject lands.
- 6 In conclusion, it is respectfully submitted that the proposed development is consistent with and in accordance with the proper planning and sustainable development of the area, and complies with all relevant national, regional and local planning policies and guidelines and that the proposal as presented constitutes a reasonable basis for an application.

PRE-APPLICATION DISCUSSIONS (UNDER S. 247 OF ACT)

MCC 247 Meeting 25-1-2019

Wendy Bagnall (WB) Senior Executive Planner
Billy Joe Paddan (BJP) Executive Planner
David O'Reilly (DOR) Executive Engineer
Caroline Corrigan (CC) Senior Executive Engineer Environment
David Keys (DK) SEE Flood Risk
Brendan Fulham (BF) Housing Department Part V
Gerry Boyle (GB) Senior Engineer
Alan Rogers (AR) Admin

Simon Walsh (SW) Coindale
Michael Crowe (MC) CCK Architects
Paul McVeigh (PMcV) CCK Architects
Niall Barrett (NB) CS Consulting (Civils and structures)
Ronan Kearns RK– Pinnacle Consulting – (Traffic)
Emma Oldroyd (EO) – CSR Landscape Architects (
John Spain (JS) – John Spain Associates,
Rory Kunz (RKJSA) – John Spain Associates

School lands

- It was outlined by SW that heads of terms were agreed in principle and that the location of the school was defined by the LMETB.

Planning General

- BJP noted that a Social Infrastructure Assessment would be required to be submitted.
- It was confirmed that letters of consent had been requested from MCC.
- BJP stated that rationale would have to be included in the application for Phase 1 and Phase 2 lands to be included in the Statement of Consistency
- WB advised that the MCC submission on the draft RSES said a lot of positive things about the role of Navan.

Phasing and Development Standards

- Clear phasing proposals to be included – largely driven by transportation and access – (MCC).
- Apartments – it was confirmed that they complied with the 2018 Guidelines.
- A HQA will be included with the application.
- The density at c. 40 was considered acceptable by MCC (WB).
- The mix was also considered acceptable.

Open Space

- BJP enquired whether OS along Academy Street was included in the 16% POS – it was confirmed that this was in excess.

Private Open Space

- Rear garden boundary treatment – block wall at rear wall and concrete post and wooden panel in between houses was considered acceptable by MCC.

- Balconies to be partially recessed if possible (Visual impact)
- Taking in Charge layout to be submitted

Part V

- BF noted that units were in one area – preference that units to be dispersed through the site. SW noted that Part V units were clustered together to make it easier from a management point of view.
- The main internal spine road was being delivered early and frontloaded along with the provision of Part V units.
- BF indicated that a detached 4 bedroom unit should be included.
- It was agreed that Coindale would liaise with MCC Housing Department.

Water Services

- MCC waiting on feedback from IW in relation to capacity. Patrick O'Neill was the contact in IW.
- MCC advised that the full development should be analysed including the adjacent school site. The detail needs to be clear for the ABP submission.
- MCC noted a confirmation of feasibility is required and that capacity should be identified without need for offsite infrastructure.
- MCC noted water supply was adequate.
- Surface water
- MCC recommended review of ditches in the surface water calculations Greenfield run-off required from the site.
- SSFRA noted and flood risk along Academy street (FRA A and B) to demonstrate that emergency vehicles can access the subject lands, and that access point not blocked. Justification test to be included for this portion.
- Remainder of residential lands is within flood risk zone C (compatible for development).

Traffic and Transportation

- Full TTA required for the proposal to include school site in the figures.
- Junctions need to be looked at – RK to liaise with MCC to scope the junctions to be assessed.
- Junction layout to be reviewed in relation to potential trips and the potential queue length and sightlines to be examined.
- It was noted by NB that the junction onto Academy street was the optimum location having regard to other existing entrances on the street.
- DMURS applies.
- Pedestrian and cyclist permeability discussed. The locations were outlined, which delivered permeability up to the boundary with adjacent sites.
- 5% was noted as the TIC gradient recommended maximum.
- NB indicated that a short section of one of the southern entrance was 8% for a short stretch due to the level difference between Academy street and the site to rear.
- Road widths were noted at 5.5m with 6m for the school element.
- MCC noted that the TRICS figures were a little low for the apartments. RK to discuss with JMcG.
- Car parking for houses was confirmed as sufficient by MCC.
- Apartment provision was a little short.

- RK noted that Go-car had indicated that the site was suitable for car sharing, which would allow for 1 space per 10. RK noted that the introduction of the Go-cars would normally be on a phased basis 3-4 initially.
- MCC Roads indicated that the site was considered to be a peripheral location (Apartment Guidelines) from a parking perspective. It was outlined by JS that the location was best described as an intermediate location.
- MCC Roads indicated that a Stage 2 RSA would be required.
- MCC Roads noted the trees along the main spine road and the potential to damage paths from the roots.
- SW indicated that the trees would be chosen by CSR to ensure that they would be compatible with urban location.
- MCC roads noted the extent of home zones and that the materials should be robust. It was confirmed that coloured tarmac would be used.
- MCC Roads stated that the MCC TIC Document should be referenced – cobblelock not to be used.
- Navan 2020 – important role for public transport including along Academy street – NTA bus route along Academy street.
- Details of public lighting to be included.

Environment

- Important that detail be provided on cut and fill (soil and stone) particularly in relation to Article 27 issues.
- A Construction and Environmental Management Plan and a Waste Management Plan would be required. 3 bins required to be incorporated into the design.
- SW confirmed that applicant not in favour of using Article 27 to reduce risk.
- Climate change impacts should be included in the mitigation measures (such as dust increasing with additional dry spells).
- Climate Action Strategy (Draft) for MCC was referenced.
- RK JSA noted that the soils would be examined as part of the EIAR and that to date preliminary studies had been undertaken such as biodiversity and archaeology. 2 no. enclosures (medieval) were found after GPR and that the consultant was liaising with the Department – preservation by record was being recommended.
- Robert Myles is to be consulted by CSR and John Cronin in relation to protected structure and proposals – RK JSA noted that the paths in the POS were to be reused where possible.

END