

CHAPTER 3: SETTLEMENT STRATEGY & HOUSING



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3.0 Introduction

This chapter of the Development Plan sets out Navan Town Council's and Meath County Council's strategic vision for the future development of Navan and includes the housing strategy for the plan period. The policies and objectives of the National Spatial Strategy, the Regional Planning Guidelines for the Greater Dublin Area and the Meath County Development Plan 2007-2013 as set out in Chapter 1 provides a strategic context for the Navan Development Plan and informs and guides Navan Town Council and Meath County Council in drawing up their Settlement Strategy. Navan is identified as a Large Growth Town in the Regional Planning Guidelines with a population threshold of 25,000-40,000. It is anticipated that Navan will grow in the longer term to a population threshold of 60,000 persons.

3.1 Vision

The vision for the future of Navan over the plan period is to ensure the continued development of Navan in a manner that will provide a high quality environment, which is attractive to residents, workers, visitors and investors, balanced with the protection of inherent qualities of the built environment.

In order to achieve this vision, the plan aims to consolidate Navan's position as a Large Growth Town as part of a primary dynamic cluster together with Kells and Trim and as an economic driver within the County and Region.

The vision for Navan in the new Development Plan will be based on the following principles:

Sustainability:	To provide for and accommodate the social, cultural and economic development of the town without compromising such aims for future generations.
Competitiveness:	To promote the development of Navan as a Large Growth Town as part of a primary dynamic cluster with Trim and Kells and as a key economic driver within the County and Region.
Quality of Life:	To promote social, cultural and educational facilities/amenities and encourage the development of a vibrant community spirit.
Quality of Environment:	To protect and promote areas of quality built and natural environment through education and investment.
Social Inclusion:	To seek to redress social inequalities and social polarization, and engage the public at all possible times to seek consensus on planning for the future.

Polices

In terms of the Settlement Strategy, it is the policy of Meath County Council and Navan Town Council:

Settlement Strategy POL 1	To facilitate the continued development of Navan as a large growth town and promote its status as a primary dynamic cluster in partnership with Trim and Kells and as a key economic driver in line with the policies prescribed in the County Development Plan 2007-2013 & Regional Planning Guidelines 2004-2016;
Settlement Strategy POL 2	To promote the development of Navan as a self sustaining centre incorporating employment activities, sufficient retail services and community facilities.

While the achievement of the policies above will involve all areas of the Councils activities, in land-use terms they are reflected in the Navan Development Plan by the adoption of the following specific objectives:-

Objectives

In terms of the Settlement Strategy, it is an objective of Meath County Council and Navan Town Council:

Settlement Strategy OBJ 1	To provide sufficient and appropriately located land for industrial and commercial development;
Settlement Strategy OBJ 2	To ensure the provision of adequate water services and other urban infrastructure to cater for the growth in demand for such facilities;
Settlement Strategy OBJ 3	To promote the enhancement of an adequate and efficient transportation system;
Settlement Strategy OBJ 4	To promote a more compact urban form;
Settlement Strategy OBJ 5	To protect the town's architectural and natural heritage including Protected Structures and the ACA's, by encouraging appropriate and sensitive new development;
Settlement Strategy OBJ 6	To ensure that adequate suitable land and services are reserved to cater for the establishment, improvement or expansion (where possible) of educational/social and community facilities;
Settlement Strategy OBJ 7	To consolidate the existing Town Centre Development and the identified Town Centre expansion area as a principal shopping area in the town;
Settlement Strategy OBJ 8	To develop the public realm and amenities of Navan so that quality of life for residents can be improved;
Settlement Strategy OBJ 9	To reserve land corridors, free from development, for the provision of the Leinster Orbital Route (a.k.a. Dublin Outer Orbital Route) and the Local Distributor Road Network.
Settlement Strategy OBJ 10	To promote the re-use of urban brownfield land and derelict and vacant buildings;
Settlement Strategy OBJ 11	To promote the use of walking and cycling and reduce the reliance on the private car;
Settlement Strategy OBJ 12	To ensure the protection of flora, fauna, quality landscapes and the promotion of bio-diversity;
Settlement Strategy OBJ 13	To provide high quality public water supply and drainage systems;
Settlement Strategy OBJ 14	To promote water prevention, reduction, re-use and recycling;
Settlement Strategy OBJ 15	To promote active community involvement through the provision of information, public consultation and joint partnerships.

3.2 Local Area Plans & Framework Plans

As stated in Chapter 2 it was an objective of the Navan Development Plan 2003-2009 to prepare a number of Local Area Plans for specific areas within the Navan Development Plan area, namely LAP 1, LAP 2, LAP 3, LAP 4 and LAP 5. Two of these plans were delivered namely LAP 3 which was adopted on the 24th of July 2006 and LAP 4 which was adopted on the 1st of October 2007. It is proposed to readopt LAP 3 and LAP 4 as part of this plan. The preparation of LAP 1, LAP 2 and LAP 5 remained outstanding at the commencement of the Development Plan review process. Therefore the development of these lands falls under the remit of this Development Plan.

The Navan Development Plan 2003-2009 also included an objective to prepare an individual Action Area Plan (AAP) for a number of identified locations within the Navan Development Plan development boundary, namely AAP 1, AAP 2, AAP 3, AAP 4, AAP 5 and AAP 6. Two of these plans were delivered namely AAP 1 and AAP 2, which were approved in early 2008. It is proposed to readopt AAP 1 and AAP 2 as part of this plan. Furthermore, the 'Clonmagadden SDZ Planning Scheme' was adopted in December 2004. The preparation of AAP 3, AAP 4, AAP 5 and AAP 6 remained outstanding at the commencement of the Development Plan review process. Therefore the development of these lands falls under the remit of this Development Plan.

The preparation of Local Area Plans and Framework Plans will assist in achieving quality developments in terms of, inter alia, urban design, structure, delivery of community/amenity facilities and permeability. The Planning Authority considers Local Area Plans and Framework Plans to be an effective means of guiding new development and providing essential social infrastructure in a phased and sustainable manner.

Having regard to the preparation and approval of future Framework Plans the Planning Authority considers that for proposals with a resultant population less than 2,000 persons, the approval of the Executive of the Planning Authority will be required. Framework Plans with a resultant population greater than 2,000 persons will be subject to a public consultation process and the approval of the Elected Members of the Planning Authority. The use of Framework Plans has not been confined to residentially zoned lands; Framework Plans have also been sought for lands intended for other uses.

Each Local Area Plan and Framework Plan shall consist of a written statement and a plan or series of plans indicating the objectives in such detail, as may determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies to include inter alia, the following details:

- Proposals in relation to the overall design of the proposed development including maximum heights, external finishes of structures and the general appearance and design, including that of the public realm;
- The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses;
- Proposals in relation to transportation including public transportation and non motorised modes, vehicular roads layout and access arrangements, loading/unloading provision, the provision of parking spaces and traffic management;
- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas;
- The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres;

- The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond, and;
- To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of any proposals;
- To make provision, where appropriate for educational facilities.

One Local Area Plan and Seven Framework Plans are designated in the Development Plan as detailed below. It is noteworthy that some of the previously designated Local Area Plans and Action Area Plans are redesignated as Framework Plans and Local Area Plans in this Development Plan.

Objectives

In terms of the Settlement Strategy, it is an objective of Meath County Council and Navan Town Council:

Settlement Strategy OBJ 16: To prepare Local Area Plans for lands designated LAP 1 (as outlined below) in co-operation with relevant stakeholders, and to actively secure the implementation of these plans and the achievement of the specific objectives indicated below. Development of these lands shall only proceed on the basis of an adopted Local Area Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the timely provision of the relevant sections of the Local Distributor Road network, where applicable:

LAP 1 relates to lands adjoining and including St. Martha's College, Johnstown. This area is intended for general development, primarily to provide for community, education, residential and recreational facilities, and shall also provide for inter alia the following:

1. The reservation of an 11 acre site for the provision of 1 no. primary school and 1 no. special school provided in an educational campus
2. The reservation of a 12 acre site for the provision of a secondary school provided in an educational campus
3. The reservation of a 1.5 acre site for the provision of a primary health care unit
4. A community/resource centre
5. A comprehensive landscaping scheme.
6. Provision of pedestrian and other non vehicular linkages from the site to the residential areas to the west.
7. Provision of adequate public lighting and footpaths throughout the lands and along the R153 to the north of the site and the L5050 to the east of the site.
8. Provision of improvement works to the County Road L5050 to include its realignment, traffic calming measures and public footpaths and lighting.
9. The reservation of 5.5 acres of the F1 zoned lands for the purposes of soccer playing pitches to serve the needs of Johnstown and Athlumney;
10. The provision of a playground.

The development of these lands shall be on a phased basis. No residential development shall be occupied on these lands prior to the delivery of the following:

- a) The primary school and the special school
- b) The area of public open space.
- c) Provision of adequate public lighting and footpaths throughout the lands and along the R153 to the north of the site and the L5050 to the east of the site.
- e) Provision of improvement works to the County Road L5050 to include its realignment, traffic calming measures, public footpaths and lighting.

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Local Area Plan.

Settlement Strategy OBJ 17: To prepare Framework Plans for lands designated FP1, FP2, FP3, FP4, FP5, and FP6 and FP7 (as outlined below) in co-operation with relevant stakeholders, and to actively secure the implementation of these plans and the achievement of the specific objectives indicated below. Development of these lands shall only proceed on the basis of an agreed overall Framework Plan, the availability of water and waste water services associated infrastructure including the phased provision of these services and the timely provision of the relevant sections of the Local Distributor Road network, where applicable:

FP 1 relates to land adjoining the existing town centre which provides primarily for the area designated for town centre expansion and will benefit from the influence of the proposed Public Transport Interchange. This area shall accommodate primarily town centre uses but shall also include ancillary uses, providing for inter alia the following:

1. A public transport bus and rail interchange providing bus station and a rail station serving the Navan-Dublin rail line.
2. A civic plaza
3. Park and ride facilities
4. Pedestrian and cycle linkages from the site to the Town Centre and Brews Hill Areas.
4. Statement buildings of innovative high quality architectural design.
5. A community building
6. Residential uses
7. Entertainment and cultural uses with links to the Solstice Centre.
8. High quality design and layout
9. A comprehensive landscaping scheme
10. Provision of adequate public lighting and footpaths throughout the lands
11. Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning

The development of these lands shall be on a phased basis with the public transport interchange and park and ride facilities forming part of Phase 1.

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

FP 2 relates to lands north of the existing Local Distributor Road linking the Proudstown Road and Rathaldron Road and south of Kilsaran Lane. This area is intended for general development, primarily to provide for community, recreational and education facilities, and shall also provide for inter alia the following:

- 1) The timely delivery of RT3 linking the Windtown Road to the Kells Road including a bridge over the Blackwater. (along with FP 4)
- 2) A primary school and secondary school as part of an educational campus
- 3) Childcare facilities
- 4) A Community and resource centre
- 5) A Medical centre
- 6) Employment generating uses
- 7) Local shopping facilities, etc. provided they are appropriate in scale and do not unduly interfere with the predominant community, recreational and educational land use.
- 8) Upgrade works to Kilsaran Lane
- 9) Provision of adequate public lighting and footpaths throughout the lands
- 10) High quality design, finish and layout.
- 11) Pedestrian and cycle linkages from the site to the adjoining residential areas.

- 12) Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.

The development of these lands shall be on a phased basis. Phase 1 shall include the delivery of the following:

- a) A primary school
- b) A medical centre
- c) Community/resource centre
- d) Retail uses
- e) Upgrade works to Kilsaran Lane

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

FP 3 relates to an area adjoining the former demesne of Blackcastle House. This area shall be for residential development to include redevelopment proposals for Blackcastle House and shall also provide for inter alia the following:

- a) A comprehensive landscaping scheme.
- b) Provision of adequate public lighting and footpaths throughout the lands
- c) High quality design, finish and layout.
- d) Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

FP 4 relates to residentially zoned lands between the proposed Navan Town Park and the existing Navan – Kingscourt Rail Line. This area is intended for general development, primarily to provide for residential, community, recreational, education facilities and employment uses and shall also provide for inter alia the following:

The timely delivery of RT 3 Distributor road from the Windtown Road to the Athboy Road including the bridge over the Boyne.

- 1) A neighbourhood centre
- 2) A medical centre
- 3) Community/Resource Centre
- 4) High quality design, finish and layout
- 5) The provision of childcare facilities
- 6) Provision of pedestrian and other non vehicular linkages from the site to the proposed Town Park and to the Town Centre.
- 7) A comprehensive Landscaping Scheme.
- 8) Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.
- 9) Provision of adequate public lighting and footpaths throughout the lands.

The development of these lands shall be on a phased basis. No residential development shall be provided on these lands prior to the delivery of the section of the RT 3 Distributor Road linking the Windtown Road to the Athboy Road.

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

It is noteworthy that there are additional specific objectives pertaining to this lands in relation to park and ride facilities and the proposed northern train station. (Map no. 2 Development Objectives refers) Regard shall be had to these objectives as part of the Framework Plan.

FP 5 relates to lands off the Athboy Road immediately south of the motorway interchange at Knockumber. The area is intended primarily for retail warehousing and shall also provide for inter alia the following:

- 1) A high standard of design, finish and layout;
- 2) A comprehensive landscaping plan
- 3) Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning.

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

FP 6 relates to lands off the Ratholdren Road at Nevinstown which are subject to a G1, H1 and 'White Lands' zoning objective. This area is intended primarily for community facilities to provide for the Regional Hospital and ancillary healthcare uses and shall also provide for inter alia the following:

- 1) The timely delivery of ST 3 Distributor Road linking the Ratholdren Road to the Athboy Road
- 2) A high standard of design, finish and layout;
- 3) A comprehensive landscaping plan;
- 4) Infrastructural requirements including access for vehicles, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
- 5) Provision of adequate public lighting and footpaths throughout the lands. It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

FP 7 relates to a triangle of land formed by the Trim Road, former Navan-Dublin Rail Alignment and southern boundary of the Development Plan envelop. This area shall be for general development primarily providing for mixed use development and public open space/amenity and shall also provide for inter alia the following;

- 1) ST 1 The Local Distributor Road linking the Dublin Road with the Trim Road;
- 2) Provision of a large area of public open space;
- 3) The reservation of a 4 acre site for the provision of a primary school;
- 4) Childcare facilities;
- 5) The provision of a 1 ½ acre/0.6 hectare site for the provision of a medical centre;
- 6) The provision of a Community/Resource Centre;
- 7) A comprehensive landscaping scheme;
- 8) Provision of adequate public lighting and footpaths throughout the lands;
- 9) High quality design, finish and layout;
- 10) Infrastructural requirements including access for vehicle, pedestrians, cyclists and people with disabilities, car parking and vehicle turning;
- 11) Park and Ride Facilities;

The development of these lands shall be on a phased basis. No residential development shall be provided on these lands prior to the delivery of the following;

- a) The section of the ST 1 Distributor Road linking the Trim Road to the Dublin Road;
- b) The transfer of the primary school site to the Department of Education and Science or Navan Town Council;
- c) A large area of public open space/amenity;

It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework Plan.

It is noteworthy that there is an additional specific objective pertaining to these lands in relation to proposed Regional Hospital. (Map No. 2 Development Objective refers) Regard shall be had to this objective as part if any FP.

As per INF OBJ 47 All development proposals in this area shall demonstrate full compliance with the guidance and recommendations of the completed Flood Risk Assessment Management Study (FRAMS) i.e. 'Swan River Flood Risk Assessment, March 2008'.

The provision of the large area of public open space/amenity *may* be included in the calculation of public open space in certain circumstances within a given development in FP7. However, in considering open space requirements in the area the priority shall be the delivery of the public open space/amenity area.

The Framework plans shall be drawn up and agreed in writing with the Planning Authority prior to the approval of any applications on these lands. They will facilitate the integration of individual applications with the overall development objective for each area. It shall be a requirement of the Planning Authority that all development proposals are in accordance with the provisions of the Framework and Local Area Plans, where appropriate.

3.3 Land Use Zoning Objectives

This section of the Development Plan provides explanatory information with regard to the land use permissible on land within Navan to allow the Councils to monitor and facilitate the development of the town in a planned and sustainable manner. The zoning of land for particular land uses is not a guarantee that it will be developed as envisaged. The Council's policy will be to encourage the use of the land, as far as practical and sustainable, according to the zoning designation contained in this document. However, where there is no commitment by the landowner to develop zoned land within the life of the Plan period, the Councils may consider rezoning such land to a non-development use when preparing the next Plan. Reference is made to the land use zoning objectives in the written statement and the accompanying maps. The land use zoning objectives are defined in Table 4.

Table 4; Land Use Zoning Objectives

Use Zone Objective Code	Use Zone Objective
A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and to protect the amenities of existing residential areas in accordance with an approved framework plan.
A3	To conserve and protect the character and setting of institutional complexes and heritage buildings in residential development and infill proposals in accordance with an approved framework plan.
A4	To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with an approved framework plan.
A5	To provide for low-density residential development in accordance with an approved framework plan and individual dwelling design.
B1	To protect and enhance the special physical and social character of the existing town and village centre and to provide for new and improved town centre facilities and uses.
B2	To provide for major new town centre activities in accordance with approved framework plans and subject to the provision of necessary physical infrastructure.

B3	To protect, provide for and improve local and neighbourhood shopping facilities.
B4	To provide for the development of a retail warehouse park in accordance with an approved framework plan and subject to the provision of necessary physical infrastructure.
B5	To protect, provide for and improve local shopping and service facilities in Johnstown Village.
C1	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
C2	To provide for and facilitate mixed residential and business uses in edge of town locations.
D1	To provide for visitor and tourist facilities and associated uses.
E1	To provide for industrial and related uses subject to the provision of necessary physical infrastructure.
E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure. Expansion of existing authorised developments will be supported, where appropriate.
E4	To provide for small and medium sized industries of a local type nature to develop in accordance with appropriate Framework Plan and subject to the provision of necessary physical infrastructure.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.
H1	To protect the setting, character and environmental quality of areas of high natural beauty.

Explanatory Notes

In **A1 zones**, the Planning Authorities will be primarily concerned with the protection of the amenities of established residents. While infill or redevelopment proposals would be acceptable in principle, careful consideration would have to be given to protecting amenities such as privacy, daylight/sunlight, aspect and so on in new proposals.

In **A2 & A4 zones**, these are intended to be the main areas for new residential development. In the case of A4 zones, the layout of such schemes would be determined by the preparation of framework plans which will dispense with the field by field planning approach which has become common place throughout this county. It is envisaged however that before development should proceed in the identified A4 zones which envisage higher residential densities, framework plans will be required to be carried by the applicant under the Planning Authorities' direction, to set an overall context for a given proposal. The requirements of a Framework Plan are outlined section 3.3. It is envisaged that in the interest of sustainability that the larger tracts of A2 and A4 zoned lands could accommodate ancillary uses such as employment generating uses, community facilities, local shopping facilities, etc. provided they are appropriate in scale and do not unduly interfere with the predominant residential land use.

In **A3 zones**, the Planning Authorities will be particularly concerned with the conservation of heritage buildings, e.g. Blackcastle House whose setting and architectural qualities are such as to demand much sensitivity in reuse or adaptation to new purposes. Again it will be important that applications for proposals in such zones are determined in a framework plan context.

In **A5 zones** where lower densities are envisaged, it will be encouraged that given development proposals will be set in a framework plan context, developed by an applicant under the direction of

the Planning Authority with special cognisance being afforded to the setting and visual qualities of the subject lands.

In all residential zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

In **B1, B2 & B3 zones**, it is intended to accommodate the majority of new commercial and retail uses. In particular, B2 zones have been identified to accommodate new retailing functions such as shopping centres and malls. B3 zones apply in some cases to new development areas where it is intended to secure the provision of local shopping facilities but not major centres.

The objective of **B4 zones** is to provide for the development of retail warehouse parks. There are two identified **B4 zones**, north and south of the M3 Motorway Interchange at the Athboy Road.

B5 zone relates to Johnstown Village and recognises the existence of a sub centre, at a level lower to that of a Neighbourhood Centre. It is envisaged that the scale of commercial development in Johnstown Village will reflect that sub centre status.

C1 and C2 zones have been identified to encourage mixed use development and for this reason it will be a requirement to include at least 30% of a given site area for commercial (non retail) development.

D1 zones have been identified to provide for tourism type uses such as accommodation, entertainment, and temporary accommodation in the vicinity of tourism areas.

E1 zones provide for industrial and related uses subject to the provision of necessary physical infrastructure. They allow the full range of industrial processes to take place within a well designed and attractive setting that provide employment opportunities. Non industrial uses are limited to prevent land use conflicts.

E2 zones provide for light industrial and industrial office type development in a high quality campus environment.

E4 zones provide for small and medium sized industries of a local type nature to develop and will facilitate the development of a furniture school of excellence, ancillary workshops and showrooms, and allow for the displacement of non compatible commercial and industrial uses from the town centre.

F1, G1 and H1 zones are self-explanatory and relate to community and amenity uses or designations. No residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area.

A strategic Land Reserve (WL) has also been identified to the north west of the development centre with the specific objective to provide a Strategic Land Reserve to ensure the consolidation of the future development of Navan and to provide for supporting employment, community and recreational development in association with the Regional Hospital, on a phased basis within the plan period.

3.4 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability in principal of various uses for each of the zoning objectives. The land use zoning matrix is intended to provide guidance to potential developers. It is not intended to supplant the

normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the Planning Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

A= Will Normally be Acceptable

A use which will normally be acceptable is one which the Local Authorities accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

O= Are Open for Consideration

A use which is open for consideration means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to the objective for a given area.

X= Will Not Normally be Acceptable

Development which is classified as not normally being acceptable in a particular zone is one which will not be entertained by the Planning Authorities except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

The expansion of established and approved uses not conforming to use zone objectives will be considered on their merits.

Table 5: Zoning Matrix

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C1	C2	D1	E1	E2	E4	F1	G1	HI	WL
A.T.M. (In Commercial Premises)	A	A	X	A	X	A	A	A	A	A	A	O	A	X	X	O	X	X	X	O
Abattoir	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X	X
Adverts	O	O	X	O	X	A	A	O	A	O	O	O	O	A	O	A	X	X	X	A
Outdoor Advertising Structures	X	X	X	X	X	O	O	O	O	X	O	X	X	A	O	X	O	X	X	O
Agri-Business	X	X	X	X	X	O	O	X	O	X	O	X	X	A	X	O	X	X	X	X
Amusement Arcade	X	X	X	X	X	O	O	X	X	X	X	X	X	X	X	X	X	X	X	X
B&B	A	A	A	A	A	A	A	X	X	O	A	A	A	X	X	X	X	X	X	X
Bank / Financial Institution	X	O	X	O	X	A	A	O	X	X	X	X	X	X	X	X	X	X	X	X
Betting Office	X	O	X	O	X	A	A	O	X	O	O	O	X	X	X	X	X	X	X	X
Bring Banks	A	A	A	A	A	A	A	A	A	A	A	A	O	A	O	A	O	O	X	A
Car Park (Commercial)	X	X	X	X	X	O	A	X	X	X	O	X	O	O	O	O	X	X	X	A
Caravan Park	X	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	O	X	X	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	O	X	X	X	X
Cash & Carry	X	X	X	X	X	O	A	X	X	X	O	X	X	A	X	O	X	X	X	X
Casual Trading	X	X	X	X	X	A	A	X	X	X	O	X	O	X	X	X	X	X	X	X
Cemetery	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	X
Church	X	O	X	O	O	A	A	A	X	A	A	A	A	X	X	X	O	A	X	O
Cinema	X	X	X	X	X	A	A	X	O	X	O	X	O	X	X	X	X	A	X	X
Community Facility / Centre	O	A	O	A	O	A	A	A	X	A	A	A	A	X	X	X	O	A	O	A
Conference Centre	X	O	O	O	X	O	A	X	X	X	O	X	A	X	X	X	X	X	X	A
Construction & Demolition Waste Recycling Centre	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X	X
Crèche / Childcare Facility	O	A	O	A	A	A	A	A	O	A	A	A	O	O	O	O	X	A	X	O
Cultural Facility / Use	O	O	O	O	O	A	A	O	X	O	A	A	A	X	X	X	O	A	X	X
Dance Hall / Night Club	X	X	O	X	X	A	A	X	X	X	O	X	X	X	X	X	X	X	X	X
Doctors / Dentists	O	O	O	O	O	A	A	A	X	A	A	O	X	X	X	X	X	O	X	O
Drive Through Restaurants	X	X	X	X	X	O	O	X	O	X	O	X	X	X	X	X	X	X	X	X
Education	O	O	A	O	O	A	A	A	X	A	A	A	X	X	X	X	X	A	X	O
Energy Installation	X	X	X	X	X	X	X	X	X	X	X	X	X	A	O	X	X	X	X	X
Enterprise Centre	X	O	X	O	X	O	O	X	X	X	O	A	X	A	A	A	X	X	X	X
Fuel Depot - Domestic	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X	X
Fuel Depot - Petroleum Products	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X	X
Funeral Home	X	O	X	O	X	A	A	X	X	O	O	O	X	X	X	X	X	A	X	O
Garden Centre	X	X	X	X	X	X	O	X	O	X	O	O	X	A	X	O	X	X	X	X

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C1	C2	D1	E1	E2	E4	F1	G1	H1	WL
Guest House	O	A	A	A	O	A	A	X	X	O	A	A	A	X	X	X	X	X	X	X
Halting Site / Group Housing Scheme	O	A	O	A	O	X	X	X	X	X	O	A	X	X	X	X	X	O	X	X
Health Centre	O	O	O	O	O	A	A	A	X	O	A	A	X	X	X	X	X	A	X	A
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X	X
Home Based Economic Activities	O	O	O	O	O	O	O	O	X	O	O	O	O	X	X	X	X	X	X	X
Hospital	X	O	O	O	O	X	A	X	X	X	A	A	X	X	X	X	X	A	X	A
Hostel	X	O	O	O	O	A	A	X	X	X	A	A	A	X	X	X	X	X	X	X
Hotel / Motel	X	O	A	O	X	A	A	X	X	X	A	A	A	X	X	X	X	X	X	O
Industry – General	X	X	X	X	X	X	X	X	X	X	X	X	X	A	O	A	X	X	X	X
Industry – Light	X	O	X	O	X	X	X	X	X	X	O	O	O	A	A	A	X	X	X	X
Leisure / Recreation	X	O	O	A	O	A	A	O	O	O	O	O	A	X	X	X	O	A	O	O
Library	X	A	O	A	O	A	A	A	X	A	A	A	A	X	X	X	X	A	X	O
Motor Sales / Repair	X	X	X	X	X	O	O	X	O	X	O	X	X	A	X	A	X	X	X	X
Offices <100m2	X	O	O	O	X	A	A	A	X	A	A	O	O	X	X	X	X	O	X	O
Offices 100 to 1000 m2	X	X	O	O	X	A	A	O	X	X	A	O	X	X	A	X	X	X	X	O
Offices >1000m2	X	X	X	O	X	A	A	O	X	X	A	O	X	O	A	X	X	X	X	X
Open Space	A	A	A	A	A	A	A	A	X	A	A	A	A	O	X	A	A	A	A	A
Park and Ride	X	X	X	O	X	X	O	X	X	X	O	A	X	A	A	A	X	X	X	O
Petrol Station	O	O	X	O	X	O	O	O	X	X	O	O	X	X	X	X	X	X	X	X
Plant & Tool Hire	X	X	X	X	X	X	O	X	X	X	O	O	X	A	X	O	X	X	X	X
Public House	X	O	X	O	X	A	A	O	X	A	A	A	O	X	X	X	X	X	X	X
Public Services	A	A	A	A	A	A	A	A	X	A	A	A	A	A	A	A	A	A	X	A
Quarrying & Ancillary Works	X	X	X	X	X	X	X	X	X	X	X	X	X	O	X	X	X	X	X	X
Recycling Facility / Civic & Amenity	X	X	X	X	X	X	X	X	X	X	X	X	X	A	O	A	X	A	X	O
Refuse Transfer Station	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X	X	X
Residential	A	A	A	A	A	O	O	O	X	A	A	A	X	X	X	X	X	X	X	X

Use Classes	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C1	C2	D1	E1	E2	E4	F1	G1	H1	WL
Residential Institution	O	O	A	O	O	O	O	O	X	O	O	O	X	X	X	X	X	O	X	O
Restaurant / Café	X	X	O	O	X	A	A	A	O	A	A	A	O	O	O	O	X	O	X	O
Retail Warehouse	X	X	X	X	X	O	O	X	A	X	X	X	X	O	X	X	X	X	X	X
Retirement Home	O	A	O	A	O	X	X	X	X	O	O	A	X	X	X	X	X	A	X	X
Science & Technology Based Enterprise	X	X	X	X	X	O	O	X	X	X	O	O	X	O	A	O	X	X	X	X
Shop - Local **	O	A	O	A	X	A	A	A	X	A	A	A	O	O	O	O	X	X	X	O
Shop - Major	X	X	X	O	X	A	A	A	O	X	O	X	X	X	X	X	X	X	X	X
Shopping Centre	X	X	X	X	X	A	A	X	X	X	X	X	X	X	X	X	X	X	X	X
Sports Facilities	O	O	O	A	O	O	O	X	O	O	O	O	A	X	X	X	A	A	X	O
Take-Away	X	X	X	O	X	A	A	O	X	O	O	O	X	X	X	X	X	X	X	X
Telecommunication Structures	X	X	X	X	X	A	A	O	A	O	O	O	O	A	A	A	O	O	X	O
Third Level Educational Institution	X	X	O	O	X	X	X	X	X	X	O	O	X	X	O	X	X	A	X	X
Tourism Complex	X	X	O	O	X	A	A	X	X	X	A	A	A	X	X	X	A	A	X	X
Transport Depot	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	O	X	X	X	X
Veterinary Surgery	O*	O*	X	O*	O*	A	A	O	X	O	O	O	X	X	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X	X	X	X	X	X	X	X	A	O	A	X	X	X	X
Water Services ***	A	A	A	A	A	A	A	O	A	O	A	A	A	A	A	A	A	A	O	A
Wholesale Warehousing	X	X	X	O	X	O	O	X	O	X	O	O	X	A	X	O	X	X	X	X

*: Where this use would be ancillary to the use of the overall dwelling as a normal place of residence by the user of the office.

** A local shop is defined as a convenience retail unit of not more than 200 square metres in gross floor area.

*** Refers to public utility installations.

3.5 Residential Development

The Planning Authority have a statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the towns projected housing requirements over the lifetime of the plan and to ensure that an undue shortage does not arise. In order to ensure a sustainable pattern of development, the expansion of Navan needs to address the various opportunities and constraints presented by:- the existing traditional pattern, the natural environment, infrastructure and service provision, the projected population change for the settlement and its environs, and recent residential building trends. Regard must also be had to the role of the town within the local context and its status as a Large Growth Town as per the “Regional Planning Guidelines for the Greater Dublin Area”. It is considered that Navan has significant potential in a regional context to become a self sustaining town in the Hinterland Area of the Greater Dublin Area. It is accepted that Navan along with Drogheda Environs, Dunboyne, Cloness and Pace, will accept the majority of the County’s share of regional growth going forward and will continue to accommodate a significant level of immigrants, primarily from the Dublin Area. As stated previously, the Settlement Strategy will ensure that only the quantum and scale of projected residential development will take place, to ensure that the Development Plan accords with the policy framework contained in the NSS, RPG’s and CDP 2007-2013.

3.6 Existing Residential Development

Up until recent times the land use pattern in Navan and its environs was characterised by a very low percentage of residential uses within the town centre and expanding residential developments of relatively low density conventional housing developments on the outer fringes of Navan. These low density conventional housing developments are primarily concentrated to the south east of the town in Johnstown, Bailis & Athlumney, to the south of the town at Balreask Old and Limekilnhill and to the north of the town at Blackcastle Demesne, Abbeylands & Clonmagadden. However, in recent years a number of new developments have been constructed in the town centre and at neighbourhood centre locations which provide for higher density development thereby resulting in a more efficient/economic use of valuable land, in accordance with the government policies prescribed in the ‘Sustainable Residential Development in Urban Areas’ Guidelines for Planning Authorities.



Social & Affordable Housing, Windtown

Within the town centre, streets such as Brews Hill, Ludlow Street, Bridge Street, the Old Cornmarket, Abbey Road, Canon Row and Railway Street have a strong residential character. The protection and promotion of residential uses within the town centre is crucial to creating a vibrant and safe town centre and the recent trend towards apartment living in Navan town centre is encouraging. Additional accommodation in the town centre close to all facilities reduces the need to travel by car and thereby supports a sustainable land use pattern.

The scale of residential development is predominately two storey semi detached and detached structures. However, development at edge of town centre and riverside locations as well as at neighbourhood centres has introduced higher scale developments and includes a mix of residential units, including apartments and duplexes.



Apartments on the Waterfront

3.7 Residential Land Bank

The population of Navan as a designated Large Growth Town is expected to lie between 25,000 persons and 40,000 persons. The Regional Planning Guidelines for the Greater Dublin Area envisage that Large Growth Towns should 'be economically self-sustaining'. In such instances, residential development should only be permitted if sufficient progress is made in providing employment, retail, social and community facilities within the settlement. It is important to state that the population projection of Navan has not been produced in isolation, this projection must be compliant with the overall settlement strategy outlined in the Regional Planning Guidelines for the Greater Dublin Area.

To assess whether sufficient lands are zoned to cater for the projected population growth, the following factors are examined as illustrated in Table 6.

- The existing population of Navan
- The developments presently under construction but are not yet completed
- Remaining zoned undeveloped lands

Table 6: Location of Household Growth 2006-2013

Urban Centre	Planning Permission Granted- No. Construct Started	Houses Under Construction	Committed No. of Units	Projected Number of H'holds 2006-2009	Projected Number of H'holds 2010-2013	Total 2006-2013	No. of Units to Meet H'hold Target	Remain. Undev. Resid. Zoned Land (Ha)	Density per hectare	Yield of Remaining Undev. Resid. Zoned Land
LARGE GROWTH TOWN										
Navan	1,064	432	1,496	2,000	2,750	4,750	3,254	386	35	13,510
Drogheda Environs	1,111	227	1,338	1,100	2,400	3,500	2,162	56	35	1,963
METROPOLITAN AREA – MODERATE GROWTH TOWNS										
Dunboyne / Clonée / Pace	473	190	663	1,150	2,400	3,550	2,887	78	50	3,920
Kilcock	0	0	0	150	1,000	1,150	1,150	59	35	2,070
Maynooth	0	0	0	0	500	500	500	0	35	0
HINTERLAND AREA – MODERATE GROWTH TOWNS										
Ashbourne	1,701	545	2,246	1,700	900	2,600	354	11	35	389
Dunsh'ghlin	77	268	345	600	400	1,000	655	86	25	2,145
Kells	237	224	461	600	360	960	499	56	25	1,402
Trim	936	459	1,395	1,000	1,500	2,500	1,105	88	25	2,199

As Table 6 indicates, 386ha (March 2006) of residentially zoned land remained undeveloped (as per zonings in Navan Development Plan 2003-2009) which could accommodate substantial new residential development in Navan. Following the adoption of the County Development Plan, additional development has commenced which provides for 264 units and additional planning permission has been granted accounting for 772 units. Taking an average household occupancy of 2.9, it is predicted that the population of Navan could be increased by 2,238 persons once all permitted developments in the town are constructed and occupied.

Excluding the zoned lands with extant planning permissions, the Planning Authority estimate that 265ha of land zoned for residential development remains available in Navan. Applying a density of 35 dwellings per hectare as indicated in the County Development Plan, equates to 26,897 persons. Navan has therefore potential to accommodate in the region of *c.* 26,897 additional persons on existing available zoned land.

With a current estimated population of 31,099 (An Post Geo Directory), it is evident that Navan could potentially grow to a population in the region of 60,234 persons by building on lands currently zoned. On this basis, the anticipated population for Navan, as provided for under the Regional Planning Guidelines, can be met without the need to zone additional land. Therefore there are sufficient lands zoned within the existing Development Plan envelope to cater for the anticipated population growth of Navan for the development plan period 2009-2015.

Large proportions of land were zoned for residential purposes during the Navan Environs Development Plan 1997 which remain undeveloped. Two Local Area Plans, namely LAP 3 which is zoned for primarily residential development between the Trim Road and the Commons Road and LAP 4 which relates to lands at Athlumney, Bailis, Alexandereid, Ferganstown and Ballymacon, remain undeveloped. Other large tracts of land zoned for residential development that remains outstanding include lands to the south of the town, bounded by the Trim Road (FP 7), and lands located at Blackcastle which form part of the Clonmagadden SDZ. There are also other smaller pockets of land that were also zoned or rezoned for residential purposes that also remain available.

3.8 Residential Development-Key Principles

Where people live has a major effect on their lives. Where you live should contribute rather than detract from the quality of how you live by being well planned, well designed and well managed. The key principles which direct the housing policies in this plan are the delivery of a high quality living environment in neighbourhoods with a range of housing types and sufficient community facilities to serve the needs of residents. Some of the residential development in Navan during the lifetime of the previous Development Plans occurred in the absence of essential social and physical infrastructure. Such developments have also been characterised by the separation of residential use from employment, shopping, education and recreational uses, with the resultant reliance on private transport and excessive consumption of agriculture land and urban sprawl. An essential element of the settlement strategy is the development of a compact town, which is characterised by the consolidation of existing, and the establishment of new neighbourhoods.

The Planning Authorities will require the provision of neighbourhoods rather than the traditional housing estates. The neighbourhood concept is based on the principle that people should be able to find many of the requirements for daily living within easy reach of their home. It ensures that new housing and service provision, in the form of schools, shops, community and recreational facilities, are mutually supportive and provide for sustainable and pleasant living environments. There will therefore be a strong emphasis on a mix of uses, house types, layouts that facilitate streetscape and open spaces that have natural supervision.

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

Residential POL 1 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 To ensure that services and utilities in residential developments are provided concurrent with the construction of new dwellings;

Residential POL 3 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 4 To encourage and in some cases, require the use or incorporation of local place names for new housing developments.

Residential POL 5 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.

3.8.1 Design of Residential Areas

Places should be designed around people. Good design is central to creating more attractive living environments. Through good design, sustainable development is delivered by the more efficient use of land – a non-renewable resource, provision of a variety of housing choices and improved accessibility to local facilities and public transport. The Planning Authorities will require estate designers to use innovative scheme designs and support the fundamental principles which contribute to the aesthetic value of Navan.



Riverside Residential Development

The successful design of a good quality sustainable housing project depends on the balance struck between a range of factors as detailed below:

- Place:** Design that respects history, geology, and its natural landscape and encourages individual character of a development and a sense of belonging of development to a place. It discourages soulless, anonymous development.
- Public Space:** A recognition that the design of public areas including “Street Furniture”, signage, and lighting, is as important as the design of private spaces, and any design shall have cognisance of this.
- Permeability:** Urban design in which blocks of buildings are fully permeated by an interconnected street network. This allows ease of access and a greater speed of traffic movement and effectively discourages inefficient movement and an oppressive sense of impenetrability.
- Hierarchy:** A clear and legible ordering system which recognises a hierarchy between different types of buildings or roads and their individual parts.
- Longevity:** Design that creates streets and buildings that will cope with a variety of uses during their lifetime.
- Scale:** Towns and buildings which, whatever their size, relate to human proportions. A relationship between people & their built environment is encouraged whilst a feeling of being overwhelmed and alienated is discouraged.
- Enclosure:** Design which establishes clear distinction between town and country, public and private space, thus encouraging appropriate activities within each where public areas are suitably supervised by design. This encourages safe environments and the full and appropriate use of available space whilst discouraging wasteland and degraded no-go areas.
- Decoration:** Design that encourages visual identity and interest, as well as fine craftsmanship and discourages functional anonymity.

Community: Meeting people's needs, desires and aspirations, and engendering civic pride. A proactive, holistic approach to planning is thereby encouraged whilst a reactive, piecemeal approach to planning and a compromised result is actively discouraged.



Contemporary Residential Design

To this end designers and developers will be required to have regard to 'Sustainable Residential Development in Urban Areas, Guidelines to Planning Authorities' published in December 2008. The fundamentals of good design are also discussed in the Development Management Guidelines and Standards section of the Plan.

Policies

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

Residential POL 6 To promote the creation and maintenance of a satisfactory residential environment which meets the needs and as far as possible, the preferences of residents and fosters the development of a community.

Residential POL 7 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 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.

Residential POL 9 To encourage infill residential development in the older parts of the town in a manner which will maintain the character of these areas, and to avail of the existing services and facilities.

Residential POL 10 To protect the existing housing stock both in the town centre and environs.

Residential POL 11 To encourage the re-use of existing buildings where appropriate.

In terms of Residential Development, it is an objective of Meath County Council and Navan Town Council:

Residential OBJ 1 To develop brownfield sites before green-field land to encourage compatible land uses to co-exist where appropriate, and to promote sustainable economic expansion.

Residential OBJ 2 To ensure a holistic approach is taken in the design and planning of residential areas, which incorporates the provision of essential and appropriate facilities, amenities and services so that viable communities emerge and grow.

Residential OBJ 3 To achieve an appropriate mix of dwelling size, type and tenure, and adequate accessibility in all new residential developments.

Residential OBJ 4 To ensure that proposals for residential development shall have full regard to the Department of the Environment, Heritage and Local Government's Sustainable Residential Development in Urban Area, Guidelines for Planning Authorities.

3.9 Energy Performance of Buildings Directive 2002/91/EC

Building Energy Performance Directive was passed into Irish and European law on the 16th of December 2002 in order to reduce CO₂ emissions, of which half derives from energy use in buildings. The Building Energy Performance Directive 2002/91/EC is set to place unprecedented demands on the energy performance of virtually all buildings in Ireland. EU Directive 2002/91/EC, will lead to energy efficiency becoming an integral design concern for virtually every category of building, and is destined to convert a building's energy performance into a factor that significantly affects its value.

This directive will apply to almost all buildings, residential and non-residential, both new and existing and must be implemented by member states no later than 4th January 2006. However, Member States have the option of an additional 3-year period to apply the provisions on energy performance certificates. The European Communities (Energy Performance of Buildings) Regulations 2006, as amended, gives effect to certain provisions of the directive including a Building Energy Rating Certificate system for new dwellings commencing after 01/01/07, new buildings other than dwellings commencing on/after 01/07/08 and buildings of any class in existence at 01/01/09 offered for sale or letting after 01/01/09.

3.10 Housing Strategy

This section addresses the Councils' housing policy towards the achievement of the settlement strategy. The County Housing Strategy which was prepared as part of the Meath County Development Plan 2007-2013 is a statutory document prepared under Part V of the Planning & Development Acts, 2000 to 2007. The Meath Housing Strategy will be adopted by all Local Authorities within the County of Meath, and form part of their respective Development Plans. Therefore the Navan Development Plan incorporates the new Meath County Housing Strategy 2007-2013. The housing comprises of three main elements;

- To ensure that sufficient zoned and serviced land is available in designated development centres and other settlements within the County to accommodate the estimated housing requirements of such settlements during the life of the Development Plan;

- To further provide for social and affordable housing through Part V of the Planning & Development Act, 2000, as amended, and;
- To provide directly for social and affordable housing solutions through its own house building programme, assistance to other agencies and individuals, acquisitions of dwellings and other special programmes.

3.10.1 Progress to date in Navan

The Councils have an important role in the housing sector in assisting people to meet their housing needs, co-operation with housing associations etc and in the operation of Part V. The Councils have a statutory requirement to meet the needs of those requiring accommodation through its own social housing building programme. The programme of social housing undertaken by the Meath Local Authorities has constructed 601 units since 2003. A total of 133 local authority housing units were constructed in Navan from 2003 to present. A total of 55 affordable houses units have been constructed in Navan, under Part V. An additional 5 apartment dwellings are proposed in 2009 and a total 44 units are proposed in 2010, some of which are at pre-planning stage.

3.10.2 Housing Requirements and Supply

The County Housing Strategy establishes the level of housing need which exists at the commencement of the strategy period and that which is likely to arise during the life of the Strategy. Navan's Housing need over the period 2009 to 2015 will arise from:

- Increase in the number of households required over the period 2009-2015
- Obsolescence of the existing stock (including existing habitable dwellings that become second homes);
- Additional vacancies required to facilitate movement of persons within the stock of housing.

In accordance with Section 9 of the Housing Act 1988, each Local Authority is statutorily obliged to conduct an assessment of Housing Need every three years. Meath County Council completed their most recent Housing Need Assessment on 31st March 2008. Of the persons included on the Housing Need Assessment list 253 were identified from Navan, 80 from the Navan Town Council Assessment and 173 from the Navan Area assessment. Out of the 486 currently on the Navan Area and Town Council Housing List 2008, the highest category of household requested are from "Persons not reasonably able to meet the cost of the accommodation they are occupying or to obtain suitable alternative accommodation" accounting for 158 persons. A total of 89 persons are recorded as "Persons living in accommodation that is unfit or unsustainable". 75 persons were recorded as "Persons in need of accommodation for medical or compassionate reasons", the lowest category is "Homeless Persons" and "young persons living in institutional care or without family accommodation." The most popular requested house type of those on the current housing list is 2 bedroom units with the least popular being 5 bedroom units.

Meath County Council and Navan Town Council play a significant role in the provision of housing in Navan and its environs and it is anticipated that this influential role will continue. The current housing stock in the town amounts to 747 units of which 235 units are provided by Navan Town Council and 512 units in the Navan Area (exc. NTC). The utilization of the Local Authorities current housing stock is extremely high with void periods being at a minimum.

3.10.3 Social and Affordable Housing Requirements

The Meath Local Authorities Action Plan for Social & Affordable Housing covers the period 2004-2008 (currently under review). The challenge is to ensure the delivery of this programme and achievement of the maximum amount of social and affordable housing, thereby providing quicker and more affordable access to housing for people of limited means. The Council's are committed to

promoting and facilitating the use of a number of social and affordable housing options, as set out in the following sections.

In accordance with the County Meath Housing Strategy, as a general policy, Meath County Council and Navan Town Council will reserve the maximum permissible 20% of land zoned for residential, or for a mix of residential and other uses. As part of this policy, in relation to development to which Part V of the Planning & Development Act 2000 applies, 10% shall be social housing and the remaining 10%, shall be affordable housing.

Social housing is concentrated in certain sectors of Navan, primarily on the Windtown Road and the Commons Road areas of Navan. The larger concentrations of social housing have led to a social imbalance in their respective areas of the town. In order to redress this imbalance, Meath County Council and Navan Town Council intend to restrict, any significant, additional social housing in these areas. So as to avoid an undue concentration of social housing in any particular area it is intended that the planning authorities may seek up to 20% affordable housing in lieu of the maximum 10% social and 10% affordable housing requirement, which will be sought elsewhere in Navan. Furthermore, where demand for affordable housing so indicates, the Council may require applicants/developers pay a financial contribution, or other arrangement provided for under the Planning & Development (Amendment) Act 2002, in lieu of the full 20% affordable housing on site. This provision may apply to the lands zoned primarily for residential purposes at the following locations: between the proposed Local Distributor Road Link connecting the Commons Road and the Trim Road, between the Commons Lane and the Commons Road, and identified lands west of the Navan Town Park.



Social & Affordable Housing, Windtown

3.10.4 Special Needs Accommodation

This includes the needs of the elderly, the physically disabled and persons with learning disabilities. Purpose built dwellings will continue to be provided for those persons in accordance with need either as part of the Local Authority Housing Programme or through the voluntary and cooperative sector. This objective will be pursued in respect of private house developments. A range of housing options are required to facilitate this category of need. Such housing should not be segregated from the general population; rather it should be integrated within housing estates and between estates and in towns and villages. Where possible such housing estates should meet the following requirements:

- Location – be accessible to public transport;

- Access – pedestrian safety and ease of access should be catered for by ensuring that pavements are dished and best access practice is adhered to;
- Accessible design – should suit the requirements of individual tenants and therefore requires direct and on-going consultation with the prospective tenant (with respect to size, design and accessories).

The Housing (Adaptation Grants for Older People and People with a Disability), Regulations 2007 make provision for a revised framework of grant aid with effect from 1st November 2007, the latter includes:

- Housing Adoption Grant Scheme for people with a disability to provide/adopt accommodation;
- Mobility Aids Grant Scheme – to assist with adaptations to address mobility problems primarily associated with ageing, and;
- A scheme of Housing Aid for Older People to provide targeted support to improve conditions in the existing housing of older people.

3.10.5 Homeless Persons

The 2008 Housing Need Assessment identified 9 persons in need of housing in County Meath. These figures are based on the homeless that have identified themselves to the Council. The actual figure is thought to be higher, however it remains unknown. The Meath Homeless Forum was set up in 2001 and is made up of representatives from the Statutory and Voluntary sector service providers that are directly involved with Homeless People. A key objective for the Meath Homeless Forum is to identify and secure a site for a Homeless Shelter in Navan to cater for 16-20 Homeless Persons. Meath Women's Refuge operates a small 4 unit scheme of transitional housing for women affected by domestic violence. The women who occupy the units, pay a rent for a period of up to 2 years, and then move on either to Council Social housing or into the private sector.

Tabor House Trust provides 11 units of transitional housing which operates as a Half Way House to accommodate recovering alcoholics/addicts from residential treatment programmes. They have recently converted a house in Navan to an extended care facility for men in early recovery from addictions. The occupations stay up to a maximum of 9 months and pay a contribution towards their upkeep.

3.10.6 Traveller Accommodation

The Planning Authorities recognise the distinct culture and lifestyle of the travelling community and will endeavour to provide suitable accommodation for travellers who are indigenous to the area. Meath County Council and Navan Town Council operate a comprehensive programme for Travellers involving a range of integrated measures to meet their accommodation needs and assist in the process of integration with the settled communities. Meath County Council adopted the Traveller Accommodation Programme 2005-2008 in February 2005. Meath County Council plans to operate a comprehensive accommodation programme for travellers involving a range of integrated measures to meet their accommodation needs and includes direct provision of standard local authority housing, Traveller specific accommodation, such as group housing, refurbishment of the permanent Caravan Parks as required, loans for repayment of mobile homes, and overnight camping lay-bys.

Meath County Council and Navan Town Council have made extensive progress in the provision of accommodation for travellers during the last plan period. All targets established in the Meath County Council's Five Year Traveller Accommodation Plan were met for the Navan area. Complete refurbishment of St. Patrick's Park, 16 bay halt site on the Athboy Road has been completed and is now fully operational. A remedial work scheme was completed in Claremount as part of a RAPID

Programme. Townspark applied for a remedial work scheme in 2005, consultation and design was completed in 2006. €14 million in funding has been committed to this project by the DoEHLG to date. At present full remedial works to the halting site in St. Francis Park, Windtown is being carried out. The Meath County Council Housing Department is also presently working on the production of a draft for the next 5 Year Traveller Accommodation Programme 2009-2013, which will outline details of future plans for the provision of accommodation for Travellers in the Navan area.

Working with the travelling community, their representative organisations, and local communities, the Planning Authorities seek to ensure an equitable distribution of traveller facilities throughout the plan area. The Local Authority also assists in the provision of standard housing for families who express a preference for that type of accommodation.

The Navan Travellers Workshop, based on Abbey Road, is an important voluntary community organisation working in partnership with travellers and the settled community. This was established in 1984 by Co. Meath Vocational Educational Committee, Navan Travellers Workshops Ltd and FÁS. Its main purpose is to provide education and training to travellers in Co. Meath and is one of the 36 Traveller Education Centres in the County. Navan Travellers Education Centre offers a large range of courses certified by FETAC at Level 1 to 5, along with some Junior and Leaving Certificate subjects. The shared vision of Navan Travellers Education Centre is to provide quality education and training to empower our community while affirming and celebrating cultural “awareness of Travellers in Meath and surrounding areas”.

3.10.7 Part V of the Planning & Development Acts 2000-2007

Section 96 of the Planning and Development Acts 2000-2007 provides that the objectives of the Housing Strategy in relation to social and affordable housing shall be implemented by means of conditions attached to planning permissions for residential development. All residential development in excess of 4 housing units or any site for residential development in excess of 0.1 hectares is to be subject to the provision of “Social/Affordable” housing at a maximum requirement of 20%. Calculations must be applied across the County. In determining how this figure should be distributed throughout the County, regard must be had to those areas where there are also larger concentrations of existing Social Housing or a greater potential for the development of such housing on lands in the ownership of the Local Authority & Voluntary sector. Navan accounts for 31.53% of 1st preferences of those included on the Assessment of Needs. The next most popular area as assessed by 1st preferences is Kells (8.5%), followed by Trim (7.5%).

It is considered necessary to implement a sliding scale in the County of the ratio of social to affordable housing from the overall 20% reservation based on the level of existing and projected demand over the plan period. A ratio of 10% social and 10% affordable shall apply in Navan. The application of this ratio and the need to review the maximum 20% reservation for social and affordable housing shall be re-evaluated on an annual basis.

3.10.8 Methods of Providing Affordable/Social Housing

The requirement under Part V of the Planning and Development Acts 2000 to 2007, as amended, for Social/Affordable housing in developments may be met by the following methods or by a combination thereof:

- a) The transfer of a portion of the site which is the subject of the planning application to the Planning Authority which will enable the Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy;
- b) The direct provision of the required number of housing units on completion as determined in accordance with the strategy, integrated as part of the overall development of a site;

- c) The disposal of a number of fully or partially serviced sites within the site to the Planning Authority which will enable the Authority to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy.
- d) The transfer to the Planning Authority of the ownership of any other land within the functional area of the Planning Authority in satisfaction of the requirements of the Strategy;
- e) The building and transfer, on completion, to the ownership of the Planning Authority of houses on land within the functional area of the Planning Authority (as outlined in d) above) in satisfaction of the requirements of the Strategy;
- f) The transfer of a number of fully or partially serviced sites, to the ownership of the Planning Authority (as outlined in d) above) in satisfaction of the requirements of the Strategy;
- g) A payment of such an amount as specified in the agreement of the Planning Authority;
- h) A combination of a transfer of land referred to in paragraph a) and the doing of one or more of the things referred to in the preceding subparagraphs, in satisfaction of the requirements of the strategy, and;
- i) A combination of the doing of 2 or more options referred to in paragraphs b) and g).

The Planning Authority in reaching agreements under Section 96 of the Planning and Development Acts, 2000-2007, as amended, shall have due regard to the Housing Strategy and the Development Plan objectives. In Navan options a) – d) provided under the Planning and Development Acts 2000-2007 are the preferred option to the Planning Authority in satisfying the social the affordable housing requirements of the Housing Strategy. Where the transfer of land, serviced or partially serviced sites or of completed houses at a location other than where the scheme which is being developed, the preferred option of the Planning Authority would be within the Electoral Area of the development which is subject to the requirements of Part V. Where binding arrangements have already been entered into in relation to particular sites for the provision of Social/Affordable housing prior to the adoption of this strategy, these arrangements shall be acknowledged as being in full satisfaction of requirements for those sites under the Strategy. The other options provided for under the Planning and Development Acts 2000-2007 will only be accepted for apartments that do not have ground floor own door access and under exceptional circumstances for conventional housing developments at the request and prior written agreement of the Planning Authority.

Notwithstanding the above, to avoid an undue concentration of social housing in any particular area, it is intended that the local authorities may seek up to 20% affordable housing in lieu of the maximum 10% social and 10% affordable housing requirement, which will be sought elsewhere in Navan. Furthermore, where demand for affordable housing so indicates, the Council may require applicants/developers pay a financial contribution, or other arrangement provided for under the Planning & Development (Amendment) Act 2002, in lieu of the full 20% affordable housing on site. As noted previously, this provision may apply to the lands zoned for residential purposes at the following locations: between the proposed Local Distributor Road Link connecting the Commons Road and the Trim Road, between the Commons Lane and the Commons Road, and identified lands west of the Navan Town Park.

The Councils will operate Part V of the legislation in a way that encourages and facilitates a level of supply, which will meet the demands of all sectors of the market. It would frustrate the objectives of the Housing Strategy if its implementation were to result in any undue slow-down in or interruption of housing supply, which would not meet the demands of all sectors of the market. In so far as it is known at the time of the agreement, the Council will indicate to the developer its intentions in relation to the provision of social/affordable housing, including a description of the proposed houses, on the land or sites to be transferred, where such lands form part or parts of the lands which are subject to the application for permission as is, or are specified by the agreement as being parts required to the reservation for the provision of housing.

The Councils, in making such agreements, will have regard to:

- The Development Plan and relevant Local Area plans;
- The need to ensure the overall coherence of the development to which the planning application relates;
- The views of the developer in relation to the impact of the agreement on the proposed development, and
- The need for social integration.

The Planning Authority will encourage developers to whom the 20% quota will apply to discuss the likely terms of the Part V agreements as part of pre planning consultations. Both the Councils and the developer shall thus have a common understanding of the nature of the likely agreement before a decision to grant permission is made. It shall be the Council's objective to finalize the agreement within two months at the latest following the grant of permission, in order to avoid delaying the housing development. All social housing provided under Part V of the Planning and Development Acts 2000-2007 in accordance with this strategy shall be allocated to persons on the waiting list for that allocation area in accordance with the Council's Scheme of Letting Priorities. All affordable housing provided under Part V in accordance with the terms of this housing Strategy shall be allocated in accordance with a Scheme of Priorities for affordable housing as adopted by the Council.

3.10.9 Housing Provision for the Elderly

The main emphasis in the Council's housing policy for the elderly is to enable elderly people to choose between adopting their homes for increasing disabilities of old age or to move to accommodation more suited to their needs. The council will examine the possibility of introducing a scheme that would facilitate elderly people transferring their homes to the Council in exchange for more suitable accommodation.

Key housing issues that should be taken into consideration in the provision of housing for older persons are:

- Location –accessible to local retail facilities and public transport, and not be located on steep gradients.
- Accessible design – should meet the requirements of both the disabled elderly and the non-disabled elderly i.e. single storey and double story housing appropriate on a case by case basis.

Part M of the Building Regulations, 1997-2008 provides mandatory instructions that all new housing (private, affordable and social) greater than 45m² must be designed to enable adaptable/lifelong housing at a later date if necessary. The ground floor of all homes must contain a bathroom and be designed such that it is adaptable to accommodate the specific needs and requirements of a person with a physical disability. Such measures will result in older persons being able to adapt their home if required and avoid the disruption of a move.

A total of 40 'Old Persons Dwellings' are currently owned by Navan Town Council and Meath County Council. These units are primarily single and two bedroom units and are located at Claremount Estate (24) and St. Oliver's Cottages (16). Navan Town Council and Meath County Council are conscious of the needs of the elderly and in this context have in recent times put in place a scheme of replacement heating systems in old persons dwellings. Demand for the elderly is currently quite low representing only 2% of those on the housing waiting list in the Town Council Area.

3.10.10 The Housing Needs of People with Disabilities

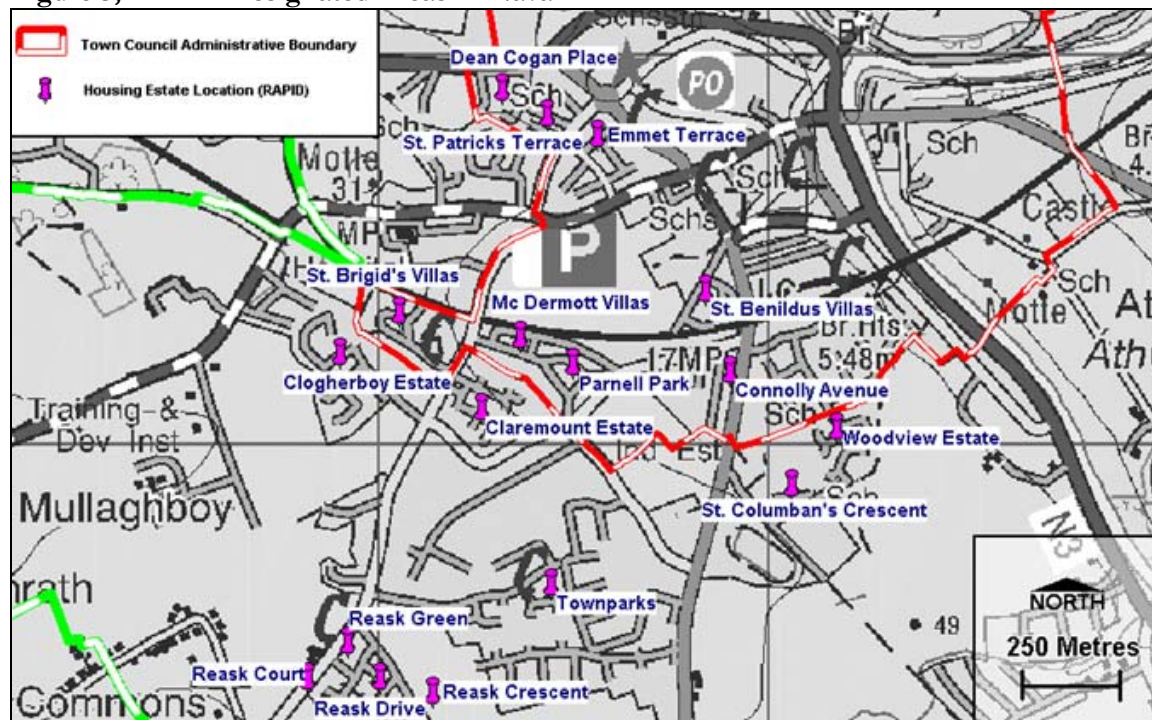
Social and affordable housing, for people with disabilities, is required with respect to appropriate crisis units, sheltered and supported housing, and independent living options. A range of housing options are required to facilitate this category of need. Such housing should not be segregated from the general population; rather it should be integrated within housing estates and between estates and in towns and villages. Where possible, such housing should meet the following requirements:

- Location – be accessible to public transport
- Access – pedestrian safety and ease of access should be catered for by ensuring that pavements are dished and best access practice is adhered to:
- Accessible design – should suit the requirements of individual tenants and therefore requires direct and on-going consultation with the prospective tenant (with respect to size, design and accessories).

With respect to private housing, at present, the Council had a Disabled Persons Grant in place to assist private homeowners and enable any necessary/reasonable adaptations to a house to accommodate the specific needs and requirements of people with disabilities.

3.10.11 RAPID (Revitalising Areas by Planning, Investment & Development)

RAPID is a state sponsored programme aimed at revitalising neglected areas through strategic planning to identify and prioritize new investment and development. The Programme seeks to integrate service provision and the promotion of participation, social inclusion and engender a community ownership, with the building of social capital and sustainability to the core. The Government is committed to prioritising resources to RAPID areas under the Operational Programme for Local Urban & Rural Development. This RAPID Programme has been operating in recent years in Navan and a lot of progress has been made. The National Development Plan 2007-2013 makes provision for the continuation of all RAPID Programmes across the country. As a result additional funding will be available for estate development, road improvements, play areas, sports pitches, festivals, summer camps and more. The new RAPID Navan Physical Environment Improvement Scheme 2009-2013 aims to support locally identified small-scale capital works in the 14 local authority housing estates that are part of the RAPID Navan Programme.

Figure 3; RAPID Designated Areas in Navan

The 14 estates included in the Navan RAPID Programme have high levels of social and economic disadvantage. They are as follows:

Navan Town Council

Dean Cogan Place
St. Benildus Villas
Connolly Avenue

Emmet Terrace
Mc Dermott Villas
St. Brigid's Villas

St. Patrick's Terrace
Parnell Park

Meath County Council

Woodview Estate
Clogherboy / Oaklawns

St. Columban's Crescent
Townspark

Claremont Estate
Reask Estate

The vision of the Navan RAPID Programme is for a society based on equality and participation for all, with each individual having a right to live their life in a pleasant, safe environment, with access to necessary services, facilities and opportunities to fulfil their aspirations and potential.

RAPID areas are prioritised for investment and development under the National Development Plan. Priorities include health, education, housing, childcare, community facilities, sports facilities, youth development, employment, drug misuse, policing, the elderly, disabled and community development. The intention is that real and practical improvements will be made to ensure services are improved and that they are easier to access. Essentially what's involved is getting the various State Agencies working together and pooling resources for the benefit of the more marginalised areas in response to their needs. Meath County Council and Navan Town Council recognise the importance of the Navan Rapid Programme in enhancing community infrastructure, improving quality of life and ensuring equality of opportunity for all and will continue to support this programme over the lifetime of the Development Plan.

Policies

In terms of Housing Strategy, it is the policy of Meath County Council and Navan Town Council:

Housing Strategy POL 1 To ensure the provision of a suitable range of housing types and sizes to facilitate the changing demographic structure of modern society, and in particular, the increasing trend towards smaller household sizes;

Housing Strategy POL 2 To encourage the development of mixed and balanced communities to avoid areas of social exclusion;

Housing Strategy POL 3 To have regard to the “Quality Housing for Sustainable Communities” (DoEHLG 2007);

Housing Strategy POL 4 To integrate new social housing into the existing social and urban fabric of Navan;

Housing Strategy POL 5 To recognise the need for people with special needs to enjoy a decent living environment and to support local communities, health authorities and other agencies involved in the provision of facilities to people with special needs;

Housing Strategy POL 6 To support the voluntary sector in the development of housing for people with special needs;

Housing Strategy POL 7 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;

Housing Strategy POL 8 To encourage the provision of adequate small, self contained living units with a complex of facilities for persons with special needs to maintain privacy and independence whilst having the protection of a more sheltered environment;

Housing Strategy POL 9 To permit the suitable extensions of an existing dwelling to accommodate the elderly or people with disability in the family home, subject to the normal planning requirements;

Housing Strategy POL 10 To provide for traveller accommodation in halting sites, individual dwellings or in group housing schemes for travellers who normally reside in Navan and require such accommodation in accordance with the adopted ‘Accommodation Programme for Traveller Families 2005-2008’ and subsequent Accommodation Programmes;

Housing Strategy POL 11 To consult with travellers and their representative organisations and with the local settled community in relation to the siting, planning and design of future halting sites or group housing schemes so as to avoid social conflict and promote social inclusion;

Housing Strategy POL 12 To provide and manage halting sites in a manner compatible with the local environment and the needs of the travelling community. Any area zoned for residential development is deemed to be suitable for a halting site development. All halting site developments will be the subject to the detailed design standards as outlined in the Department of the Environment’s Guidelines for Residential Caravan Parks for Travellers, October 1997 and normal development control standards;

Housing Strategy POL 13 To continue to promote and support the objectives of the Navan Travellers Workshop & Training Centre, working in partnership with travellers and the settled community.

Objectives

In terms of Housing Strategy it is an objective of Navan Town Council and Meath County Council:

Housing Strategy OBJ 1 To ensure that 20% of all eligible residential sites are set aside for the development of new social and affordable units, except under exceptional circumstances;

Housing Strategy OBJ 2 To carry out a complete refurbishment of St. Patrick's Park, Halt Site on the Athboy Road, to include the demolition of existing service blocks, their replacement with new service blocks comprising living areas, provision of two additional bays and the upgrading of the internal roads and services;

Housing Strategy OBJ 3 To continue to improve the residential amenity of major housing estates, notably Claremount & Townspark, through enhanced estate management, road improvements, landscaping, tree planting and other environmental improvements, including litter control;

Housing Strategy OBJ 4 To support the identification of a suitable site for a Homeless Shelter in Navan.

Housing Strategy OBJ 5 To examine funding possibilities under the R.A.P.I.D. (Revitalising Areas, by Planning, Investment & Development) Programme and support the realisation of the strategic objectives of the Navan RAPID Programme.

Housing Strategy OBJ 6 To give priority to improving the accommodation of the elderly who lack the basic amenities of indoor sanitary facilities and to provide for increasing disability.

Policies

In terms of Social and Affordable Housing it is the policy of Meath County Council and Navan Town Council:

Housing Strategy POL 14 To require that developers comply with Part V of the Planning and Development Act 2000, as amended. In general, options a) – d) provided under the Planning and Development Act, 2000 as amended shall be used in satisfying the social housing requirements of this Housing Strategy. Where the transfer of land, serviced or partially serviced sites or of completed houses at a location other than where the scheme which is being developed, the location of same must be within the Electoral Area of the development which is subject to the requirements of Part V.

Objectives

In terms of Social and Affordable Housing it is a policy of Meath County Council and Navan Town Council:

Housing Strategy OBJ 7 To require that 20% of land zoned for residential development or for a mix of residential or other uses, shall be made available for the provision of social and affordable housing. This figure may be modified in line with any revision to the Housing Strategy carried out during the period of the County Development Plan. In general a ratio of 10% social and 10% affordable shall apply in Navan.

Housing Strategy OBJ 8 Subject to an assessment of the social housing requirements and social structure in these areas, which shall will be reviewed on a biannual basis, the Councils may seek up to 20% affordable housing in lieu of the maximum 10% social and 10% affordable housing requirement, at the locations outlined below, which will be sought elsewhere in Navan. Furthermore,

where demand for affordable housing so indicates, the Council may require applicants/developers pay a financial contribution, or other arrangement provided for under the Planning & Development (Amendment) Act 2002, in lieu of the full 20% affordable housing on site. This provision may apply to the lands zoned proposed primarily for residential purposes at the following locations: between the proposed Local Distributor Road Link connecting the Commons Road and the Trim Road, between the Commons Lane and the Commons Road, and identified lands west of the Navan Town Park.

Housing Strategy OBJ 9 To continue to implement the “Meath Local Authorities Plan Social and Affordable Housing 2004-2008 and any subsequent Action Plans adopted during the life of this Development Plan.

Housing Strategy OBJ 10 To incorporate the County Housing Strategy annually and, if required, to review the reservation policy outlined in this strategy inclusive of the breakdown of social and affordable units.

Housing Strategy OBJ 11 The social housing provision figures contained in the Development Plan shall be amended following the adoption of subsequent Meath Local Authorities Action Plan for Social and Affordable Housing.

Housing Strategy OBJ 12 To promote the active delivery of social housing over the development plan period through the acquisition / purchasing of land or other mechanisms in accordance with the Housing Needs Assessment.

3.11 Neighbourhood Strategy

The development of Navan during the previous Development Plans, has been characterised by relatively low density conventional residential development on the outer fringes of Navan. These developments are primarily concentrated to the south east of the town in Johnstown, Bailis & Athlumney, to the south of the town at Balreask Old and Limekilnhill and to the north of the town at Blackcastle Demesne, Abbeylands & Clonmagadden. The built up area of Navan now extends to an approximate radius of 3 km from the original town centre. Up until recent times, development has in part been characterised by the separation of residential use from employment, shopping, educational and recreational uses, with the resultant reliance on private transport and excessive consumption of agricultural land and urban sprawl. However, the Neighbourhood Strategy which was pursued during the lifetime of the previous plan was successful in developing and expanding neighbourhood centres in proximity to large concentrations of residential development at various locations throughout the town.

The development strategy proposed in this plan is designed to reinforce the town centre as a place for work, shopping, services and living. The development strategy also provides for the expansion of the town centre and its associated uses towards the proposed integrated rail / bus station in the medium term. The town centre is supported by a series of neighbourhoods focused, where possible, on neighbourhood centres. The location of neighbourhood centres seeks to ensure that all of the existing and future residential areas of Navan are adequately serviced by local facilities and services, including commercial and community centres. The provision of neighbourhood centres also seeks to provide a strong local focus for residential areas, creating a sense of place and community.

The existing and proposed neighbourhood centres will ensure the development of sustainable neighbourhoods, focused on neighbourhood centres with a mix of uses, densities and public services. Shops provided will be generally local in nature, providing for local neighbourhood needs only, and should not detract from the vitality and viability of Navan town centre. Neighbourhood centres would include a small supermarket/convenience outlet. Additional retail and service facilities which may be provided may, for example, include newsagents, launderettes, video rental outlets, hot food takeaways, restaurant, pharmacies, bookmakers, sub post office, delicatessen, hairdressers, and off-licence. Other services provided in the neighbourhood centre may include health/medical,

community, recreational, crèche/childcare, banks, small-scale office and other appropriate employment uses, leisure uses, together with residential units. This reinforces the role of the sub centres. The scale, size and number of units will be restricted to ensure that they serve local needs.

In order to act as a focal point in a residential area, high urban design quality will be sought. Buildings comprising the neighbourhood centre or in the immediate vicinity will generally be permitted to increase their heights to at least three or four storeys to reflect their prominence. A mix of uses will be encouraged at the centres, with residential and office uses promoted above first floor levels. This will also act as an incentive towards their construction and development. Local parks, civic spaces and community facilities are encouraged in the immediate vicinity of neighbourhood centres so as to enhance their role in the community and encourage linked trips.

Each neighbourhood centre shall be linked to the surrounding residential areas by a system of cycleways and footpaths. In mature and developed neighbourhoods, the Planning Authorities will investigate the opportunities to retrofit such cycleways and pedestrian priority measures, in consultation with the local community. The neighbourhood centres should be linked to the town centre by improved and developing public transport. Neighbourhood Centres also require a prominent location with good road frontage and access, as passing trade will reinforce their role.

There is a need to ensure that the various qualities of the mature suburban areas are protected and improved, and that the neighbourhood centres serving these areas are strengthened and reinforced. It is an objective of this Development Plan, to plan and provide for additional community services where there are existing deficiencies.

The principle of sustainable development envisages an integration of uses and activities. In this context, it is proposed that zones of enterprise and employment be established in the new neighbourhoods. This will facilitate reduced travel times and use of private transport, and reduce traffic congestion.

The indicative network of Neighbourhood Centres is identified on the Development Objectives Map. In addition to the existing and approved Neighbourhood Centres at Blackcastle, Beechmount, Bailis, LAP 3, LAP 4 and Clonmagadden SDZ, additional neighbourhood centres are designated at Clonmagadden and Windtown / Abbeylands as part of Framework Plans.

In terms of the Neighbourhood Strategy it is the policy of Meath County Council and Navan Town Council to:

Neighbourhood Centre POL 1 To promote the development of new neighbourhood centres to serve the needs of new or expanded residential areas with basic facilities, such as local convenience shopping, community facilities, children's playgrounds, etc.;

Neighbourhood Centre POL 2 To implement the neighbourhood strategy in order to provide for the development of sustainable neighbourhoods, focused on neighbourhood centres with a mix of uses, densities and public services in accordance with the proposed area action plans;

Neighbourhood Centre POL 3 To retain, protect and improve the environmental qualities of the existing suburban areas, to reinforce their neighbourhood centres and to provide for additional community services, amenities and facilities as identified in this Development Plan.

3.12 Treatment of Gateway/Landmark Sites

The Navan Development Plan 2003-2009 identified a number of key gateway sites as throughout the town and a critical gateways and entry points to the town. It is considered appropriate to retain these

designations as part of the Plan. The majority of the identified sites are situated at critical road junctions and intersections. The sites are highly visible and as such, it is essential that they are designed to the highest standards, as their development will set the town for the town, and influence the public perception of it. It is accepted that certain sites however, are more suitable for pieces of art and sculptor set in a landscaped civic space than being suitable of accommodating a landmark building.

In terms of Gateway Sites, it is an objective of Navan Town Council and Meath County Council

GS OBJ 1 To ensure the high quality design and architectural treatment of key landmark sites as identified on the Development Objectives Map.

3.13 Housing Protection Areas

The zoning function of the housing protection area is to ensure that housing is not lost to other purposes. Within these areas, land that is not in use or was last used for residential purposes may only be used as such.

These measures are intended to ensure that:

- Property owners do not act on the assumption that their property will be converted to other uses and hence neglect to maintain it;
- Land values are based on housing values and are thus not so high as to making housing redevelopment prohibitively expensive.

Within the Housing Protection Areas, the potential for redevelopment for housing must be a priority and measures to ensure the provision of infill housing on cleared sites, an of individual houses on small derelict lots, will remain a priority. Most of the areas zoned as Housing Protection Areas are on secondary streets and more suitable to terraced housing than apartments. In these circumstances, apartments will either not be permitted at all, or allowed only on a small scale on site difficult to develop for terraced housing purposes for physical reasons.

The following areas are included as Housing Protection Areas;

St. Finian's Terrace	St. Benildus Villas	Connolly Avenue
Woodlands	Mellows Terrace	Parnell Park
St. Patrick's Terrace	Emmet Terrace	O' Growney Terrace
Abbeylands/Newland	St. Ultan's Terrace	

In terms of the Housing Protection Areas, it is the policy of Navan Town Council and Meath County Council:

HP POL 1 To ensure that the areas identified as Housing Protection Areas and illustrated on the Objectives Map are not lost to other purposes.

3.13.1 Development/Design Briefs

There are a number of sites that are in multiple ownership or which display certain constraints in relation to car parking and access, which require a particularly sensitive approach to their design and layout due to the presence of, or proximity to, Protected Structures. For these reasons, a number of sites have been identified for the preparation of 'Development/Design Briefs', which seek to establish a coordinated approach to the redevelopment of sites and offer a guide to potential

developers and landowners as to the site's redevelopment potential. These briefs and plans may also provide the basis for compulsory acquisition i.e. the use of Compulsory Purchase Order powers in the public interest.

These identified sites focus on the town centre, since it is not considered appropriate to divert the focus of renewal upon outer area localities when several sites are in need of attention. Their identification in this context does not necessarily make them suitable only for built development, but merely acknowledges they are suitable for re-use of some description, be it for business, residential, community, retail use or civic, cultural or environmental amenity.

The sites are as follows and are not prioritised;

1. The New Lane Area,
2. Academy Street – Bridge Street,
3. Bakery Lane / Cornmarket,
4. Canon Row,
5. Kennedy Road / Abbey Road.

While not identified for renewal/redevelopment, in the event that the lands zoned for G1 use off Abbey Road (which include Scoil Mhuire, the Fire Station and VEC buildings) are redeveloped over the lifetime of the Development Plan an accompany Design Statement/Development Brief shall be sought.

In terms of the Development/Design Briefs, it is an objective of Navan Town Council and Meath County Council:

DES OBJ 1 To require the preparation of site development/design briefs for a number of areas throughout the town as identified on the Development Objectives Map.

3.14 Rural Settlement Strategy

The commencement of the Navan Town Boundary Alteration Order 2009 on the 1st May 2009 resulted in substantial areas of rural greenfield lands being transferred into the administrative area of Navan Town Council. This has necessitated the need for the Navan Development Plan 2009-2015 to include a Rural Settlement Strategy to ensure that the bona fide rural housing needs of the community in these areas can be accommodated while also ensuring that the future strategic growth of the Town is not compromised by random and haphazard development.

The National Spatial Strategy (NSS) recognises the long tradition of people living in rural areas and promotes sustainable rural settlement as a key component of delivering more balanced regional development. The Department of the Environment, Heritage and Local Government (DoEHLG) published "Sustainable Rural Housing, Guidelines for Planning Authorities" in April, 2005. The Guidelines state that in supporting housing development patterns in rural areas that are sustainable, policies and practices of Planning Authorities should seek to:

- 1) Ensure that the needs of rural communities are identified in the development plan process and that policies are put in place to ensure that the type and scale of development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated, and;
- 2) Manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns.

The publication of the Guidelines resulted from the National Spatial Strategy which called for settlement policies in development plans and their implementation to take into account both the differing demands for rural areas and varying rural development contexts. Key to the debate, is the differentiation between urban generated housing and rural generated housing. Urban generated housing is housing in rural locations sought by people living and working in urban areas, including

second homes / holiday homes whereas rural generated housing is defined as housing needed in rural areas within the established rural community by people working in rural areas or in nearby urban areas. With regard to urban generated housing in the open countryside, the NSS asserts that development driven by urban areas should take place within built-up areas or land identified through the development plan process, and that rural generated housing needs should be accommodated in the areas in which they arise, subject to good planning practice.

All unzoned greenfield lands located within the Navan Development Plan Boundary are classified as Rural Areas under Strong Urban Influence. (Please refer to Map no. 5 Development Pressure Map) These areas exhibit the characteristics of close proximity to the built envelope of Navan Town and are also in the commuting catchment of Dublin, with a rapidly rising population and evidence of considerable pressure for development of housing due to proximity to such urban areas. Rural Areas under Strong Urban Influence are characterised by above average levels of married people, as well as above average levels of young adults (those in the 25-44 year age category). This cluster is the one characterised by the highest mean population densities, as well as by far the greatest rate of population growth. This suggests that the areas within this cluster act as attractive residential locations for the rapid inflow of migrants into the county. These areas are under significant development pressure and having regard to the quantum of one off housing being developed in these areas, and by virtue of the number of applications for one off housing and the existing level of one off housing in these rural areas in tandem with their geographical positioning, these areas are included in this category.

Persons who are an Intrinsic Part of the Rural Community

The Sustainable Rural Housing Guidelines outline that Planning Authorities in formulating policies recognise the importance to rural people of family ties and ties to a local area such as a parish, townland or the catchment of local schools and sporting clubs. Such policies can deliver positive benefits for rural areas and sustain rural communities by allowing people to build in their local areas on suitable sites.

The Planning Authority will support proposals for individual dwellings on suitable sites in rural areas where the applicant can clearly demonstrate a genuine need for a dwelling on the basis that the applicant is significantly involved in agriculture. In these cases, it will be required that the applicant satisfy the Planning Authority with supporting documentation that the nature of the agricultural activity, by reference to the area of land and / or the intensity of its usage, is sufficient to support full time or significant part time occupation. It is also considered that persons taking over the ownership and running of family farms along with the sons and daughters of farmers would be considered within this category of local need.

The Planning Authority will similarly support applications for one off houses from persons whose significant employment is in the bloodstock industry, forestry, agri-tourism or horticulture sectors and who can demonstrate a need to live in a rural area in the immediate vicinity of their employment in order to carry out their employment. The same requirements to submit supporting documentation as outlined above will be required in this instance.

In both instances above which relate to natural resources related employment, the applicant shall satisfy the Planning Authority as to the significance of their employment. Where persons are employed in a part time capacity, the predominant occupation shall be farming / natural resource related. It should be noted, that where an applicant is also a local of the area, the onus of proof with regard to demonstrating the predominance of the agricultural or rural resource employment shall not normally be required.

The Planning Authority recognises the interest of persons local to or linked to a rural area, who are not engaged in significant agricultural or rural resource related occupation, to live in rural areas. Certain special needs are also recognised in terms of tradespeople, persons with rural family linkages

and social needs. For the purposes of this policy section, persons local to an area are considered to include:

- Persons who have spent substantial periods of their lives, living in rural areas as members of the established rural community for a period in excess of five years and who do not possess a dwelling or who have not possessed a dwelling in the past in which they have resided or who possess a dwelling in which they do not currently reside.;
- Persons who were originally from rural areas and who are in substandard or unacceptable housing scenario's and who have continuing close family ties with rural communities such as being a mother, father, brother, sister, son, daughter, son in law, or daughter in law of a long established member of the rural community being a person resident rurally for at five years;
- Returning emigrants who have lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for elderly members of their family or to retire, and;
- Persons, whose employment is rurally based, such as teachers in rural primary schools or whose work predominantly takes place within the rural area in which they are seeking to build their first home, or is suited to rural locations such as farm hands or trades-people and who have a housing need.

The Planning Authority also recognises that exceptional health circumstances may require a person to live in a particular environment or close to family support. In such cases, the exceptional health circumstances would require supporting documentation from a registered medical practitioner and a disability organisation supporting a planning application. In the absence of any significant environmental, access or traffic reasons for refusal and the proposal adheres to sensitive design and siting criteria, the Planning Authority will consider granting planning permission, subject where appropriate to conditions regarding occupancy.

Where an applicant for a one off house in the countryside can demonstrate, by the submission of documentary evidence, that their original dwelling was sold due to unavoidable financial circumstances, such applications will be considered on their individual merits, where the applicant satisfies local housing need criteria. This consideration does not override the other normal assessment criteria as set out in this Development Plan for a one off house.

Where an applicant has resided in a rural area for a considerable period of time, being a period of time in excess of the previous 5 consecutive years, in a dwelling attached to their business, such as farming, and the business inclusive of dwelling house is being sold for retirement or other circumstances, such applications will be considered on their individual merits, where the applicant satisfies local housing need criteria. The planning officer shall specify the nature of documentation required in preplanning consultations to support such a planning application or upon request in writing. This consideration does not override the other normal assessment criteria as set out in this Development Plan for a one off house.

The Planning Authority also recognises persons who have been an intrinsic part of the rural community for substantial periods of their lives and where their family home was traditionally regarded as being part of the rural area but due to the expansion of the town now forms part of or abuts the development boundary. A person whose family home and adjoining lands have been zoned for residential landuse in the extension of the development boundary shall not benefit from such consideration in this regard. This shall relate to lands subsumed within individual development boundaries of new Local Area Plans and Development Plans made after the adoption of this Development Plan.

In terms of Rural Development, it is the policy of Meath County Council and Navan Town Council to;

RD POL 1 To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.

RD POL 2 To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development.

RD POL 3 To protect rural areas falling within in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of Navan and so safeguarding its future strategic development.

Please note that in all instances where ribbon development is referred to in this Development Plan, the example contained in Appendix 4 of the Sustainable Rural Housing Guidelines for Planning Authorities as published by the DoEHLG in April 2005 shall apply. Ribbon development is considered to be a high density of almost continuous road frontage type development, for example where 5 or more houses exist on any one side of a given 250 metres of road frontage.

The Planning Authority will also take into account the following matters in assessing individual proposals for one off rural housing within this area type:

- The housing need background of the applicant(s) in terms of employment, strong social links to rural area and immediate family;
- Local circumstances such as the degree to which the surrounding area has been developed and any tendencies in terms of it becoming overdeveloped;
- The degree of existing development on the original landholding from which the site is taken including the extent to which previously permitted rural housing has been retained in family occupancy. Where there is a history of individual residential development on the landholding through the speculative sale of sites, permission may be refused;
- The suitability of the site in terms of access, wastewater disposal and house location relative to other policies and objectives of this plan;
- In the case of the first son or daughter of farmers applying on family lands, to encourage that such proposals facilitate clustered or grouped family type housing for subsequent members of the family set back into the landscape rather than scattered ribbon type development, and;
- The degree to which the proposal might be considered infill development.

In terms of Rural Development, it is the policy of Meath County Council and Navan Town Council to;

RD POL 4 It shall be the policy of the Planning Authority to attach an occupancy condition to all individual one off rural dwellings, pursuant to Section 47 of the Planning and Development Act 2000, restricting the use of the dwelling to the applicant and their immediate family, as a place of permanent residence. The period of occupancy will be limited to a period of 5 years from the date of first occupation.

RD POL 5 To facilitate the creation of golf courses, pitch and putt courses and driving ranges in rural areas provided such development does not contravene any other policies or objectives of this Development Plan.

RD POL 6 To promote the viable re-use of vernacular dwellings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings.

RD POL 7 To encourage and facilitate the appropriate refurbishment of existing housing stock in rural areas and in certain limited cases the replacement of existing dwellings subject to development

assessment criteria outlined below.

RD POL 8 To oppose the demolition and replacement of traditional or vernacular rural houses in order to protect the varied types of housing stock in rural areas of the Town and to preserve the rural architectural heritage.

RD POL 9 To consider the limited conversion of outhouses and other structures attached to large country houses or other heritage structures where acceptable conservation practice is observed in line with the other policies and objectives of this plan and where acceptable site suitability has been established in terms of access, car parking, open space, wastewater disposal and maintaining the setting and amenities of the main structure.

RD POL 10 That in respect to the sensitive restoration and conversion to residential use of disused vernacular or traditional dwellings or traditional farm buildings, including those which are Protected Structures, such proposals shall not be subject to the Rural Housing Policy (i.e. local need) that applies to new dwellings.

RD POL 11 To actively promote the retention and restoration of thatched dwellings as a key component of the architectural heritage of Co. Meath.

The Planning Authority shall assess applications for refurbishment and / or replacement of existing housing stock in rural areas, having regard to the criteria outlined hereunder:

- That in the case of refurbishment and extension proposals, that the scale and architectural treatment of proposed works are sympathetic to the character of the original structure and the surrounding area including adjoining or nearby development;
- That in the case of replacement dwellings, to require that the original structure was last used as a dwelling and that its roof, internal and external walls are generally intact;
- That replacement dwellings are provided at locations where safe access and acceptable wastewater disposal arrangements can be put in place and where specific development objectives or other policies of the Planning Authority are not compromised, and;
- That the size and scale of the replacement dwelling should be similar to the existing house and not more than 300 sq. m., except in the case where the original dwelling exceeds 300 sq. m., and;
- In the assessment of whether a house which is proposed to be replaced is habitable or not, the Planning Authority will reply on the definition contained in Section 2 (Interpretation) of the Planning & Development Act 2000.

A “Habitable House” means a house which

- (a) is used as a dwelling;
- (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or;
- (c) was provided for use as a dwelling but has not been occupied.

Strategic Corridors

It is vitally important that new housing in rural areas that is located along non national routes is located in such a manner as to avoid endangering public safety by way of a traffic hazard. There are a number of regionally important functions of certain regional routes that act as particularly important transport links that traverse Co. Meath. These include the R161 Trim Rd and the R153 Kentstown Rd. In order to safeguard the specific functions and to avoid the premature obsolescence of these routes through the creation of excessive levels of individual entrances and to secure the investment in non-national roads, it is the policy to restrict new accesses for one-off dwellings where the 80km per hour speed limit currently applies.

Exceptions to the above policies will be considered on their merits in the following circumstances:

- For those who have a location specific rural housing need based on substantive involvement in agriculture and cannot provide access onto a nearby county road and therefore need to access a National Primary, Secondary or Regional Road or identified important country road. In these circumstances, the applicant will be encouraged to maximise the potential of an existing entrance. The onus shall be on the applicant to demonstrate that they have no other access or suitable sites within their landholding;
- Where an existing dwelling with a vehicular entrance that is not considered to constitute a traffic hazard is to be demolished and replaced with a new dwelling, and;
- For those who have a location specific rural housing need on family owned lands and cannot provide access onto any other non identified, non national road not being of regional or local importance and therefore need to access one of the identified strategic roads. The onus shall be on the applicant to demonstrate that they have no other access or suitable site that can share an existing entrance within their landholding.

New development proposals onto certain regionally and locally important county road type routes that act as particularly important transport links that traverse Co. Meath shall be assessed having regard to:

- Avoiding unnecessary new accesses, for example where access could be provided off a nearby county road.
- Ensuring that necessary new entrances are located in such a manner as to provide effective visibility for both users of the entrance and users of the public roads so that opportunities for conflicting movements are avoided.
- Avoiding the premature obsolescence of regional roads in particular, through creating excessive levels of individual entrances.
- Securing recent investment in non-national roads such as the substantial strengthening and realignment programme underway under the National Development Plan 2007-2013 by minimising the provision of new entrances onto realigned stretches of regional roads in particular.

In terms of Rural Development, it is the policy of Meath County Council and Navan Town Council;

RD POL 12 To develop and maximise the opportunities of the Town's national primary and secondary roads as key strategic infrastructure vital to the county's continued economic development and to protect this strategically important infrastructure from unplanned ribbon development or random one-off development.

RD POL 13 That direct access for future development shall not normally be permitted to any national primary and secondary road outside of the appropriate speed limit zones for urban areas. Development Management policy should, in the first instance, seek to channel traffic from new development onto existing local roads and in this way use established access points to gain entry onto national roads. Where development is to be permitted off National Primary or Secondary Routes, this shall be in exceptional circumstances and shall, in addition, be in accordance with the development assessment criteria outlined.

RD POL 14 To ensure that all development accessing off the Town's road network is at a location and carried out in a manner which would not endanger public safety by way of traffic hazard.

RD POL 15 To protect those non-national roads of regional or local importance (as identified in the Meath County Development Plan 2007-2013) from unnecessary and excessive individual access / egress points, which would prejudice the carrying capacity and ultimately the function of the road.

RD POL 16 The removal of existing roadside boundaries, except to the extent that this is needed for a new entrance, should be avoided where at all possible except where required for traffic safety purposes.

RD POL 17 In assessing individual planning applications for individual houses in the countryside, it is the policy of the Planning Authority to ensure that the required standards for sight distances and stopping sight distances are in compliance with current road geometry standards as outlined in the NRA document Design Manual for Roads and Bridges (DMRB).

Wastewater treatment for rural development

Good siting and design of necessary development in rural areas is vitally important. In this regard, the current standard for domestic effluent treatment and disposal from single dwelling houses is set out in Recommendation SR6: 1991, which was drawn up by the National Standards Authority of Ireland (NSAI). SR6: 1991 includes more detailed requirements regarding site suitability assessments, minimum site sizes and means of ameliorating site problems.

The Environmental Protection Agency (EPA) published a Manual on Treatment Systems for Single Houses (2000 and updated in 2009), which was designed to help Planning Authorities, developers and others to deal with the complexities of on-site systems, including newer packaged systems. As an alternative to recommending a minimum site size, the EPA Manual makes recommendations about matters such as separation distances from water courses and wells, site boundaries, etc.

The assessment of site conditions is critical to ensuring that new development does not adversely affect water quality generally and groundwater quality specifically.

It is also very important that on site systems - both conventional septic tank systems and innovative effluent treatment systems - are installed in accordance with the manufacturers or supplier's specifications and instructions and the terms and conditions of planning permissions. Innovative effluent treatment systems should be certified by the NSAI Irish Agreement Board (IAB) or by the Agreement Board (or equivalent) of an EEA Member State, where the latter certificate ensures in use an equivalent level of safety and suitability. It is important that any installation instructions incorporated in the relevant Agreement Certificate (or equivalent) should also be strictly followed.

The process of installation should proceed under the supervision of a competent person and be certified by that person. Evaluation of site suitability will be undermined if the system is not installed as designed. The Planning Authority will ensure that conditions attaching to a grant of permission provide for the above as well as a suitable means of confirming that the installation process has been adequately supervised by a competent person.

In terms of Rural Development, it is the policy of Meath County Council and Navan Town Council;

RD POL 18 To ensure that new development is guided towards sites where acceptable wastewater treatment and disposal facilities can be provided, avoiding sites where it is inherently difficult to provide and maintain such facilities – sites prone to extremely high water tables and flooding or where groundwater is particularly vulnerable to contamination.

RD POL 19 The site area shall be large enough to adequately accommodate an on-site treatment plant and percolation area.

RD POL 20 A proprietary treatment plant and polishing filter / percolation area shall satisfy the criteria set out in the Wastewater Treatment Manual Treatment Systems for Single Houses, as amended or replaced, by the Environmental Protection Agency.

RD POL 21 The site characterisation form must be furnished by a suitably qualified competent person. Notwithstanding this, the Planning Authority may require additional tests to be carried out under its supervision.

RD POL 22 A maintenance agreement or other satisfactory management arrangements must be entered into by the applicant to inspect and service the system as required. A copy of this must be submitted to the Planning Authority.

RD POL 23 Pending the installation of the treatment plant and polishing filter / percolation area, the applicant will be required to lodge a deposit with the Planning Authority. The deposit shall be refunded on receipt of a certificate from a competent person confirming that all necessary works have been carried out in accordance with the manufacturer's instructions.

RD POL 24 The direct discharge of effluent from on site waste water disposal systems to surface water is not acceptable. Septic tanks shall be permitted only in exceptional circumstances, and shall comply with the requirements of the Environmental Health Officer and the standards set in SR6 of 1991, or as may be amended.

