



Draft Variation No. 4 of Meath County Development Plan 2021-2027, as varied

16th May 2025

Contents

1.0 Reasons for Proposed Variation No.4.....	3
1.2 Public Display/How to Make a Submission	3
1.3 Accompanying Reports	4
1.4 How to Read the Proposed Changes.....	4
2.0 Proposed Variation No. 4 of the Meath County Development Plan 2021-2027	5
2.1 Text of Proposed Variation.....	6

1.0 Reasons for Proposed Variation No.4

Notice is hereby given pursuant to Section 13 of the Planning and Development Act 2000, as amended, that Meath County Council has prepared proposed Draft Variation No. 4 to the Meath County Development Plan 2021-2027, as varied.

Meath County Council and Kildare County Council has prepared a new Joint Local Area Plan (LAP) for the Maynooth and Environs area. The Joint LAP 2025-2031 incorporates a framework for guiding the future development of transportation, housing, retail, heritage, employment, and social and community infrastructure in Maynooth.

The Maynooth and Environs Joint Local Area Plan (LAP) was adopted by the Elected Members of Meath County Council on 19 February, 2025 and by the Elected Members of the Clane-Maynooth Municipal District on 17 February 2025. To ensure consistency of the adopted Maynooth & Environs Joint LAP with the Meath County Development Plan 2021-2027, as varied, it is proposed to vary the Meath County Development Plan 2021-2027 by replacing the Maynooth Environs Written Statement in Volume 2 of the Meath County Development Plan with the adopted Maynooth Joint LAP 2025-2031 Written Statement. The existing Maynooth Environs Land Use Zoning Map and Maynooth Environs Cultural and Natural Heritage Map in Volume 2 will remain in place.

Proposed changes to the text are shown with new text in blue and text for deletion in ~~black strikethrough~~.

1.2 Public Display/How to Make a Submission

The proposed draft Variation No. 4 together with the respective Strategic Environmental Assessment and Appropriate Assessment Screening Reports will be available for inspection **from Friday 16 May until 4pm on Monday 16 June, 2025 (during normal opening hours)** at the following locations:

- Planning Department, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath C15 Y291
- Ashbourne Municipal District, 1-2 Killegland Square Upper, Ashbourne, A84 NY73
- Kells Municipal District, Town Hall, Headfort Place, Kells, A82 W2R3
- Laytown/Bettystown Municipal District, Main Street, Duleek, A92 R9KW
- Ratoath Municipal District, Drumree Road, Dunshaughlin, A85 XK20
- Trim Municipal District, Mornington House, Summerhill Road, Trim C15 P2HE

The proposed draft Variation No.4 of the Meath County Development Plan 2021-2027, as varied will also be available for inspection at <https://consult.meath.ie/>

Written observations or submissions regarding **proposed Variation No. 4 only** must be received **by 4pm on Monday 16 June 2025**.

Submissions should be in **ONE** medium only i.e. online or hard copy and made as follows:-

- Online at <https://consult.meath.ie/>

Or

- In writing marked **“Draft Variation No. 4” to the Meath County Development Plan 2021-**

2027, as varied to: Senior Executive Officer, Planning Department, Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath, C15 Y291

Please note late, emailed or faxed submissions **cannot** be considered and will be returned.

Submissions or observations **must** include:

- Variation number
- Full Name and Address of person(s) making submission or observation
- Details of organisation, community group, company which you represent, where relevant.

All submissions or observations will be taken into consideration before the making of the Proposed Draft Variation No. 4. **Please note submissions can only be considered if they relate to the proposed Draft Variation No. 4. Any submissions that do not relate to the proposed Draft Variation No. 4 or include proposals for additional or new zonings cannot be considered and will be returned.**

Submissions or observations will be made available for public viewing on the Council's consultation portal and website, when redacting under GDPR is complete and will also form part of the statutory Chief Executive's Report to be presented to the full Council. You are responsible for ensuring that no vexatious, libelous or confidential information, including confidential information in relation to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof. Meath County Council will treat all personal data you may give as confidential. Data protection information can be found at <https://www.meath.ie/council/your-council/your-data-and-access-to-information/data-protection>

1.3 Accompanying Reports

The Planning Authority determined, using the screening criteria set out in Schedule 2A of the Planning and Development Regulations 2001-2024, SEA guidelines for Regional and Planning Authorities on implementing the SEA Directive (DoHPLG) and Annex 2 of the Directive 2001/42/EC, that Strategic Environmental Assessment is not required for the proposed Draft Variation. A copy of the SEA Screening Report is available for inspection and accompanies the Proposed Variation.

An Appropriate Assessment Screening was undertaken of the proposed Draft Variation to the Meath County Development Plan 2021-2027, in accordance with the requirements of the EU Habitats Directive (92/43/EEC). The Draft Variation is not predicted, either alone or in combination with other plans or projects, to have a likely significant impact on the key features and qualifying interests of any Natura 2000 sites. A copy of this Screening Report is available for inspection and accompanies the proposed draft variation.

1.4 How to Read the Proposed Changes

Changes to the text are indicated as follows:

New Text is in **blue** and deleted text will have a ~~strike through~~.

This is shown in the following example;

*A Joint Local Area Plan for Maynooth ~~is to be~~ **has been** prepared by Meath and Kildare County Councils.*

2.0 Proposed Variation No. 4 of the Meath County Development Plan 2021-2027, as varied

Table 1 sets out the sections/tables/policies/objectives in the County Development Plan that are proposed to be amended as part of the proposed variation.

MCDP 2021-2027 Chapter	Section/Table/Policy Objective/Figure	Proposed Change
Chapter 1 Introduction	Section 1.5 Table of Contents of the County Development Plan 2021-2027	Update reference to Maynooth Environs Written Statement being replaced by Joint Local Area Plan 2025-2031.
	Section 1.5.1 Written Statements for Settlements in Meath	Remove reference to Joint Maynooth Local Area Plan.
Chapter 2 Core Strategy	Section 2.10.1 Focus of Growth in the Metropolitan Area	Update text to clarify that a Joint Local Area Plan for Maynooth has been prepared by Meath and Kildare County Councils.
Chapter 3 Settlement and Housing Strategy	Section 3.4.7 Key Towns	Update text to clarify that Meath and Kildare County Councils have prepared a Joint Local Area Plan for Maynooth.
Chapter 4 – Economic and Employment Strategy	Section 4.7.1.2 Maynooth	Update ED OBJ 14 to align with Objective MEO 1.1 and 1.2 in the Maynooth Joint LAP.
Volume 2 – Written Statement and Maps for Settlements	Maynooth Environs	Removal of Maynooth Environs Written Statement and Maynooth Environs Combined Land Use Zoning Map. Replacement with link to newly adopted Maynooth and Environs Joint Local Area Plan 2025-2031. Maynooth and Environs Combined Land Use Map and Maynooth Environs Cultural and Natural Heritage Map will remain in place.

Table 1: Sections/Tables/Policies/Objectives in the County Development Plan that are proposed to be amended.

2.1 Text of Proposed Variation

Proposed text Update to Chapter 1 Introduction

1.5 Table of Contents of the County Development Plan 2021-2027

Volume 2 contains the Written Statements and maps for the settlements as follows:

RATOATH MUNICIPAL DISTRICT

Dunboyne (& Clonee)
Dunshaughlin
Kilcock Environs
Kilmessan
Maynooth Environs
Ratoath

1.5.1 Written Statements for Settlements in Meath

A Written Statement and land use zoning objectives map to establish a framework for *inter alia* the future LAP's, to support economic development and to provide a basis for continued operation of the development management process pending the completion of the LAP's (in the case of Drogheda the UAP) has been included in Volume 2 for each settlement. These Written Statements will continue to have effect unless they are replaced and superseded by their respective Local Area Plan, ~~Joint Local Area Plan~~ or Joint Urban Area Plan. On adoption, the Local Area Plan, ~~Joint Maynooth Local Area Plan~~ or Joint Drogheda Urban / Local Area Plan will replace the respective Written Statement in Volume 2 of the Meath County Development Plan 2021-2027 by way of a variation to the Plan. During the intervening period, the Written Statement contained in the Meath County Development Plan will continue to have effect.

Proposed text update to Chapter 2 Core Strategy

2.10.1 Focus of Growth in the Metropolitan Area

Maynooth is identified as a Key Town in the Metropolitan area in the RSES. The RSES recognises the northern environs of Maynooth, which are located in Meath, as an important

location for economic and residential development that will support the future development of the town and the delivery of the Maynooth Outer Relief Road, which is a key piece of infrastructure in the sustainable growth of the town. A Joint Local Area Plan for Maynooth ~~is to be~~ **has been** prepared by Meath and Kildare County Councils. This Plan will provide a co-ordinated framework for the future development of Maynooth.

Proposed text update to Chapter 3 Settlement and Housing Strategy

3.4.7 Key Towns

‘.....In order to ensure a co-ordinated approach is undertaken to the future development of Maynooth Regional Policy Objective 4.35 of the RSES, ~~requires that~~ a Joint Local Area Plan ~~is~~ **has been** prepared by Meath and Kildare County Council.

The Maynooth Environs lands ~~is~~ **will be** a focal point for employment and complementary residential uses. The development of these lands will facilitate the delivery of the Maynooth Outer Relief Road (MOOR) which is strongly supported in the RSES. This is a critical piece of infrastructure in the future growth and development of Maynooth.

Proposed text update to Chapter 4 – Economic and Employment Strategy

ED OBJ 14: It is a priority for the Council to deliver on the significant potential of the lands in the Maynooth Environs, a designated strategic employment site to create a unique employment hub centred on a high tech/bio tech campus within the lands, supported by a ‘live work’ community with a mixture of employment, residential, community, medical and tourism uses to be progressed following the preparation of Master Plans. Said Master Plans shall be agreed in writing with the Executive of Meath County Council in advance of the lodgement any ~~future p~~ **future p**Planning application. This area can accommodate increased building height which shall be addressed as part of the Master Plans. (Please refer to ~~Volume Maynooth and Environs~~ **Joint Local Area Plan** ~~Written Statement~~ for detailed requirements in respect of Master Plans).

Replacement of Maynooth Written Statement in Volume 2

Replacement of Maynooth Written Statement in Volume 2 with the following text:

Revoked and Replaced by Maynooth and Environs

Joint Local Area Plan 2025-3031.

1.0 Introduction

This written statement will provide a brief description and development strategy for Maynooth Environs in County Meath. A joint Local Area Plan will be prepared, in conjunction with Kildare County Council, for the town during the life of this Plan.

RPO 4.35 of the RSES states as follows:

'A cross boundary Joint Local Area Plan (LAP) shall be prepared by Kildare County Council and Meath County Council to provide a co-ordinated planning framework for the Maynooth area. The Joint LAP shall identify a boundary for the plan area, strategic housing and employment development areas and infrastructure investment requirements and promote greater co-ordination and sequential delivery of serviced lands for development.'

2.0 Town Context and Character

Maynooth is located within the Dublin Metropolitan Area. It is identified in the RSES as a key town with the assets and capacity to grow in a sustainable manner while minimising impacts on the receiving environment.

Maynooth Environs in County Meath is located on the northern periphery of the dynamic university town of Maynooth. The lands within Maynooth Environs are largely undeveloped at present and comprise approximately 139 hectares of land approximately 1.5km to the north east of the town centre. It is bisected by the R157 road which links Maynooth to Dunboyne. For the purposes of this plan the Moygaddy lands are taken to contain all lands within the boundary of the Environs Plan excluding the lands in Co. Meath which are part of the Carton Estate.

The regional policy objectives set down specifically for Maynooth in the RSES include the following:

- Support the continued development of Maynooth, coordinated with the delivery of strategic infrastructure including pedestrian and cycle linkages within the town and to the Royal Canal Greenway, DART expansion and road linkages forming part of the Maynooth Outer Orbital Route in a manner which supports future development and population growth and builds on synergies with Maynooth University promoting a knowledge-based economy (RPO 4.33).

- Support Maynooth as a key town to act as an economic driver for north Kildare and provide for strategic employment at key locations to improve the economic base of the town and provide for an increased number of local jobs (RPO 4.34).

It is recognised in the RSES that Key Towns should act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers. While the number of people at work within the town is relatively high, a significant number of residents commute to Dublin. The development of the Maynooth Environs is envisaged by the Council as a natural extension to the town of Maynooth and as a location for employment generation and the establishment of a self-sustaining 'live-work' community. The lands are composed of two distinct elements; Moygaddy stud, on lands to the west of the R157, and the Carton Demesne lands located to the east of the R157. The lands to the west of the R157, of some 98 hectares, are currently in use as a stud farm. The existing buildings on these lands reflect this use and consist of a purpose built stud dating from the 1830's. The lands to the east of the R157 amount to approximately 41 hectares and consist of a mixture of pasture, scrub, and woodland associated with Carton Demesne.

Position in Settlement Hierarchy	Key Town
2016 Population (within the Meath Administrative area)	0
2011 Population (within the Meath Administrative area)	0
Percentage Change 2011-2016	17%
Number of units completed 2016-2019	0

Committed units not yet built	0
Core Strategy Household Allocation 2020-2027²	500 units
Population Projection 2027	1,000
Education Facilities	8 (Including 1 National University) located within the administrative area of County Kildare
Community Facilities	7 including a number located within the surrounding area administrative area of County Kildare
Architectural Conservation Areas (ACAs)	No ACA within the Maynooth Environs area
Protected Structures	2
Zone of Archaeological Potential	None
Natura 2000 Sites	The Rye Water Valley/Cartron SAC is located within the Maynooth Environs area.
Strategic Flood Risk Assessment	Manage flood risk and development in line with approved policies and objectives as set out in Vol. 1 Chapter 6: Infrastructure.

	Ensure that the distributor road has appropriate site specific FRA and OPW section 50 consent.
Water Services Infrastructure/Capacity	Water supply from Co. Kildare; and, Wastewater discharged to Co. Kildare
Modal Share Targets for 2026	
Modal Share for Walking	2% (Unchanged from 2% in 2016)
Modal Share for Cycling	3% (Unchanged from 3% in 2016)
Modal Share for Bus	6% (Unchanged from 6% in 2016)
Modal Share for Rail	12% (Unchanged from 2016)
Reduction Target for Car Use	73% (Unchanged from 73% in 2016)

3.0 Vision

'Maynooth Environs shall develop in partnership with the existing town in County Kildare as a dynamic developing area, which will integrate with the town's existing urban area. It is envisaged that the Environs will be a focal point for science and technology employment, with high quality knowledge-based jobs utilising the synergy with NUI Maynooth as a centre of excellence for research and innovation. The intention is to create a unique employment hub centred on a high tech/bio tech campus within the lands, supported by a 'live-work' community with a mixture of residential, employment, community and tourism zoning'.

4.0 Opportunities

- To establish a unique enterprise and employment zone with complementary mixed use services and neighbourhoods that become a hub for a new sustainable economy in south Meath. This will help Maynooth fulfil its role as a Key Town within the Metropolitan Area.
- To facilitate the delivery of the Maynooth Outer Orbital Route (MOOR) as significant part of the orbital route for the town
- To provide a 'live-work' community on a sustainable platform.
- To support Maynooth University with the potential for synergies between the science and technology hub and the University.
- To incorporate an appropriate mix of land uses which may include a medical hub, tourist facilities and related uses at a suitable location on the lands.
- To support the provision of amenity parkland along the Rye water as part of a campus arrangement.

5.0 Settlement and Housing

In the absence of any build out of existing zoned land it is difficult to anticipate the projected population by 2027 for Maynooth Environs. However, owing to its location within the Metropolitan Area and the need to frame a cohesive long term plan with all the enabling infrastructure to release serviced lands, it is considered prudent to ensure there is sufficient land identified to cater for a projected population of 1000 persons over the life of the County Development Plan. This allocation is dependent on a future additional Metropolitan Area Spatial Plan (MASP) allocation for the Key Town of Maynooth to be shared between Kildare and Meath Local Authorities.

The lands zoned for Community Infrastructure (G1) are intended to facilitate the delivery of a major hospital and associated medical facilities development during the period of this Plan.

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

6.0 Student Accommodation

The proximity of the lands to Maynooth University and the clear deficit of 3rd level accommodation presents an opportunity to provide for same in the Maynooth Environs area in County Meath.

In considering planning applications for student accommodation, the Council will have regard to the Department of Education and Science Guidelines on Residential Development for 3rd Level Students (1999) and the supplementary review document of July 2005.

The following issues should be addressed for all student accommodation proposals (please also refer to Chapter 11 Development Management Standards):

- The proximity of the site to existing or planned public transport corridors and cycle routes;
- The potential impact on local residential amenities;
- The standard of accommodation (bedrooms, bathrooms, communal rooms, open space) as set out in the above Guidelines;
- The level and quality of on-site facilities, including storage facilities, waste management, cycle storage, leisure facilities, car parking and amenity;
- The architectural quality of the design and external layout, with respect to materials, scale, height and relation to adjacent structures;
- The provision of documentary evidence of a 'qualifying lease' as defined in the Guidelines on Residential Development for 3rd Level Students to prove that the accommodation is for let to students within the academic year;
- Whether internal layouts are flexible in terms of future possible changes of uses; and
- Any alternative uses for the proposed development outside of the academic year.

7.0 Employment and Tourism

Employment uses for the Maynooth Environs are based on the Economic Strategy objectives which focus on the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development and seeks to benefit from synergies with third level institutions including Maynooth University (MU) and major employers already established in the sub region (Intel, Hewlett Packard). The Economic Strategy contained within Volume I of this Plan seeks to brand this area as a centre of excellence in

the knowledge based economy, particularly having regard to its location viz a viz the M4 Knowledge corridor. The objective is to foster a 'dynamic partnership' between multi-national companies, indigenous Small and Medium-sized Enterprises (SME's), and third level institutions which may include NUI Maynooth University (MU), in a campus style environment of exceptional high quality design. The additional sites selected reference those areas with the highest incidence of outbound commuting³ combined with high quality skill set profile.

The employment lands in the Maynooth Environs have been designated as a strategic employment site. This measure will facilitate successful the marketing of the lands in line with the recommendations of the Economic Development Strategy for County Meath (Refer to Chapter 4 Economy and Employment Strategy for further details).

In the case of Maynooth Environs, the opportunities presented to develop synergies with Maynooth University accord with the RSES policy direction to focus on technology and innovation roles located at universities when identifying sites for enterprise.

The intention is to create a unique employment hub within a legible framework consisting of a series of signature and innovative architectural designs which will respect and complement the historical and ecological qualities of both Carton Demesne and Moygaddy Castle and House.

The development of the lands within the Moygaddy Stud (including proposed medical facilities) and Carton Demesne shall be subject to the preparation of Master Plans.

8.0 Cultural and Natural Heritage

The Rye Water Valley/Carton Special Area of Conservation (SAC site code 001398) is located between Leixlip and Maynooth extending along the River Rye Water, a tributary of the River Liffey. A portion of this SAC site is located in the south-eastern portion of the lands in Carton Demesne situated to the east of the R157 at Kildare Bridge extending approximately 600m to the eastern side of Carton Bridge. This area is also a proposed Natural Heritage Area (pNHA). This area has been identified as H1 High Amenity in the land use zoning objectives map where it is an objective, 'To protect and improve areas of high amenity'.

Carton House (a Protected Structure) and its demesne landscape constitute one of the most important elements of Ireland's architectural, cultural and historic heritage. The siting of appropriately scaled and designed development within the area of Carton Demesne in County Meath shall ensure that the character and integrity of this sensitive designed landscape and setting

of Carton House within this landscape is respected and not adversely impacted upon. The nature, scale and location of new development shall be such that it is intertwined and integrated with its existing woodland setting. A specific objective has been included in this regard for the submission of a Masterplan for these lands.

There are two protected structures and one National Monument located within the plan area as follows:

- Carton Demesne Wall: Length of rubble stone demesne wall, built c. 1760 including piers and gates.
- Moygaddy House: Three bay two storey over basement house, built c. 1850, hipped roof with and pilastered porch, ranges of outbuildings forming narrow rectangular courtyard. Gates, piers and boundary walls.
- Moygaddy Castle and tower house.

9.0 Social Infrastructure

There are lands identified for community building to support the future 'live work' community in the Environs. These lands could provide for a hospital, educational facilities or other community uses compatible with the zoning objective.

10.0 Urban Design and Public Realm

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

Layouts shall retain a good level of permeability and create safe, attractive and overlooked pedestrian linkages. Layouts will be required to facilitate the retention of the maximum number of

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

11.0 Master Plans

There are 2 Master Plan areas identified in Maynooth. The purpose of a Master Plan is to ensure an integrated approach is taken to the phasing, management, and development of lands within the Master Plan Area. A planning application will not be considered in the absence of the Master Plan being agreed in writing with the Planning Authority unless it can be demonstrated that the application will not undermine the objectives of the Master Plan being achieved.

Master Plan	Description	Status
Master Plan 16	Master Plan 16 relates to lands incorporating a range of employment, residential and community support opportunities in both the Moygaddy lands and other designated lands within the boundary of this Master Plan excluding the MP17 lands below.	Awaiting preparation
Master Plan 17	Master Plan 2 relates to employment lands adjacent to Carton Demesne, located in Co. Meath.	Awaiting preparation

12.0 Town Development Policies and Objectives

As a point of clarity the Policies and Objectives set out below are in addition to those included in the Written Statement in Volume One of the County Development Plan. To avoid repetition Policies and Objectives have only been restated where they have particular relevance to the settlement. These Policies and Objectives should therefore be read in conjunction with the Policies and Objectives and Development Standards in Volume One of the County Development Plan.

Policy

It is the policy of the Council:

MAY POL 1

To prepare, ~~as a priority~~, in conjunction with Kildare County Council a joint Local Area Plan for Maynooth, over the period of the Plan.

MAY POL 2

To ensure that the development of the Maynooth Environs is accommodated in an environmentally sensitive manner that will:

1. Create a centre of excellence for innovation and employment;
2. Protect the 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.

MAY POL 3

To provide for high technology / bio technology industries/medical uses inclusive of associated advanced manufacturing, office, research and development uses in a high quality campus style environment on the strategic employment lands.

Objectives

It is an objective of the Council:

MAY OBJ 1 (Master Plan 16)

It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following:

1. ~~A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required~~

2. ~~Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.~~
3. ~~Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;~~
4. ~~Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;~~
5. ~~Mobility Management Plan for the development⁴. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.~~
6. ~~Urban design and landscape design statement.~~

~~Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.~~

MAY OBJ 2 (Master Plan 17)

~~It is an objective of the Planning Authority to require the submission of a Master Plan for the prior written agreement of the Executive of the Planning Authority with any application for development within Carton Demesne which shall address the following:~~

1. ~~An assessment prepared by a suitably qualified conservation architect which demonstrates and concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape and setting of Carton House within this landscape is respected and not adversely impacted upon. The assessment shall include reference to the significance of the designed landscape within the Development Framework lands to the overall evolution of the demesne.~~
2. ~~Proposals for piped water services to be agreed with Irish Water and compliant with any existing consents in place;~~

3. ~~Proposals for the accessing of lands identified which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road; inclusive of works to the Moygaddy Gate entrance to the demesne.~~

4. ~~A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.~~

5. ~~Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.~~

6. ~~Urban design and landscape design statement.~~

~~Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive.~~

MAY OBJ 3

~~To facilitate the development of appropriately designed student accommodation to allow Maynooth University to continue to develop as a national and international centre for education and research.~~

MAY OBJ 4

~~To support and facilitate in conjunction with Kildare County Council and private developers and landowners, the construction of the Maynooth Outer Orbital Route.~~

MAY OBJ 5

~~To require that the Maynooth Outer Orbital Route connects with the MOOR being delivered in the administrative area of Kildare County Council. Said route shall incorporate the construction of a sewer and ring main linking the sewer and trunk main in the Dublin Road to the residential development in the Mariavilla area.~~

MAY OBJ 6

~~To ensure the provision of improved cycle and walking connections to Maynooth Town Centre.~~

MAY OBJ 7

~~To upgrade the R157 between Kildare Bridge and Offaly Bridge.~~

MAY OBJ 8

To require the implementation of cycle lanes and associated cycle infrastructure upgrades as identified within the Greater Dublin Area Cycle Network Plan, in the area in partnership with the National Transport Authority and other relevant stakeholders.

MAY OBJ 9

To ensure that all development proposals provide for a permeable network that promotes direct linkage and encourages the use of alternative modes of transport and contributes to enhanced linkages to the train station.

MAY OBJ 10

To require that any development in the Maynooth Environs respects the built and natural heritage of the area, its landscape quality, protected structures, historic demesne, archaeological heritage, natural heritage and general landscape character.

MAY OBJ 11

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

MAY OBJ 12

To encourage the sympathetic re-use or rehabilitation of Moygaddy House and outbuildings and encourage their sensitive conversion to residential or tourist accommodation or other appropriate use in accordance with the land use objective applicable to the said lands.

MAY OBJ 13

To facilitate the provision of community facilities including a hospital and/or associated educational/research and residential facilities.

MAY OBJ 14

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

~~1~~ - Exclusive of student accommodation

~~2~~ - Half of this population allocation (500 persons) is taken from the MASP allocation. This is provided for in section 5.7 of the Dublin MASP 'Housing Delivery'. This is a preliminary figure, with the final figure to be agreed with the MASP Implementation Group.

~~3~~ - Census 2016 POWSCAR Data

~~4~~ - Refer to Chapter 11 for requirements regarding Mobility Management Plans



