

# Maynooth Environs

Local Area Plan 2009-2015

April 2009



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*meath county council*



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Prepared by

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# 1.0 Introduction

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## 1.0 Introduction

### 1.1 Need for Plan

This Local Area Plan (LAP) relates to lands on the northern environs of Maynooth town, within the administrative area of Meath County Council. The study area comprises some 139 Ha of land located approximately 1.5km to the north east of the town centre (see figure 1).

It is an objective of the Meath County Development Plan 2007-2013 to prepare a Local Area Plan for the area to the north of Maynooth, within 2 years of the adoption of the County Development Plan. The Meath County Development Plan 2007-2013 has identified five 'dynamic clusters' into which economic development will be channelled. The Maynooth Environs LAP lands are situated within the 'M4 Dynamic Cluster', as identified by Meath County Council. The subject lands are identified as a location for significant employment/development as part of this dynamic cluster.

### 1.2 Strategic Role of Maynooth

Maynooth is a designated growth centre in the Regional Planning Guidelines and forms part of a 'primary dynamic cluster' with Kilcock, Celbridge and Leixlip. 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, Dublin Airport as well as national rail network. Maynooth has been clearly identified in the RPGs as the anchor settlement within the overall 'Primary Dynamic Cluster'. This is primarily due to Maynooth's educational institutions as well as its long-established and prominent settlement history.

Meath County Council, are keen to facilitate the realisation of the Primary Dynamic Cluster (PDC) of Maynooth, Leixlip, Celbridge and Kilcock contained in the Regional Planning Guidelines for the Greater Dublin Area. This will be achieved through continued partnership with Kildare County Council in the preparation of complimentary and integrated spatial planning frameworks and the delivery of necessary physical infrastructure for the environs of Maynooth.

The development of the Maynooth Environs is envisaged by Meath County Council as a natural extension to the town of Maynooth as a location for significant employment generation in the context of its location within the Metropolitan area of the Greater Dublin Area, and also represents a reasonable expansion of Maynooth into its environs. It is anticipated that the LAP would lead to the creation of a dynamic cluster between the high tech / bio tech industries, and also with NUI Maynooth; developing a high degree of interaction between these new technology types and NUI Maynooth.

The primary goal of the plan 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 compliment the historical and ecological qualities of Carton Demesne and Moygaddy Castle and House. This employment hub will have strong linkages to the NUI Maynooth leading to the creation of an area of excellence, and as a premier location for the high tech / bio tech industries. The proximity of Carton House which consists of a high quality integrated tourist complex where conferencing, banqueting, recreational activities are available, offers the potential for further synergies.

The Local Area Plan is required to provide a framework for development of appropriate and complimentary uses that support and complement the role of the University town of Maynooth. This includes Science, Technology and Research activity. This LAP will therefore have a vital role in defining future development of Maynooth in the coming years.

This Local Area Plan process, is advanced under Section 20 of the Planning and Development Act, 2000, as the appropriate mechanism to establish a suitable planning framework for the area.

This Plan consists of this written statement and the attached maps, and shall be known as the Maynooth Environs Local Area Plan 2009-2015. Once adopted, the Plan shall remain in effect for a period of six years from the date of adoption or until it is the subject of an amendment, a review or a revocation by the Council. It will be subservient to the Meath County Development Plan, 2007-2013, which is the primary planning document in the County. The current Meath County Development Plan takes precedence over the Maynooth Environs Local Area Plan in the event of any conflict arising between the contents of the two documents.

Within this document, references to 'the Plan' or 'this Plan' shall denote this Local Area Plan, save where the context requires otherwise.

'The Council' or 'the Planning Authority' shall signify Meath County Council.

All mapping and diagrams throughout the document are orientated in the direction of true north, none are to scale but do contain a scale bar for guidance purposes only. Where there is any apparent conflict between the text and accompanying illustrations, the text shall be the interpretive determinant.

Following this introduction, Section 2 of the LAP seeks to establish the context for the LAP in terms of strategic and statutory planning guidance and policies for the defined subject area. Section 3 focuses on analysis of the LAP area, to consider what role it plays in addressing demographic needs, as well as the physical, environmental and economic opportunities and constraints that any future development must consider. Section 4 sets out the aim, strategic objectives, and core policies of this LAP. The development strategy is based on the principles of sustainable development is supported in a series of objectives for the area, with associated maps.

### 1.3 Consultation

As part of the pre-draft phase of this LAP, representations were sought from the general public, and consultations were undertaken, to establish general themes and concepts applicable to the subject area, as a fundamental element of the assembly of baseline information. A public meeting was held on the 6th of October 2008 in Dunboyne. Attendees included Councillors, Landowners, and Consultants. Comments received emphasised the importance of the lands as an economic centre of excellence for the County. Most attendees were supportive, of preparing a robust planning document that would reconcile and control new economic investment in the area.

Two written submissions were received, which are set out in Appendix C. The first submission noted concern with regard to the potential traffic impact of new roads and development in the area;



Timeframe	Progress of statutory LAP process
* Week 1	Draft Local Area Plan on display - submissions invited 6 weeks
Week 6	Preparation of Manager's Report on submissions received 6 weeks
Week 12	Manager's Report given to Members for consideration 6 weeks
Week 18	Plan made unless Members decide to amend 3 weeks
Week 21	Notice of alterations published & submissions invited 4 weeks
Week 25	Preparation of Manager's Report on submissions (alterations only) 4 weeks
Week 29	Manager's Report given to Members for consideration 6 weeks
Week 35	Plan made as per Manager's recommendation (or) Members make Plan contrary to the Manager's recommendations

\* Week 1 will be the beginning of the statutory process (used in the preparation of an LAP), outlined in Section 19 of the Planning & Development Act 2000. This process will begin when notice has been given about the Draft LAP being issued.

the need to protect the built heritage of the locality; and to preserve a distinctive transition between urban and rural areas.

The second submission expressed support for the adoption of a Local Area Plan for the Maynooth Environs ensuring the co-ordinated and integrated approach to the development of the area. The submission further noted that the LAP should promote and provide for a mix of uses including residential, which would support the 'live-work-play dynamic at Carton Demesne;' and that the LAP should support the provisions of the Masterplan (SMART Park), in setting out the development objectives for Carton Demesne and the LAP area.

The Draft Local Area Plan for the Northern Environs of Maynooth was placed on display from the 19th of January 2009 to the 2nd of March 2009. The aim of the consultation process was to enable the public and interested parties to give their observations on the Draft Local Area Plan. A total of 13 written submissions were received. A list of the names of people or organisations who made a submission are set out in Appendix C.

A wide range of issues were raised, which were given due consideration in the preparation of this LAP. The Manager's report on the submissions made is available on the Meath.ie website.

## 1.4 Strategic Environmental Assessment/Appropriate Assessment Screening

### Strategic Environmental Assessment Screening

Strategic Environmental Assessment (SEA) is a mandatory consideration for planning authorities under the Planning and Development (Strategic Environmental Assessment) Regulations 2004.

Under this legislation, an SEA may be required where a Plan or Programme is subject to preparation and / or adoption by a national, regional or local authority, or, prepared by an authority for adoption through a legislative procedure by Parliament or Government.

### Assessment

Under the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004) on the assessment of the effects of certain plans and programmes on the environment, a SEA is mandatory for LAP areas with a population of 10,000 persons or more.

According to the 2006 Census, the population of Maynooth Town is 10,715 persons. The area of the LAP is located within the Electoral

District (ED) of Rodanstown within the administrative area of Meath County Council, with a population of approximately 1,068 persons. The population within the LAP area lands of 139 hectares is negligible and is associated with the operation of Moygaddy stud.

Table 6 of the Meath County Development Plan 2007-2013 identifies 500 residential units for the Maynooth Environs LAP area, which could result in approximately 1,500 persons calculated using an average of 3.0 persons per household (based on 2006 Census average for County Meath). Therefore the population capacity of the land bank within the LAP area is estimated to be a maximum of 1,500 persons, within the life of the LAP (subject to availability of infrastructure), and therefore an SEA is not mandatory.

Where the population involved is less than 10,000 persons, Article 14A of the Regulations outlines a 'screening' procedure for determining if an environmental assessment of the LAP is necessary. In accordance with this a 'screening' process has been undertaken to assess the need for an SEA for the LAP, in accordance with Environmental Protection Agency (EPA) guidelines in "Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland (2001-DS-EEP-2/5) Synthesis Report"

This LAP, is consistent with the strategic Policies and Objectives of the County Development Plan and associated Strategic Environmental Assessment. Therefore, this screening procedure concluded that an SEA was not required for this plan. Meath County Council undertook statutory consultations with the EPA, Minister for Environment, Heritage and Local Government and Minister for Communications, Energy and Natural Resources. The Department of Communications, Energy and Natural Resources (DCENR) made a formal response. They confirmed an SEA was not required. However, it was noted that policies contained in the plan must ensure the protection of water quality and fishery status of receiving waters as set out in the Water Framework Directive, and that development proposed on foot of the LAP would be considered premature in the absence of delivery of suitable Sanitary Services infrastructure.

### Appropriate Assessment Screening

Appropriate Assessment (AA) has become an important consideration for planning authorities. Any draft land use plan (development plans, local area plans, regional planning guidelines, schemes for strategic development zones) or amendment/variation to it proposed under the Planning and Development Act 2000 (as amended) must be screened for any potential impact on areas designated as Natura 2000 sites (i.e. Special Areas of Conservation (SACs) or Special Protection Areas (SPAs)).

This screening should be based on any ecological information available to the authority and an adequate description of the plan and its likely environmental impacts. This should take into account any policies that will set the terms for future development. In this context, ecological reports prepared in respect of development proposals for the area have been reviewed. The Carton SAC (SAC site code 001398) comprises some 6.1 hectares of the overall LAP area of 139 hectares. This area (of 6.1 hectares) is also a proposed Natural Heritage Area, (pNHA). An Appropriate Assessment Screening exercise was undertaken on the Draft LAP and the amendments which deemed that a full Appropriate Assessment was not required, having regard to the policies set out within the LAP, which will provide for the protection of high amenity areas, especially the protection of the Carton SAC.



# 2.0 Context

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## 2.1 Site Location and Description

The proposed study area relates to lands located within the administrative area of Meath County Council located on the northern environs of Maynooth town.

The study area comprises approximately 139 ha of land and is bounded generally by: agricultural lands and a small number of residences to the north, agricultural land within the Maynooth Development Plan 2002 to the south, Carton House Demesne (a protected structure) to the east, and Pound Hill and agricultural land to the west. The Maynooth Environs lands are located approximately 1.5km to the north east of the centre of the town of Maynooth (see figure 1).

The study area is located within the Electoral District (ED) of Rodanstown within the administrative area of Meath County Council. The administrative area of Kildare County Council is located immediately adjacent to the LAP environs lands to the south east and south west boundary of Rodanstown ED.

The study area is bisected by the R157 road which links Maynooth to Dunboyne, located approximately 8 km to the north east. The area to the north west of the R157 comprises approximately 98 hectares of land located within a portion of the overall townland of Moygaddy. The land to the south east of the R157 comprises approximately 41 hectares and is located within the north western extent of Carton House Demesne, a protected structure.

The topography of the LAP environs lands to the west of the R157 is undulating with lands sloping towards the River Rye Water, which forms the southern boundary of the LAP area. A tributary of the River Rye Water flows through the centre of this portion of the LAP lands in a north-east/south-west direction adjacent to Moygaddy house and Moygaddy castle. More detailed analysis of the LAP lands is provided in section 3.

Figure 1 Context of LAP area



## 2.2 Strategic Planning Context

### National Development Plan, 2007 – 2013

The National Development Plan, 2007 – 2013 (NDP) was published in January 2007 and notes that the Irish economy and society will undergo a transformation almost as radical as the changes experienced in the past decade of growth and development. This would be driven largely by the continuing increase in the population which is projected to reach over five million people by 2021.

The NDP states that the development of a knowledge-based economy is one of the key challenges and opportunities facing Ireland and that the factors which have contributed to Ireland's economic success to date will not be sufficient to sustain recent achievements. The NDP acknowledges that the Science, Technology and Innovation (SSTI) Programme will constitute one of the principal pillars of the NDP, and will strive towards a vision of an Ireland in 2013 internationally renowned for the excellence of its research and at the forefront in generating and using new knowledge for economic and social progress, within an innovation driven culture.

According to the NDP, the SSTI programme provides for the continued development of a world-class research system underpinned by the essential physical and human infrastructure, almost doubling the number of PhD graduates over its lifespan.

The NDP further states while the level of foreign direct investment (FDI) in Ireland, relative to the size of the economy, is one of the highest in the world, the growth of international competition for FDI has led to a decline in Ireland's share of green-field investments.

### National Spatial Strategy, 2002 – 2020

The 'National Spatial Strategy' (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. The NSS sets out a national context for spatial planning which will inform regional planning guidelines and strategies, as well as county and city development plans and strategies.

Under the NSS, Maynooth is categorised as a town with a population of over 5,000 people. In the context of the NSS, towns of this size will act as 'local capitals' and provide a range of services and opportunities for employment. It is stated in the NSS that there is a large number of towns of this size in the Greater Dublin Area (GDA) which are primarily located on the main transport corridors radiating from Dublin. One of the issues which the NSS identifies for these towns is how they can energise their own catchments and their relationships with areas in the neighbouring regions of the Border, Midlands, and South East.

According to the NSS the performance of the GDA will remain pivotal to the overall economic well being of Ireland into the future. The NSS promotes balanced regional development and encourages developing the full potential of each area to contribute to the optimal performance of the State as a whole.

The physical consolidation of Dublin supported by effective land use policies for the urban area itself is identified as an essential requirement for a competitive Dublin.

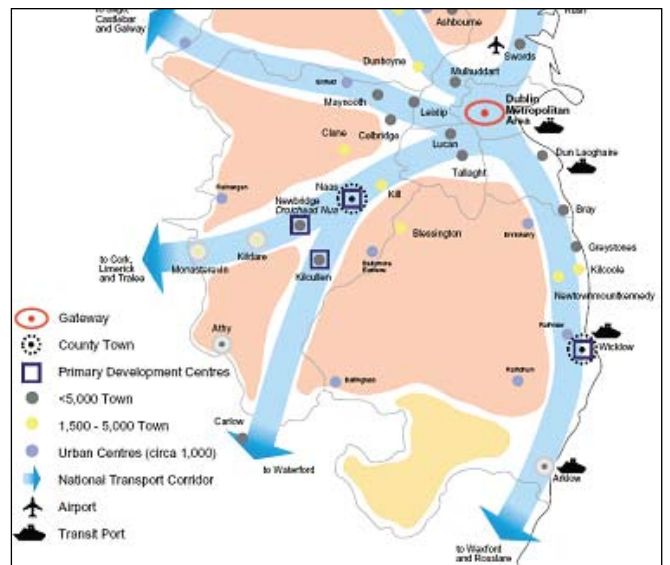
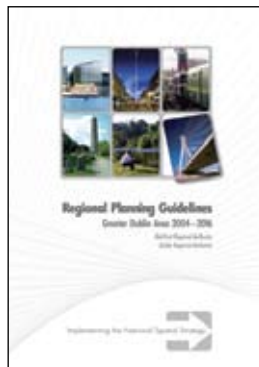
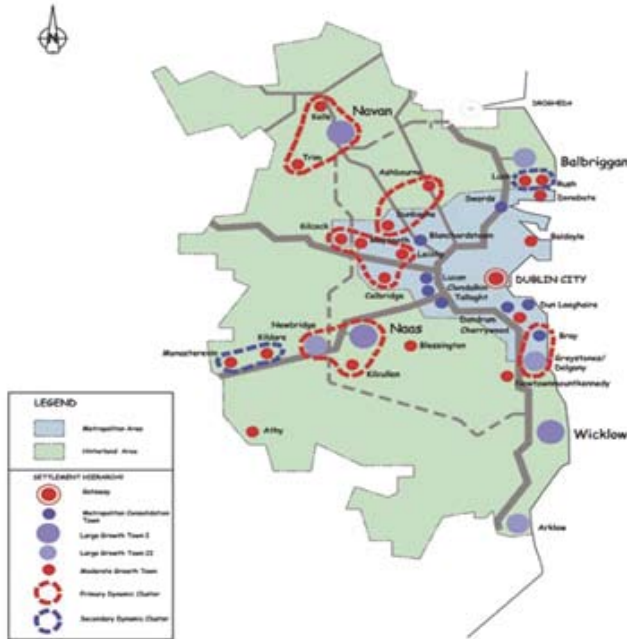


Figure 2 Map of Dublin & Mid East Regions, NSS, 2002

**Regional Planning Guidelines for the Greater Dublin Area (2004-2016)**

The Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016 (RPGs) seek to provide a robust sustainable planning framework for the GDA in the twelve-year period up to 2016 within the context of the National Spatial Strategy vision for 2020. The Strategy for the future development of the Metropolitan Area will consist of the consolidation of development, with an enhanced multi-modal transport system.



**Figure 3 GDA Settlement Strategy**

Maynooth is identified as a ‘moderate growth town’ under the RPGs. The settlement strategy adopted in the RPGs proposes separate development policy areas within the Greater Dublin Area; the Metropolitan Area and the Hinterland Area. The subject lands are located within the Metropolitan area of the GDA. Maynooth which forms part of the Kildare North East Primary Dynamic Cluster is illustrated in Figure 2.3.

The RPGs also identify two inter-urban relationships – ‘primary dynamic clusters’ and ‘secondary dynamic clusters’. Maynooth is designated as part of a ‘primary dynamic cluster’ along with the towns of Leixlip, Celbridge and Kilcock. The designation of the clusters identifies the urban dynamism and relationships between the constituent towns.

Under the RPG strategy towns such as Maynooth, Leixlip, Celbridge and Kilcock will be consolidated with an increase in overall residential development densities, particularly where in close proximity to public transport corridors. The RPGs also identify a transportation strategy within the region. This strategy sets out the Strategic National Roads Projects and identifies an Outer Orbital Route linking Drogheda-Navan-Naas. This is indicated as traversing the Maynooth Primary Dynamic Cluster between Maynooth and Kilcock.

**Dublin Transportation Office: A Platform for Change**

The Dublin Transportation Office (DTO) strategy provides the transport planning framework for the Greater Dublin Area to the year 2016. The RPG for the Greater Dublin Area indicates that Moderate Growth Towns should have regard to the recommendations of the DTO strategy and subsequent reviews.

The emphasis on public transport services/ infrastructure in the towns of Celbridge, Kilcock, Leixlip and Maynooth must be tailored to suit the existing and potential size of the settlements, their projected growth, and their role within the GDA. The strategy indicates that the policies to be adopted in towns such as Celbridge, Kilcock, Leixlip and Maynooth, should be consistent with achieving self-sufficiency. This includes adequate linkages both of the various settlements to each other, and linkages from this area to the Dublin Metropolitan area and other regional centres.

**Transport 21**

Transport 21 is the capital investment framework through which the transport system in Ireland is currently being developed and runs over the period 2006 to 2015. Transport 21 is fully informed by the key policies set out in the NSS and also takes account of the Regional Planning Guidelines. Key to the strategy is the concept of balanced regional development. To achieve this, a framework of Gateways, Hubs and other urban and rural areas have been established, to open up new opportunities in the regions and give people greater choice in where they live and work.

Transport 21 is also informed by a number of regional land use and transportation strategies for major urban areas and their hinterlands including the long term strategy ‘A Platform for Change’.

**2.3 Statutory Development Context**

**Meath County Development Plan 2007-2013**

The Meath County Development Plan (CDP) was adopted on the 2nd of March 2007 and is the statutory plan for the Plan area. The Meath CDP includes the following strategic objectives:-

**SS OBJ 1**

*To prepare Local Area Plans for the urban centres contained in Table 7 within 2 years of the adoption of this County Development Plan in accordance with the provisions of Sections 18 – 20 of the Planning & Development Acts 2000 - 2006. These Local Area Plans will replace the individual Written Statements and Detailed Objectives for Towns and Villages contained in the 2001 County Development Plan*

**SS OBJ 3**

*To explore the joint preparation of a Local Area Plan, in conjunction with Kildare County Council, for Maynooth, to include the area north of Maynooth which is located in Co. Meath. It shall be an objective to advance the preparation of the Joint Local Area Plans within 2 years of the adoption of the Development Plan.*

In this regard, Meath County Council, are keen to facilitate the realisation of the Primary Dynamic Cluster (PDC) of Maynooth, Leixlip, Celbridge and Kilcock contained in the Regional Planning Guidelines for the Greater Dublin Area. This will be achieved through continued partnership with Kildare County Council in the preparation of complimentary and integrated spatial planning frameworks and the delivery of necessary physical infrastructure for the environs of Maynooth including inter alia a section of the Maynooth Outer Relief Road (within Meath Co. Co. administrative

area), and services infrastructure for the envisaged development in the wider area.

**Economic Development**

The economic strategy of the Meath County Development Plan 2007-2013, aims to make Meath one of the premier locations for indigenous and foreign employment generating investment. In seeking to act as a positive force for inward investment, Meath County Council propose to remove real and perceived identified internal County inhibitors to economic development of all economic sectors. Meath County Council has identified five ‘dynamic clusters’ into which economic development will be channelled. The Maynooth Environs LAP lands are situated within the ‘M4 Dynamic Cluster’ (cluster no. 5).

Section 3.1.7 of the Meath CDP notes the level of economic and employment development has not kept pace with that of residential development with high levels of commuting to the Metropolitan Area.

In formulating its policies to promote employment and industry, the CDP aims to exploit Meath’s strategic location and competitive advantages for industrial and commercial activities whilst seeking to safeguard the environment from potential adverse environmental impacts.

The CDP identifies in Table 15 (shown in Appendix 3) ‘actions’ and ‘mechanisms for delivery’ to achieve the following objective:-

‘To plan and provide a Strategy which would enable south-west Meath maximise the potential and opportunities associated with its strategic location within the M4 Corridor.’

The Local Area Plan process is identified as a ‘mechanism for delivery’ to create a self-sufficient critical mass to ensure that adequate lands are zoned for a multiplicity of uses, and that densities are appropriate to the location and services available or likely to be available, in particular at existing or proposed public transport nodes.

Table 15 of the CDP also identifies the preparation of a Masterplan for the development of the proposed high technology/ bio-technology campus linked with NUI Maynooth within Carton Demesne. Please see Appendix D for full text of the action.

**Settlement Strategy**

Maynooth Environs is identified in table 4 of the Meath CDP as a ‘moderate growth town’ within the metropolitan area of the GDA. The stated aim of the settlement strategy is to locate population growth and channel development in line with the principles of the NSS and RPGs.

The Meath CDP notes the development of the environs of Maynooth must be on a balanced and sustainable basis whereby residential development is matched by the delivery of key physical and social infrastructure and a strong economic base. Table 6 of the Meath CDP 2007-2013 identifies 500 residential units for Maynooth Environs due its designation as a Moderate Growth Town in the Settlement Strategy within the Metropolitan area.

The Development Plan notes only strategic additional residential land use zoning shall be agreed over the Development Plan period 2007-2013. The location of these strategic additional residential lands shall reflect the Settlement Strategy contained in this Development Plan and the Regional Planning Guidelines for the Greater Dublin Area. In this regard Maynooth Environs is identified as ‘strategic’ in the context of its designation as a Metropolitan Area Moderate Growth Town.

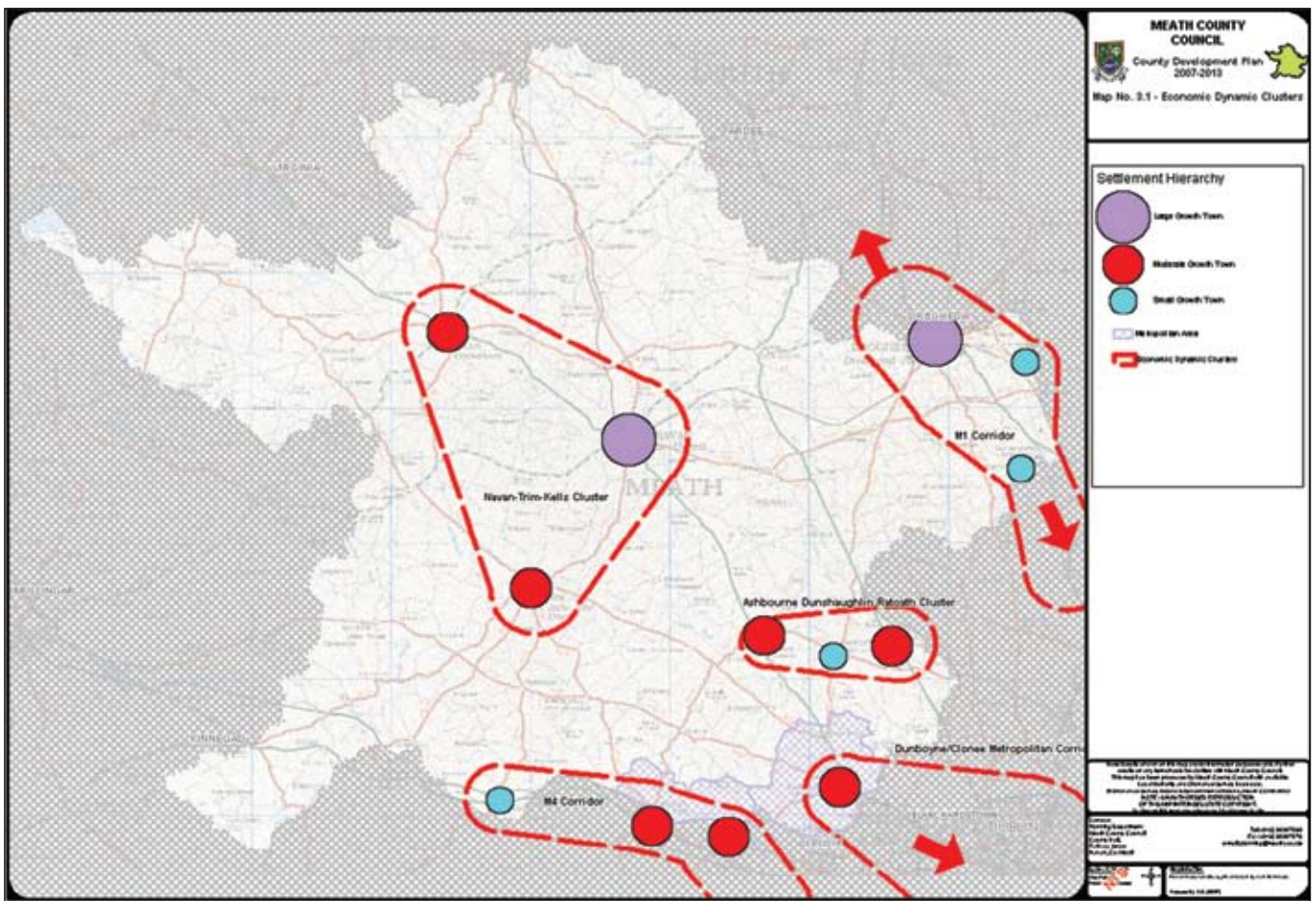


Figure 4 Five Dynamic Clusters within Meath

## 2.4 Smart Park at Moygaddy Woods, Carton Estate, Masterplan (December 2008)

A non-statutory Masterplan for the SMART Park at Moygaddy Woods located in the Carton Demesne Lands was completed by Murray O' Laoire Architects in December 2008 on behalf of Alanis Ltd and Carton Estate. This masterplan has been prepared in accordance with Table 15 of the County Development Plan, and the objective to provide for hi-tech/bio-tech industries in that location. As such, this Masterplan plan is an important planning document for this part of the LAP lands, and provides a suitable framework for development to proceed in this area. This LAP provides a complimentary statutory policy framework to the Masterplan.

The vision of the Masterplan is to provide a high-quality campus to the north-west of Carton Demesne with a strong emphasis on business, innovation and technology based research, where NUI Maynooth is an important development partner. The Masterplan seeks 'to create a village atmosphere which will include for a mixture of employment, enterprise, education and some residential accommodation and supporting services to include a crèche, café, shop and common room.'

Section 2 of the Masterplan envisages that building plots should be organised along a main planted spine or boulevard, to mirror the linear alignment of Carton House. It is a long-term strategy to create a homogenous intact woodland in Moygaddy; achieved through a combination of measures including woodland management, the establishment of new woodland and the retention of existing trees. The Masterplan sets out an organisational concept consisting of the following elements:-

- Main spine/boulevard;
- Buildings fronting onto the main spine;
- The retention and restoration of the Moygaddy Avenue and Queen Victoria Walk;
- The establishment of green fingers which subdivide the developable area and form pedestrian connections to Carton House;
- The restoration of the woodland along the Glashroneen river valley;
- The re-establishment of perimeter planting to the Dunboyne road;
- The establishment of a new Moygaddy woodland.

The Masterplan sets out envisaged building lines and land uses within the SMART Park lands. Essentially the intention is to provide office/research buildings to the north of the access road (off Moygaddy gate), and residential units (approx. 100) in the form of 'collegiate' style housing and woodland housing units to the south of the access road. A service centre comprising of a crèche, café, shop, and commons room was identified centrally within the lands at the junction of the main spine road and access road. The main boulevard (spine road) as comprising a road, pedestrian and cycle lanes, along with tree planting.

The design process was informed by an analysis of both the historical development of the Demesne landscape and an appraisal of the landscape character. The Masterplan notes that the framework is built around the Moygaddy avenue and Queen Victoria avenue, which are to be re-established as green linkages or planted avenues linking the 'SMART Park Campus' to Carton House. The illustrations below comprise the Indicative Masterplan; Scenarios A and B, as included in the document.

## 2.5 Kildare Development Plan 2005-2011

### Economic Strategy

In order to support Dublin's national role in the global economy, four centres of economic critical mass, called 'primary dynamic clusters' have been identified at the nodes where the four main radial routes out of Dublin City intersect the proposed Dublin Outer Orbital Route (which will run outside the M50 from Drogheda to Wicklow). Two of these four centres are located in Kildare, the first of which is the Kilcock, Leixlip, Maynooth and Celbridge cluster in the north of the county.

Policy ED1 of the 2005 County Development Plan states the following in relation to the dynamic clusters:

*'To support and implement the strategic development of identified dynamic clusters and towns in accordance with the Integrated Framework Plans for Land Use and Transportation (IFPLUT) as required under the NSS and supported in the draft Regional Planning Guidelines'.*

Thus, the 2005 County Development Plan designates Maynooth as forming part of a 'primary dynamic cluster' in line with the provisions of the RPGs. It is clear that suitable provisions should be included in the Maynooth LAP 2009 to enable the town fulfil its role, together with the towns of Kilcock, Leixlip and Celbridge, to develop as a centre of economic critical mass.

## 2.6 Maynooth Development Plan 2002

### Development Vision

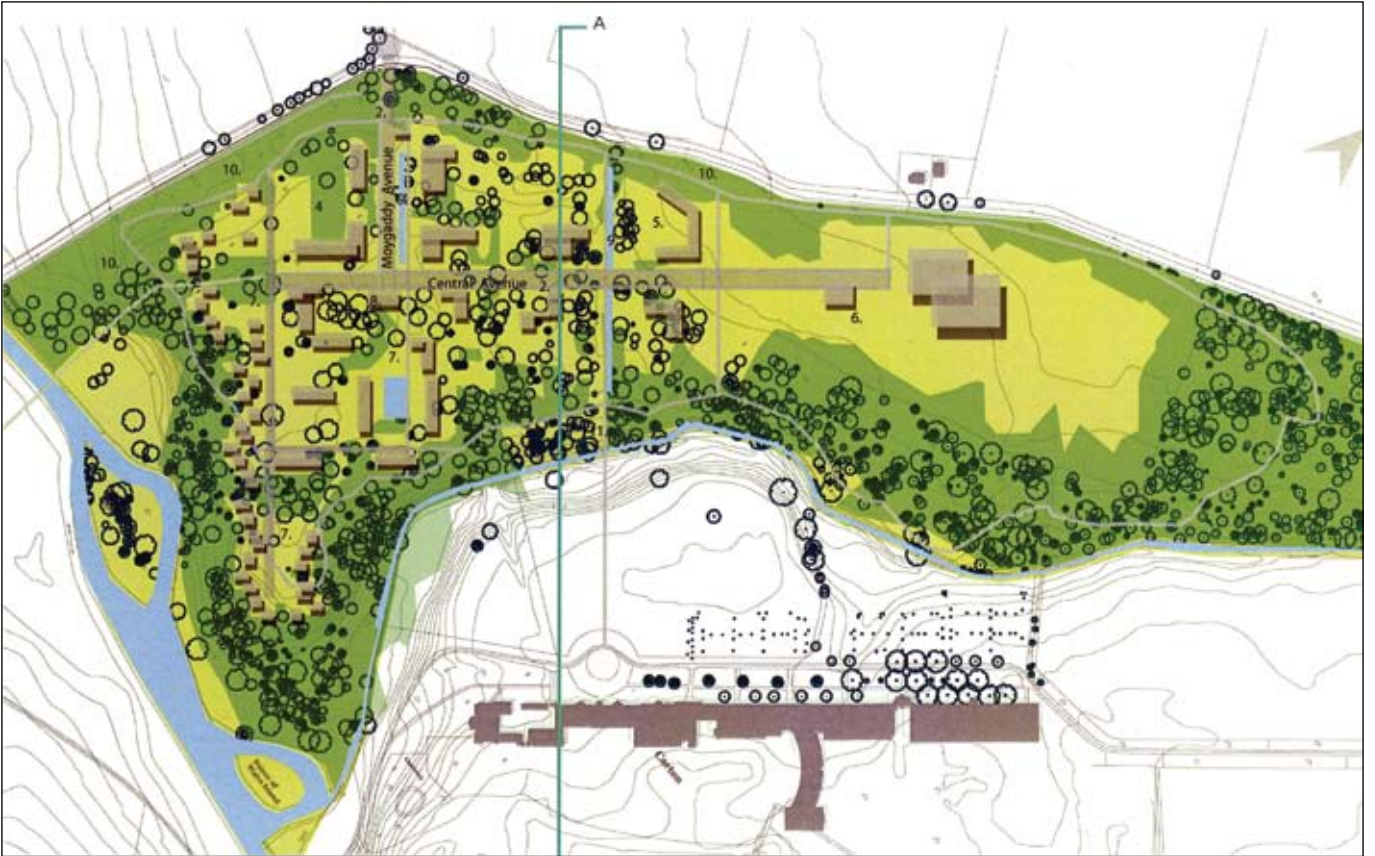
The development strategy of Kildare County Council in relation to Maynooth is 'to consolidate Maynooth as a University town of international importance. In order for this to be achieved the Council recognises that the town must offer living and working conditions, educational, recreational and cultural opportunities of the highest standard in an attractive urban environment. The Council aims to achieve this in partnership with the people of Maynooth, the university authorities and other agencies and organisations with an interest in the town's development'.

The Council aims to allow the opportunity for the town to develop as a centre of learning and high technology enterprise. Section 2.5.2 of the Maynooth Development Plan 2002 states that the 'Council will co-ordinate its roads programme with Meath County Council to provide an efficient road network for the town of Maynooth.' Map 1 of the Maynooth Development Plan 2002 identifies a roads objective traversing the lands within the administrative area of Meath County Council, which now form the study area as identified in the Maynooth Environs LAP.

The Council aims to allow the opportunity for the town to develop as a centre of learning and high technology enterprise. The plan envisages that this will be achieved through:

- Seeking to develop Maynooth as a compact town, where all residents are within easy walking distance of the town centre,
- Facilitating the expansion and further development of the universities,
- Ensuring an adequate supply of serviced, zoned land is made available to accommodate future population and economic expansion,
- Strictly controlling ribbon development and urban sprawl,
- Ensuring all new development in the town, by the Council or by the private sector, is of the highest standard.





Indicative Masterplan - Scenario A Smart Park at Moygaddy Woods, Carton Demesne



Indicative Masterplan - Scenario B Smart Park at Moygaddy Woods, Carton Demesne

The Maynooth Development Plan is currently under review and indications are that a Draft will be on display in mid 2009. Meath County Council will continue to liaise with Kildare County Council in this process.

## 2.7 Carton Avenue Action Area Plan (CAAAP) July 2006

The stated objective of the Carton Avenue AAP is *‘to provide a managed parkland for Maynooth, whilst facilitating the development of high quality residential schemes that compliment the urban character and design of the Town.’* The CAAAP notes that the development of the AAP lands will necessitate undertaking improvement works of the local road network in order to cater for increased levels of demand.

## 2.8 Planned Development

The LAP area is not static in planning and development terms. There has been some recent activity in the form of planning applications and decisions. Recent development trends in the designated LAP area were analysed in order to establish general development trends taking place in the subject area.

There are two notable planning applications within the overall study area. The proposed development on the Moygaddy stud lands comprises a ‘Global Studio’ to consist of a building of 4,667 sq m with associated offices, conference/meeting rooms, canteen, storage and classroom. This development will be located at the junction of the R157 and the CR571, and therefore is situated at an important location in the overall Plan area.

Meath County Council granted permission with conditions under material contravention procedure with respect of this development on the 6th of October 2008. A final grant of permission was issued by Meath County Council on the 19th of February 2009.

The planning application on the Carton Demesne ‘Smart Park’ lands comprises *inter alia* a mixed use development consisting of 2. blocks of office development (5,156 sq m), 1 innovation centre (2,615 sq m), 1 sports science building (c. 3,309 sq m), 1 research centre (3,278 sq m), 100 residential units, 1 neighbourhood centre of c. 1,280 sq m, 735 car parking spaces, realignment of a portion of the R157 (with associated reconstruction of a portion of Carton Demesne Wall (a protected structure), and the relocation of Moygaddy Gate (a protected structure). Meath County Council issued a Notification of a Decision to Grant Permission on the 9th of March 2009. The decision (at time of writing) is currently subject of a First Party appeal and Third Party Appeals to An Bord Pleanala.

## 3.0 Analysis

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### 3.0 Analysis

#### 3.1 Key Demographic and Socio-Economic Trends

The study area is located within the Electoral Division (ED) of Rodanstown and borders Kildare and the Maynooth ED to the south. While the subject site is located within County Meath, it is considered appropriate to also include Maynooth and Kildare data in the analysis.

The most recent census of population taken by the Central Statistics Office CSO was taken in April 2006. Demographic trends for the study area have been analysed at region, county, town and local levels.

#### Population

Table 1 below illustrates the change in population over a twenty year period using census data from the 1986 census to the most recent census in 2006. The populations of Meath and Kildare have increased consistently over the 20 year period. County Meath recorded an increase of 56.5% between 1986 and 2006, while County Kildare experienced a 60.3% increase over the same period. The population of County Meath recorded in 2006 of 162,621 persons represented a 21.4% increase on the figure for 2002. The population of County Kildare increased by 12.0% between 2002 and 2006.

Table 1 Population Change 1996-2006

Area	No of Persons				
	1986	1991	1996	2002	2006
State	3,540,643	3,525,719	3,626,087	3,917,203	4,239,848
Co. Meath	103,881	105,370	109,732	134,005	162,621
Co. Kildare	116,247	122,656	134,992	163,944	186,335
Maynooth Town	4,768	6,027	8,528	10,151	10,715
Rodanstown ED	1,135	1,187	1,116	1,112	1,068
Maynooth ED	5,525	6,807	9,286	10,837	11,500

Source: Census of Population 1986, 1991, 1996, 2002, 2006.

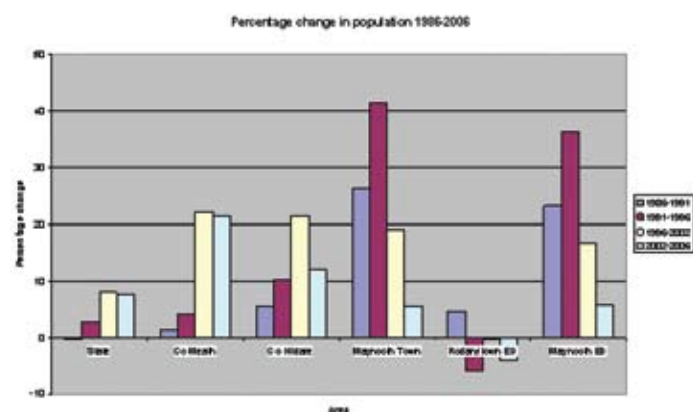


Figure 5 Percentage change in population 1986-2006

#### Future Trends

The subject area is within the catchment area of Maynooth town. The towns of Maynooth, Leixlip, Kilcock and Celbridge, together forming a 'Primary Dynamic Cluster', have been designated as 'Moderate Growth Towns' in the Regional Planning Guidelines for the Greater Dublin Area (2004-2016). Under these guidelines, each town has a projected population of between 5,000 and 15,000 persons. It is anticipated the population within the 'Primary Dynamic Cluster' will increase into the future.

#### Age Profile

The percentage of the population in the working age cohorts (15-64) increased for all of the areas studied between 1996 and 2006. For Meath, the percentage of the working population increased from 64.9% in 1996 to 68.6% in 2006, which is the same as the State. The working age cohort of Maynooth ED is significantly higher at 76.7%, reflecting the strong influence of the university in the town. The percentage of the population in the working age cohort for the ED of Rodanstown was 70.6% in 2006, a slight decline from the 2002 figure of 73.8%.

Census data from 1996, 2002 and 2006 indicate that the percentage of population within the dependent age cohort (0-14 and 65+) in all areas studied is in decline. The decrease in the percentage of the population within the dependent age cohort for Meath, Kildare, Maynooth Electoral Division and Rodanstown Electoral Division is in line with changes at State level. In all areas the decrease in the percentage within the dependent age cohort was most pronounced between the 1996 and 2002 census periods. This figure for the State decreased from 35.1% in 1996 to 32.3% in 2002, which was similar to changes at county level. The Electoral Divisions of Maynooth and Rodanstown, however, recorded a lower than average proportion of the population in the dependent age cohort.

Table 2 Age Profile 1996-2006

Age Cohort	0-14	15-24	25-44	45-64	65+
State 1996	23.7%	17.5%	28.0%	19.4%	11.4%
State 2002	21.1%	16.4%	30.1%	21.2%	11.1%
State 2006	20.4%	14.9%	31.7%	21.9%	11.0%
Meath 1996	26.1%	16.8%	28.2%	19.3%	9.7%
Meath 2002	23.6%	15.4%	31.7%	20.5%	8.7%
Meath 2006	23.4%	13.5%	34.7%	20.4%	8.0%
Kildare 1996	26.5%	18.1%	30.6%	17.6%	7.2%
Kildare 2002	23.7%	16.5%	33.4%	19.7%	6.7%
Kildare 2006	23.1%	15.0%	34.6%	20.5%	6.9%
Maynooth ED '96	20.7%	27.9%	34.3%	12.4%	4.7%
Maynooth ED '02	20.4%	25.5%	34.8%	15.0%	4.3%
Maynooth ED '06	18.1%	25.5%	34.1%	17.2%	5.2%
Rodanstown ED '96	22.9%	20.6%	24.1%	23.4%	9.0%
Rodanstown ED '02	17.4%	19.4%	25.4%	29.0%	8.8%
Rodanstown ED '06	18.9%	13.9%	27.2%	29.5%	10.5%

#### Household size

Household size within the State has fallen steadily over the past decade. According to the Strategic Planning Guidelines (SPG), average household size in the Greater Dublin Area (GDA) is expected to fall to an overall average of 2.5 by the year 2011. This trend, which is subject to changing cultural and social conditions (i.e. the formation of smaller average family sizes and increasing rates of household formation), will have huge implications on future housing unit design requirements.

The average number of persons per household in the State in 2006 was 2.8 persons, falling from 3.2 persons in 1996, while that recorded for Kildare county was 3.5 in 1996 falling to 3.0 in 2006.

Table 3 Household Size 1996-2006

Area	1996	2002	2006
State	3.2	2.9	2.8
Meath	3.5	3.2	3.0
Kildare	3.5	3.2	3.0
Maynooth ED	3.3	3.2	3.1
Rodanstown ED	3.6	3.3	3.1

Source: Census of Population 1996, 2002, 2006.

**Employment**

The number of people at work in the State increased by 47.6% between 1996 and 2006. The corresponding increase at county level proved more striking, where the figure for Meath increased by 93.8%, and in Kildare it increased by 78.5% over the same ten-year period. Employment levels in the ED's of Maynooth and Rodanstown increased quite significantly, by 45.5% and 27.9% respectively.

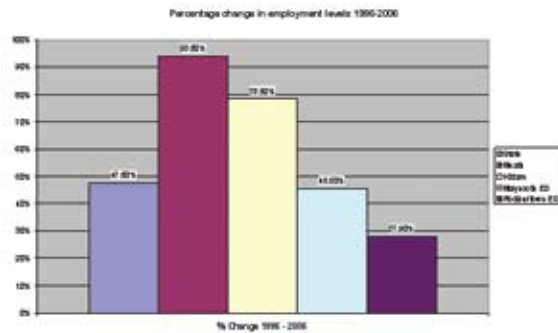


Figure 6 Percentage change in employment levels 1996-2006

**3.2 Physical Development Trends**

The LAP area lands includes two distinct elements, comprising 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. The existing buildings on these lands reflect this use and consist of a purpose built stud dating from the 1830's. The LAP area lands to the east of the R157 currently of approximately 41 hectares, consists of a mixture of pasture, scrub, and woodland associated with Carton Demesne. It is apparent from Historical mapping that this woodland has evolved over the past couple of hundred years.

**3.3 Landowners**

The LAP area lands include of 2 main landholdings comprising 1 Moygaddy stud on lands to the west of the R157, and the Carton Demesne lands to the east of the R157.

**3.4 Historical, Archaeological and Natural Heritage**

The natural environment refers to soils, water (biodiversity), any designated sites of national and international importance, protected species (flora and fauna), geological heritage, forestry and water resources. The built environment refers to all man-made features in the environment including archaeological sites, buildings and structures such as bridges.

**Natural Heritage**

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

The Rye Water Valley/Carlton 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 overall LAP lands within 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 SAC comprise some 6.1 hectares of the overall LAP study area of 139 hectares. Map 2 in Appendix E shows the natural environment constraints.

The Rye Water Valley/Carlton 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 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 LAP 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.

The Moygaddy woodland and rivers comprising River Rye Water, River Glashroneen, and the tributary river adjacent to Moygaddy house provide habitat for a relatively rich fauna including red deer (introduced), badger, otter, bats, raven, and long-eared owl.



Figure 7 Portion of Carton SAC looking east at Kildare bridge



Figure 8 Moygaddy Wood, within Carton Demesne Wall

**Built Heritage**

The eastern portion of the LAP 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 Maynooth Environs LAP 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 LAP Environs lands (along the R157 Dunboyne to Maynooth road) and is a Protected Structure, and is included in Meath County Council’s Record of Protected Structures (under Reg. No. MH053-100). Appendix E, Maps 4 and 5 shows historic mapping of the area from 1837 and 1909.

Moygaddy Castle, (RMP No. Me053-1756) is the only known archaeological monument on the overall LAP lands. The remains comprise a small castle or keep. Moygaddy House is a two storey over basement Georgian house. The complex appears to have been purpose built for breeding racehorses in the mid to late 19th Century, where the extensive stables and paddock formed part of the original development. It is not listed in the National Inventory of Architectural Heritage and is not a protected structure. Together with the bridge, which was built at the same time as Moygaddy House, traverses the Lyreen stream, these structures form a locally important element of the historical built Heritage fabric of the area. Map 3 in Appendix E shows the built heritage constraints in the LAP area.



**Figure 10 Moygaddy Castle**



**Figure 9 Section of Carton Demesne Wall**

**Landscape Conservation**

The Meath CDP notes that County Meath has a rich natural heritage, which includes scenic river valleys, rolling farmland, a network of mature hedgerows, and diverse coastal habitats, all of which are influenced by land use and management.

According to the Meath Landscape Character Assessment, set out in the Meath Development Plan 2007-2013, the LAP lands are located within Landscape Character Area LCA no. 11 -South East Lowlands, Lowlands which are described as ‘predominantly rolling lowland with large areas dominated by attractive landscapes and associated parkland’. LCA No. 11 is considered to have a very high landscape value; moderate landscape sensitivity; and regional landscape importance. Although there are no protected views identified within the Meath Development Plan, the Kildare Development Plan 2005-2011 identifies protected views from the north west of Carton Demesne House towards the eastern boundary of the LAP lands.

**Mature Trees**

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.



Figure 11 Moygaddy House



Figure 12 Moygaddy Stud



Figure 13 Woodland within Carton Demesne

### 3.5 Site Analysis

Maps 2 and 3 show the principal opportunities and constraints of the LAP area lands as well as node points, likely desire routes, pedestrian and cycle linkages, road reservations, and proposed location of neighbourhood centre.

The following bullet points summarise the foregoing analysis of the LAP lands:

#### Opportunities

- The subject lands provide a substantial land bank for the development of a high quality Science and Technology employment hub for the County of Meath within the M4 Dynamic cluster;
- The subject lands provide a land bank for the delivery of limited residential and some commercial development to be delivered in conjunction with the phased development of Science and Technology lands;
- The lands are in close proximity to Maynooth town centre, and NUI Maynooth and there is good potential for direct pedestrian/cycle path linkage to the town centre, along linear parks;
- The lands under consideration for development are located within close proximity to the network of national and regional roads;
- The LAP provides the opportunity to improve the existing infrastructure of the area in order to facilitate future development;
- The Rye Water river and its tributary, the Lyreen river (as well as the Glashroneen river) represent major amenities for the area. There is an opportunity to augment the rivers' corridors by creating a semi-natural open space along its banks;
- The general environment of the study area provides an attractive natural setting comprising rolling fields and mature hedgerows (Moygaddy) and woodlands (within the Carton Demesne lands);

- The lands within Carton Estate are physically and visually separate from Carton House;
- There is the potential to reuse the exiting buildings associated with Moygaddy stud into a services centre for the area;
- There is the potential to create a substantial amenity/recreational (passive and active) area adjacent to Moygaddy castle;
- There is a potential to accommodate an additional crossing over the Rye Water River Valley to increase the permeability of the area and provide additional strong connections between the town core of Maynooth and LAP area; and
- To increase the permeability of the area and provide additional connections between the town core of Maynooth and LAP area.

#### Constraints

- There is a need to upgrade the services in the area;
- There is a need to upgrade existing roads within the LAP area to allow for a comprehensive development of the subject lands which supports a localised road network;
- The importance of the Rye Water river valley cSAC and pNHA designations are important considerations in relation to the development capacity of the lands;



Figure 14 Aerial View of Study Area



### 3.6 Movement and Access

#### 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 Eireann and Dublin Bus currently operate both local and expressway services through Maynooth. Maynooth is served by four commuter services (nos. 66, 66x, 67a, 67x) that arrive every 10 minutes at peak times, and a 'nite link' service (no. 67n).

#### Existing rail

The rail service at Maynooth railway station located approximately 2km from the LAP lands includes the mainline intercity service on the Sligo - Connolly line. The capacity on the line is undergoing substantial improvements. There are currently 32 daily commuter services between Maynooth and Dublin City Centre, stopping at a total of 11 stations.

#### Existing Road Network

The LAP 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.

There are two further third class roads which traverse the LAP area lands comprising the CR571 which follows an east west direction from the R157, and the CR1146, which follows a north south direction from the CR571, adjoining Moygaddy stud (also known as the Kilcloon road). There is an objective (*INF OBJ 17*) in the *Meath County Development Plan 2007-2013* '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 are 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 LAP boundary. The upgrading of the R157 is also an important objective for Meath County Council.

The area will also benefit from the Leinster Outer Orbital Route proposed in the Regional Planning Guidelines for the Greater Dublin Area. However, a completion date for this project has yet to be confirmed, or an alignment identified.

#### Existing Pedestrian and Cycling Facilities

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



Figure 15 Junctions within LAP boundary

### 3.7 Services and Utilities

#### Water

There are currently no public water mains located within the LAP lands. 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.

#### Sanitary Services

Currently there is currently no available foul wastewater treatment capacity locally to service the LAP area lands. There is no gravity main either on the R157 or the other two local roads, which traverse the LAP area.

#### Surface Water Services

Currently there is very limited surface water capacity locally to

service the LAP area lands. There is no surface water infrastructure either on the R157 or the other two local roads, which traverse the LAP area.

#### Other Utilities

The area has good access to the regional ESB network. There are a number of ESB lines which traverse the LAP area lands comprising a 220 kv overhead line and a 10 kv line located in the north western portion of the LAP area lands, as well as a 10 kv overhead line located in the south east of the LAP area lands. The development of the LAP area lands will require the provision of additional substations and appropriate network infrastructure. Other utility services such as telecommunications and gas will require action on the part of the utility providers.

In particular, the provision of a high capacity broadband network is a pre-requisite for the delivery of a high quality Science and Technology based campus.



Figure 16 Maynooth Railway station and Royal Canal

# 4.0 Strategy

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## 4.0 Strategy

### 4.1 Visual Core Aims

The aim of this LAP is to set out a clear framework for the next six years in support of the sustainable development of the Northern Environs of Maynooth through the creation of a new dynamic area, which will integrate with the town's urban expansion. It is envisaged that the area will be a focal point of 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. The LAP lands will also benefit from being in close proximity to Hotel and conference facilities which are attached to Carton House.

The intention is to foster a 'dynamic partnership' between multi-national companies, indigenous Small and Medium-sized Enterprises (SME's), and NUI Maynooth, within a campus style environment of exceptional high quality design. The LAP shall act as a facilitator which will focus on enabling the economic transition to the new knowledge economy.

This LAP promotes a mix of uses that encourage sustainable development and lifestyles, servicing daily requirements of the business and resident 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. Amorphous sprawl is often a symptom of uncontrolled suburban growth. This Plan aims to counteract such trends by creating a new high quality, distinct business campus environment, complimented by a new neighbourhood/services centre and village scale development. The vision for the plan can be summarised as follows:

1. Create a centre of excellence for Innovation and employment linked to NUI Maynooth
2. Protect existing natural environment and built heritage, and utilise it to frame new development
3. Build a distinctive and attractive mixed-use place to work and live

### 4.2 Development Opportunities pursued in the Plan

The following strategic objectives will provide the framework for guiding the cohesive development of the Maynooth Environs area, upon which the Local Area Plan is developed.

It is a strategic objective of this Local Area Plan to:-

- establish a robust framework for the development of high quality technology based employment generating uses within the LAP area lands;
- promote a high quality environment within a campus style environment for commercial users;
- reinforce the aims and objectives of the county settlement hierarchy;
- provide direction and guidance for the assembly and integration for a range of new uses;
- provide an integrated approach to mobility and land use;
- establish a permeable and interconnected primary road network;
- provide adequate services to serve anticipated levels of development;
- provide necessary road improvements in the area to facilitate anticipated levels of development;
- promote development of the 'walkable neighbourhood';
- promote development of a cycle network;
- integrate the natural and built environments in future proposals, to the benefit of future residents/workers.

The development management standards with which developments have to comply are set out in the relevant chapters of the Meath County Development Plan and as set out in this Local Area Plan. Where appropriate standards for particular development do not exist in this Plan, the development management standards in the County Development Plan shall apply.

### 4.3 Sustainable Development

Meath County Council has stated its commitment to placing sustainable development principles at the heart of its decision making. The principles of sustainability as embodied in the County Development Plan 2007-2013 are reflected in the approach adopted in this document.

In land use terms sustainable development is reflected in the LAP by the adoption of a range of policies and proposals which seek to:-

- Identify, protect and promote important strategically located employment lands for the Maynooth Environs;
- accommodate new development needs in an environmentally sensitive manner;
- permit a wide range/mix of land uses under each zoning objective to help reduce the need to travel;
- promote a more compact urban form in the vicinity of strategic public transport corridors and in urban centres;
- to construct the Maynooth Outer Orbital Route, and to preserve this route free from development;
- to upgrade the alignment of the R157 (including provision of 4 arm roundabout at junction with CR571);
- promote continuity of built heritage through re-use of culturally/historically valuable buildings;
- conserve existing buildings and features of high environmental quality;
- promote the use of cycling and walking and reduce reliance on private car usage;
- ensure the protection of natural habitats, ecological resources and quality landscapes and the promotion of bio-diversity;
- ensure the provision of high quality public water supply and drainage systems;
- promote waste prevention, reduction, recycling and re-use;
- support the development of a population of circa 1,500 persons over the lifetime of the Maynooth Environs LAP subject to the availability of infrastructural services;
- To consider the potential for direct vehicular and pedestrian linkage and interconnections within the LAP area, both east and west and south into the town centre of Maynooth;
- To provide for a legible and permeable road network for the area, that will encourage pedestrian/cycle use and make connections possible across the LAP area and to Maynooth Town Centre;
- To protect the existing built heritage of Moygaddy Castle, Moygaddy House and stud;
- To protect the existing built heritage of Carton Demesne and its curtilage;
- To provide, conserve and protect and enhance amenity space;
- To ensure all development in the area has no negative impact on Carton SAC pNHA or on the environmental characteristics of the area including woodland, rivers and tributaries;
- To promote a high standard of architectural design, and quality of materials utilised throughout the LAP area, that is appropriate in scale, and form to its location;
- To promote sustainability in the design of buildings;
- To support the provision of mixed use neighbourhood retail/commercial facilities, on lands within Carton Demesne and Moygaddy (Retail outlet should be of a local scale i.e., c. 300 sq m GFA);
- To ensure the provision of a high capacity broadband network in the LAP area;
- To ensure that community and social infrastructure facilities are delivered in tandem with new development in the LAP area.



# 5.0 Policies and Objectives to Implement Strategy

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## 5.0 Policies and Objectives to Implement Strategy

The Maynooth Environs LAP will establish a vision for the orderly development of the Maynooth Environs. It will provide a framework for the development of these lands, striking a balance between providing a unique employment hub centred on a high tech/bio tech campus style environment and the amenities of future residents and also addressing the future commercial needs of the area. The objectives of the Maynooth Environs LAP are to:

- LAP 1 Ensure that that the area is developed in accordance with the principles of Sustainable Development.
- LAP 2 Support the growth of Maynooth, which is identified in the RPGs as the anchor settlement within the overall 'Primary Dynamic Cluster'.
- LAP 3 Promote the development of these strategic lands identified in the Meath County Development Plan as a location for significant employment.
- LAP 4 Provide a framework for the rational and coherent development of the Maynooth Environs, and ensure a coherent approach is adopted between the Maynooth Environs LAP and the County Development Plan (2007-2013) in the LAP area.
- LAP 5 Support the development of 300 residential units within the Maynooth Environs LAP area subject to the provision of adequate infrastructure. 100 units are to be delivered in accordance with the 'SMART Park at Moygaddy Woods, Carton Demesne, Masterplan' (2008), with a further 200 units to be provided as part of Phase 2 of development of lands in Moygaddy.
- LAP 6 Consider the potential for direct vehicular and pedestrian linkage and interconnections within the LAP area, both east and west and south into the town centre.
- LAP 7 Ensure the delivery of the Maynooth Outer Orbital Route. Provision of this route shall preferably be as part of future development proposals for the area. i.e. development driven.
- LAP 8 Provide for a legible and permeable road network for the area, that will encourage pedestrian/cycle use and make connections possible across the LAP area and to Maynooth Town Centre.
- LAP 9 Protect the existing built heritage of Moygaddy Castle, Moygaddy House and stud.
- LAP 10 Protect the existing built heritage of Carton Demesne and its curtilage.
- LAP 11 Provide, conserve, protect and enhance amenity space.
- LAP 12 Ensure all development in the area has no negative impact on Carton SAC or on the environmental characteristics of the area including woodland, rivers and tributaries.
- LAP 13 Promote a high standard of architectural design, and quality of materials utilised throughout the LAP area, that is appropriate in scale, and form to its location.
- LAP 14 Promote sustainability in the design of buildings.
- LAP 15 Support the provision of mixed use neighbourhood retail/commercial facilities, on lands within Carton Demesne and Moygaddy. The scale of a single retail outlet should be of a local scale ie, c. 300 sq m GFA.
- LAP 16 Ensure that community and social infrastructure facilities are delivered in tandem with new development in the LAP area.
- LAP 17 Ensure the provision of adequate public water supply and drainage systems.
- LAP 18 To explore the potential to create a carbon neutral environment in the LAP area.



## 5.1 Land Use

### 5.1.1 Employment Uses and Economic Development

The economic strategy of the Meath County Development Plan 2007-2013, sets out to make Meath one of the premier locations for indigenous and foreign employment generating investment. Meath County Council has identified five 'dynamic clusters' into which economic development will be channelled. The Maynooth Environs LAP lands are situated within the 'M4 Dynamic Cluster', as identified by Meath County Council as a location for significant development. This LAP envisions that the area will be a focal point of 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 development of the Maynooth Environs is envisaged by Meath County Council as a natural extension to the town of Maynooth as a location for significant employment generation in the context of its location within the Metropolitan area of the Greater Dublin Area, and also as a reasonable expansion of Maynooth into its environs. It is anticipated that the LAP would lead to the creation of a dynamic cluster as the high tech / bio tech industries, which would develop a high degree of synergies between these new technology types.

Meath County Council, in continued partnership with Kildare County Council, are keen to facilitate the delivery of key infrastructure such as the Maynooth Outer Relief Road (within the LAP boundary) and other necessary services infrastructure (for the quantum of development envisaged). This will enable the realisation of the dynamic cluster model objective contained in the Regional Planning Guidelines for the Greater Dublin Area for the Maynooth Primary Dynamic Cluster.

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 compliment the historical and ecological qualities of Carton Demesne and Moygaddy Castle and House. This employment hub will have strong linkages to the 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 the high tech / bio tech industries.

The proximity of Carton House which consists of a high quality integrated tourist complex where conferencing, banqueting, recreational activities are available, offers the potential for further synergies.

Science and Technology Parks are considered to be the main infrastructure of the new knowledge economy<sup>1</sup>. Their co-location with an Academic Campus promotes strong links to research, and the CSET model (Centres for Science, Engineering and Technology) of development. Some 51 hectares in total are zoned for employment use within the LAP area. Some of these lands will be restricted by environmental constraints which will be the subject of detailed study at planning application stage. 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.

The Local Area Plan Objectives LAP 2 and LAP 3 are further supported by the following specific policy statements:

<sup>1</sup> The American Chamber of Commerce, 'Retuning the growth engine, Developing an innovation base to secure Ireland's future'

It is the policy of the Council to:

- |      |  |
|------|--|
| CM 1 | Support the location of a high technology/bio-technology campus linked to NUI Maynooth within the Carton Demesne lands;      |
| CM 2 | Promote mixed use development in the LAP area, reflecting a variety of land uses appropriate under the zoning objective;     |
| CM 3 | Support the location of a science and technology campus style development within the Moygaddy stud lands;                    |
| CM 4 | Support the provision of a high capacity broadband network in the area, which shall be delivered in tandem with development. |

### 5.1.2 Residential Use

The policy context for this Local Area Plan is established by National and Regional policy guidance and specifically by the Meath County Development Plan 2007-2013. Maynooth is defined as Moderate Growth Town in the Regional Planning Guidelines for the Greater Dublin Area (RPGGDA) 2004-2016 and part of a Primary Dynamic Cluster (PDC) with Kilcock, Leixlip and Celbridge. In this strategic context, the Meath County Development Plan 2007 – 2013 aims to locate population growth and channel development in line with the principles of the National Spatial Strategy NSS and the Regional Planning Guidelines. This includes the development of the environs of Maynooth which lie within this Primary Dynamic Cluster, which has an indicative level of residential development of approximately 500 residential units.

An analysis of the capacity of the lands zoned residential has been carried out for the subject lands. This indicates the overall level of population that could be accommodated within the lands considering the population density levels that were envisaged by National Strategic Guidance and Table 6 of the Meath County Development Plan 2007-2013, which identifies the Maynooth Environs area with a density of 35 units per hectare.

It is proposed to provide approximately 5.42 hectares of residentially zoned land within the LAP boundary, which would equate to approximately 180 to 190 units. A small number of units could also be accommodated in mixed-use development on 'B6' neighbourhood centre lands. It is envisaged that this land would be development in tandem with the Science and Technology zoned land. These lands will be zoned 'New Residential' (A2) under this LAP. The delivery of these units is dependant on the necessary physical infrastructure being in place. A further 100 units will be provided for within the Carton Demesne lands as part of an integrated SMART Park

The Council will seek to ensure that the proposed developments will deliver high quality living environments. New schemes will be required to ensure the adequate provision of open space and services. The proposed layouts shall retain a good level of pedestrian and cycle permeability and support the provision of strategic linkages/connectors within the lands of this LAP.

The Local Area Plan Strategic Objectives LAP 2, 3, 13 and 14 are further supported by the following specific policy statements:-

It is the policy of the Council to:

- RES 1. Ensure that residential developments within the subject lands will contribute to the development of connections between the LAP lands and Maynooth town centre;
- RES 2. New development proposals on lands zoned new residential 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 MOOR;
- RES 3. Ensure that new residential development is sensitive to topography and mature trees in area;
- RES 4. All new development proposals will be required to provide for high quality materials and design;
- RES 5. Ensure that possible future residential development should provide for a strong built edge facing toward the linear amenity area;
- RES 6. Require that residential development proposals within residential zoned lands will be subject to the County Council's Housing Strategy and Part V of the Planning and Development Act 2000-2006
- RES 7. Support the provision of approximately 100 residential units within the Carton Demesne lands as part of an integrated SMART Park.

### 5.1.3 Retail

Although Maynooth Environs is designated in the Meath County settlement hierarchy as a 'Moderate Growth Town', according to Map 3.2 of the Meath County Development Plan 2007-2013, the Maynooth Environs is not identified within the retail hierarchy. Notwithstanding this, 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.

It is considered the scale of such retail should be local in scale and quantum. In assessing applications for retail developments, the Council will have regard to the Meath County Retail Strategy, and the Retail Planning Guidelines 2005. Some 3.1 hectares have been zoned 'B6' 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 envisaged in the area. It is envisaged the overall quantum of solely retail floorspace shall not exceed 1,500 sq m (GFA), within the B6 zoned lands.

It is proposed to enable the provision of ancillary servicing facilities within the Carton Demesne lands to comprise a café, local shop, commons room, and a crèche.

The Local Area Plan Objectives LAP 15 is further supported by the following specific policy statements:

It is the policy of the Council to:

- RET 1. Ensure that retail development on the subject lands is compliant with the Meath County Retail Strategy.
- RET 2. Ensure that retail development is in accordance with the Retail Planning Guidelines (2005).
- RET 3. Support location of small scale neighbourhood facilities in tandem with development.

### 5.1.4 Education Provision

The Council recognise the vital role that community infrastructure plays in the life of existing and emerging residential communities. Community facilities generally consist of facilities serving the social, cultural, health, educational, recreational, religious and general leisure needs of the population and include schools, libraries, churches, play spaces, health care, childcare, and community buildings.

The provision of multi-functional open/ recreation spaces and community facilities is the approach being examined by the Planning Authority as facilities in this manner can fulfil the various needs of different sectors of the population.

The Meath County Development Plan 2007-2013 has designated 500 residential units for the Maynooth Environs area. This would equate to a population of the order of 1,500 persons, based on 3 persons per household, which was the average for the County of Meath recorded in the Census of 2006.

The Department of Education set out a blueprint for the development of educational infrastructure in areas that are undergoing rapid development called Area Development Plans. According to the Department of Education, following a full analysis of the Census for 2002, it emerged that 11.3% of the population was of primary school going age and 8.5% was of post primary school going age. Using these figures, and the potential population range of 1,250 -1,500 persons, the long term potential for primary school places is in the order of 140-170 children, which could potentially equate to a requirement of an 8 classroom school with associated playing pitches.

It is anticipated that the 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 therefore logical to indicate a suitable site for this purpose in the LAP at this point in time for clarity. It is proposed to locate the education/community lands adjacent to the area designated as the future 'village core'. It is considered appropriate that the proposed school site should also accommodate playing pitches, which could also serve the wider community. The LAP provides for a site of 1.21 hectares zoned 'G1' for a primary school.

It is the policy of the Council:

- ED 1. To reserve a site within the LAP boundary for education uses.
- ED 2. All residential planning applications shall provide a capacity assessment of education provision in the area.
- ED 3. All residential planning applications shall provide for childcare facilities in accordance with DoEHLG Guidelines.

Childcare facilities shall be provided commensurate with the likely demand for the anticipated population. Generally, a facility with 20 spaces will be required for every 75 housing units. If possible, the childcare facilities should be located on a par with the other neighbourhood community services. However, the preferred location would also allow for the provision or access to a supervised outdoor play area for children. The centre should also occupy a location that is easily accessible by car, bicycle or foot. It is preferable that the location of childcare facilities should be within the Local Neighbourhood Centre (B6). However, subject to demand, it may be appropriate to provide childcare facilities either within new residential areas (A2) or within E4 zoned land.

### 5.1.5 Amenity Open Space

The LAP identifies that the existing river valleys have the potential as important open spaces for the environs of Maynooth due to their high amenity value. It is important the LAP provides a robust zoning to protect the amenity of these lands, which will also act as a buffer to the Carton cSAC. In this regard it is proposed to attach a H2 zoning objective to these lands, which will comprise some 32 hectares.

The area surrounding Moygaddy Castle also affords the opportunity to provide a high quality high amenity open space for the area of approximately 1.75 hectares, with an F1 zoning objective.

In addition to these strategic spaces, which will benefit the Environs of Maynooth, it is vital that residential planning applications deliver high quality, usable public space in accordance with the Development Management Standards set out in Chapter 10 of the Meath County Development Plan 2007-2013.

Active Open Space is considered to be open space that it safely accessible and available to the general public, and of a suitable size and nature for sport, active recreation or children's play. 14 Hectares of land are zoned for amenity use along the water courses in the Moygaddy area, and 18.09 Hectares in the Carton Estate.

Local Area Plan Objective LAP 11 is further supported by the following specific policy statements

It is the policy of the Council to:

- |      |   |
|------|---|
| OS 1 | Provide clear and legible connections to the Rye Water river amenity area from the Lyreen river amenity area and Moygaddy castle;   |
| OS 2 | Require a coherent design for the development of the Moygaddy Castle open space area in conjunction with development in Moygaddy;   |
| OS 3 | Require that development proposals within the LAP area contribute to works along the Rye Water River amenity zone;  |
| OS 4 | Provide active recreation space within new residential development in the form of a children's playground/ five-a-side pitches;   |
| OS 5 | Ensure that flood risk is taken into account at all stages during the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.    |
| OS 6 | Require that high quality public open space is delivered in new residential development in accordance with the Development Management Standards set out in Chapter 10 of the Meath County Development Plan 2007-2013. |

### 5.1.6 Community Facilities

The Council recognise the vital role that community infrastructure plays in the life of existing and emerging residential communities. Community facilities generally consist of facilities serving the social, cultural, health, educational, recreational, religious and general leisure needs of the population and include schools, libraries, churches, play spaces, health care, childcare, and community buildings.

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 within the town.

The provision of multi- functional open/ recreation spaces is the approach being examined by the Planning Authority to serve the needs of different sectors of the population.

## 5.2 Movement

### 5.2.1 Movement Strategy

Movement in the LAP area is perhaps the most important issue for how the lands are to be developed in the future. Establishing a robust framework at the LAP stage will help to improve the choices people have in terms of mode of transport, and accessibility.

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 study area fully into the town of Maynooth.

The movement framework (which is reflected in the road proposals in the LAP map) supports the LAP's objective to provide a legible and permeable road network for the area that will make connections possible across the LAP area having regard to the need to protect the national road network. 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 LAP lands as well as internal permeability. The LAP envisages two strategic connections:-
- The R157 linking Maynooth town centre across Rye River;
  - The west-east connection linking the R157 and Mariavilla.

### 5.2.2 Public Transport

The development of public transport bus links is critical in ensuring a modal split in favour of public transport. The potential to provide bus links to Maynooth railway station is an important strategic objective. The provision of bus stops and cycleways will be required to encourage the use of public transport. All new commercial developments should provide a construction and operational phase Mobility Management Plans to encourage public transport usage.

### 5.2.3 Pedestrian and Cycle Movement

The LAP will support walking and cycling as sustainable modes of transport. This strategic objective can be met by allowing for permeability in design and the development of safe environments for pedestrians. Movement by pedestrians and cyclists should be easy, direct, attractive and safe as possible.



Figure 17 Lime Walk linking Carton Demesne to Maynooth town centre

The Council recognises that the character of new roads within the LAP area is important so that they encourage pedestrian linkages and promote the use of sustainable modes of transport. Provision of the new pedestrian connection will ensure that the new lands will be accessible from Maynooth town centre.

The Council will promote development of pedestrian priority within the secondary streets of the new residential estates. The implementation of the 'homezone' principles within new residential developments shall be encouraged. Connector routes to other areas are critical to improve the movement of both pedestrians and cyclists through the area. The main pedestrian and cycle connections are illustrated on the Local Area Plan Map (Section 6).

Local Area Plan Objectives LAP 1 and 8 are supported by the following specific policy statements:



Figure 18 Queen Victoria Gate

It is the policy of the Council to:

- PE 1 Promote pedestrian/cycle link from Moygaddy Gate through Carton Demesne to Maynooth Gate, to link with Lime walk
- PE 2 Promote pedestrian/cycle link along Victoria walk and lands within Moygaddy stud
- PE 3 Ensure that all development proposals provide for a permeable network that promotes direct linkage, and encourages the use of alternative modes of transport;
- PE 4 Provide clear, legible, attractive and safe pedestrian linkages throughout the LAP area.
- PE 5 Promote the implementation of 'homezone' principles within new residential developments;

### 5.2.4 Vehicular Traffic

#### Road Linkages

The Meath County Development Plan 2007-2013 sets out roads objectives and includes the following:-

(INF OBJ 16)

To upgrade, improve, strengthen and re-align the following Regional Roads:

- R157-26 Ash Hill to Kildare co. boundary
- R157-33 Carton Wall-Offaly Bridge
- R125-157 Moulden Bridge-Village Green

(INF OBJ 17)

'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.'

It is the objective of this LAP to utilise existing and proposed roads to form a coherent network for the area. The road infrastructure in the vicinity of the LAP area requires to be upgraded given the quantum of employment development which is envisaged. While the delivery of the section of the Maynooth Outer Orbital Road (MOOR) within the administrative area of Meath County Council is seen as critical to the development of the LAP area as a significant employment hub, there are other road/junction improvements necessary to realise fully these strategically located lands.



Figure 19 R157 Looking north towards CR571 Junction

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 the lands within Carton Demesne, which are designated with a qualified objective in the Meath County Development Plan 2007-2013, to provide for a high tech/biotech industries in a campus style environment linked to NUI Maynooth. 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/CR571, which includes for appropriate access to Carton Demesne should occur in conjunction with development of lands within the LAP area. The completion of the MOOR through the LAP area (including link with Maria Villa) is critical to the development of the lands within the LAP boundary. The completion of the MOOR through the LAP area will enable the closure of through traffic along the CR571 and the creation of cul-de-sacs within the LAP area along the existing CR571. Therefore vehicular access to the lands within the Moygaddy area will be via the MOOR. These measures will encourage pedestrian and cyclist usage within the LAP area. The LAP map shows the proposed movement strategy for the LAP area. Strategic objectives LAP 6, 7, and 8 are supported by the following specific policy statements:

It is the policy of the Council to:

- RO 1 Develop a new road linking the R157 and Mariavilla to form part of the Maynooth Outer Orbital Route (MOOR).
- RO 2 Require the upgrading of the existing R157 and the reconfiguration of the R157/CR 571 junction prior to the commencement of development on lands identified for E4 use west of the R157 and north of the indicative line of the MOOR.
- RO 3 Upgrade, improve, strengthen and re-align the R157 between Kildare Bridge and Offaly Bridge.
- RO 4 Support the delivery of strategic road linkages across the area by extending and upgrading existing and potential routes. Such potential routes to include a link between the E5 zoned lands and the A2 zoned lands to the south of the CR571.
- RO 5 Ensure that a permeable network of secondary roads will be developed within the LAP lands connected to the primary road network for the area;
- RO 6 The exact road line and access and egress points within this area will be designed in tandem with the Roads Department of Meath County Council along with liaison with Kildare County Council where appropriate.
- RO 7 Require all commercial developments to submit a Mobility Management Plan for construction and operational phases of development.
- RO 8 Require the provision of footpaths and public lighting within LAP area.
- RO 9 Provide for junctions at the eastern and western ends of the MOOR where it meets the CR571
- RO 10 Support the construction and financing of the MOOR by payment of special contributions under section 48(2)(c) of the Planning and Development Act 2000-2007 for the LAP lands, in lieu of a suitable agreement or proposal.
- RO 11 Planning applications for significant development proposals within the local plan area, particularly the identified employment areas, should be accompanied with a transport and traffic assessment and road safety audit which are to be carried out by suitably competent consultants, which are assessed in association with their cumulative impact with neighbouring developments on the road network.
- RO 12 Incorporate Bus priority measures in the design of new roads and improvements to existing roads as appropriate in the Plan area.

## Road Infrastructure

It is anticipated that developers will provide all of the necessary roads, pavements, cycle-ways and other infrastructure required to develop the area. The standards must meet those set by the Local Authority for such works. In this regard, strategic objectives LAP 6, 7 and 8 are supported by the following specific policy statements concerning road infrastructure:-

It is the policy of the Council to:

- RINF 1 Maintain, and improve as required, the local road network to ensure a high standard of road quality and safety
- RINF 2 Ensure insofar as possible that all transport facilities and services (including car parking) operational in the area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with "Buildings for Everyone" 2002 published by the National Disability Authority.
- RINF 3 Ensure adequate car parking spaces are provided in all new developments in accordance with the standards set out in the Meath County Development Plan (and as may subsequently amended)

### 5.2.5 Car Parking

The Meath County Development Plan 2007-2013 generally sets out the appropriate standards for the various land-use categories and these will be followed for the uses within the LAP. However, there is no car parking standard for E4 and E5 zoning objectives. Planning applications in these areas will be assessed on their merits on a case by case basis. It is considered the potential exists for spaces to be shared in the Neighbourhood Centre(s), which would reduce the overall quantum of car parking to be provided so as to improve the visual amenity of the area. Good quality surface finishes and landscaping shall be utilised to reduce the visual impact arising from surface car parking.

### 5.2.6 Bicycle Parking

The Meath County Development Plan 2007-2013 sets out the appropriate standards for the various land-use categories and these will be followed for the uses within the LAP. Bicycle parking will be required at bus stops, within the Neighbourhood Centre(s), and employment zone.



## 5.3 Overall Design

### 5.3.1 Urban Design

Urban design is concerned with the creation of places of beauty and distinct identity. It is derived from related matters such as planning and transportation policy, architectural design, development economics, landscape and engineering. It draws these and other strands together. In summary, urban design is about creating a vision for an area and then deploying the skills and resources to realise that vision.

In order to support the aims and objectives of the Strategy, urban form must contribute to the reduction of the number of miles travelled per person per day between workplace, home, school, shops and leisure activities. Residential layouts should encourage and facilitate multi-modal trips, and soft transport networks. Development proposals should aim to improve interconnectivity and links between different areas. Therefore, residential layouts shall ideally retain a good level of permeability and create safe, attractive and overlooked pedestrian linkages.

The integration of planning and transport as espoused under this LAP seeks to break down unnecessary barriers to movement. Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young. Interconnected networks of streets should be designed to encourage walking, reduce the number and length of automobile trips, and promote energy conservation.

It is the policy of the Council to:

- |      |   |
|------|---|
| UD 1 | Actively promote innovation and design excellence in the preparation of development proposals   |
| UD 2 | Encourage the use of local and sustainable building materials which reflect local tradition and craftsmanship   |
| UD 3 | Require that all development proposals on lands identified with E4 and E5 land use zoning objectives shall be accompanied by a design brief which demonstrates how the proposed development complies with best principles of urban design |
| UD 4 | Require that all development proposals be accompanied by the submission of a comprehensive landscaping plan prepared by a qualified person  |
| UD5  | Have regard to the Smart Park at Moygaddy Woods, Carton Demesne, Masterplan to guide development proposals in that area   |

For the SMART Park lands within Carton Demesne the intention is to create a layout based on a formal axis to reflect the linear geometry of Carton House. This formal axis will comprise of a tree lined boulevard with buildings of an appropriate scale addressing the main spine road. The overall layout has been subject of a detailed design process as part of a Masterplan for the SMART Park for Moygaddy Woods, within Carton Demesne.

The integration of uses seeks to encourage the linkage between areas, in order to support neighbourhood, village and district centre facilities in the study area by:

- encouraging layout design that promotes walking, cycling and the use of public transport, and
- Promoting linkage to basic local facilities (schools, shops, crèches,

workplace, public transport stations/ stops).

The zoning map accompanying this written statement has been design to achieve the policy objectives of the plan by providing for the distribution of uses and layout through the following measures:

- locating a neighbourhood centre at the existing Moygaddy House and Stable complex to utilise the existing built heritage, and create a pedestrian friendly village centre environment;
- Zone a mixed use area to the south-east of the Neighbourhood Centre as a transitional area between the large commercial buildings associated with Science and Technology enterprises and the softer uses in and around the village core. This may be a suitable location for services/hotel for the commercial lands;
- Moygaddy Castle is considered a heritage asset and focal point for the area, and should form a high quality amenity space in the village core. It is considered there should be a strong built edge to this space, to overlook it, and engage with the space;
- The LAP facilitates a site for a primary school to the west of the village core;
- The link 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 CR571 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 village core within walking distance of facilities;
- Provide integration through to Smart Park on Carton Demesne lands through road link and a pedestrian linkage to Victoria Gate.
- Allow some residential use in Smart Park area to encourage mix of uses, and a 24 hours presence throughout the subject lands.

### 5.3.2 Architectural Design/Strategy

It is a requirement that the architectural design of the employment buildings residential complex, 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 distributor road, and R157. 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 LAP area, as such architecture would detract from the concept for the lands, and can be facilitated in other locations.

It is an objective of the Council to ensure that new development is designed so as to provide an attractive environment sympathetic to the existing natural and built heritage.

Matters such as layout, building line, height and mass, detailing, location and size of open space and landscaping will be examined in the context of the design emphasis required in different areas.

In order to protect and enhance the character and amenities of the area, the Council will require that existing site features such as stands of mature trees, hedgerows, watercourses, other site features and views be properly identified and retained where appropriate on development sites. In addition, the Council will require that new planting or other landscaping appropriate to the character of the area be provided. The existence of significant natural features on a site will influence the layout.

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. Comprehensive landscaping plans must be prepared by a fully qualified landscape architect and shall be submitted at application stage.

The developer will be responsible for hard and soft landscaping, including the provision of pedestrian paths, cycle tracks, boundary treatment, public lighting and other facilities. The developer will be required to provide roadside and screen planting where necessary.

An overall comprehensive landscape strategy will be required for the development of the Science and Technology zoned lands, which will provide a coherent uniform design. Areas between the building and road boundaries may include car parking spaces, provided an acceptable landscaping scheme is incorporated.

#### **Carton Demesne**

Within Carton Demesne, development will be set up on a formal axis to reflect the linear geometry of Carton house. The inclusion of setbacks from the main formal axis will leave space for pedestrian and cycle ways. The architectural design of the buildings shall emphasise the relationship of the buildings to the main axis and boulevard. The principal façades shall front onto the main axis and boulevard.

#### **Site Development Standards**

*Site coverage -The maximum site coverage for Science and Technology development shall seek to achieve no more than 40% site coverage. Site coverage is determined by dividing the ground floor area by the gross site area..*

*Sustainability Statement – A sustainability report is required for all development, which details how developments would comply with DoEHLG Technical Guidance Document L (Conservation of Fuel and Energy - May 2006 Edition).*

*Height - The height of buildings shall take account of the land uses, character, heritage and amenities of the area. Increased building height may be permissible where a worthy architectural intention has been demonstrated.*

*Access - Traffic generation, access and road safety. Generally one vehicular access point will be permitted to serve the development with a minimum carriageway width of 7.5 metres with a 2 metre wide footpath to either side. Adequate turning areas must be provided within the curtilage of the site unless satisfactory alternative arrangements are agreed with the Planning Authority.*

#### **5.3.3 Open Areas**

##### **Flooding**

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 is addressed in further detail under 'Services' below. 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.
- All new development shall have regard to 'The Planning System and Flood Risk Management - Consultation Draft Guidelines for Planning Authorities' published in September 2008.

## **5.4 Development of Amenities**

The provision of attractive recreational open space is an essential component of the council's vision for developing the Northern Environs of Maynooth. The quality and location of such open space is as important as the quantity.

### **5.4.1 Public Open Space**

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 will be a requirement. 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 landscape 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.

### **5.4.2 Neighbourhood Open Space**

In addition to the main public open space, smaller localised spaces in the form of neighbourhood pocket parks will be required in the areas designated for housing. Those should be intimate in scale and cater for small children's' play space in particular. As previously stated each developer will be required to provide public open space at a minimum of 15% of his residential development site.

Local Area Plan Objectives LAP 11 aims 'To provide, conserve, protect and enhance amenity space.' This strategic objective is further supported by the following specific policy statements concerning the provision of amenities:

It is the policy of the Council to:

- OS 1 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 development shall include high quality formal and informal seating arrangements, cyclist and pedestrian route;
- OS 2 Require the provision of high quality public and private open space in accordance with the requirements and design standards for residential development contained in the Meath County Development Plan;
- OS 3 Explore the potential for pedestrian /crossings routes to the area designated under the Carton Avenue Action Area Plan 2006 prepared by Kildare County Council;
- OS 4 Require the retention of trees and hedgerows where possible. All planning applications proposing to remove trees/hedgerows shall be accompanied by a Tree Survey prepared by a suitably qualified professional;
- OS 5 Ensure that flood risk is taken into account at all stages during the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.
- OS6 Ensure all new development shall have regard to 'The Planning System and Flood Risk Management - Consultation Draft Guidelines for Planning Authorities' published in September 2008
- OS 7 Require that all development proposals be accompanied by the submission of a comprehensive landscaping plan prepared by a qualified person

### 5.4.3 Built Heritage, Archaeology and Natural Heritage

The Carton SAC is located within the south eastern portion of the LAP area. It is important that the LAP does not allow development to directly or indirectly impinge upon this designation.

This LAP is proposing to create a buffer zone around the Carton SAC and also the streams which form tributaries into this area, namely the Glashroneen and Lyreen rivers. The Rye Water, Glashroneen, and Lyreen rivers are major assets for the LAP area and this plan will ensure their protection and enhancement with the appropriate land use zoning along these water corridors.

Local Area Plan Objectives LAP 9-12, highlight strategic objectives regarding Built Heritage, Archaeology and Natural Heritage. These strategic objectives are further supported by the following specific policy statements:-

It is the policy of the Council to:

- BHAN 1 Protect and preserve those items of archaeological interest shown on Map 1 from inappropriate development that would adversely effect and/or detract from the interpretation and setting of these sites.
- BHAN 2 To require that development proposals in relation to the redevelopment of Moygaddy House, Stable Yard and Mill Race ensure their retention and adaptation.
- BHAN 3 Protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value.
- BHAN 4 Conserve and protect the natural habitats in the River systems within and immediately adjoining the LAP area.
- BHAN 5 Protect, by way of tree protection orders, trees and groups of trees of special amenity value.
- BHAN 6 Preserve views and prospects to and from the Rye River and 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.
- BHAN 7 Seek the preservation of the Carton Demesne Wall. Where intervention is required, this shall be undertaken having due regard to best accepted conservation practices.



## 5.5 Infrastructure

### 5.5.1 Services

The LAP area will require the provision of new services infrastructure to cater for the anticipated demand. It is also anticipated that the utility companies such as the ESB, Bord Gais and the Telecommunications Companies will be in a position to service the LAP area. Contributions under Meath County Council Development Contribution Scheme, adopted 11th March 2004 (or as may be subsequently amended) will be required to help fund the provision of services which facilitate development with the Area.

A foul sewage network and surface water drainage system is required to be provided in order to facilitate development within the plan 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. In the interests of the proper planning and development of the area, it is essential that there is a high quality service provision of public utilities.

It is important that new services are located within the Maynooth Outer Relief Road so as to avoid piecemeal development of service infrastructure in the area.

### 5.5.2 Surface Water Drainage

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

- Lyreen River
- Rye River
- Glashrooneen 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.

The EU Water Framework Directive (WFD), now incorporated into Irish Law, requires as an objective, the achievement of 'good ecological status' for surface waters by 2015. A key tenet of the Greater Dublin Strategic Drainage Study policy document is that the requirements of the WFD cannot be met unless sustainable drainage systems (SUDS) and a commitment to best practice and continued improvements are implemented. It is important to maintain 'good ecological status' to surface waters by 2015 as required under the EU Water Framework Directive.

Development downstream of the subject lands should be protected against flooding for a design event of return of at least once in 100 years. This would reduce the risk of flooding to existing development to less than a 1% chance in any year, which is the accepted Office of Public Works standard for flood relief schemes for built up urban areas in Ireland.

It is the policy of the Council to:

- |     |  |
|-----|--|
| SW1 | Collaborate with the Eastern River District (ERD) integrated catchment initiative.   |
| SW2 | Develop and implement a storm-water management system following the principle of Sustainable Urban Drainage and in compliance with the recommendations of the Greater Dublin Strategic Drainage Study in respect of new development to inter alia attenuate runoff to pre-development green field rates.   |
| SW3 | Secure the implementation of pollution control measures in respect of oil and fuel storage and handling.   |
| SW4 | Secure the implementation of a long term surface water quality monitoring system as part of an environmental management system.  |
| SW5 | Require all new large scale developments in all designated settlements to provide 'Sustainable Urban Drainage Systems' (SuDS) as part of their development proposals. Compliance with the recommendations contained in Technical Guidance Document, Volume 2, Chapter 4 of the Greater Dublin Strategic Drainage Study shall be required in all instances. |
| SW6 | Restrict development, which is sensitive to the effects of flooding in flood prone or marginal areas unless adequate mitigation measures, which may involve the preparation of a Flood Impact Analysis, are proposed to the satisfaction of the Planning Authority.  |

### 5.5.3 Ground Water

The Water Framework Directive requires as an objective the achievement of 'good status' for groundwater by 2015. It is therefore important to ensure 'good status' for groundwater. In respect of ground water the following objectives shall apply:-

It is the policy of the Council to:

- |     |   |
|-----|---|
| GW1 | Quantify potentially significant impacts relating to the aquifers and the identification and implementation of mitigation measures for existing and proposed development.   |
| GW2 | Secure the implementation of a long term groundwater quality monitoring as part of an environmental management system for both construction and operational phases of development.  |
| GW3 | Strongly discourage the proliferation of individual residential wastewater treatment plants in the area to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the relevant regulations and standards will be required. |

### 5.5.4 Foul Drainage

The nearest public sewers to the LAP lands is a 225mm gravity sewer in the Dunboyne Road which discharges to the Kildare Co. Co. 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 septic tanks and percolation areas.

The disposal of wastewater from the LAP lands will require the agreement of Kildare County Council for connection to the network and treatment at Leixlip Wastewater Treatment Plant. The Smart Park development can be serviced by utilising the scheme currently in use in the Estate, 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.

The Objective to provide for the construction of the Maynooth Outer Relief Road provides an opportunity to construct a sewer linking the sewer in the Dublin Road to the residential development in the Mariavilla area.

In respect of foul drainage the following objectives shall apply:-

It is the policy of the Council to:	
FW1	Provide adequate wastewater service provision to serve all lands zoned for development in this plan and where this is not yet possible it shall be an objective of the Council to encourage only as much development as can be provided for, based on available wastewater service provision.
FW2	Reserve available wastewater capacity in the first instance for Science and Technology/ Employment uses.'
FW3	Provide a comprehensive drainage network to cater for development of the LAP lands, and upgrade where necessary the existing Carton Estate sewer to cater for development within the Estate
FW4	Co-operate with Kildare County Council in the co-ordination of waste water treatment in the area.
FW5	Ensure that trunk drainage pipelines situated in distributor roads alignments are accessible to lands within the LAP area.

### 5.5.5 Water Supply

Water to Maynooth is fed from two reservoirs, Kilcock and Ballygoran, which respectively supply approx. one third and two thirds of the town's requirements. There is no water supply infrastructure in the Moygaddy lands within the LAP area which would be suitable for the supply of water to 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 LAP lands, but may have greywater potential

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.

The Objective to provide for the construction of the Maynooth Outer Relief Road provides an opportunity to construct a ring main linking the trunk main in the Dublin Road to the residential development in the Mariavilla area. In respect of water supply the following objectives shall apply:-

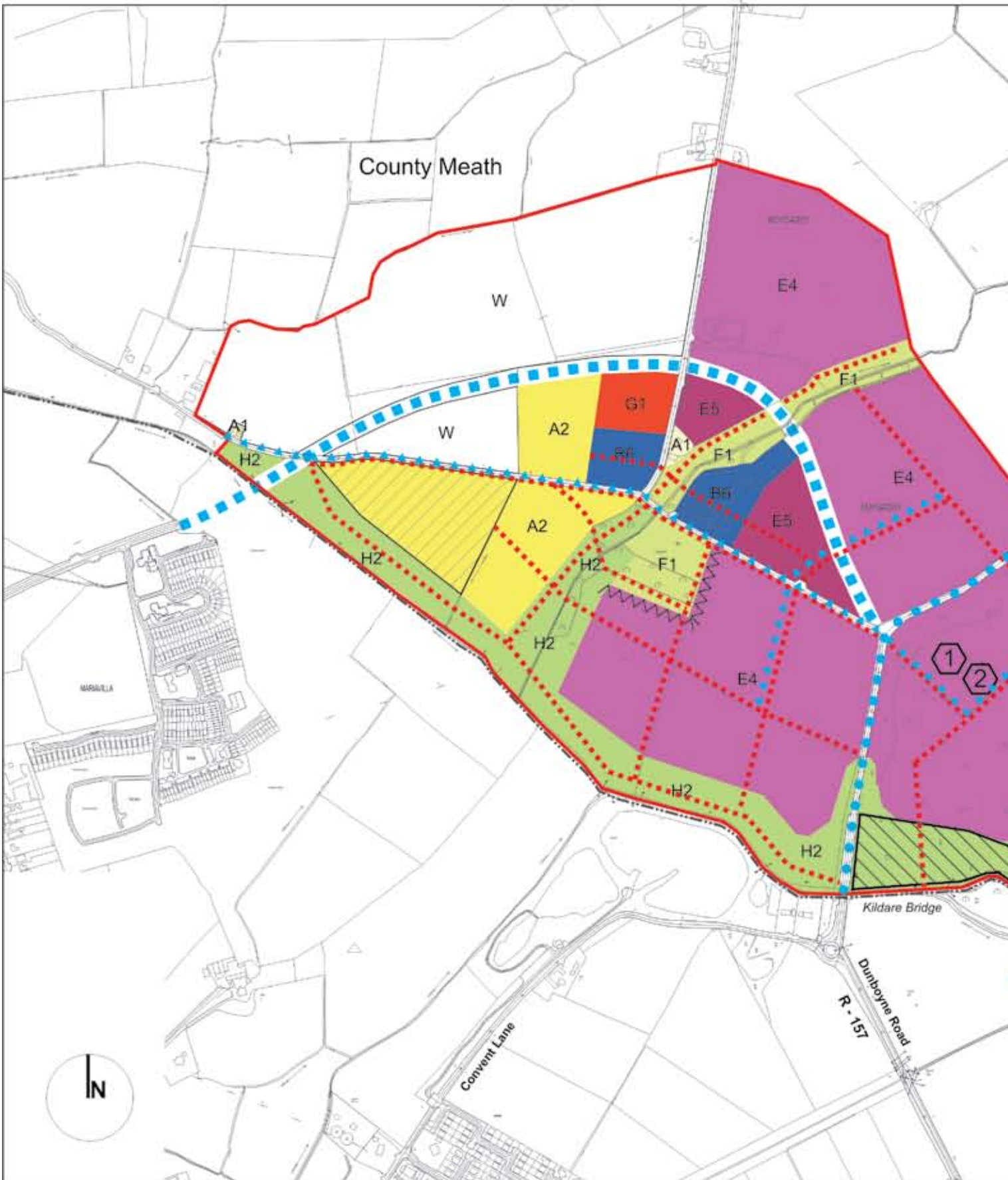
It is the policy of the Council to:	
WS 1	Provide a comprehensive water supply network to cater for development of the LAP lands , and upgrade where necessary the existing Carton Estate mains to cater for development within the Estate .
WS 2	Provide water, sufficient in quantity and quality to serve all lands zoned for development in this plan and where this is not yet possible it shall be an objective of the Council to encourage only as much development as can be provided for, based on available water supply;
WS 3	Co-operate with Kildare County Council in the co-ordination of water supply for the Maynooth Environs lands;

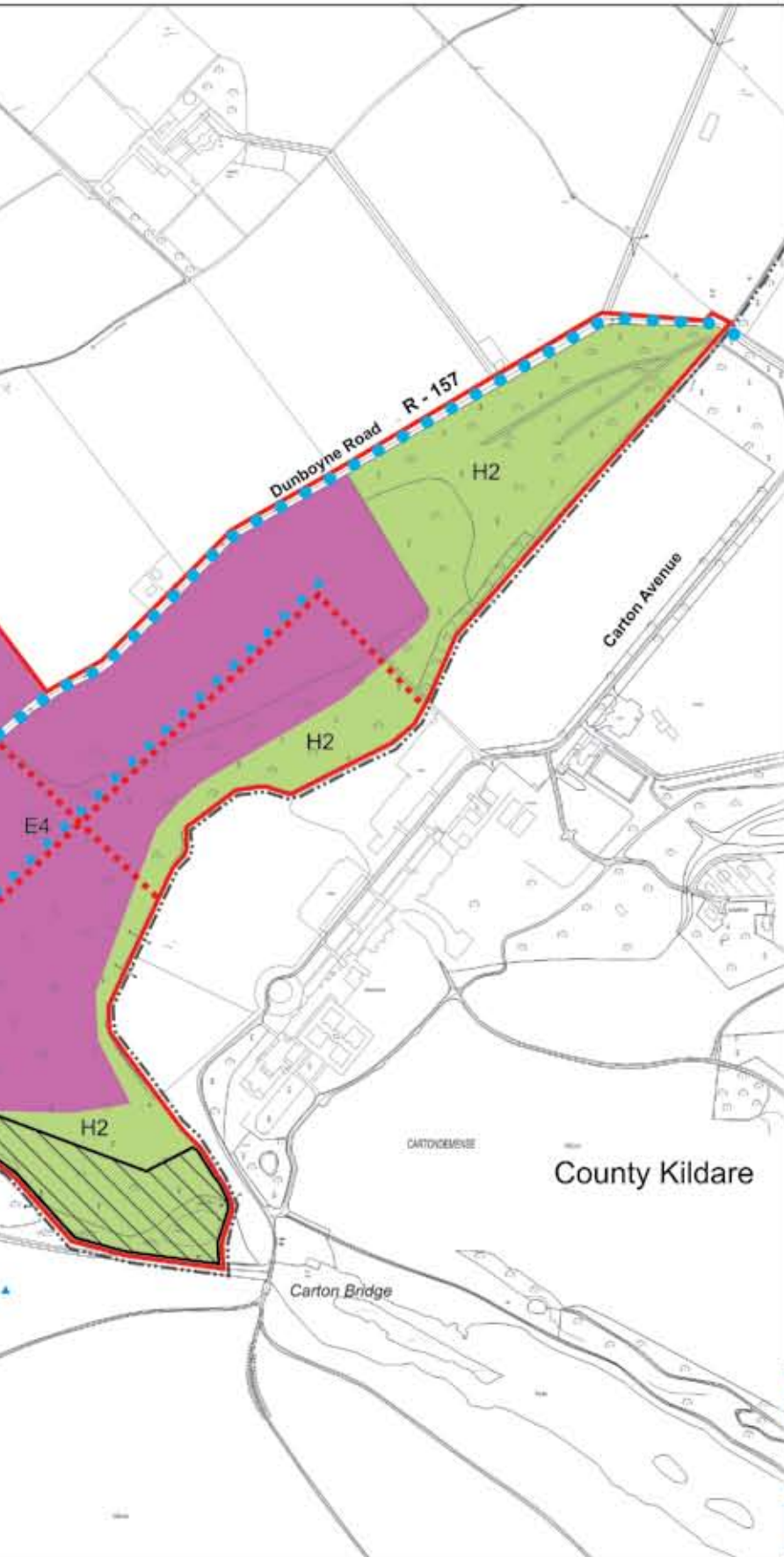
## 6.0 Land Use Zoning Map



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# 6.0 Land Use Zoning Map





# MAYNOOTH ENVIRONS LOCAL AREA PLAN 2009-2015 ZONING MAP

## Legend

- County boundary
- LAP area boundary

## ZONING

- A1 Existing residential
- A2 New residential
- Phase 3 residential post 2015
- B6 Local Neighbourhood Centre
- E4 Science & Technology
- E5 Science & Technology (Small to Medium Scale)
- F1 Open Space & Amenity
- G1 Education
- H2 Conservation Zone
- W White Lands

## LOCAL OBJECTIVES

- 1 to provide for a service hub for SMART Park comprising commons building, cafe/restaurant, retail unit < 300 sq. m.
  - 2 to provide for 100 residential units within the Carton Demesne lands as part of an integrated SMART Park in the form of 'collegiate' style housing, and woodland units as set out within the SMART Park, Carton Demesne, Masterplan 2008
  - to provide new major distributor road (indicative layout)
  - to upgrade and improve R157
  - to provide new minor distributor roads (indicative layout)
  - to provide new pedestrian /cycle connections
  - to provide built edge to open space
  - OTHER**
  - Rye River Natural Heritage Area/ Special Area of Conservation
- SCALE: NTS

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# 7.0 Phasing and Implementation

**Phasing (Delivery of development)**

**Phase 1**

**Phase 2**

**Phase 3 (post 2015)**



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## 7.0 Phasing and Implementation

### Phasing (Delivery of development)

This Local Area Plan pertains to an area of green field sites with little or no existing development. Therefore in order to achieve the vision for the area, and timely delivery of development, there is an onus on the developers as the key beneficiaries of the LAP policies to act as key agents of infrastructure delivery. The approach of this plan is to front-load critical infrastructure in the early stages of the development in order to achieve a coherent and planned development roll-out in accordance with the policies and objectives stipulated above.

When considering the future phasing of the LAP lands, the goal must be to ensure that key infrastructure, and amenities are provided at the appropriate juncture, and in a timely manner. It is considered that Phase 1 will primarily relate to commercial development, and Phase 2 to service facilities and residential development. Phase 3 relates to lands zoned 'W', which are envisaged for development post 2015. The rollout of development over time will be monitored by the planning authority. It is considered there is sufficient lands available to facilitate growth within the life of the plan. Zonings will be reviewed in future, subject to the take-up of land and the delivery of infrastructural capacity for the area.

All development within the Maynooth Environs LAP area will be predicated on the availability of infrastructural services.'

### Phase 1

Phase 1 shall comprise of the following:

- Lands within Carton Demesne;
- Lands identified for Science and Technology Development north west of the R157 and north of the indicative MOOR;

It is a requirement of this LAP that the initial phase of development at Moygaddy and Smart Park provide for improvements on the R157, in accordance with Infrastructure Objective 16 of the County Development Plan.

Main sewers and water services for the area should be provided in conjunction with the road proposals, and where possible utilise the same alignments. Development proposals in the LAP area will be considered premature in the absence of the delivery of such primary infrastructure.

### Phase 2

Phase 2 shall comprise of the following:

- Lands identified for Science and Technology Development west of the R157 and south of the CR571;
- Lands identified for new residential development north and south of the CR571
- Community and retail facilities
- Open space

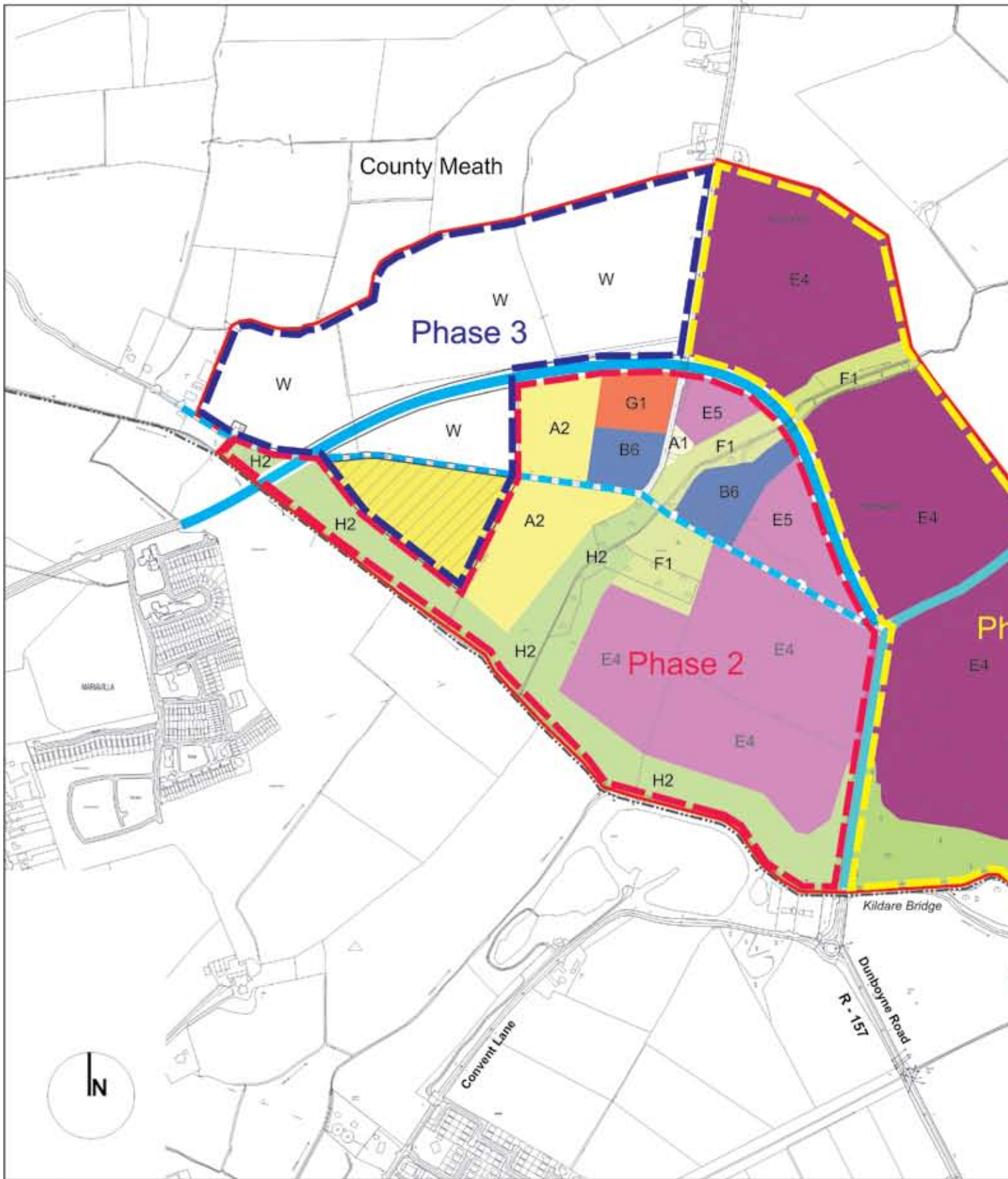
The development of the lands identified for residential development shall occur in tandem with the development of the lands identified for Science and Technology use. The residential development shall occur in conjunction with the delivery of the MOOR and shall provide landscaping proposals for amenity areas, and provide for linkage to Maynooth town centre.

50% of the residential development only shall occur pending the delivery of the neighbourhood and community facilities.

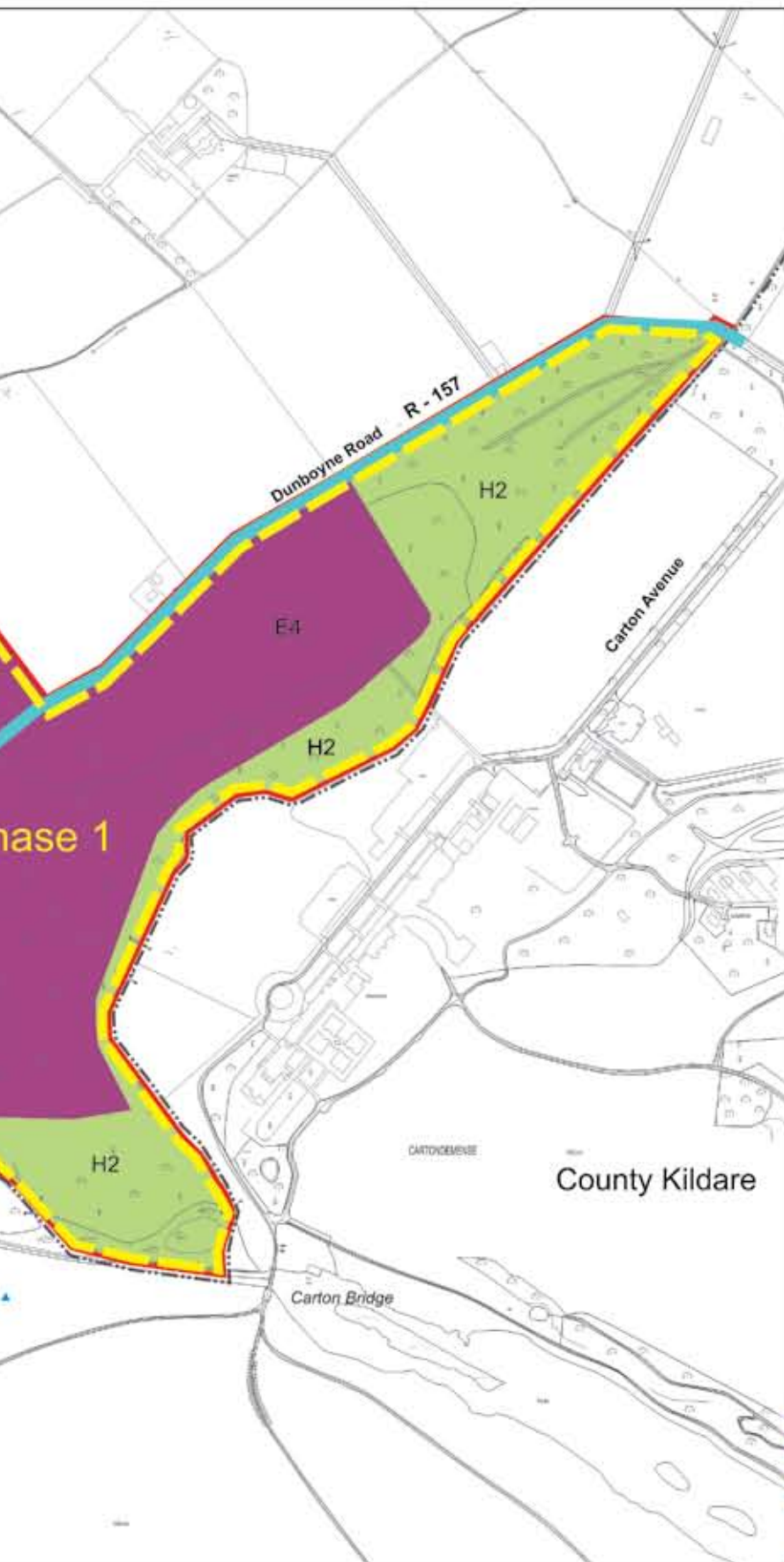
### Phase 3

Phase 3 relates to lands zoned 'W', which are envisaged for development post 2015.

# 7.0 Phasing Map












## MAYNOOTH ENVIRONS LOCAL AREA PLAN 2009-2015

### PHASING

#### Legend



-  County boundary
-  LAP area boundary

#### PHASING ZONES







-  Phase 1
-  Phase 2
-  Phase 3

#### PROPOSED LAND USES



##### Phase 1

-  E4 - Science & Technology
-  H2 - Conservation Zone




##### Phase 2

-  A2 - New Residential
-  E4 and E5 - Science and Technology
-  B6 - Local Neighbourhood Centre
-  G1 - Education
-  F1 - Open Space
-  H2 - Conservation Zone

##### Phase 3

-  W - White Lands (post 2015)
-  W - Residential (post 2015)

#### INFRASTRUCTURE

-  MOOR - Phase 1 (indicative layout)
-  Upgrade of R - 157 - Phase 1
-  Upgrade of CR 571 - Phase 2

Provision of main sewers and water services in conjunction with the road proposals - Phase 1

Secondary network of sewers and water services serving the lands to the south of MOOR - Phase 2

SCALE: NTS

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# 8.0 Appendices

**Appendix A - Zoning description**

**Appendix B - Protected Structures/ National Monuments**

**Appendix C - List of persons who made a submission**

**Appendix D - Table 15 Meath County Development Plan 2007-2013**

**Appendix E - Map 2 Natural Environmental Constraints**

**Map 3 Built Heritage Constraints**

**Map 4 Historic Map 1837**

**Map 5 Historic Map 1909**



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## 8.0 Appendices

### Appendix A- Zoning Description

The following sets out a description of the Zoning Objectives illustrated in the LAP Map

A1	Existing residential 0.24 ha	To protect, provide and enhance the amenity of existing residential areas.
A2	New residential 11.4 ha	To provide for new residential communities subject to the provision of necessary physical and social infrastructure.'
B6	Local Neighbourhood Centre 3.1 ha	To provide for local neighbourhood centre facilities.
E4	Science & Technology 61 ha	To provide for high technology/biotechnology industries in a high quality campus style environment
E5	Science & Technology (small to medium scale) 5.18 ha	To provide for small and medium sized technology based industries in a high quality environment.
F1	Open Space & Amenity 1.75 ha	To provide for and improve open spaces for active and passive recreational amenities.
G1	Education 1.21 ha	To provide for community, recreational and educational facilities
H2	Conservation Zone 32.16 ha	To protect and enhance the area around the Rye Water River Valley and cSAC and its tributaries as natural amenity areas.
W	White Lands 22.2 ha	To provide for White Lands reserved for Science and Technology use to be developed outside the period of this plan'

#### Specific objective no. 1 indicated on Zoning Map.

To provide for a service hub for SMART Park comprising commons building, café/restaurant, retail unit <300 sq m, and a crèche.

#### Specific objective no. 2 indicated on Zoning Map.

To provide 100 residential units within the Carton Demesne lands as part of an integrated SMART Park in the form of 'collegiate' style housing, and woodland housing units as set out within the 'SMART Park, Carton Demesne, Masterplan 2008).

Development Categories	A1, A2	B6	E4	E5	F1, H2	G1	W
Bed & Breakfast/ Guesthouse	A	A	X	A	X	X	X
Car Parks	O	A	A	A	X	X	O
Community Facility	A	A	A	A	O	Y	A
Crèche/ Nursery school	A	A	A	A	X	Y	X
Halting Site	A	O	O	O	X	X	A
Doctor/Dentist/Health Centre	X	A	X	X	X	X	X
Education	A	A	X	A	X	Y	X
Garden Centre	O	A	X	X	X	X	O
Heavy Vehicle Park	X	X	X	X	X	X	X
Hospital/Nursing Home	A	A	X	O	X	X	O
Hotel	X	A	X	O	X	X	X
Industry	X	X	X	X	X	X	X
Motor Sales Outlet	X	A	X	X	X	X	X
Offices	X	A	A	O	X	X	X
Petrol Station	X	A	X	X	X	X	X
Public House	O	A	X	O	X	X	X
Public Services	A	A	A	O	A	O	A
Recreational Building/ Facility	O	A	A	A	X	Y	A <sup>1</sup>
Residential	A	A	O*	O	X	X	O <sup>2</sup>
Residential Institution	A	O	X	O	X	X	X
Restaurant	O	A	A	O	X	X	X
Service Garage	X	A	X	X	X	X	X
Shops (Local) <sup>3</sup>	O	A	A	X	X	X	X
Shops (Other)	X	X	X	X	X	X	X
Retail Warehouse/ Discount Shop	X	X	X	X	X	X	X
Warehousing/Distribution	X	X	X	X	X	X	X

<sup>1</sup>A 'Recreational Building' shall be an ancillary use only. <sup>2</sup>Residential development is only permissible in the W zone in accordance with the rural development policies of the County Development Plan <sup>3</sup>A local shop is defined as a convenience retail unit of not more than 300 square metres in gross floor area. \*Support the provision of approximately 100 residential units within the Carton Demesne lands as part of an integrated SMART Park.

#### **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 is only permissible in exceptional circumstances.

## Appendix B - Protected Structures/National Monuments

The Meath Development Plan 2007-2013 identifies the following protected structure and national monument.

### Protected structures

The Carton Demesne wall is located along the R157 Dunboyne to Maynooth road and is a Protected Structure and is included in Meath County Council's Record of Protected Structures (under Reg. No. MH053-100).

### National monuments

Moygaddy Castle, (RMP No. Me053-1756) is the only known archaeological monument on the overall LAP lands. The remains comprise a small castle or keep.

## Appendix C - List of Persons who made a Submission

### Submissions to pre-draft Local Area Plan

#### Submissions 1 & 2

Sean McCarthy, Blackhall Little, Kilcloon, Co. Meath.

#### Submission 3

Carton Demesne Ltd., Carton House, Carton Demesne, Maynooth, Co. Kildare.

#### Submission 4

John Tuthill, Owenstown Stud, Maynooth, Co Kildare

### Submissions to draft Local Area Plan

#### Submission 1

Michael McCormack, National Roads Authority, St. Martin's House, Waterloo Road, Dublin 4.

#### Submission 2

Pat Doherty, Department of Communication Energy and Natural Resources, 29-31 Adelaide Road, Dublin 2.

#### Submission 3

Paul McMahon Development Applications Unit, Department of the Environment Heritage and Local Government, Dun Scéine, Harcourt Lane, Dublin 2.

#### Submission 4

Michael McCarthy Flynn, Moygaddy, Maynooth, Co. Meath.

#### Submission 5

5 Aoife McCarthy, McGill Planning on behalf of Carton Demesne Ltd., Carton House, Carton Demesne, Maynooth, Co. Kildare.

#### Submission 6

John Henry, Dublin Transportation Office Floor 3, Block 6/7, Irish Life Centre, Lower Abbey Street, Dublin 1.

#### Submission 7

Michael & Rosemary McCarthy, Moygaddy, Maynooth, Co. Meath.

#### Submission 8

Patrick O'Sullivan, Department of the Environment, Heritage and Local Government, Spatial Policy Section, Custom House, Dublin 1.

#### Submission 9

Shirley Kearney, Forward Planning Section, Department of Education & Science, Marlborough Street, Dublin 1.

#### Submission 10

Caroline Shinnars, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare.

#### Submission 11

Moygaddy Park Developments Limited. ILTP on behalf of Moygaddy Park Developments Limited.

#### Submission 12

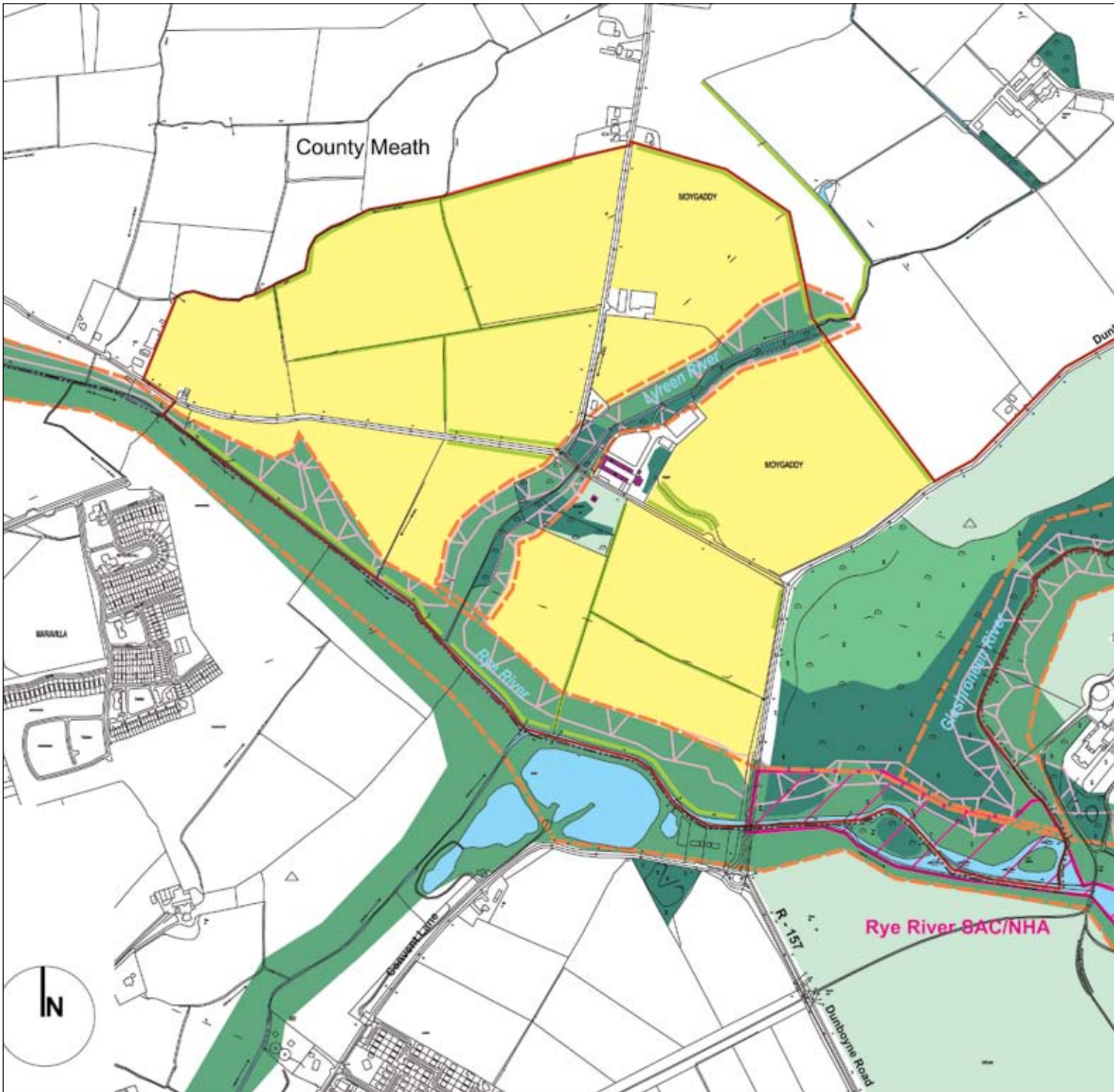
Teresa Halloran, Department of the Environment, Heritage and Local Government, Spatial Policy Section, Custom House, Dublin 1.

#### Submission 13

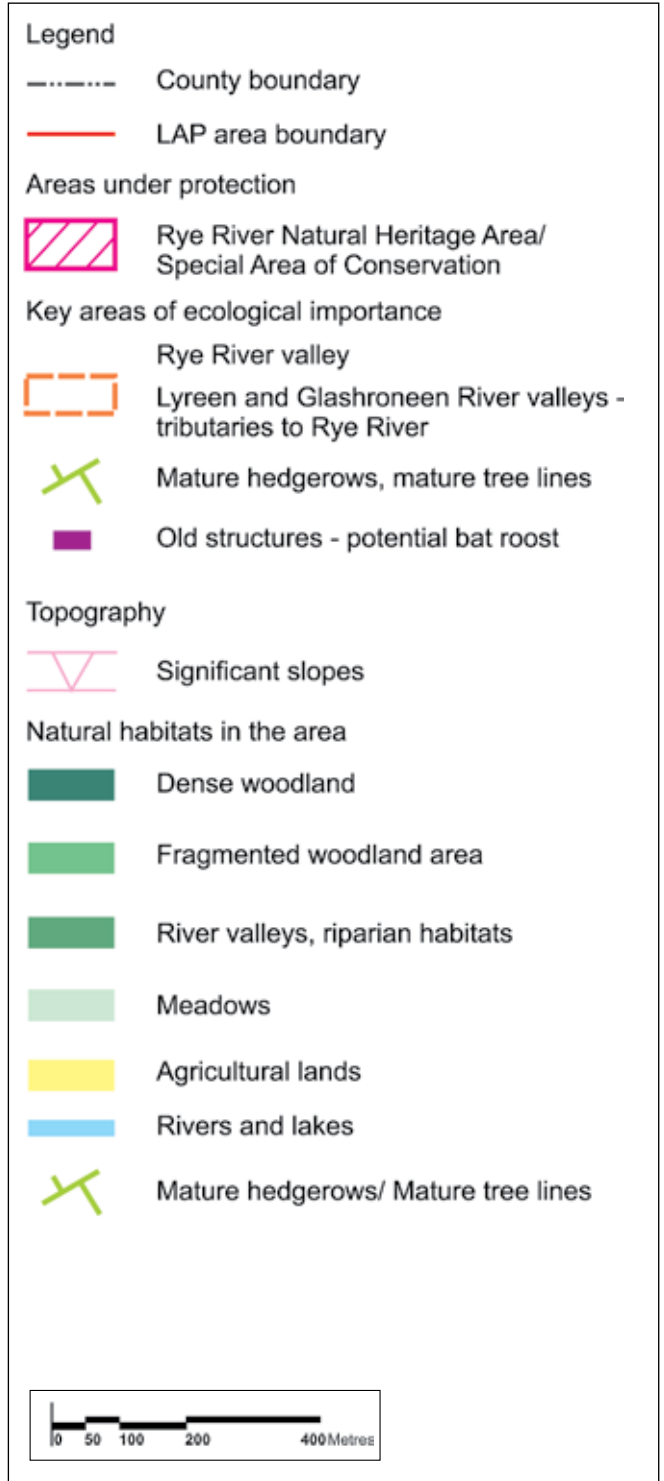
Michael Owens, Scientific Officer SEA Section - Environmental Research Centre, Office of Environmental Assessment, Environmental Protection Agency, Regional Inspectorate, Inniscarra, County Cork.

**Appendix D Table 15, Meath County Development Plan 2007-2013**

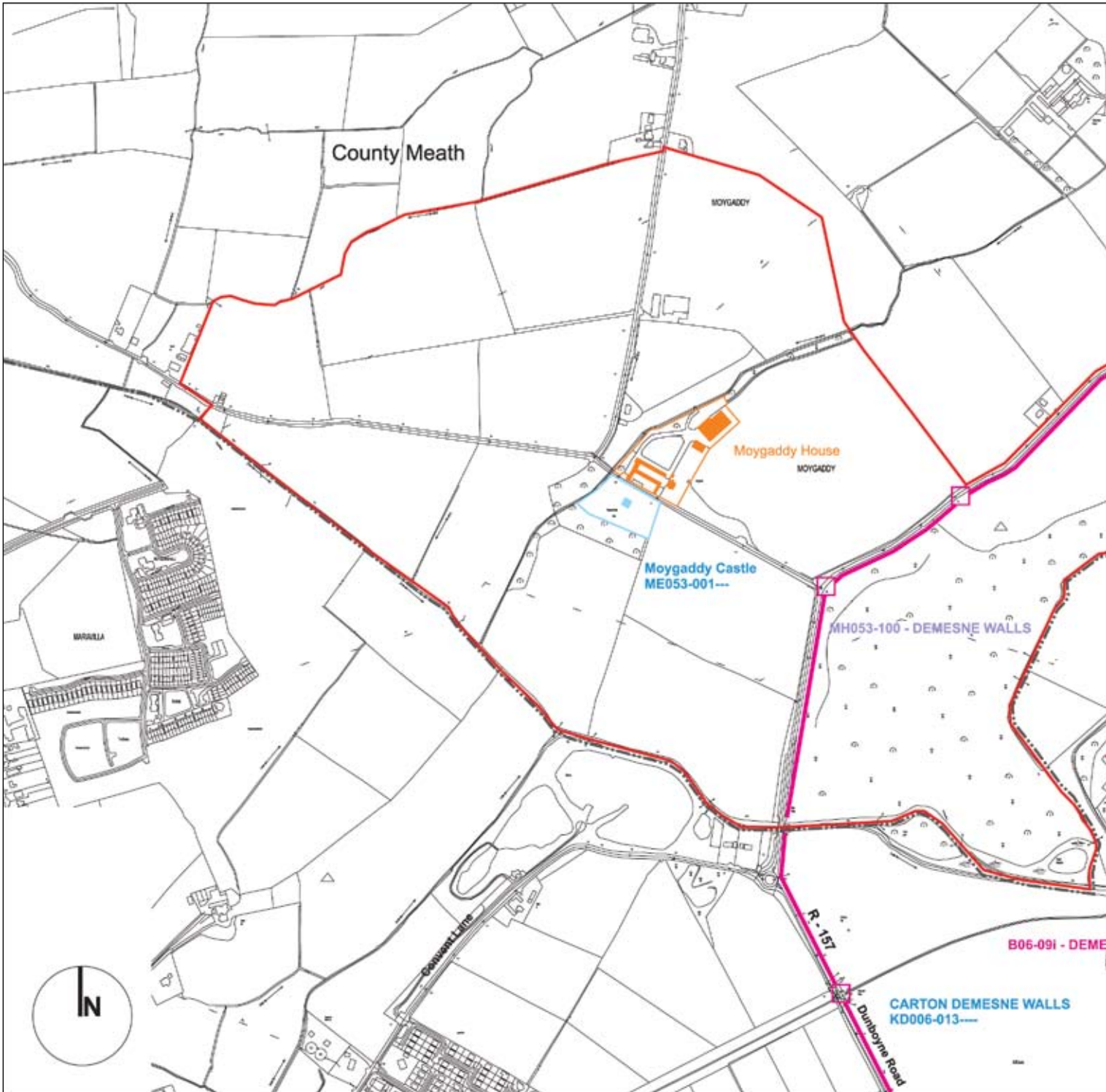
<b>Action</b>	<b>Mechanism for Delivery</b>
Zone sufficient lands for employment generating activities at suitable locations.	Local Area Plan process for Maynooth, Kilcock, Enfield & Kinnegad.
To provide for hi-tech / bio-tech industries in a campus style development linked to NUI Maynooth on lands within Carton Demesne. Maximise opportunities associated with our location comprising and adjacent to a highly skilled and educated labour force and potential jobs pool by reason of our proximity to Maynooth College and hi-tech industries (e.g. Intel).	Facilitate preparation and adoption of Masterplan / Framework Plan for lands within Carton Demesne. The preparation of the Masterplan shall have regard to the proper planning and sustainable development of the area, the preservation of the character of Carton Demesne and the provision of the necessary physical infrastructure. Work with Landowners (in Carton / Moygaddy area), local hi-tech employers / businesses and educators (R&D).
Provide for and encourage the release of lands zoned for employment generating activities.	Development management process. Work with landowners / developers, investors, etc.
Ensure adequate provision of incubator / start-up units.	Local Area Plan Design & Technical Guidance / Standards & Implementation through development management / planning applications.
Provide for improvements in water services.	Local Area Plan Design & Technical Guidance/Standards & Implementation through development management/ planning applications.
Provide for improvements in sanitary services.	Integrated Framework Plan for Land Use & Transportation Study, in tandem with Local Area Plan process for the individual towns or cluster.
Provide for improvements in strategic road infrastructure.	Integrated Framework Plan for Land Use & Transportation Study, in tandem with Local Area Plan process for the individual towns.
Maximise opportunities associated with the existence of a rail line to Dublin (Maynooth-line).	Work with Landowners (in Carton/Moygaddy area), local hi-tech employers/businesses and educators (R&D).
Integration and co-ordination of Planning Authority sections and all service providers.	Develop integrated and complementary strategies. CDB, SPCs, etc
Support and encourage existing businesses.	Work with local Chambers of Commerce, etc. Prepare or facilitate the preparation of coherent and integrated framework plans for existing business parks.
Support adequate childcare provision.	Childcare strategy and implemented on the ground through the development management process.
Enhance social infrastructure provision e.g. housing, health and schools.	Local Area Plan process (phasing of residential development such that social infrastructure provision happens in tandem with support services).
Identify and protect the county's character and advantages associated with same (greenbelt strategy or equivalent).	Landscape Character Assessment, CDP and LAP process. Integration and co-ordination with adjoining authorities.

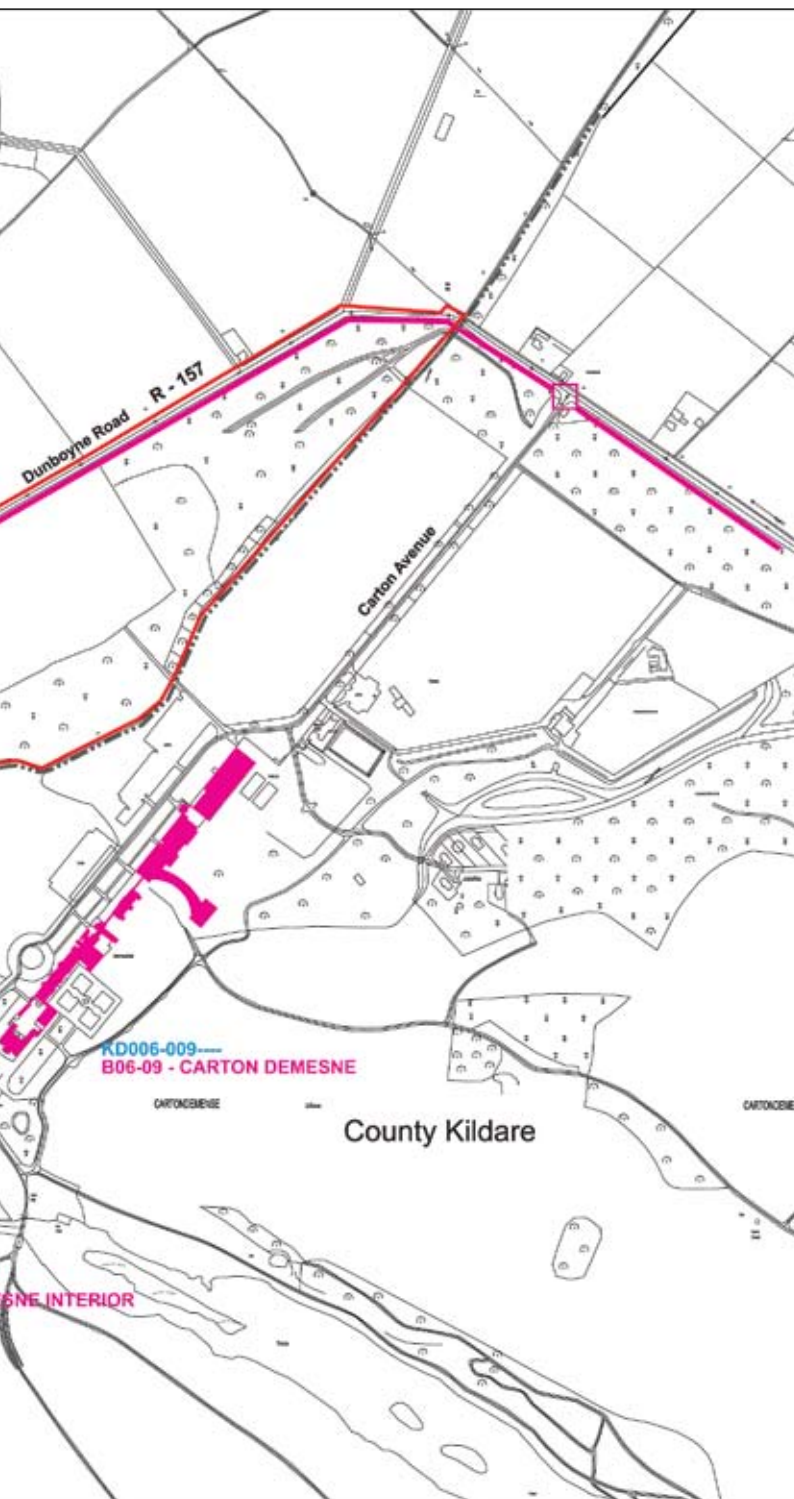






**Map 2 Constraints - Natural Heritage**





**Legend**

- County boundary
- LAP area boundary

**Record of National Monuments**

- KD006-009 Record of Monuments reference no

**Structures Included in the record**

- Moygaddy Castle (ME053-001)
- Carton Demesne (KD006-009)
- Demesne walls (KD006-013)

**Record of Protected Structures**

- MH053-100 Meath County Council RPS reference no
- B06-09 Kildare County Council RPS reference no

**Structures Included in the record**

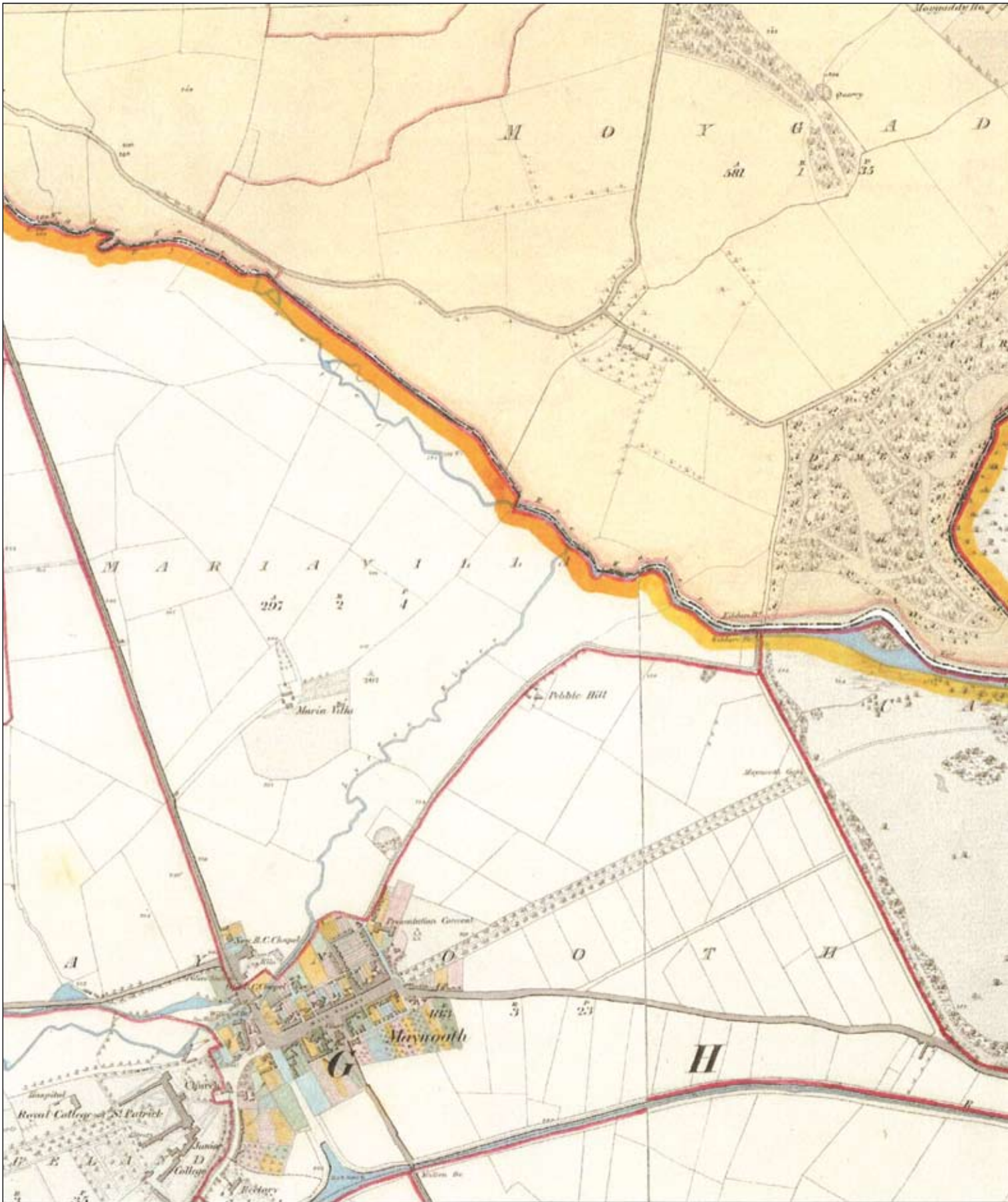
- Carton Demesne and associated outhouses (B06-09)
- Carton Demesne interiors and gardens (B06-09i)
- Carton Demesne walls (MH053-100)

**Other structures of heritage importance in the area**

- Moygaddy House

0 50 100 200 400 Metres

**Map 3 Constraints - Built Heritage**





**ITM CENTRE PT. COORDS**

694796,738644

**DESCRIPTION**

**MAP SHEETS**

**6 inchCE1**  
 MH050 MH053  
 KE005 KE006



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737354



**Map 4 Historic Map 1837**



0 100 200 400 600 800 1,000 Meters

0 500 1,000 2,000 3,000 4,000 5,000



**ITM CENTRE PT. COORDS.**

694904,738644

**DESCRIPTION**

**MAP SHEETS**

**25 inch BE1**  
 KE005-12 KE005-16  
 KE006-09 KE006-13  
 MH050-13 MH053-01  
 MH053-02



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Scale: - 1:15,000  
 Plot Ref. No.9004066\_2\_1

**Map 5 Historic Map 1909**



comhairle chontae na mí  
*meath county council*

**RPS** Planning & Environment  
Planning, Urban Design, Graphic Design