

## **Maynooth Environs Written Statement**

<b>Settlement</b>	<b>Maynooth Environs</b>
<b>Position in Settlement Hierarchy</b>	<b>Large Growth Town II – strong, active, economically vibrant growth towns, with high quality transport links to larger towns/city.</b>
<b>Position in Retail Strategy</b>	<b>Level 3 Sub County Centre</b>
<b>Population (2011) Census</b>	<b>Not available</b>
<b>Committed Housing Units (Not built)</b>	<b>0 committed units</b>
<b>Household Allocation (Core Strategy)</b>	<b>199 No. Units</b>
<b>Education</b>	<b>None</b>
<b>Community Facilities</b>	<b>None</b>
<b>Natura 2000 sites</b>	<b>Rye Water Valley/Carton Special Area of Conservation</b>
<b>Strategic Flood Risk Assessment</b>	<b>Strategic Flood Risk Assessment carried out as part of the County Development Plan 2013 – 2019 states that the Flood Zones will not hinder future development and zoning for new development in areas of high flood risk can be avoided. Flood risk can be managed by adopting the policies set out in the County Development Plan and the recommendations of the Planning Guidelines.</b>

### **Goal**

**To facilitate the development of Maynooth Environs as an integral component of Maynooth town, providing employment opportunities, residential and supporting community facilities in a design led, quality environment.**

### **01 Town Context**

This Development Framework relates to lands on the northern environs of Maynooth town, within the administrative area of Meath County Council. The area comprises some 139 hectares of land located approximately 1.5km to the north east of the town centre. It is bisected by the R157 road which links Maynooth to Dunboyne. The area is bounded generally by agricultural lands and a small number of residences to the north, agricultural land within the Maynooth Local Area Plan 2013 to the south, Carton House Demesne (a Protected Structure) to the east and Pound Hill and agricultural land to the west.

The Development Framework area is composed of two distinct elements; Moygaddy stud, on lands to the west of the R157, and the Carton Demesne lands located to the east of the R157. The lands to the west of the R157, of some 98 hectares, are currently in use as a stud farm. The existing buildings on these lands reflect this use and consist of a purpose built stud dating from the 1830's. The lands to the east of the R157 amount to approximately 41 hectares and consist of a mixture of pasture, scrub, and woodland associated with Carton Demesne.

The topography of the Development Framework lands to the west of the R157 is undulating, with lands sloping towards the River Rye Water, which forms the southern boundary of the Development Framework area. A tributary (Glashroneen stream) of the River Rye Water flows

through the centre of this portion of the framework area in a north-east/south-west direction adjacent to Moygaddy house and Moygaddy castle.

Maynooth is a designated growth centre in the Regional Planning Guidelines. It is a major University Town with a growing student and residential population with established rail and motorway links to Dublin and the West. The area is well placed to take advantage of its proximity to the national roads network and Dublin Airport as well as national rail network. The development of the Maynooth Environs is envisaged by Meath County Council as a natural extension to the town of Maynooth and as a location for employment generation in the context of its location within the Metropolitan area of the Greater Dublin Area.

The aim of this Development Framework is to support the sustainable development of the Northern Environs of Maynooth through the creation of a new dynamic area, which will integrate with the town's existing urban area. It is envisaged that the Environs will be a focal point for science and technology employment, with high quality knowledge based jobs utilising the synergy with NUI Maynooth as a centre of excellence for research and innovation. The intention is to create a unique employment hub centred on a high tech/bio tech campus within the Carton Demesne and Moygaddy lands.

In order to facilitate the delivery of the vision for the Maynooth Environs, land use, movement and access and natural and built heritage strategies have been identified in this Written Statement. The land use strategy seeks to accommodate population growth in accordance with the levels of growth provided for in Table 2.4 (Core Strategy) of the County Development Plan and to provide for distinctive quality driven residential development and essential local commercial and community facilities. In addition, the land use strategy seeks to provide opportunities for expanding the existing employment base of the town and to ensure that adequate provision is made for appropriate commercial and community development to serve future residents. Meath County Council has also had regard to the statutory Local Area Plan for Maynooth (2013) adopted by Kildare County Council to ensure that an integrated approach to planning is established for the combined development envelop of Maynooth.

## 02 Water and Wastewater Services

It is essential that there is a high quality service provision of public utilities in the interests of the proper planning and sustainable development of the area. A foul sewage network and surface water drainage system is required to be provided in order to facilitate development within the Development Framework area. The objective to provide for the construction of the Maynooth Outer Relief Road provides an opportunity to construct a sewer and ring main linking the sewer and trunk main in the Dublin Road to the residential development in the Mariavilla area. It is envisaged that lands will be utilised for the purposes of surface water attenuation, drainage, and forming attractive water features within a natural parkland setting.

### 2.1 Water Supply

Water to Maynooth is fed from two reservoirs, Kilcock and Ballygoran, which supply approximately one third and two thirds of the town's requirements respectively. There are currently no public water mains located within the Development Framework lands.

A 450mm trunk water main is located in the Dublin Road (R148) which provides the feed from Ballygoran reservoir to Leixlip. A 200mm connection off this main provides water supply to Carton Demesne via the Blakestown entrance. There is a 100mm main on the Dunboyne Road which serves the Carton Avenue area of Maynooth. The existing Carton supply main can cater for the proposed development there. Within the administrative area of Kildare County Council, in Carton Demesne, there is a 200mm diameter water-main (in private ownership) which connects to a 450mm diameter water-main on the R148 to the south of the study area. There is no water supply infrastructure in the Moygaddy lands within the Development Framework area which would be suitable for the supply of water for the quantum of development which is envisaged. Houses and the farm in the area are currently served by

wells. However pumping tests have demonstrated that the level of abstraction would not be capable of serving the Moygaddy lands, but may have grey water potential.

## 2.2 Waste Water

Currently there is no available foul wastewater sewer network or treatment capacity locally to serve the Development Framework lands. There is no gravity main either on the R157 or the other two local roads which traverse the lands. The nearest public sewers to the Development Framework lands is a 225mm gravity sewer in the Dunboyne Road which discharges to the Kildare County Council pumping station located between the Dunboyne Road and the Lyreen River. This is pumped via a 450mm rising main along the Dublin Road to the gravity sewerage system in Leixlip. The foul effluent from the existing hotel and residences in Carton Demesne drain to this sewer via a mixed gravity and pumped system. There is no foul sewerage network available within the Moygaddy lands. Existing dwellings are served by individual wastewater treatment systems, typically septic tanks and percolation areas.

The disposal of wastewater from the northern environs will require the agreement of Kildare County Council for connection to the network and treatment at Leixlip Wastewater Treatment Plant. Development on Carton Estate can be serviced by utilising the scheme currently in use there, with connection to the 450mm public sewer. In order to facilitate the supply of serviced land, in respect of foul drainage, a new network will be required for the Moygaddy lands.

## 2.3 Future Water Services Capacity

Meath County Council has secured agreement with Kildare County Council to provide up to 10,000 Population Equivalent capacity (both water and wastewater) to be assigned between both Maynooth and Kilcock, as decided by Meath County Council. However, Kildare County Council will not be in a position to provide this capacity (particularly water) until such time as they can realise required planned capital expansion works. This is expected to be during 2015. The pipelines required to avail of this capacity are to be developer delivered as demand arises. The Council has no plans to provide these pipelines. Development proposals will be considered in this context.

## 2.4 Surface Water Services

Currently there is very limited surface water capacity locally to service the Development Framework lands. There is no surface water infrastructure either on the R157 or the other two local roads which traverse the lands.

Several river catchments serve to drain the subject lands. These include:

- Lyreen River
- Rye River
- Glashroneen River

The Rye River and its tributaries are considered both a regionally important salmonid system and an important spawning tributary of the River Liffey main channel. Development has potential to impact on both the quality and quantity of the surface water runoff in these catchments.

### 03 Land Use

The principal land uses envisaged in the Maynooth Environs are residential and commercial uses which are discussed further in sections 4 and 5. The land use zoning objectives map has identified the lands required to accommodate the allocation of 199 no. units provided for under the Core Strategy. This followed the carrying out of an examination of the lands previously identified for residential land use in the 2009 Maynooth Environs Local Area Plan and still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise from the desire to consolidate development around the proposed neighbourhood centre / community zoned lands as a focal point in the Environs. The residential and employment lands identified as Phase 1 are located close to the proposed Maynooth Outer Relief Road which will facilitate connections to the town centre from the area and also to the proposed educational campus to the south of same. The lands identified for G1 "Community Infrastructure" land use zoning are available should the Department and Education and Skills determine that there is a requirement to provide a school in this area during the period of this County Development Plan or to advance the provision of a school during this time.

A phasing strategy has also been devised for the release of the employment zoned land. The lands identified for release in Phase I are located primarily to the northwest of the R157 within Moygaddy. The inclusion of the lands will facilitate the delivery of the Maynooth Outer Relief Road which is considered a strategic objective of this Development Framework and also the Maynooth Local Area Plan 2013 adopted by Kildare County Council.

The Planning Authority has also identified 1.62 hectares of lands at Moygaddy House and stable complex for D1 "Tourism" use which seeks to provide for appropriate and sustainable visitor and tourist facilities and associated uses. No vulnerable land uses are proposed on lands which have been identified in the Flood Risk Assessment as being liable to flood.

### 04 Residential Development

The Council will ensure that proposed developments will deliver high quality living environments. New schemes will be required to ensure the adequate provision of open space and services commensurate with the needs of the existing and proposed communities. The proposed layouts shall retain a good level of pedestrian and cycle permeability and support the provision of strategic linkages/connections within the lands of this Development Framework.

Section 2.3.1 of Volume 1 of the County Development Plan outlines the Settlement Hierarchy for the county. 199 no. units have been allocated to the Maynooth Environs in the Core Strategy of the County Development Plan as indicated in Table 2.4 therein. There are no extant permissions for multiple residential unit developments in place in the Maynooth Environs.

The average density set down for Maynooth Environs in the County Development Plan (Table 2.4 refers) is 35 units per hectare. In this context, there is a requirement for approximately 5.7 hectares of residential land to be identified to satisfy this allocation. There remain 10.4 hectares of lands identified within the existing Maynooth Local Area Plan 2009 for residential use or for mixed / commercial uses which could accommodate residential use. Residential lands will be delivered on a phased basis as illustrated on the land use zoning objective map. This followed the carrying out of an examination of the lands previously identified for residential land use noting that all previously identified lands are still available for development. The lands which have been identified for residential land use arising from this evaluation largely arise from the desire to consolidate development around the proposed neighbourhood centre / community zoned lands as a focal point in the Environs. The other sites which were previously identified for residential development in the Maynooth Local Area

Plan (2009) were considered less favourable on the basis of the evaluation undertaken. All other remaining lands are identified as Residential Phase II (Post 2019) and are not intended for release within the life of this County Development Plan.

The previous local objective for Carton Demesne contained in the Maynooth Local Area Plan (2009) which provided for 100 no. residential units as part of an integrated SMART Park in the form of collegiate style housing and woodland units has not been included in this Development Framework. Housing shall only be considered on appropriately zoned lands.

All designers of multiple residential developments within the Development Framework boundary are requested to submit a Design Statement to the Planning Authority with their planning applications in accordance with the requirements of Section 11.2 Residential Development of Volume I. A Design Statement is an appraisal of the distinctive character of the area adjoining the proposed development site and must consider how the design and layout of the proposed development responds to, and preferably enriches that character.

The Settlement Strategy of this Development Plan emphasises that Large Growth Towns are to accommodate significant new investment in transport, economic and commercial activity and housing. They should act as important regional economic drivers for the Greater Dublin Area in addition to being important centres for delivery of public and local services. The introduction of this quantity of housing set out in the Core Strategy to the Environs will radically alter the character of this area. It is important that development occurs in a manner that recognises and responds to the heritage in the vicinity and that supporting services are provided for the new residents of the area.

## 05 Commercial, Economic and Retail Uses

Commercial uses for the Maynooth Environs are based on the Economic Strategy objectives which focus on the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development synergies with NUIM and major employers already established in the sub region (Intel, Hewlett Packard) and development of key linkages and partnerships with NUIM. The Economic Strategy contained within Volume I of the County Development Plan seeks to brand this area as a centre of excellence in the knowledge based economy. The objective is to foster a '*dynamic partnership*' between multi-national companies, indigenous Small and Medium-sized Enterprises (SME's), and NUI Maynooth, in a campus style environment of exceptional high quality design.

The intention is to create a unique employment hub within a legible framework consisting of a series of signature and innovative architectural designs which will respect and complement the historical and ecological qualities of Carton Demesne and Moygaddy Castle and House. This employment hub will have strong linkages to NUI Maynooth and to the town of Maynooth leading to the creation of an area of excellence with a high degree of synergy as a premier location for high tech / bio tech industries. The proximity of Carton House which consists of a high quality integrated tourist complex where conferencing, banqueting and recreational activities are available, offers the potential for further synergies to be developed and harnessed. This Development Framework gives effect to the strategic direction for Maynooth Environs as contained in the Economic Strategy of the County Development Plan.

In support of these objectives which build on the objectives contained in the 2007 – 2013 Meath County Development Plan and Maynooth Environs Local Area Plan (2009), permission was granted by Meath County Council in 2009 for the construction of an office and research facility building at Moygaddy with a total floor space of 4,667.3 m<sup>2</sup>. This permission remains extant. However, An Bord Pleanála refused permission for a research and technology park to comprise educational and research/technology uses associated with the National University of Ireland, Maynooth (NUIM) as well as employment and residential uses and ancillary neighbourhood centre in the grounds of Carton Demesne. The reasons for refusal for this development are important considerations for the phasing and sequencing of development in the Environs area and type of uses proposed. Furthermore, it is a requirement of the County

Development Plan (Volume I, ED OBJ 2 refers) to undertake a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in the preparation of development and zoning objectives for all towns and villages. In particular, the objective requires a “review of the zoning objectives for Maynooth Environs and Kilbride in the preparation of zoning maps for the centres for inclusion in the County Development Plan”. This was considered necessary having regard to the outcome of the An Bord Pleanála decision with respect to the proposed SMART Park at Carton Demesne.

The Development Framework has considered the extent of lands previously identified for employment and related uses in the 2009 Maynooth Environs Local Area Plan. The County Development Plan (Volume I) indicated that there was 60 hectares of lands identified with an E4 land use zoning objective<sup>1</sup> with a further 22.2 hectares identified as “White Lands”. There was an additional 5.2 hectares identified for E5 land use which was similar in nature to E4 but specified as small and medium sized technology based industries in a high quality environment.

Section 2.9.7 (Local Zoning Objectives) of the County Development Plan Volume I outlines that specific local objectives may be applied to lands within a broad zoning category where the Council is seeking to achieve a special objective. The following specific objective applies to Maynooth Environs.

*Strategic Employment Zones (High Technology Uses)*

*To provide for high technology / bio technology industries in a high quality campus style environment within the Maynooth Environs Local Area Plan area. This objective will also seek to accommodate associated advanced manufacturing, office, research and development uses. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity. Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint. The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context.*

The Planning Authority proposes to introduce an Order of Priority on the lands proposed for E1 land use zoning objective qualified by the aforementioned Local Zoning Objective. Phase I consists of the lands north of the L-22143 at Moygaddy (4 parcels separated by the proposed Maynooth Outer Orbital Route and Lyreen River comprising 22.7 hectares). The remainder of the lands located to the south of the L-22143 extend to 15 hectares and in Carton Demesne comprise 25.34 hectares. Both of these areas are designated as Phase II. The development of the lands within the Moygaddy Stud and Carton Demesne shall be subject to the preparation of a Framework Plan and specific development criteria.

This Development Framework promotes a mix of uses that encourage sustainable development and lifestyle and service, daily requirements of the business and residential community. Protecting and preserving the area's intrinsic character, heritage, and amenity is essential to achieving a quality environment and place in which to live and work. These lands will provide for a variety of building typologies, from large sites to accommodate significant facilities, to more mixed use areas which will support smaller units, and collaborative work environments.

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<sup>1</sup> E4 land use zoning objective in the Maynooth Local Area Plan (2008) referred to “Science & Technology Use” which sought to provide for high technology / biotechnology industries in a high quality environment.

### 5.1 Carton Demesne

Carton House (a Protected Structure) and its demesne landscape constitute one of the most important elements of Ireland's architectural, cultural and historic heritage and are of international significance. The Architectural Heritage Protection Guidelines, published by the Minister for Arts, Heritage and the Gaeltacht emphasise the importance of the designed landscape demesne in relation to certain protected structures, including country houses, where the landscape was an intrinsic part of the original design. The siting of appropriately scaled and designed development within the area of Carton Demesne in County Meath shall ensure that the character and integrity of this sensitive designed landscape and setting of Carton House within this landscape is respected and not adversely impacted upon. The nature, scale and location of new development shall be such that it is intertwined and integrated with its existing woodland setting. It is not considered that a standardised business park design with buildings forming a tight urban grain onto spine roads is considered appropriate. No part of the proposed development should be visible from the entrance of Carton House which addresses the subject lands such that it dominates the view shed. The previous 2008 SMART Park Framework Plan is no longer considered to present a robust planning framework upon which to frame individual development proposals in Carton Demesne. Accordingly, development criteria are set out in this Development Framework. A specific objective has been included in this regard.

### 5.2 Retail

It is considered appropriate that retail facilities of a local scale are provided for the anticipated working population and emerging residential communities, which would result from the future development of the lands. These facilities should be local in scale and quantum. In assessing applications for retail developments, the Council will comply with the Meath County Retail Strategy and the Retail Planning Guidelines 2012. Some 1.2 hectares are subject to a specific objective for a local neighbourhood centre, which allows for local scale retailing use, as well the potential for other commercial units to serve some of the day to day needs of the significant quantum of employees and local residential population envisaged in the area. This site has an A2 "New Residential" land use zoning objective which seeks to "provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy". Consequently residential development on these lands shall not exceed 30% of the gross floor area of the scheme. It is envisaged the overall quantum of solely retail floorspace shall not exceed 1,500 m<sup>2</sup> (gross floor area) within the neighbourhood centre. In light of this specific designation and taking into account the moderate household allocation, the quantum of lands identified with an E1 "Strategic Employment Zones (High Technology Uses)" land use zoning objective included for release in Phase I and the need to preserve the role of Maynooth town centre as the primary retail centre, neighbourhood retail or commercial facilities are not considered appropriate in the remaining lands identified with land use zoning objectives.

## 06 Community Facilities & Open Spaces

The town of Maynooth already provides significant levels of social and community infrastructure. It is envisaged that the future residents and employees would use the existing facilities in the town. It is anticipated that demand for new facilities will gradually rise over a longer period of time. In the mid to long-term, there may be a demand for a primary school facility on the subject lands, and it is therefore logical to indicate a suitable site for this purpose in the Development Framework at this point in time for clarity. Meath County Council is also aware of the proposals by Kildare VEC to develop a new national and secondary school campus on lands adjoining Mariavilla which would be in close proximity to the lands identified for residential land use. Nonetheless, it is proposed to locate the education/community lands adjacent to the area designated as the neighbourhood centre. It is considered appropriate that the proposed school site should also accommodate playing pitches, which could also serve the wider community. The development objectives map provides for a site of 1.21

hectares identified with a G1 "Community Infrastructure" land use zoning objective for a primary school.

The Development Framework identifies that the existing river valleys have the potential to become important open spaces for the environs of Maynooth due to their high amenity value. It is important to provide a robust land use zoning objective to protect the amenity of these lands, which will also act as a buffer to the Carton candidate Special Area of Conservation. Active open space is considered to be open space that is safely accessible and available to the general public, and of a suitable size and nature for sport, active recreation or children's play. The area surrounding Moygaddy Castle also affords the opportunity to provide a high quality high amenity open space. This has been given an H1 "*High Amenity*" land use zoning objective taking cognisance of the status of Moygaddy Castle as a recorded monument.

Buffer zones between the Rye Water, Glashroneen and Lyreen river valleys and any proposed development along these water bodies, shall be designed into all development schemes. This buffer zone shall form an integral part of the overall development scheme and shall include the following features:

- i. 'hard' landscaping to include a footpath and a bicycle path;
- ii. 'soft' landscaping to include planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal; and
- iii. Seating arrangements both formal and informal.

The proposed provision of a substantial area of open space around Moygaddy Castle and Stud will allow for the accommodation of the required amenities that will cater for a larger population. Given the anticipated future population, a children's playground using safe and secure play equipment may be considered within this area although the protection of the setting of Moygaddy Castle, a Recorded National Monument will have to be ensured. The playground should be secured by means of unobtrusive fencing and provide for supervision by parents. In terms of its appearance, it is anticipated that the main open space will be largely green and sylvan in nature with elements of hard landscaping to enable it to function throughout the year. Footpaths must follow desire lines and be hard surfaced to a standard which will permit use in wet weather conditions. It is intended that this main public open space will link into the linear open space of the Lyreen and Rye Water river valleys.

## 07 Urban Design

It is a requirement that the architectural and urban design of the employment buildings, residential area, and the neighbourhood centre should be of the highest quality. Commercial buildings represent an opportunity for innovative design in a campus setting. In Moygaddy, within the Science and Technology zone, there should be a coherent landscaping edge to the proposed local distributor road and to the R157 Regional Road. Commercial buildings must ensure that facades facing the road represent the public face of the development. Any storage/warehouse elements of structures should be located to the rear of the respective plots. Standalone warehouse or distribution operations will not be permitted within the Development Framework area, as such architecture would detract from the concept for the lands, and can be facilitated more readily in other less sensitive locations.

The layout of new development should encourage and facilitate multi-modal trips, and soft transport networks. Development proposals should aim to improve interconnectivity and links between different areas. Therefore, layouts shall retain a good level of permeability and create safe, attractive and overlooked pedestrian linkages.

Layouts will be required to facilitate the retention of the maximum number of significant trees, which must be adequately protected before and during development works. Where it is necessary to remove trees to facilitate development, the Council may require the planting of semi-mature trees, saplings or tree seedlings or other plants as a condition of the permission.

The land use zoning objectives map accompanying this Development Framework has been designed to achieve the objectives for the Maynooth Environs by providing for the distribution of uses and layout through the following measures:

- Locating appropriate uses at the existing Moygaddy House and stable complex to utilise the existing built heritage, and create a pedestrian friendly village centre type environment;
- Identify a mixed use area to the south-east of the Moygaddy House and stable complex as a transitional area between the large commercial buildings which may be associated with Science and Technology enterprises and the softer uses in and around the neighbourhood centre / community lands;
- Moygaddy Castle is considered a heritage asset and focal point for the area, and should form a high quality amenity space in the environs area. It is considered there should be a strong built edge to this space, to overlook it, and engage with the space;
- The Development Framework facilitates a site for a primary school adjoining the proposed neighbourhood centre should such a need arise in the future;
- The Maynooth Outer Relief Road should read as an attractive tree-lined venue creating an entrance as visitors move through the science and technology district. Large units are to be located on the outside of the link road;
- The link from Moygaddy House down the L-22143 across the junction (R157) to Carton Demesne should read as a singular avenue that links the two main character areas;
- Residential development to be located south of the neighbourhood centre within walking distance of facilities;
- Provide integration through to Carton Demesne lands through road link and a pedestrian linkage to Victoria Gate.

## 08 Heritage

### 8.1 Natural Heritage

The topography of the Development Framework lands to the west of the R157 is undulating with lands sloping towards the River Rye Water, which forms the southern boundary of the development envelop. A tributary of the River Rye Water flows through the centre of this portion of the lands in a north-east/south-west direction adjacent to Moygaddy house and Moygaddy castle.

The Rye Water Valley/Carton Special Area of Conservation (SAC site code 001398) is located between Leixlip and Maynooth extending along the River Rye Water, a tributary of the River Liffey. A portion of this SAC site is located in the south eastern portion of the Development Framework lands in Carton Demesne situated to the east of the R157 at Kildare Bridge extending approximately 600m to the eastern side of Carton Bridge. This area is also a proposed Natural Heritage Area (pNHA).

The Rye Water Valley/Carton SAC is of importance due to the presence of several rare and threatened plant and animal species and due to the occurrence of a mineral petrifying spring considered to be rare in Europe and which is a habitat listed on Annex I of the Habitats Directive. This rare spring is located at Louisa Bridge approximately 4.5km to the south east of the framework boundary near Leixlip. The River Rye Water is a spawning ground for Trout and Salmon, and the rare White-Clawed Crayfish, which is listed in Annex II of the EU Habitats Directive.

A buffer zone in the form of the H1 "*High Amenity*" land use zoning objective is in place around the Carton SAC and also the watercourses which form tributaries in this area, namely the Glashroneen and Lyreen rivers. The Rye Water, Glashroneen, and Lyreen rivers are major assets for the area and this Development Framework seeks their protection and enhancement with an appropriate land use zoning along these water corridors. The Moygaddy woodland and rivers comprising River Rye Water, River Glashroneen, and the Lyreen river adjacent to Moygaddy House provide habitat for a relatively rich fauna including red deer (introduced), badger, otter, bats, raven, and long-eared owl.

Mature trees are located in a number of locations throughout the subject area, primarily within Carton Demesne (Moygaddy Wood) and also along the field boundaries of the agricultural lands, along river valleys as well as road boundaries, within Moygaddy stud. Occasional, free standing trees can be also found within fields.

## 8.2 Built Heritage

The eastern portion of the Development Framework area is located within the curtilage of Carton Demesne. Carton Demesne is recognised as one of the great enclosed estates in Ireland and was the seat of the Earls of Kildare (later Dukes of Leinster) until the early 20th Century. The portion of Carton Demesne located within the framework boundary consists of woodland associated with Carton Demesne, known as Moygaddy Woods, within the walled estate, which encloses an 18th Century landscaped parkland. Historical OS mapping shows the evolution of this woodland area as a planned extension of the Demesne to the west to include a network of radial walkways, the most notable being the 'Queen Victoria Walk', which traverses the woodland to Victoria Gate, located on the Carton Demesne Wall to the north west. A portion of the Carton Demesne wall is located within the development envelop (along the R157 Dunboyne to Maynooth road) which is included in Meath County Council's Record of Protected Structures (Ref. No. MH053-100).

Moygaddy Castle (RMP No. ME053-1756) is the only known archaeological monument within the overall Development Framework lands. The remains comprise a small castle or keep. Moygaddy House located opposite is a two storey over basement Georgian house. The complex appears to have been purpose built for breeding racehorses in the mid to late 19<sup>th</sup> Century, where the extensive stables and paddock formed part of the original development. Moygaddy House is included in the Record of Protected Structures (Ref. No MH053-102). Together with the bridge, which was built at the same time as Moygaddy House, and which traverses the Lyreen stream, these structures form a locally important element of the historical built heritage fabric of the area.

Although there are no protected views relating to this area identified within the Meath Development Plan, the Kildare Development Plan 2011-2017 identifies protected views to and from Carton House, the lake and woodland areas.

## 09 Movement & Access

### 9.1 Existing Bus Services

Maynooth town is served by bus transport with a range of services to centres including Dublin City Centre, Lucan, Leixlip and Dunboyne. Bus Éireann and Dublin Bus currently operate both local and expressway services through Maynooth. Maynooth is served by four commuter services and a 'nite link' service.

### 9.2 Existing Rail

The rail service at Maynooth railway station is located approximately 2km from the Development Framework lands which also includes the mainline intercity service on the Sligo - Connolly line. The capacity on the line is undergoing substantial improvements.

### 9.3 Existing Road Network

The Development Framework area is bisected by the R157 road in north east - south west direction, which links Maynooth to Dunboyne, located approximately 8 km to the north east. The R157 acts as an important regional distributor road in the Mid East Region, connecting the M7, M4 and N3 national corridors. There are two further third class roads which traverse the Development Framework area comprising the L-22413 which follows a north-south direction adjoining Moygaddy stud (also known as the Kilcloon Road) before travelling eastwards to the R157. The county road L-6219-25 follows a westerly route from the junction with the L-22413 west of Moygaddy Castle.

The road infrastructure in the vicinity of the Development Framework area requires to be upgraded given the quantum of development which is envisaged. There is an objective (TRAN OBJ 19) in this Development Plan *'to liaise with Kildare County Council in the identification, design, reservation and delivery of the section of the Maynooth Outer Relief Road located within the administrative area of Meath County Council*. Meath County Council is keen to ensure the delivery of this important piece of infrastructure for the town of Maynooth, which will be facilitated by the development of the lands within the Development Framework boundary. There are also other road/junction improvements necessary to realise fully these strategically located lands. In this regard the realignment of the R157/CR571 junction (inclusive of a new 4 arm roundabout) is considered necessary as it would deliver a safer roads layout for the area, while also facilitating, in the longer term, the lands within Carton Demesne. An approved Part VIII consent is in place for these works. The upgrading/re-alignment of the R157 between the county boundary with Kildare and Offaly Bridge is also an important objective of the movement strategy for the area.

The delivery of the realignment of the R157 and the reconfiguration of the junction of the R157/L-22413 should occur in conjunction with development of lands within the framework area. The completion of the Maynooth Outer Relief Road (including link with Maria Villa) is critical to the development of the lands within the framework boundary. It will enable the closure of through traffic from the county road L-6219-25 along the L-22413 and the creation of cul de sacs within the framework area along the existing L-6219-25 and L22413. Therefore vehicular access to the lands within the Moygaddy area will be via the Maynooth Outer Relief Road. These measures will encourage pedestrian and cyclist usage within the Development Framework area.

### 9.4 Existing Pedestrian and Cycling Facilities

There are no separate pedestrian routes or cycle-ways serving the Development Framework area. Pedestrians and cyclists currently share road space with motor vehicles.

### 9.5 Movement Strategy

The form and nature of future links to the town of Maynooth is an important consideration. It is preferable that the new roads contribute positively to the area, not only in terms of their movement function, but also in terms of providing links that stitch the environs fully into the town of Maynooth.

The Movement Strategy aims to ensure that:

- Public transport accessibility is maximised;
- Pedestrian and cycle movement is encouraged to reduce vehicular movement;
- Streets are designed to encourage pedestrian activity;
- All roads are designed so as to incorporate passive calming of traffic.

The main aim of the movement framework is to create strong linkages between the town of Maynooth and the environs as well as internal permeability. Two strategic connections are envisaged:

- The R157 linking Maynooth town centre across Rye River;
- The west-east connection linking the R157 and Mariavilla.

The development of public transport bus links is critical in ensuring a modal split in favour of public transport. The potential to provide shuttle bus links to Maynooth railway station from the designated employment land shall be considered in the development of Mobility Management Plans for the lands in Carton Demesne and Moygaddy. The provision of bus stops and cycleways will be required to encourage the use of public transport. The main pedestrian and cycle connections are illustrated on the land use zoning objectives map.

## Strategic Policies

<b>SP 1</b>	<p>To ensure that the development of the Maynooth Environs is accommodated in an environmentally sensitive manner that will:</p> <ol style="list-style-type: none"> <li>1. Create a centre of excellence for innovation and employment;</li> <li>2. Protect the existing natural environment and built heritage and utilise it to frame new development, and;</li> <li>3. Build a distinctive and attractive mixed-use place to work and live.</li> </ol>
<b>SP 2</b>	<p>To ensure that development of the Maynooth Environs contributes to the sustainable development of the town, in a manner that is balanced, self sufficient and supports a compact urban form and the integration of land use and transport.</p>
<b>SP 3</b>	<p>To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows:</p> <p>i) The lands identified with an A2 "<i>New Residential</i>" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation &amp; Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan.</p> <p>ii) The lands identified with an A2 "<i>New Residential</i>" land use zoning objective but qualified as "<i>Residential Phase II (Post 2019)</i>" are not available for residential development within the life of this Development Plan.</p>
<b>SP 4</b>	<p>To operate an Order of Priority for the release of lands identified for E1 "Strategic Employment Zones (High Technology Uses)" in compliance with the requirements of ED OBJ 2 as follows:</p> <p>i) The lands identified with an E1 "Strategic Employment Zones (High Technology Uses)" land use zoning objective are available for development within the life of this Development Plan.</p> <p>ii) The lands identified with an E1 "Strategic Employment Zones (High Technology Uses)" land use zoning objective but qualified as "<i>Phase I</i>" will only be available for development when all of the Phase I lands have been developed or are being developed (i.e. permission granted and development substantially completed) and may be available within the life of this Development Plan.</p> <p>iii) Should a significant development be proposed which could not be accommodated only within the lands identified as Phase I, lands within Phase II may be considered in this regard. The development of the lands identified as Phase II will be subject to the preparation and agreement of a Framework Plan</p>

with the Planning Authority prior to the submission of any planning application on said lands.

**SP 5** To provide for high technology / bio technology industries inclusive of associated advanced manufacturing, office, research and development uses in a high quality campus style environment within the Maynooth Environs area. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity. Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint. The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context.

## Policies

### Water and Wastewater Services

**WWS POL 1** To provide adequate wastewater service provision to serve all lands zoned for development in this Development Framework and where this is not yet possible, to permit only as much development as can be provided for, based on available wastewater service provision.

**WWS POL 2** To reserve available wastewater capacity in the first instance for Science and Technology/Employment uses.

**WWS POL 3** To provide a comprehensive drainage network to cater for development of the Development Framework lands, and upgrade where necessary the existing Carton Estate wastewater sewerage system to cater for future development within the Estate.

**WWS POL 4** To co-operate with Kildare County Council in the coordination of waste water treatment and water supply in the Environs area.

**WWS POL 5** To ensure that trunk drainage pipelines situated in distributor road alignments are accessible to lands within the Development Framework area.

**WWS POL 6** To provide a comprehensive water supply network to cater for development of the Development Framework lands, and upgrade where necessary the existing Carton Estate mains to cater for development within the Estate.

**WWS POL 7** To provide water, sufficient in quantity and quality to serve all lands zoned for development in this Development Framework and where this is not yet possible, to permit only as much development as can be provided for, based on available water supply.

### Flood Risk

**FR POL 1** To manage flood risk and development in Maynooth Environs in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

**FR POL 2** The Eastern CFRAM flood mapping and management plan when complete and available will provide additional clarity to flood mapping and risk management measures than was available to inform the land use zoning objectives presented for Maynooth Environs. The Eastern CFRAM flood mapping and management plan shall be consulted when available in conjunction with this

Written Statement & Volume I of the County Development Plan.

### Land Use

**LU POL 1** To promote a mix of uses across the Development Framework area.

**LU POL 2** To encourage the conversion and adaptation of Moygaddy House and outbuildings to tourism or hospitality use inclusive of appropriately scaled and sensitively designed extensions to same.

**LU POL 3** To encourage the sympathetic re-use or rehabilitation of the attractive buildings associated with Moygaddy House and Stud and encourage their sensitive conversion to residential or tourist accommodation or other appropriate use in accordance with the land use objective applicable to said lands.

### Residential Development

**RD POL 1** To ensure that residential developments within the subject lands will contribute to the development of connections which facilitate sustainable modes of travel between the Development Framework lands and Maynooth town centre.

**RD POL 2** Development proposals on lands identified with an A2 "New Residential" land use zoning objective will be considered premature pending the development of the primary road network for the area provided under the movement framework, in particular residential development shall be contingent on the delivery of the Maynooth Outer Relief Road.

**RD POL 3** To ensure that new residential development is sensitive to its receiving environment, with particular regard given to topography, existing mature trees and hedgerows and important views and vistas of natural and man made features.

**RD POL 4** To ensure that all new development proposals will be required to provide for high quality materials and design.

**RD POL 5** To ensure that possible future residential development should provide for a strong built edge facing toward the linear amenity area.

### Commercial, Economic and Retail Uses

**CER POL 1** To establish a robust framework for the development of high quality technology based employment generating uses within the Development Framework lands.

**CER POL 2** To promote a high quality environment within a campus style environment for commercial users.

**CER POL 3** To require the provision of buffer zones in the case of the development of industrial sites adjacent to residential areas and community facilities, as well as adequate screening in the form of planting, landscaping and mounding as appropriate.

**CER POL 4** To support the location of a science and technology campus style development within the Moygaddy stud lands.

**CER POL 5** To support the location of a high technology / bio-technology campus linked to NUI Maynooth within the Carton Demesne lands.

**CER POL 6** To support the location of an appropriately scaled neighbourhood centre in tandem with development on the lands identified for this purpose. No more than 30% gross floor area of development in the neighbourhood centre shall be proposed for residential development.

### Community Facilities and Open Spaces

**CF POL 1** To provide clear and legible connections to the Rye Water river amenity area from the Lyreen river amenity area and Moygaddy castle.

**CF POL 2** To require a coherent design for the development of the Moygaddy Castle open space area in conjunction with development in Moygaddy.

### Urban Design

**UD POL 1** To promote a high standard of architectural design, and quality of materials utilised throughout the Development Framework area, that is appropriate in scale, and form to its location.

**UD POL 2** To ensure that new development is designed so as to provide an attractive environment sympathetic to the existing natural and built heritage.

### Heritage

**HER POL 1** To integrate the natural and built environments in future proposals, to the benefit of future residents and workers.

**HER POL 2** To protect the existing built heritage of Carton Demesne and its curtilage.

**HER POL 3** To ensure all development in the area has no negative impact on the Rye Water Valley/Carton SAC site or on the environmental characteristics of the area including woodland, rivers and tributaries.

### Movement and Access

**MA POL 1** To promote and facilitate the use of cycling and walking and reduce reliance on private car usage.

**MA POL 2** To consider the potential for direct vehicular and pedestrian linkage and interconnections within the Development Framework area into the town centre of Maynooth.

**MA POL 3** To provide for a legible and permeable road network for the area, that will encourage pedestrian/cycle use and make connections possible across the Development Framework area and to Maynooth town centre.

**MA POL 4** To promote a pedestrian/cycle link from Moygaddy Gate through Carton Demesne to Maynooth Gate, to link with Lime walk.

**MA POL 5** To promote a pedestrian/cycle link along Victoria walk and lands within Moygaddy stud.

**MA POL 6** To ensure that all development proposals provide for a permeable network that promotes direct linkage and encourages the use of alternative modes of transport.

**MA POL 7** To provide clear, legible, attractive and safe pedestrian linkages throughout the Development Framework area.

## Objectives

### Commercial, Economic and Retail Uses

**CER OBJ 1** To give effect to Strategic Policy SP5 which has identified the subject lands in Moygaddy for E1 "Strategic Employment Zones (High Technology Uses)" land use zoning objective and being suitable to provide for high technology / bio technology industries inclusive of associated advanced manufacturing, office, research and development uses in a high quality campus style environment, it is an objective to require the submission of the following with any application for development within lands at Moygaddy:

- An assessment prepared by a suitably qualified conservation architect which concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape is respected and not adversely impacted upon. It is advisable if the opinion of the Department of Arts, Heritage & the Gaeltacht is sought in advance of lodging this assessment as part of a planning application;
- Proposals for the accessing of lands identified as Phase I and Phase II which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road;
- Proposals providing for the delivery of the Maynooth Outer Relief Road in tandem with development;
- Proposals for piped water services which shall take account of the need for any planning consents within the administrative area of Kildare County Council;
- A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.
- Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.

Any development within the subject lands shall be subject to the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed development will not adversely impact upon the qualifying interests of any Natura 2000 sites. A Natura Impact Assessment must be prepared and submitted with any planning application for these lands.

The uses proposed shall have regard to and be consistent with the range of uses indicated in the County Development Plan as being appropriate to lands identified E1 "Strategic Employment Zones (High Technology Uses)".

<b>CER OBJ 2</b>	<p>To give effect to Strategic Policy SP5 which has identified the subject lands in Carton Demesne for E1 “Strategic Employment Zones (High Technology Uses)” land use zoning objective and being suitable to provide for high technology / bio technology industries inclusive of associated advanced manufacturing, office, research and development uses in a high quality campus style environment, it is an objective to require the submission of the following with any application for development within Carton Demesne:</p> <ul style="list-style-type: none"> <li>• An assessment prepared by a suitably qualified conservation architect which demonstrates and concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape and setting of Carton House within this landscape is respected and not adversely impacted upon. The assessment shall include reference to the significance of the designed landscape within the Development Framework lands to the overall evolution of the demesne. It is advisable if the opinion of the Department of Arts, Heritage &amp; The Gaeltacht is sought in advance of lodging this assessment as part of a planning application;</li> <li>• Proposals for piped water services, which shall take account of the need for planning consents within the administrative area of Kildare County Council;</li> <li>• Proposals for the accessing of lands identified which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road; inclusive of works to the Moygaddy Gate entrance to the demesne.</li> <li>• A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.</li> <li>• Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.</li> </ul> <p>Any development within the subject lands shall be subject to the carrying out of an Appropriate Assessment pursuant to the Habitats Directive ensuring that the proposed development will not adversely impact upon the qualifying interests of any Natura 2000 sites. To assist in this process, a Natura Impact Statement must be prepared and submitted with the planning application.</p> <p>The uses proposed shall have regard to and be consistent with the range of uses indicated in the County Development Plan as being appropriate to lands identified E1 “Strategic Employment Zones (High Technology Uses)”.</p>
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### Community Facilities and Open Spaces

<b>CF OBJ 1</b>	<p>To develop the Rye Water, Glashroneen, and Lyreen river valleys as linear parks in conjunction with all relevant statutory and non-statutory bodies to include Waterways Ireland and Kildare County Council. This shall include high quality formal and informal seating arrangements and cyclist and pedestrian route. Any development within the subject lands shall be subject to Appropriate Assessment pursuant to the Habitats Directive to ensure that the proposed development will not adversely impact upon the qualifying interests of any Natura 2000 sites.</p>
<b>CF OBJ 2</b>	<p>To explore the potential for pedestrian/crossings routes to the area designated under the Carton Avenue Action Area Plan 2006 prepared by</p>

Kildare County Council.

**CF OBJ 3** To identify a suitable site for the development of a children's playground in tandem with the development of residential development.

### Heritage

**HER OBJ 1** To ensure that further development along either of the water systems does not affect the quality of either the scenic viewpoint or the waterways amenity.

**HER OBJ 2** To require that any development in the Maynooth Environs respects the built and natural heritage of the area, its landscape quality, protected structures, historic demesne, archaeological heritage, natural heritage and general landscape character. Any development within the area shall comply with the policies and objectives of 'Architectural Heritage Protection, Guidelines for Planning Authorities' (2011), where appropriate. Any development within the area shall not adversely impact on the qualifying interests of any Natura 2000 sites.

### Movement and Access

**MA OBJ 1** To develop a new road linking the R157 (Maynooth – Dunboyne Regional Road) and Mariavilla to form part of the Maynooth Outer Relief Road. The detailed design of the new Local Distributor road shall be subject to an appropriately scaled site specific Flood Risk Assessment and Appropriate Assessment pursuant to the Habitats Directive.

**MA OBJ 2** To require the upgrading of the existing R157 (Maynooth – Dunboyne Regional Road) and the reconfiguration of the R157/L-22143 (Moygaddy Road) junction prior to the commencement of development on lands identified for E1 "Strategic Employment Zones (High Technology Uses)" use west of the R157 and north of the indicative line of the Maynooth Outer Relief Road in accordance with the approved Part VIII consent.

**MA OBJ 3** To upgrade, improve, strengthen and re-align the R157 between Kildare Bridge and Offaly Bridge.

**MA OBJ 4** To support the delivery of strategic road linkages across the area by extending and upgrading existing and potential routes. Such potential routes are to include a link between the lands identified for E1 "Strategic Employment Zones (High Technology Uses)" use and A2 "New Residential" use to the south of the L-22143 and L6219-25.

**MA OBJ 5** To ensure that a permeable network of secondary roads will be developed within the Development Framework lands connected to the primary road network for the area.

**MA OBJ 6** To provide for junctions at the eastern and western ends of the Maynooth Outer Relief Road where it meets the L-22143 and L6219-25 respectively.

**MA OBJ 7** To support the construction and financing of the Maynooth Outer Relief Road by payment of special contributions under section 48(2)(c) of the Planning and Development Acts 2000-2014 for the Development Framework lands, in lieu of a suitable agreement or proposal.

**MA OBJ 8** To incorporate bus priority measures in the design of new roads and improvements to existing roads as appropriate in the Development Framework area.

**MA OBJ 9** To liaise with Kildare County Council in the identification, design, reservation and delivery of the section of the Maynooth Outer Relief Road located within the administrative area of Meath County Council.

**VARIATION MADE on the 19th May 2014**

**LAND USE ZONING OBJECTIVES**

- A1  To protect and enhance the amenity of developed residential communities.
- A2  To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
- D1  To provide for appropriate and sustainable visitor and tourist facilities and associated uses.
- E1  To facilitate opportunities for high technology and major campus style office based employment within high quality and accessible locations.
- F1  To provide for and improve open spaces for active and passive recreational amenities.
- G1  To provide for and improve open spaces for active and passive recreational amenities.
- H1  To protect and improve areas of high amenity.
- WL  To protect strategic lands from inappropriate forms of development which would impede the orderly expansion of a strategic urban centre.

**SPECIFIC OBJECTIVES**

-  Protected Structures
-  Major Distributor / New Roads (Diagrammatical Only)
-  Development Area Boundary
-  Residential Phase II (Post 2019)
-  Phase II Enterprise Lands
-  Interface with Flood Zones A & B
-  Sites and Monuments
-  Neighbourhood Centre
-  Framework Plan Objective Boundary

Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.  
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Scale -  
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