

MASTERPLAN 34

FAIRYHOUSE ROAD
RATOATH, CO. MEATH

for:



prepared by:

TOT ARCHITECTS

1 SITE & CONTEXT

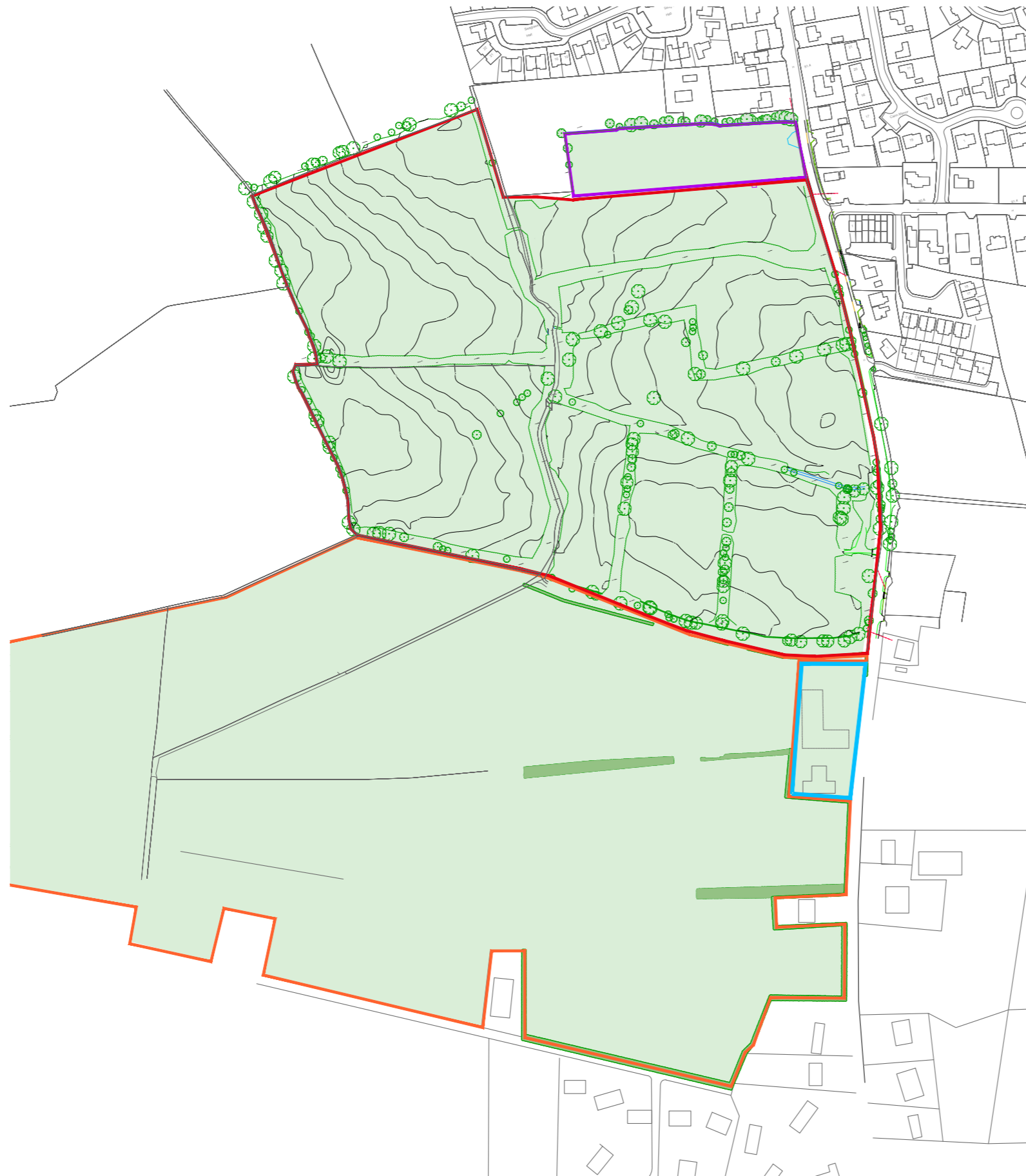
Ratoath: Proximity to M2, M3 & M50

Ratoath lies between the towns of Dunshaughlin (6kms) and Ashbourne (8kms) and the M2 and M3 Motorways.

Ratoath is located 25kms from the M50 via the M3/N3 and 24kms via the M2/N2.



Land Ownership



LAND OWNERSHIP

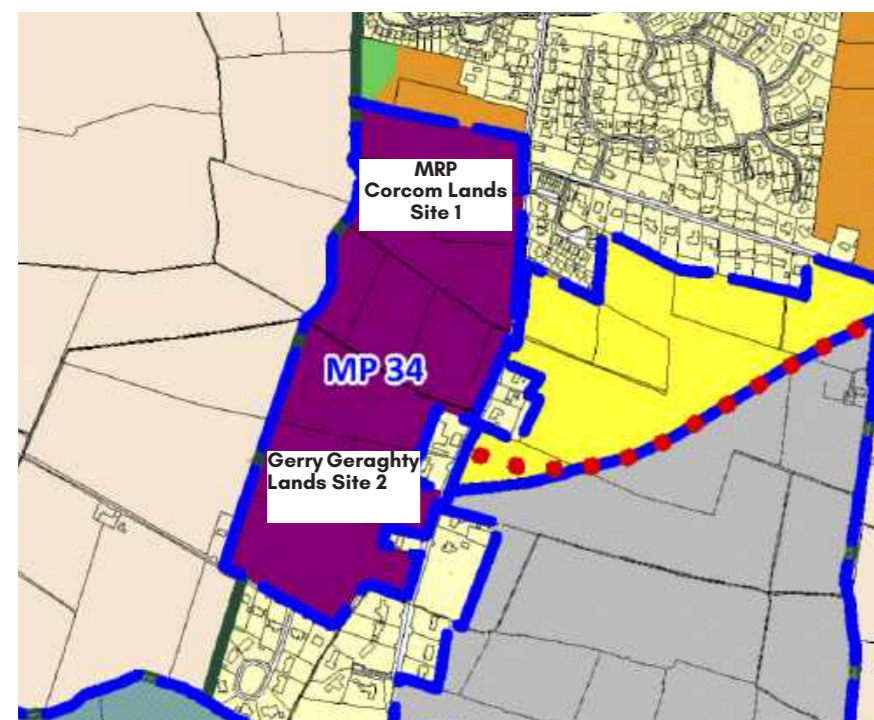
- Land Ownership:**
MRP & Corcom
Folio: MH73940F
- Land Ownership:**
MRP & Corcom
Folio: MH56550F
- Land Ownership:**
Gerry Geraghty
Folio: MH4958
- Land Ownership:**
Gerry Geraghty
Existing House

Fairyhouse Road Lands:

Location & Zoning

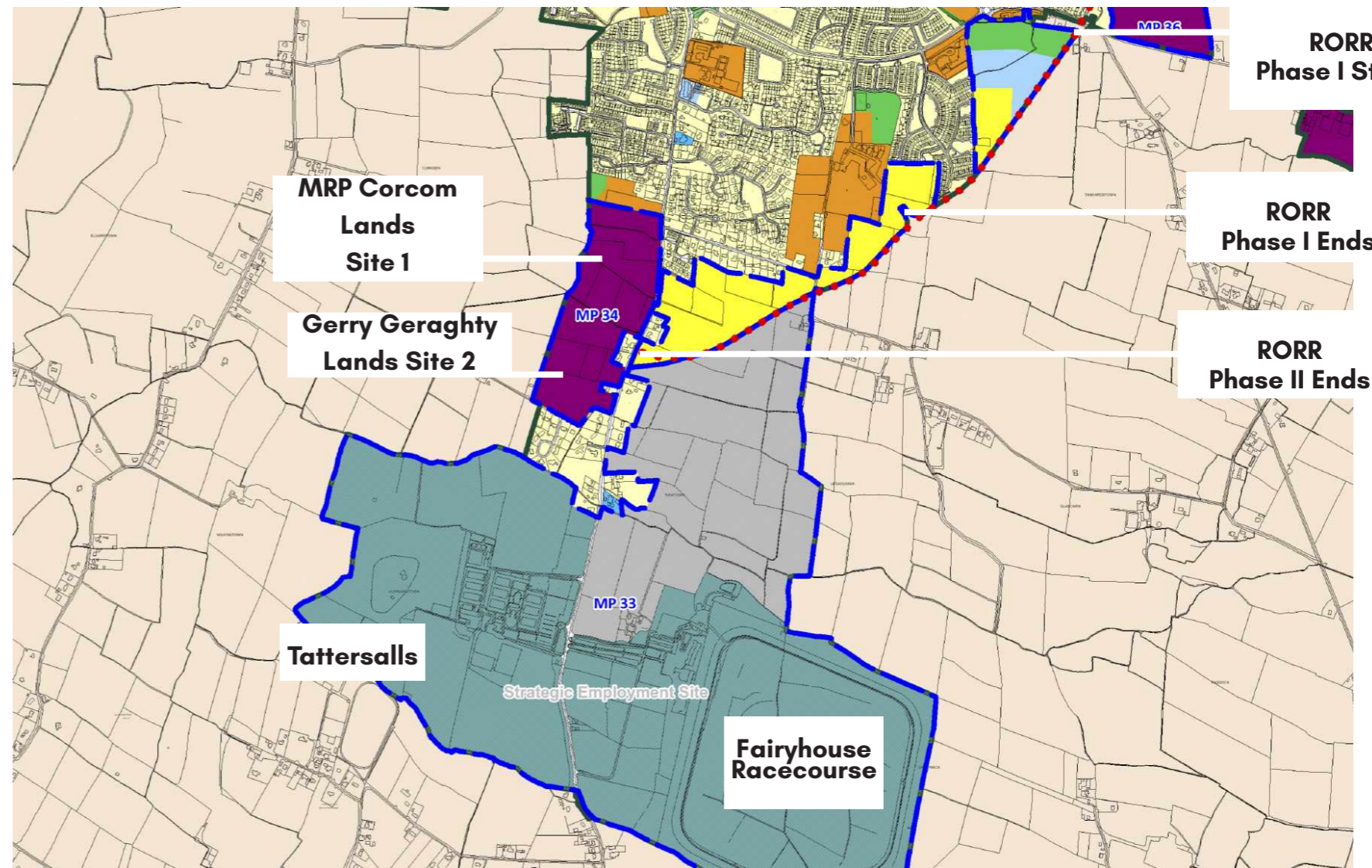
Meath County Development Plan, 2021-2027

Masterplan Area Only		Meath CDP 2021 - 2027		
Zoning	Fairyhouse Rd, Ratoath	MRP Corcom Site 1	Gerry Geraghty Site 2	Total
		Acres	Acres	
E2	Enterprise & Employment	24.3	27.7	52.0



LOCATION & ZONING MRP Corcom and Gerry Geraghty lands are subject to RA Obj 3 (Masterplan 34) of the adopted Meath CDP 2021 - 2027

RA OBJ 3 (Master Plan 34)
 To promote the development of employment uses on E2 zoned lands located to the west of the R155 in accordance with an approved Master Plan which shall be agreed with the Executive of the Planning Authority and shall accompany any planning application on the lands subject to the provision of necessary physical infrastructure. The development of these lands shall also provide for reservation of a 4 acre site for the provision of a swimming pool site and include the realignment of the Fairyhouse Road, the extension of the Ratoath Outer Relief Road and provision of footpaths, cycleway and public lighting along the road frontage of the site. Any planning application made for development on these lands shall be accompanied by a Master Plan detailing development proposals for the full extent of the lands. This shall include details of the overall site and building layout for the lands, building height and design principles, landscaping, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. The development of these lands shall be on a phased basis with the reservation of the swimming pool site forming part of the first phase.



Economic/Employment Policies

- ED OBJ 57: To seek to develop Ratoath as an employment hub in recognition of its highly skilled and educated workforce.
- ED OBJ 59: To promote and, support the development of strategic employment lands between Ratoath and the National and International equine hub at Fairyhouse.
- ED OBJ 2: To continue to promote Meath as a strategically located economic and employment hub within the Greater Dublin Area.
- ED POL3: To encourage the provision of 'live work' communities, in which employment, residency and sustainable transport facilities are located in close proximity to each other, to reduce long distance commuter trends and congestion.
- ED POL 4: To identify and promote a range of locations within the County for different types of enterprise activity including international business and technology parks, small and medium enterprises (SME) and micro enterprise centres.
- ED POL 7: To support start-up businesses and small scale industrial enterprises throughout the County.

Ratoath Policies

- Section 5.2: "It is acknowledged that Ratoath is largely a commuter town with little supporting employment opportunities. Presently, 12 hectares of undeveloped E2 zoned land is provided for at the south western extremity of the town boundary... The E2 zoning has been extended to provide for additional employment opportunities proximate to the current D1 zoned lands with a view to addressing the current high outbound commuting levels from the settlement."
- Policy RA POL1: To ensure Ratoath develops in a consolidated and sustainable manner which facilitates and supports employment opportunities.
- Policy RA OBJ 7: To facilitate the development of the Ratoath Outer Relief route in tandem with development.

Planning Zones within the Combined Landholdings

— Land Zoning: E2 - General Enterprise & Employment
MP (Masterplan) 34

— Land Zoning: A1 - Existing Residential

Total Areas		Meath CDP 2021 - 2027		
Zoning	Fairyhouse Rd, Ratoath	MRP	Gerry	Total
		Corcom	Geraghty	
		Acres	Acres	Acres
E2	Enterprise & Employment	24.3	27.7	52.0
A1	Existing Residential	0.0	0.6	0.6
	Total	26.9	28.3	55.2



2 PROPOSED MASTERPLAN / OPTIONS

Existing Site Plan

Proposed Preserved Hedgerow

Masterplan Site Area
20.83Ha (203,340 sqm) = 52 acres

Preserved Existing Hedgerow



Retained Hedgerow & Site



Proposed Masterplan

Aerial Map

Masterplan Site Area
20.83Ha (203,340 sqm) = 52 acres

Building Heights = Approx. 9 - 20 metres

The positioning, size and layout of the buildings within the Masterplan area are indicative and will only be confirmed on submission of a full planning application on the Enterprise & Employment lands.

E2 General Enterprise and Employment

Objective: To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing and other general employment/enterprise uses in a good quality physical environment.

Guidance

E2 lands constitute an important land bank for employment use which must be protected. The development of E2 lands seek to provide for the creation and production of enterprise and facilitate opportunities for industrial, manufacturing, distribution, warehousing and other general employment / enterprise uses in a good quality physical environment.

Permitted Uses

Bring Banks, Builder's Providers, Childcare Facility, Car Park (incl. Park and Ride), CHP / Waste to Energy Facilities, Domestic Fuel Depot, Energy Installation, Enterprise & Business Start Ups, Enterprise / Training Centre, Data Centres, Factory Shop, Furniture Showroom (only where product displayed is manufactured on site), Go Kart Track, Industry - General, Industry - Light, Heavy Vehicle Park, Logistics, Mart / Co-op, Motor Repair / Servicing, Plant & Tool Hire, Recycling Facility (Civic & Amenity), Science & Technology Based Enterprise, Telecommunication Structures, Transport Depot, Warehousing, Utilities.

Open for Consideration Uses

Abattoir, Car Dismantler / Scrap Yard, Construction & Demolition Waste Recycling Facility, Garden Centre, Leisure Facilities, Motor Sales, Offices 100 - 1,000 sqm (uses where the services are not principally for visiting members of the public), Service Station, Restaurant / Café, Veterinary Surgery, Waste Recycling / Transfer / Sorting Centre, Wholesale Warehousing / Cash and Carry.

Uses which are 'open for consideration' or not identified as 'permitted' under the E2 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E2 lands, for general enterprise and employment uses.



Proposed Masterplan

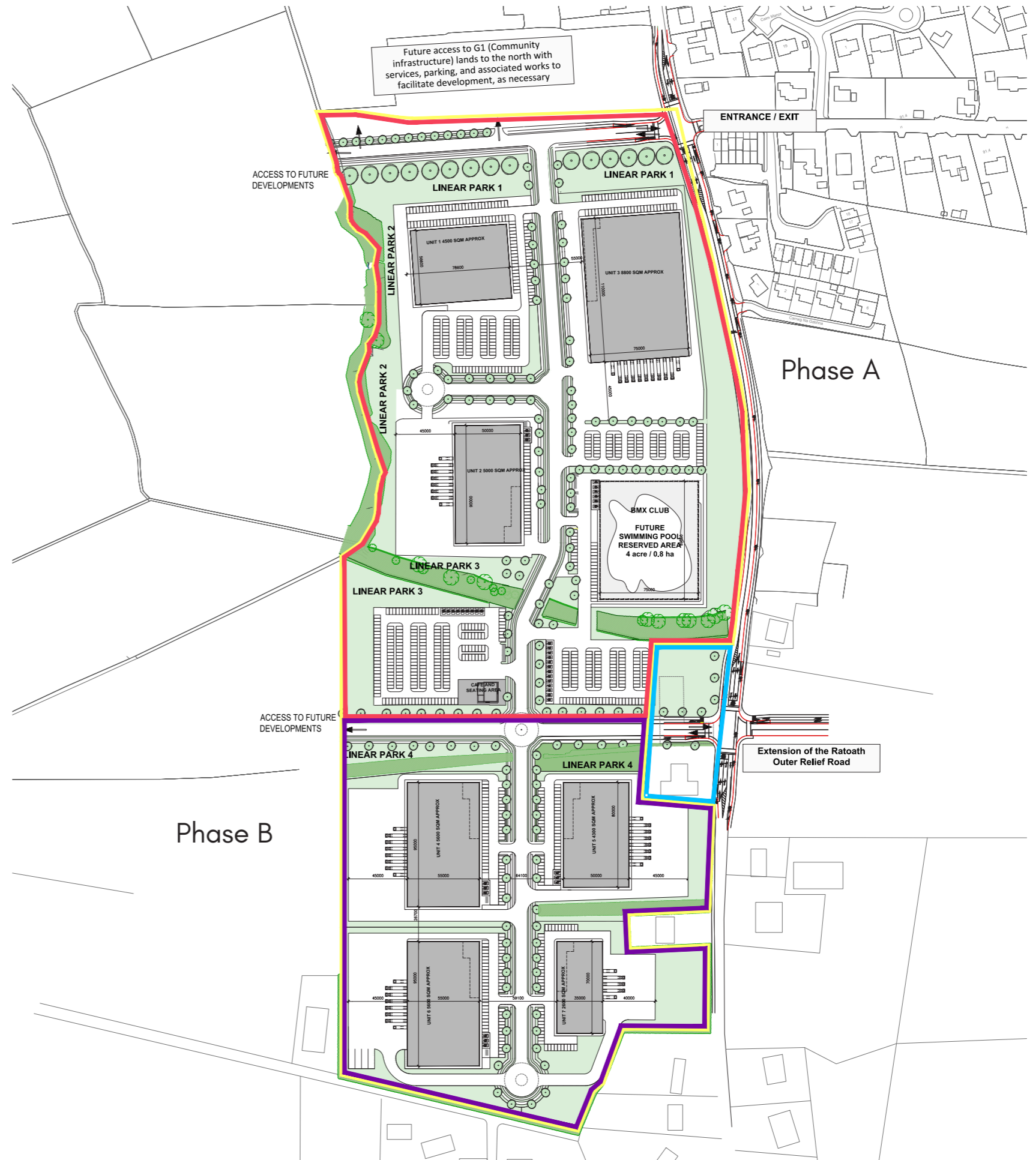
Phase A & B

Masterplan Site Area
20.83Ha (203,340 sqm) = 52 acres

Building Heights = Approx. 9 - 20 metres

- Phase A
- Phase B

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Proposed Masterplan

Detailed View

Masterplan Site Area
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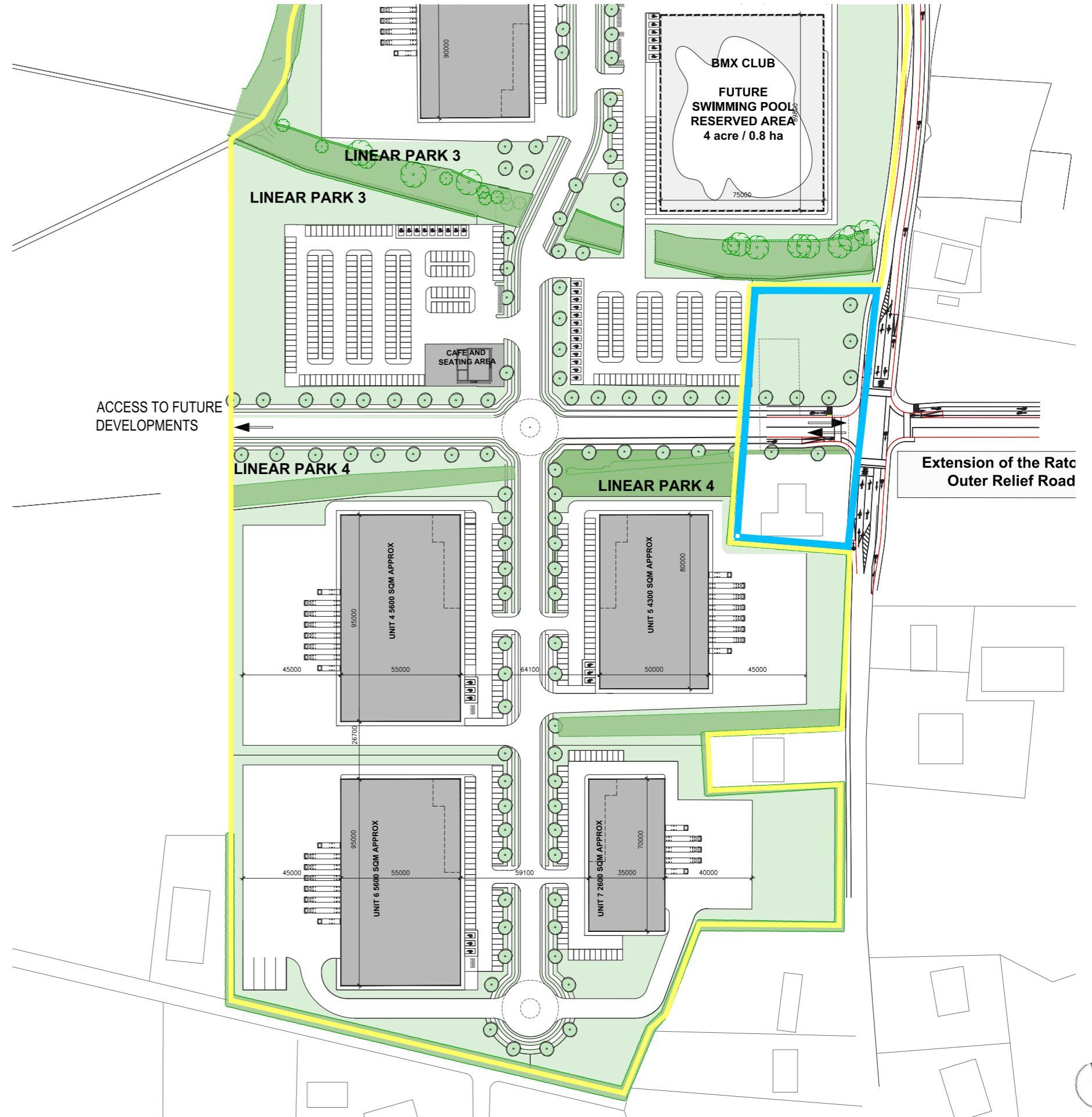


Proposed Masterplan

Detailed View

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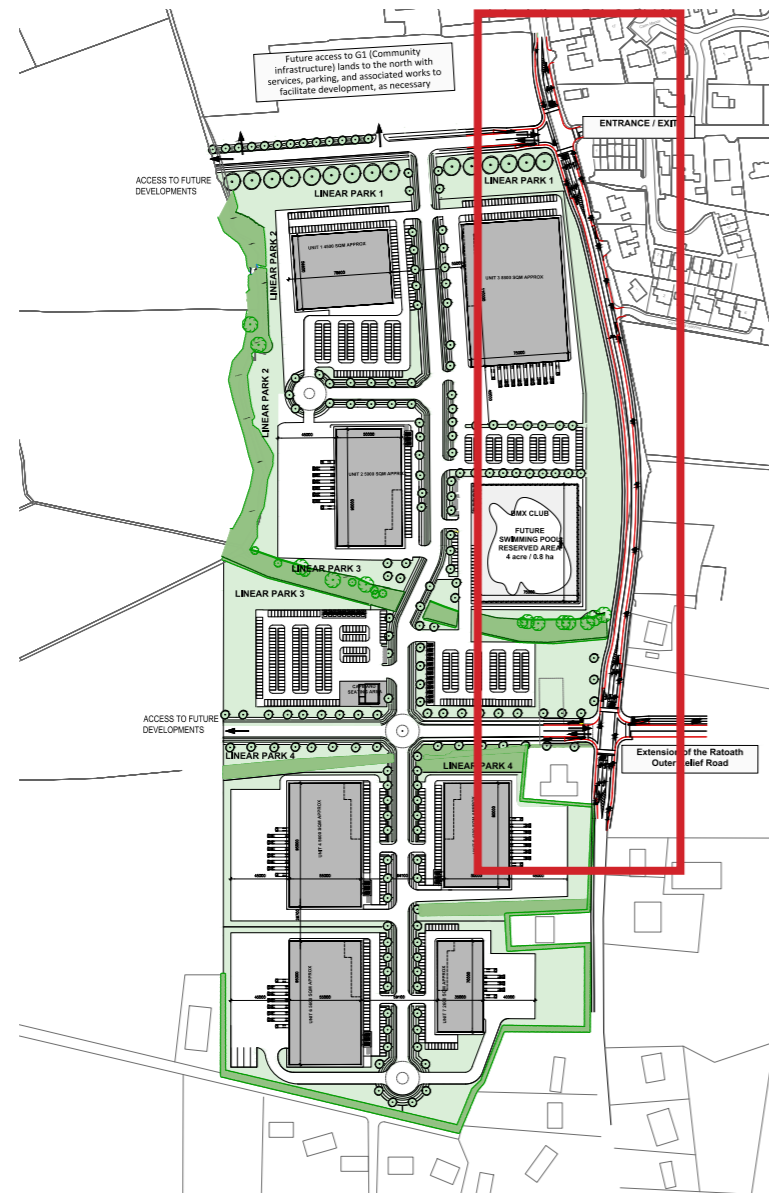
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APPENDIX: OPTIONS ON ROAD DESIGN

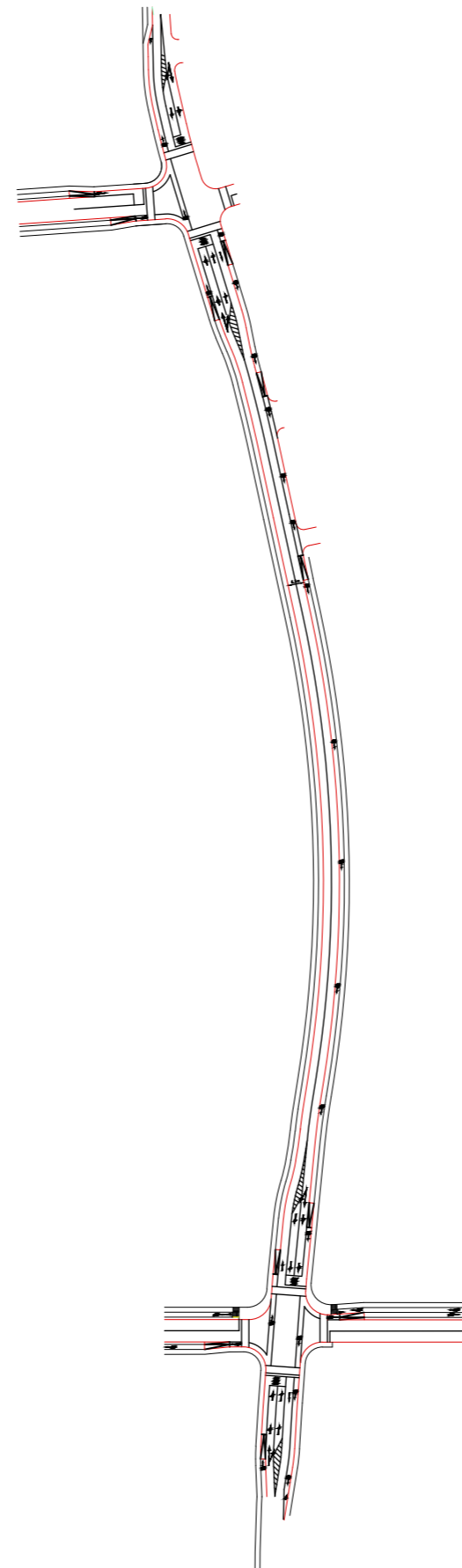
New Road Options

Option A & B

by Waterman Moylan Engineers



Current Masterplan showing Road Option A



Road Option A (as shown in Masterplan)



Road Option B with staggered south junction

TOT ARCHITECTS

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