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2. BACKGROUND TO THE PROPOSED DEVELOPMENT

2.1 Site of the Proposed Development

2.1.1 Site Location

The Proposed Development is largely located within the administrative area of County Meath, with a partial area of the EIAR study area (comprising the R157 Road and Dunboyne Road extending west of the Dunboyne Road Roundabout from the Kildare Bridge to the Maynooth Municipal Wastewater Pumping Station) located within the administrative boundary of County Kildare. The Proposed Development is on the northern edge of Maynooth town, off the Dunboyne Road and adjacent to the Carton House Estate. The Proposed Development lands are part of the overall Maynooth Environs lands and form part of the proposed Moygaddy Masterplan area owned by the Applicant, Sky Castle Limited (Sites ‘A’ ‘B’, and ‘C’, ‘MOOR’, ‘Kildare Bridge works’ and ‘Moyglare Bridge’ of the overall proposed Masterplan area).

The Proposed Development is bounded by the River Rye Water along the southern boundary and agricultural fields to the north and west, while Carton House Demesne (Demense Wall - RPS Ref: 91556) is located directly adjacent to the east. The Dunboyne Road (R157) and local road L2214-3/L6219 (included as part of the proposed Maynooth Outer Orbital Road (MOOR)) roads are located to the south-east and north/ north-west respectively. Access to the site is currently from the Dunboyne Road (R157) and the local road L2214-3/L6219.

The Proposed Development is located approximately 500m north of Maynooth town at its closest point, Co. Kildare. Maynooth 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.

The Proposed Development is located on the southernmost extent of County Meath in an area known as the Maynooth Environs. The Proposed Development lands are located within the Dublin Metropolitan Area Strategic Plan (MASP), within a radius of 20km from Dublin City Centre. The Proposed Development is also situated within the M-4 strategic corridor, circa 2km from the motorway and railway networks (see **Figure 2-1** below). The extent of the red line boundaries of the Proposed Development for Site A (Strategic Employment Zone), Site B (Healthcare Facilities), Site C (Strategic Housing Development) and the Maynooth Outer Orbital Road (MOOR) are illustrated on **Figures 2-2, 2-3, 2-4** and **2-5** below.

The administrative area of Kildare County Council is located immediately adjacent to and south of the subject lands and two further infrastructure related planning applications form part of the Proposed Development here. These are:

Kildare Bridge – which includes a proposed new pedestrian and cycle link from the Proposed Development to the existing pedestrian and cycle link on R157, a new pedestrian/cycle bridge structure to improve accessibility across the Kildare Bridge, installation of a new wastewater rising main routed along the R157 and underneath the Rye Water and along the public road towards the Maynooth Municipal Wastewater Pumping Station and all ancillary infrastructure works. The extent of the Kildare Bridge works area within Co. Kildare is illustrated on **Figure 2-6** below.

Moyglare Bridge – which includes an integral single span bridge over the River Rye Water with associated flood plain works and embankments, as well as construction of approximately 160m section of new access road linking the existing Moyglare Hall Road to the south of the site to the proposed single span bridge crossing the River Rye Water, with associated services and utilities connections. The

indicative extent of the Moyglare Bridge Proposed Development area within Co. Kildare is illustrated on **Figure 2-7** below.

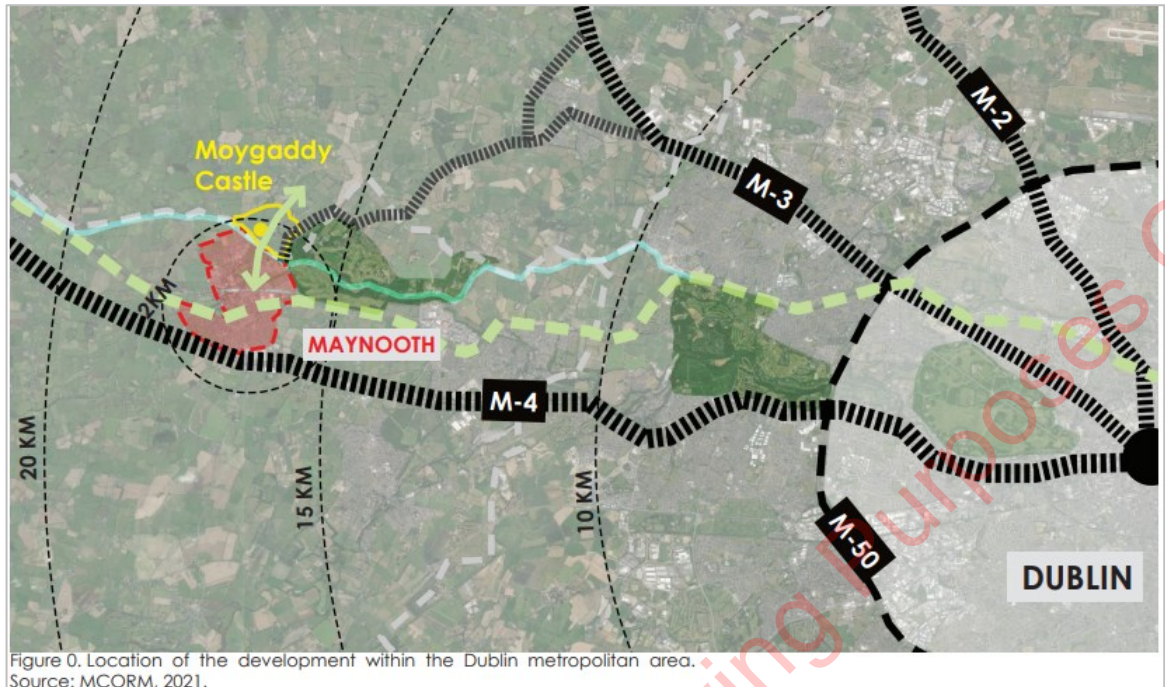


Figure 0. Location of the development within the Dublin metropolitan area.
 Source: MCORM, 2021.

Figure 2-1: Location of the development within the Dublin Metropolitan Area. Source: MCORM Architects Design Statement

Meath County Council - Viewing Purposes Only!

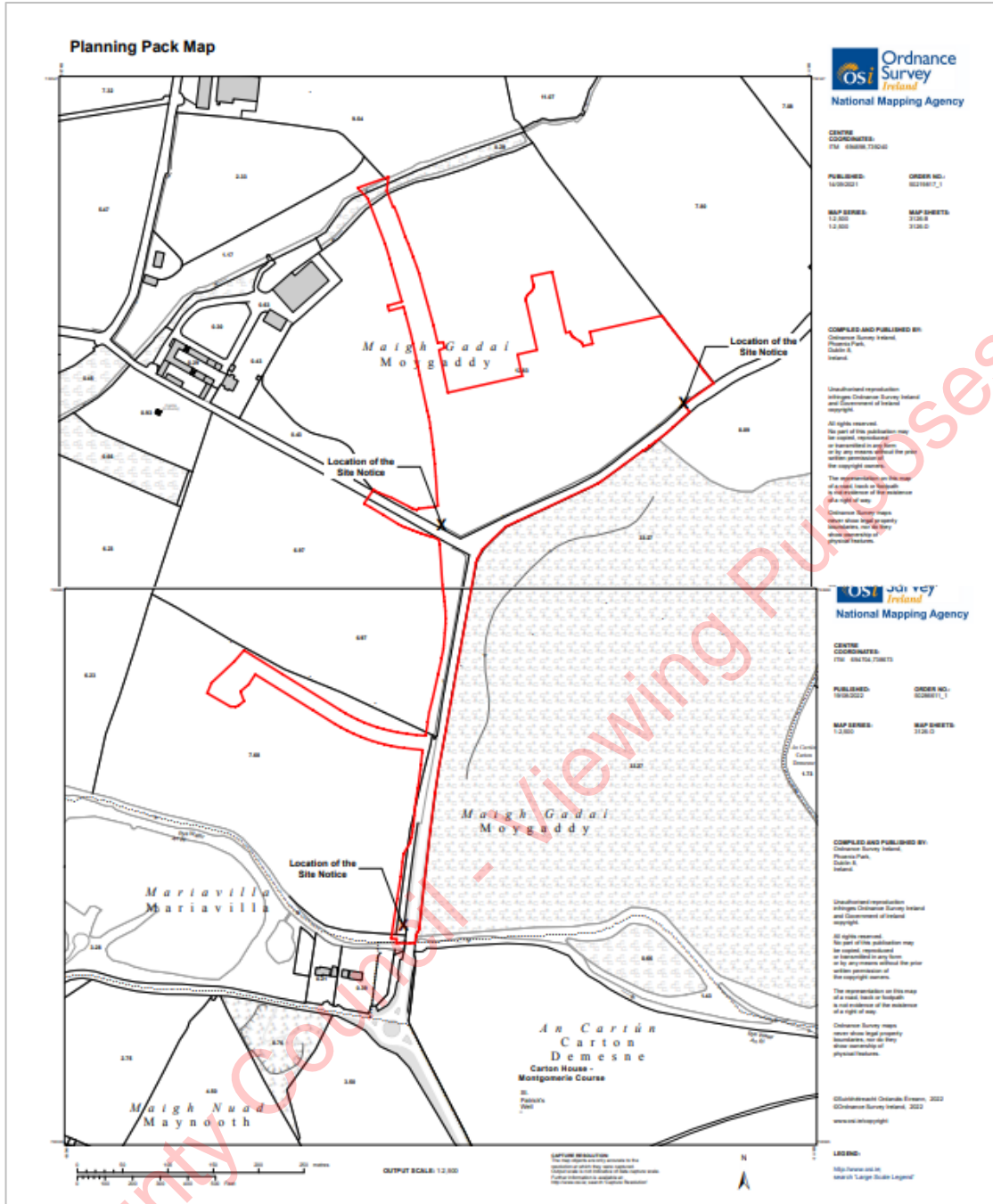


Figure 2-2: Site Location Plan – Site A – Strategic Employment Zone. Source: Davey Smith Architects Overall Site Existing Plan



Figure 2-5: Site Location Map - MOOR Application. Source: MKO

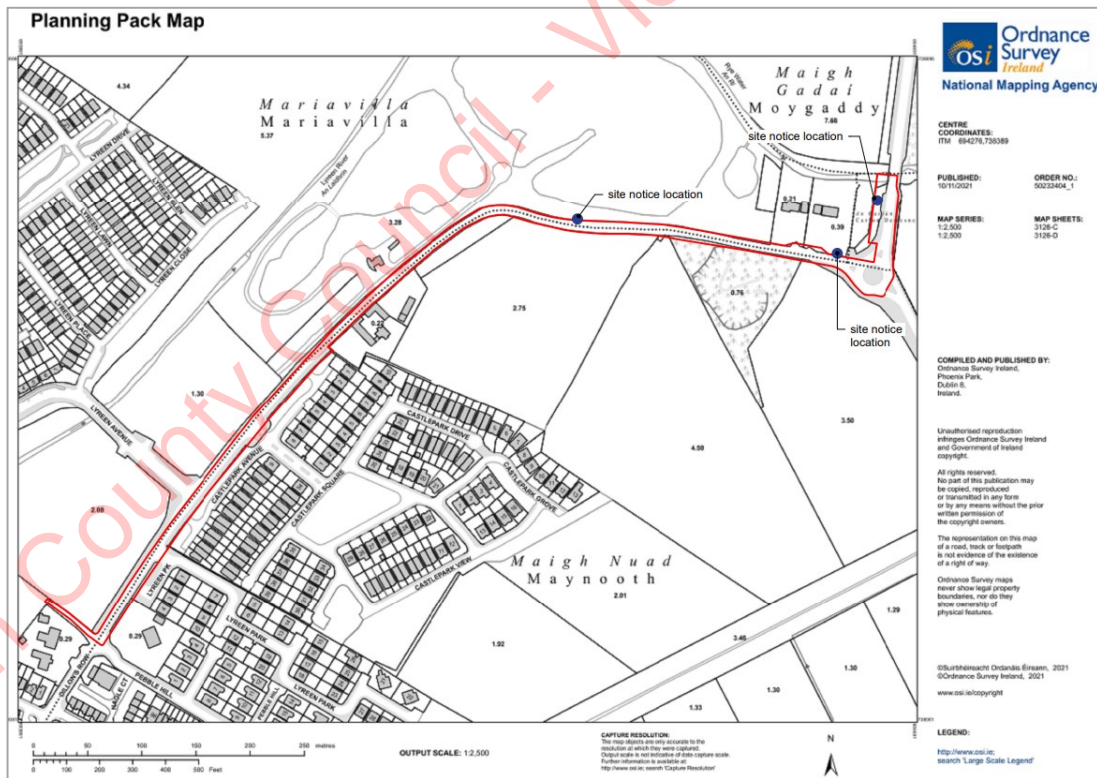


Figure 2-6: Site Location Plan – Kildare Bridge Works. Source: Crawford Architecture

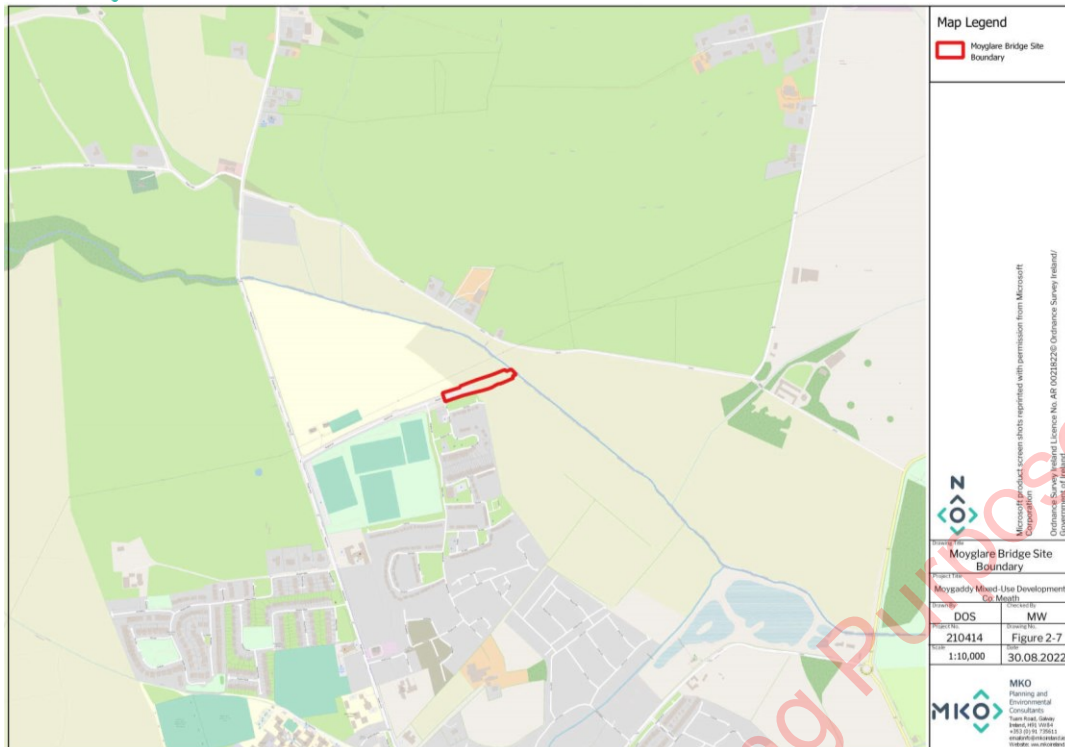


Figure 2-7: Site Location Plan - Moyglare Bridge Application. Source: MKO

2.1.2 Physical Characteristics of the Site and Surrounding Lands

The Proposed Development site area is comprised of a substantial area of greenfield lands which are in agricultural use. It is bounded by the Dunboyne Road (R157) to the east, greenfield agricultural lands to the north and west, and the River Rye Water to the south. The site is also transected by the Blackhall Little stream which runs north to south and by the L2214-3/L6219 running east to west, splitting the proposed Health Facilities and Strategic Employment Zone areas (Sites B and A respectively) which will form separate planning applications but are considered together for the purposes of this EIAR.

Carton House is located to the east of the Proposed Development. There is a large area of broadleaf woodlands within the Carton House grounds, which is directly adjacent to the Proposed Development site. A number of other facilities are also located within the Carton House grounds, including a hotel, golf club and driving range.

The existing field boundaries within the Proposed Development boundaries comprise agricultural hedgerows. The site boundary for the proposed Site A is approximately 6.8 hectares (ha). The site is bounded by the R157 Regional Road to the east, the L2214-3/L6219 Local Road to the west, and farmland to the north, south and west. Site A is currently a green-field site which supports small-scale agriculture. The site is relatively flat with a topography ranging from approximately 56m OD (Ordnance Datum) in the south of the site to 60m OD in the centre and north of the site. The Blackhall Little stream is located to the north of the site, more than 250m north of the proposed office buildings and associated infrastructure. The proposed 360m section of the Maynooth Outer Orbital Road (MOOR) will run in a northwest direction from the Strategic Employment Zone (Site A) towards the Blackhall Little stream. The MOOR will run right up to the southern boundary of the stream, and a new single span bridge is proposed as a watercourse crossing which will be constructed as part of the MOOR component of the Proposed Development.

The site boundary for the proposed Site B is approximately 7.94 hectares (ha). The site is bounded by the Rye Water River to the south and the R157 regional road to the east. The site is currently a green-

field site which supports small-scale agricultural practices. The areas to the north and west of the site are also used for small scale agriculture. The site is relatively flat where infrastructure is proposed although the topography slopes gradually down towards the Rye Water River to the south. The topography ranges from approximately 56m OD (Ordnance Datum) in the north of the site to 46m OD at the southern boundary of the site at the Rye Water River. The River Rye Water is located to the south of the site, more than 45m south of the closest proposed infrastructure.

The Grid Reference co-ordinates for the approximate centre of the Proposed Development lands are ITM 294703, 239040.

There is a vast range of facilities, amenities and services in the local surrounding area, particularly in Maynooth to the south of the subject site. There are a number of primary and secondary schools in Maynooth which are located within approximately 3km of the site, with Maynooth University being located 3km from the Proposed Development. Nearby retail within Maynooth town, includes the Carton Retail Park (2km from the Proposed Development) and Manor Mills shopping centre (2km from the Proposed Development). The Royal Canal Greenway also runs through Maynooth, with access from Straffan Road to the south of the Glenroyal Hotel approximately 2km from this Proposed Development.

Habitats found within the Proposed Development include agricultural grassland, broadleaved woodland, scattered trees, lowland depositing river and hedgerow/treeline, with no environmental or ecological designations noted on the site. The Rye Water Valley/ Carton SAC is located directly to the east of the Proposed Development. 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’.

There is a National Monument (Mogaddy Castle) and a Protected Structure (Moygaddy House) located approximately 250m and 200m east of the Proposed Development respectively. These are set out as follows:

- Moygaddy Castle and tower house (ref: ME053-001): “Situated on a slight rise with a small NE-SW stream in its valley c. 60m to the NW and the NW-SE Rye Water stream is c. 500m to the SW... The castle was conserved by the fifth Duke of Leinster in 1892 as it was in danger of collapsing and so close to his principal residence at Carton, Co. Kildare (FitzGerald 1903-05, 2-30). As it survives this is a three storey tower house (ext. dims c. 5.5m NW-SE; 4.65m NE-SW) with a modernised parapet and a buttress supporting the E angle.”
- Moygaddy House (RPS ref: 91558): “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”.

2.1.3 Existing Site Access

The Proposed Development lands are accessible from the exiting Dunboyne Road (R157), which forms the eastern boundary of the Proposed Development lands of both Site A and Site B.

2.1.4 Proposed Site Roads

The Proposed Development includes for the construction of new internal site access roads and road widening and road realignment works the existing L2214-3/L6219 Local Road and R157 Regional Road. Also included as part of the Proposed Development is the delivery of the MOOR.

The Proposed Development includes the following road construction and upgrade works;

Strategic Employment Zone (Site A)

- Construction of approximately 865m of proposed internal road network servicing the proposed Strategic Employment Zone;
- Approximately 515m section of proposed road upgrade and road realignment works along the existing R157 Regional Road, to facilitate the planned future Maynooth Outer Orbital Route (MOOR) distributor road linking the overall proposed Moygaddy Masterplan area to Maynooth town;
- Approximately 63m section of proposed road upgrade works along the existing L2214-3/L6219 Local Road, to facilitate the proposed new junction/crossroads as part of future Maynooth Outer Orbital Route (MOOR) distributor road; and
- Delivery of approximately 380m of the Proposed MOOR. The complete delivery of the MOOR will be subject to a separate planning application and permissions of future planning applications for the overall Moygaddy proposed Masterplan area.

Healthcare Application (Site B)

- Construction of approximately 400m of proposed internal road network servicing the proposed nursing home and primary care centre; and
- Approximately 240m section of proposed road upgrade works along the existing R157 Regional Road.

SHD Application (Site C)

- Provision of 500m of distributor road comprising of 7.0m carriageway with turning lane where required, footpaths, cycle tracks and grass verges.
- Proposed road improvement and realignment works including:
 - i. realignment of a section of the existing L2214-3/L6219 local road, which will entail the demolition of an existing section of the road which extends to circa 2,500 sqm.
 - ii. Provision of pedestrian and cycle improvement measures along the L2214-3/L6219 which abuts the boundary of Moygaddy House which is a Protected Structure (RPS ref 91558).
 - iii. Provision of pedestrian and cycle improvement measures along the R157 which abuts the Carton Demense Wall which is a Protected Structure (RPS Ref 91556).
- Provision of 3 no. vehicular and pedestrian accesses from the L2214-3/L6219 local road and an additional vehicular and pedestrian access from the R157 to the Childcare and Scout Den facilities.

The location and extent of the proposed access road being submitted for consideration (MOOR Application) can be seen on **Figure 2-5** above.

2.1.5 Site Entrances

The main access to the proposed Strategic Employment Zone (Site A) will be via a new entrance from the existing R157 Regional Road, creating a new T-junction.

The main access to the proposed Healthcare Facilities (Site B) will be via a new entrance to the west of the existing R157 Regional Road, opposite Carton House Woods creating a new T-junction.

The main access to the proposed SHD (Site C) will be via 3 no. vehicular and pedestrian accesses from the L2214-3/L6219 local road and an additional vehicular and pedestrian access from the R157 to the Childcare and Scout Den facilities.

The local roads network has been assessed and is confirmed to be capable of supporting the entire development without the delivery of the MOOR which is addressed in Chapter 13 of this report. The delivery of all components and construction materials to the site will be via the site entrances described above. From here, the vehicles will use the internal site roads to access the proposed infrastructure locations within the site. An outline Traffic Management Plan is included in the CEMP in **Appendix 4-3** of this EIAR.

2.2 Planning History

This section sets out the relevant planning history of the site and its immediate surrounds. This section considers the planning history of both Meath County Council, the local planning authority on which the majority of these planning applications are situated on (Sites A, B, C and the MOOR), and Kildare County Council, which two of the planning application, as it relates to road works and improvements, are situated on.

2.2.1 Planning Applications within the Application Boundary

A review of the Meath County Council online planning application mapping system indicates the following planning applications have been made in respect of the subject sites. The planning history laid out in Table 2-1 relates to the application history of Site A – Strategic Employment Zone, Site B – Healthcare Facilities and Site C – SHD Application.

Table 2-1: Planning History on the subject sites

Reference	Description and Decision	Decision
22/960	The development within the Meath County Council administrative area will consist of: a) Provision of approximately 1.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, ventilation columns etc.)	Awaiting Decision – due 13/09/2022
22784	The development within the Kildare County Council administrative area will consist of: (a) Permanent Mechanical, Electrical, Instrumentation, Control and Automation (MEICA) upgrade works, upgrade of the existing chemical dosing system and ancillary works at the Maynooth Wastewater Pumping Station (WWPS) site in the townland of Mariavilla; and, (b) Provision of approximately 7.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, flow meter, ventilation columns etc.) between the Maynooth WWPS and existing Irish Water infrastructure along the R149 in the townland of Confey	Further Information Requested on 22/08/2022
P8/16003	Maynooth Outer Orbital Route, Mariavilla to R157 Moygaddy Junction Part 8 application. Development comprises of a single carriageway road which forms part of the Maynooth Outer Orbital Route and extends from the eastern end of the northern access	Part 8 – Deemed Withdrawn

Reference	Description and Decision	Decision
	road in the Moyglare Estate, Mariavilla in County Kildare to the Moygaddy Junction on the R157 in County Meath - an overall distance of approximately 1.7km. The development ties into the proposed roundabout at the Moygaddy Junction on the R157 which forms part of the previously permitted R157 Realignment and Moygaddy Junction Improvement Scheme (reference no. P8/10011).	
DA800091- Moygaddy, Co.Meath	<p>Construction of an office and research facility building ranging in height from single to three storeys with a total floor space of 4667.3sq.m. and all associated ancillary site works on a site of 8.054ha. The development consisted of:</p> <p>(1) A single to three-storey building consisting of : (a) storage, offices, meeting rooms, research facility, catering and staff welfare facilities at ground floor level (1946.4sqm), (b) storage, offices, managers offices, meeting rooms, staff welfare facilities and conference room (1674.9sqm) and associated roof terraces (304.9sqm), at first floor level, (c) storage, offices meeting room, research room and toilets (1046.0sqm) and associated roof terraces (69.8sqm), at second floor level.</p> <p>(2) A 2-storey glazed entrance reception area accommodating an entrance lobby and incorporating a pedestrian link at first floor level</p> <p>(3) Parking provision to accommodate 224 no. car park spaces, including a set-down area, 5 bus spaces and 73 bicycle spaces</p> <p>(4) Provision of a sewage treatment system consisting of 2 no. above ground treatment tanks, 2 no. underground pumping stations and a percolation area of 2500 sq.m in size</p> <p>(5) Upgrade an existing well, provision of a new water pipe, provision of a new water treatment plant housed in a building of 60sqm in addition to a bunded storage tank</p> <p>(6) A surface water attenuation pond</p> <p>(7) Construction of an internal access road and upgrading of existing road access onto the CR571, and the provision of a proposed new roundabout, including minor realignments to the CR571 and R157, to replace the existing CR571/R157 priority junction and (8) all associated hard and soft landscaping.</p>	<p>Granted - subject to 37 no. conditions</p> <p>7th October 2008</p>
DA140050	Extension of Duration of application ref no. DA800091 – for the construction of an office and research facility building.	<p>Granted</p> <p>March 18, 2014</p>

Reference	Description and Decision	Decision
		The permission expired on 18/02/2019
DA40559	Development which will consist of a 120 bedroom hotel with conference centre, leisure centre/function rooms and night club facilities, in 5 levels over basement and, executive stay hotel suites, comprising of 24 units in 6 no. 2 storey blocks, consisting of 12 two bedroom suites and 12 one bedroom suites and holiday cottages, comprising of 24 no 3 bed units in 4 no. 2 storey blocks and the provision of 274 no. surface car parking spaces and associated site works and landscaping with site access from existing entrance to public road and foul sewer connection to new private treatment works	Refused 23 rd February 2005

2.2.2 Planning Applications within the Vicinity of the Application Sites

Those applications from the Planning Application Registers for both Kildare and Meath County Councils, which are within, approximately, a 500m radius of the sites are included below. This 500m radius has been applied to capture the planning history within the surrounding area of Sites A, B, C, the MOOR, the Kildare Bridge Works and the Moyglare Bridge sites, which is considered a reasonable distance to capture sufficient information on the planning history of the surrounding area. The 500m radius for Site A, Site B, Site C, the MOOR, the Kildare Bridge Works and the Moyglare Bridge sites are illustrated in **Figures 2-8, 2-9, 2-10, 2-11, 2-12 and 2-13** below.

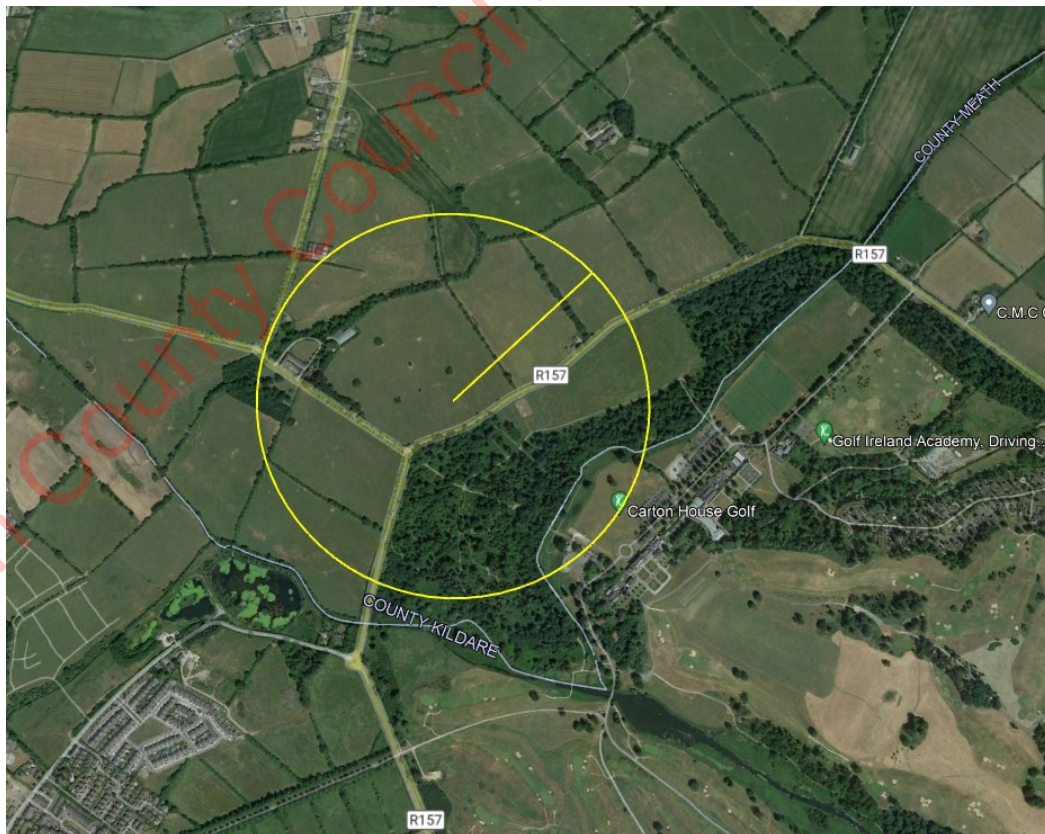


Figure 2-8: 500m radius from centre of Site A – Strategic Employment Zone. Source: Google Earth



Figure 2-9: 500m radius from centre of Site B – Healthcare Facilities. Source: Google Earth



Figure 2-10: 500m radius from centre of Site C – SHD. Source: Google Earth



Figure 2-11: 500m radius from approximate centre of MOOR. Source: Google Earth



Figure 2-12: 500m radius from approximate centre of Kildare Bridge Works. Source: Google Earth



Figure 2-13: 500m radius from approximate centre of Moyglare Bridge Site. Source: Google Earth

2.2.2.1 Site A – Strategic Employment Zone

Table 2-2: Planning History within 500m Radius of Site A

Application Reference	Description	Decision
Kildare County Council		
22784	Development will consist of: Permanent Mechanical, Electrical, Instrumentation, Control and Automation (MEICA) upgrade works, upgrade of the existing chemical dosing system and ancillary works at the Maynooth Wastewater Pumping Station (WWPS) site in the townland of Mariavilla; and, (b) Provision of approximately 7.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, flow meter, ventilation columns etc.) between the Maynooth WWPS and existing Irish Water infrastructure along the R149 in the townland of Confey	Further Information Requested on 22/08/2022
081103	The provision of an c.30 metre long pedestrian/cycle bridge across the Glashrooneen river from a point adjacent to the existing surface car park to the north west of carton house to a point on adjoining lands in carton demesne Moygaddy etc	KCC: Granted ABP: Refused (06/05/2009)
Meath County Council		
DA140050	EXTENSION OF DURATION OF PLANNING PERMISSION REF. NO. DA/800091 - global studio 4667.3 sq. metres	Granted (20/03/2014)

Application Reference	Description	Decision
DA800091	<p>The construction of an office and research facility building ranging in height from single to three storeys with a total floor space of 4667.3sq.m. and all associated ancillary site works on a site of 8.054ha. The development will consist of : (1) A single to three-storey building consisting of : (a) storage, offices, meeting rooms, research facility, catering and staff welfare facilities at ground floor level (1946.4sqm), (b) storage, offices, managers offices, meeting rooms, staff welfare facilities and conference room (1674.9sqm) and associated roof terraces (304.9sqm), at first floor level, (c) storage, offices meeting room, research room and toilets (1046.0sqm) and associated roof terraces (69.8sqm), at second floor level. (2)A 2-storey glazed entrance reception area accommodating an entrance lobby and incorporating a pedestrian link at first floor level, (3) Parking provision to accommodate 224 no. car park spaces, including a set-down area, 5 bus spaces and 73 bicycle spaces, (4) Provision of a sewage treatment system consisting of 2 no. above ground treatment tanks, 2 no. underground pumping stations and a percolation area of 2500 sq.m in size, (5) Upgrade an existing well, provision of a new water pipe, provision of a new water treatment plant housed in a building of 60sqm in addition to a bunded storage tank, (6) A surface water attenuation pond, (7) Construction of an internal access road and upgrading of existing road access onto the CR571, and the provision of a proposed new roundabout, including minor realignments to the CR571 and R157, to replace the existing CR571/R157 priority junction and (8) all associated hard and soft landscaping. Further Information/Revised Plans from that previously submitted under Planning Ref no DA/800091 have been submitted to the Planning Authority</p>	<p>Granted subject to 37 no. conditions (19/02/2009)</p>
DA801926	<p>10 year permission for the construction of a SMART (south Meath Area Research and Technology) Park to compromise educational and research/technology uses associated with the National University of Ireland, Maynooth (NUM) as well as employment and residential uses and ancillary neighbourhood centre. The development comprises as follows - 3 no. blocks (ranging in height from 3 to 4 storeys) associated with NUM as follows: 1 no. Innovation Centre (c. 2,615 sqm GFA) 1 no. Sports Science building (c. 3,309 sqm FGA) and 1 no. Research Centre (c. 3,278 sqm. GFA) The total GFA of the NUM element of the proposed scheme is c.9,202 sqm. 2 no. office buildings ranging in height from 2-4 storeys of c. 2,761 sq.m and c. 2,395 sqm. GFA 1 no. own door 3-storey office building, to comprise 24 no. office units fo c. 3,275 sqm. GFA. The total GFA of office floorspace is c. 8,431 sqm. The provision of 130 no. residential units including 1 no. block of 14 apartments (5 storeys) comprising 5 no. 1-bed ~Apartment units (c. 58 sqm. GFA) 9 no. 2-bed apartment units (c. 92 and c. 94 sqm GFA) and 116 no. house ranging in height form 2-3 storeys comprising 4 no. 2-bed houses (c. 104 sqm. GFA) 87 no. 3-bed houses (ranging in size from c. 139.5 sqm to c. 171.5 sqm GFA) 17 no. 4-bed houses (ranging in size from c. 175 to c. 180.5 sqm. GFA) and 8 no. 5-bed houses (c. 204.5sqm.</p>	<p>MCC: Granted subject to 57 no. conditions</p> <p>ABP: Refused (20/11/2009)</p>

Application Reference	Description	Decision
	GFA) 26 no. residential units above will form part of an academic village associated with NUM. the total GFA of the residential element of the proposed scheme is c. 19,282 sqm. The provision of a neighbourhood centre comprising 1 no. 2-storey commons building (c. 277 sqm. GFA) 1 no. 2-storey cafe/restaurant unit (c. 178 sqm. GFA) 1 no. retail unit (c. 295 sqm. GFA) 1 no. 2-storey creche facility (c. 530 sqm. GFA) The total GFA of the Neighbourhood Centre is c. 1280 sqm. The provision of 1 no. single storey Security /Central Communications building of c. 77 sqm. GFA Permission is also sought for the realignment of a c. 470 metre portion of the RA57 *(to be widened to c. 8 metres in width) and the provision of a new roundabout at the realigned junction of the R157, the CR571 and the revised entrance to Carton Demesne at the Moygaddy Gate (a Protected Structure). The application also seek permission for the associated demolition and subsequent reconstruction of c. 480 metre portion of the Carton Demesne Wall (a Protected Structure) on an alignment generally to the south of the existing wall. The works to the Dem	
da40559	Development which will consist of a 120 bedroom hotel with conference centre, leisure centre/function rooms and night club facilities, in 5 levels over basement and, executive stay hotel suites, comprising of 24 units in 6 no. 2 storey blocks, consisting of 12 two bedroom suites and 12 one bedroom suites and holiday cottages, comprising of 24 no 3 bed units in 4 no. 2 storey blocks and the provision of 274 no. surface car parking spaces and associated site works and landscaping with site access from existing entrance to public road and foul sewer connection to new private treatment works	MCC: Refused ABP: Refused (27/07/2005)

2.2.2.2 Site B – Healthcare Facilities

Table 2-3: Planning History within 500m Radius of Site B

Application Reference	Description	Decision
Kildare County Council		
22784	Development will consist of: Permanent Mechanical, Electrical, Instrumentation, Control and Automation (MEICA) upgrade works, upgrade of the existing chemical dosing system and ancillary works at the Maynooth Wastewater Pumping Station (WWPS) site in the townland of Mariavilla; and, (b) Provision of approximately 7.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, flow meter, ventilation columns etc.) between the Maynooth WWPS and existing Irish Water infrastructure along the R149 in the townland of Confey.	Further Information Requested on 22/08/2022

Application Reference	Description	Decision
22237	For development at this site within the townland of Maynooth adjacent to the "Limewalk" (also known as Carton Avenue), Maynooth, Co. Kildare. The development will consist of the provision of a shared pedestrian/cycle path between the permitted residential development under ABP-310865-21 and the Limewalk to include stone bridge and all associated layout and site development and landscape works. Revised by Significant Further Information which consists of the reduction in width of pedestrian/cycle path to 2m along with revised bridge design, lighting and associated changes to planting	Granted subject to 12 no. conditions (25/07/2022)
22221	For development at a site of c. 0.114 hectares within previously permitted development at Dunboyne Road, Maynooth. The development will consist of revisions to Planning Reg. Ref. ABP 310865-21 comprising: replace 4 No. 3-bed terrace homes and 2 No. 3-bed semi-detached homes with 6 No. 3-bed terraced homes and associated car parking - no additional units are proposed; and associated works	Granted subject to 4 no. conditions. (13/06/2022)
21310865	STRATEGIC HOUSING DEVELOPMENT (ABP Decision): 194 residential units (119 houses and 75 apartments), creche of c.305 sq. m.	Granted subject to 31 no conditions (01/11/2021)
211498	For (a) change of use of the existing building from use as a reception building for a catch and release fisheries facility to a new proposed use as a Gym, (b) to reconfigure the internal layout of the existing building, and to extend the building with a low profile lean-to type structure (maximum height 4.438 m) to the North-East (110.541 sq/mts), to provide male and female changing rooms with toilet and shower facilities, an entrance hall, fitness room and reception area, (c) move the existing previously permitted entrance (pl. ref. 15/1178) to a new proposed location West of the existing entrance, (d) re-configuration of existing fully permeable surface parking facilities to incl. 52 no, std. car parking bays, 2 no. mobility impaired parking bays and a covered bicycle shelter with a capacity for min. 6 no. bicycles, and (e) all associated site works and services to facilitate the proposed development	Decision due (28/09/2022)
18712	For development to outbuildings within the curtilage of the Protected Structure, Pebble Hill House. Development consists of works to the outbuildings comprising the reinstatement of blocked door and window openings to the north and south elevations; enlargement of existing window opening to south elevation; provision of new windows to all window openings; repairs to existing roof and provision of new rainwater goods; removal of 2 no. rooflights and provision of 6 no. new conservation rooflights; stabilising works to west wall; removal of any cementitious render and provision of new lime render	Granted subject to 5 no. conditions (22/10/2018)

Application Reference	Description	Decision
151178	The existing site opening onto the Dunboyne Road/Doctor's Lane and permission to construct a recessed entrance and all ancillary site works.	Granted subject to 7 no. conditions (24/08/2016)
14637	For development at this site (a virtually complete development, Planning Ref. 06/1925) to the southwest. The proposed residential development which will consist of the erection of 112 two storey houses: - 40 No. two storey detached 4 bed houses Type A; 72 No. two storey semi-detached 3/4 bed houses Types B or C, and a proposed single storey crèche facility to size of 470 sq. Metres to also accommodate this development and the adjoining Castlepark existing development to the south west. Site development works include new site access from the Dunboyne Road, the removal of the dangerous road bend by the proposed road realignment including new public footpath along the site frontage with footpath extending from Castlepark to the existing roundabout. Installation of new pump station and outfall foul drain and a new surface water attenuated drain, site layout services, footpaths/verges, roads, landscaped open space areas, public lighting, two metre high screen walling between private and public areas with finishes to match the houses. Services facilities and access provision to service the existing house adjoining this development	Refused (16/07/2015)
081101	Provision of pedestrian/cyclist bridge of 17 metres in length over the River Rye Water from a point adjacent to crane island within the carton demesne to a point on adjoining lands in carton etc.	KCC: Granted ABP: Refused (30/11/2009)
981433	Ancillary buildings and car parking in connection with the provision of two put and take fishing lakes bounded by the Dunboyne Road and Rye Water River	Further Information Requested – no decision /notice of withdrawal available.
981434	Provision of two lakes for a put and take fishery adjoining the Dunboyne Road and Rye Water River	Granted subject to 17 no. conditions (02/05/1999)
992010	Single storey visitor reception building complete with toilets, office and tea room, access road, entrance to site and associated car parking and signage at the Put and Take Fishery	Granted subject to 17 no. conditions (08/03/2000)
Meath County Council		
DA140050	EXTENSION OF DURATION OF PLANNING PERMISSION REF. NO. DA/800091 - global studio 4667.3 sq. metres	Granted (20/03/2014)

Application Reference	Description	Decision
DA800091	<p>The construction of an office and research facility building ranging in height from single to three storeys with a total floor space of 4667.3sq.m. and all associated ancillary site works on a site of 8.054ha. The development will consist of : (1) A single to three-storey building consisting of : (a) storage, offices, meeting rooms, research facility, catering and staff welfare facilities at ground floor level (1946.4sqm), (b) storage, offices, managers offices, meeting rooms, staff welfare facilities and conference room (1674.9sqm) and associated roof terraces (304.9sqm), at first floor level, (c) storage, offices meeting room, research room and toilets (1046.0sqm) and associated roof terraces (69.8sqm), at second floor level. (2)A 2-storey glazed entrance reception area accommodating an entrance lobby and incorporating a pedestrian link at first floor level, (3) Parking provision to accommodate 224 no. car park spaces, including a set-down area, 5 bus spaces and 73 bicycle spaces, (4) Provision of a sewage treatment system consisting of 2 no. above ground treatment tanks, 2 no. underground pumping stations and a percolation area of 2500 sq.m in size, (5) Upgrade an existing well, provision of a new water pipe, provision of a new water treatment plant housed in a building of 60sqm in addition to a bunded storage tank, (6) A surface water attenuation pond, (7) Construction of an internal access road and upgrading of existing road access onto the CR571, and the provision of a proposed new roundabout, including minor realignments to the CR571 and R157, to replace the existing CR571/R157 priority junction and (8) all associated hard and soft landscaping. Further Information/Revised Plans from that previously submitted under Planning Ref no DA/800091 have been submitted to the Planning Authority</p>	<p>Granted subject to 37 no. conditions (19/02/2009)</p>
DA801926	<p>10 year permission for the construction of a SMART (south Meath Area Research and Technology) Park to compromise educational and research/technology uses associated with the National University of Ireland, Maynooth (NUM) as well as employment and residential uses and ancillary neighbourhood centre. The development comprises as follows - 3 no. blocks (ranging in height from 3 to 4 storeys) associated with NUM as follows: 1 no. Innovation Centre (c. 2,615 sqm GFA) 1 no. Sports Science building (c. 3,309 sqm FGA) and 1 no. Research Centre (c. 3,278 sqm. GFA) The total GFA of the NUM element of the proposed scheme is c.9,202 sqm. 2 no. office buildings ranging in height from 2-4 storeys of c. 2,761 sq.m and c. 2,395 sqm. GFA 1 no. own door 3-storey office building, to comprise 24 no. office units fo c. 3,275 sqm. GFA. The total GFA of office floorspace is c. 8,431 sqm. The provision of 130 no. residential units including 1 no. block of 14 apartments (5 storeys) comprising 5 no. 1-bed ~Apartment units (c. 58 sqm. GFA) 9 no. 2-bed apartment units (c. 92 and c. 94 sqm GFA) and 116 no. house ranging in height form 2-3 storeys comprising 4 no. 2-bed houses (c. 104 sqm. GFA) 87 no. 3-bed houses (ranging in size from c. 139.5 sqm to c. 171.5 sqm GFA) 17 no. 4-bed houses (ranging in size from c. 175 to c. 180.5 sqm. GFA) and 8 no. 5-bed houses (c. 204.5sqm.</p>	<p>MCC: Granted subject to 57 no. conditions</p> <p>ABP: Refused (20/11/2009)</p>

Application Reference	Description	Decision
	GFA) 26 no. residential units above will form part of an academic village associated with NUM. the total GFA of the residential element of the proposed scheme is c. 19,282 sqm. The provision of a neighbourhood centre comprising 1 no. 2-storey commons building (c. 277 sqm. GFA) 1 no. 2-storey cafe/restaurant unit (c. 178 sqm. GFA) 1 no. retail unit (c. 295 sqm. GFA) 1 no. 2-storey creche facility (c. 530 sqm. GFA) The total GFA of the Neighbourhood Centre is c. 1280 sqm. The provision of 1 no. single storey Security /Central Communications building of c. 77 sqm. GFA Permission is also sought for the realignment of a c. 470 metre portion fo the RA57 *(to be widened to c. 8 metres in width) and the provision of a new roundabout at the realigned junction of the R157, the CR571 and the revised entrance to Carton Demesne at the Moygaddy Gate (a Protected Structure). The application also seek permission for the associated demolition and subsequent reconstruction of c. 480 metre portion of the Carton Demesne Wall (a Protected Structure) on an alignment generally to the south of the existing wall. The works to the Dem	
DA40559	Development which will consist of a 120 bedroom hotel with conference centre, leisure centre/function rooms and night club facilities, in 5 levels over basement and, executive stay hotel suites, comprising of 24 units in 6 no. 2 storey blocks, consisting of 12 two bedroom suites and 12 one bedroom suites and holiday cottages, comprising of 24 no 3 bed units in 4 no. 2 storey blocks and the provision of 274 no. surface car parking spaces and associated site works and landscaping with site access from existing entrance to public road and foul sewer connection to new private treatment works	MCC: Refused ABP: Refused (27/07/2005)

2.2.2.3 Site C – SHD

Table 24: Planning History within 500m Radius of Site C

Application Reference	Description	Decision
Kildare County Council		
21836	proposed front porch extension to existing dwelling together with associated site works	KCC: Granted (10/09/2021)
13828	(a) The construction of two new two-storey post primary school buildings including general classrooms, specialist classrooms, social areas, administration areas, specialist accommodation for pupils with special educational needs, circulation areas, sensory gardens, service yards, external stores, covered storage areas for construction studies and other ancillary accommodation. (b) The construction of a part single-storey, part two-storey sports facility including a general purpose hall, a stage area, a fitness suite, social areas, changing rooms, circulation areas, administration	KCC: Granted ABP: Granted 16/10/2014

Application Reference	Description	Decision
	areas, stores, service areas and other ancillary accommodation. (c) The provision of new site entrances and routes for vehicular pedestrian and bicycle use, bus, car and coach drop-off areas, car parking areas and bicycle shelters; alteration of existing road junction at Moyglare Road; provision of new roundabout, bus drop-off areas and alteration of boundary wall and fencing at the existing public road to the south of the site; provision of ballcourts, playing pitch, landscaped external areas and ancillary site works	

2.2.2.4 MOOR

Table 2-5: Planning History within the boundary and immediate vicinity of the MOOR

Application Reference	Description	Decision
Meath County Council		
DA140050	EXTENSION OF DURATION OF PLANNING PERMISSION REF. NO. DA/800091 - global studio 4667.3 sq. metres	Granted (20/03/2014)
DA800091	The construction of an office and research facility building ranging in height from single to three storeys with a total floor space of 4667.3sq.m. and all associated ancillary site works on a site of 8.054ha. The development will consist of : (1) A single to three-storey building consisting of : (a) storage, offices, meeting rooms, research facility, catering and staff welfare facilities at ground floor level (1946.4sqm), (b) storage, offices, managers offices, meeting rooms, staff welfare facilities and conference room (1674.9sqm) and associated roof terraces (304.9sqm), at first floor level, (c) storage, offices meeting room, research room and toilets (1046.0sqm) and associated roof terraces (69.8sqm), at second floor level. (2)A 2-storey glazed entrance reception area accommodating an entrance lobby and incorporating a pedestrian link at first floor level, (3) Parking provision to accommodate 224 no. car park spaces, including a set-down area, 5 bus spaces and 73 bicycle spaces, (4) Provision of a sewage treatment system consisting of 2 no. above ground treatment tanks, 2 no. underground pumping stations and a percolation area of 2500 sq.m in size, (5) Upgrade an existing well, provision of a new water pipe, provision of a new water treatment plant housed in a building of 60sqm in addition to a bunded storage tank, (6) A surface water attenuation pond, (7) Construction of an internal access road and upgrading of existing road access onto the CR571, and the provision of a proposed new roundabout, including minor realignments to the CR571 and R157, to replace the existing CR571/R157 priority junction and (8) all associated hard and soft landscaping. Further Information/Revised Plans from that previously submitted under Planning Ref no DA/800091 have been submitted to the Planning Authority	Granted subject to 37 no. conditions (19/02/2009)

Application Reference	Description	Decision
DA40311	A development which will consist of construction of a new house, detached domestic garage, puraflo sewage treatment plant and percolation area plus new entrance. further information and revised plans in relation to current planning application ref. no. DA/40311 comprises of revised house plans on a new site adjacent to the original site. Clarification of further information submitted on Planning File DA/40311 comprising of revised site boundaries and details of sight distances etc.	Granted (Conditional) 17/03/2005
RA140891	Development will consist of a storey and half type dwelling, detached domestic garage, recessed domestic entrance with driveway, installation of new septic tank & percolation area together with all associated site works	Granted (Conditional) 04/12/2012
92/148	To retain bedroom, dormer room, bathroom, livingroom extension and revised site boundaries	Granted (Conditional) 07/08/1992
DA100297	Construction of a new detached storey and a half type dwelling, detached single storey domestic garage, new combined entrance from the public road and install a new proprietary waste water treatment system together with all associated site works and services	Granted (Conditional) 05/07/2010
DA70054	The construction of a new detached storey and a half type dwelling, detached single storey domestic garage, new entrance from the public road and install a new proprietary waste water treatment system together with all associated site works and services	Refused 15/05/2007
DA900534	The construction of a new combined entrance and the closure of the existing entrance which has been granted permission under planning application reference da/60075 off the public road.	Granted (Conditional) 09/06/2009
92344	Erection of extension to house	Granted (Conditional) 22/05/1992
DA801481	The construction of a new domestic entrance and the closure of the existing entrance which has been granted permission under planning application reference da/60075 off the public road	Refused 9/7/2008
DA50484	Development which will consist of the construction of a new house and detached domestic garage and two stables with manure-pit and run-off tank, o'reilly oakstown baf sewage treatment plant and percolation area plus new entrance	Refused 10/1/2006

Application Reference	Description	Decision
DA60075	Development which will consist of the construction of a new house and detached domestic garage and two stables with manure-pit and run-off tank, o'reilly oakstown baf sewage treatment plant and percolation area plus new entrance	Granted (Conditional) 28/05/2006
211277	Conversion of existing detached garage and stables to a granny flat with a first floor storage area and direct access to existing detached dwelling	Granted (Conditional) 02/11/2021

2.2.2.5 Kildare Bridge Works

Table 26: Planning History within the boundary and immediate vicinity of the proposed Kildare Bridge

Application Reference	Description	Decision
Kildare County Council		
22/784	Development will consist of: Permanent Mechanical, Electrical, Instrumentation, Control and Automation (MEICA) upgrade works, upgrade of the existing chemical dosing system and ancillary works at the Maynooth Wastewater Pumping Station (WWPS) site in the townland of Mariavilla; and, (b) Provision of approximately 7.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, flow meter, ventilation columns etc.) between the Maynooth WWPS and existing Irish Water infrastructure along the R149 in the townland of Confey.	Further Information requested: 22/08/2022
21/1498	Permission for (a) change of use of the existing building from use as a reception building for a catch and release fisheries facility to a new proposed use as a Gym, (b) to reconfigure the internal layout of the existing building, and to extend the building with a low profile lean-to type structure (maximum height 4.438 m) to the North-East (110.541 sq/mts), to provide male and female changing rooms with toilet and shower facilities, an entrance hall, fitness room and reception area, (c) move the existing previously permitted entrance (pl. ref. 15/1178) to a new proposed location West of the existing entrance, (d) re-configuration of existing fully permeable surface parking facilities to incl. 52 no. std. car parking bays, 2 no. mobility impaired parking bays and a covered bicycle shelter with a capacity for min. 6 no. bicycles, and (e) all associated site works and services to facilitate the proposed development	Decision due (28/09/2022)
ABP - 310865	Strategic Housing Development: 194 no. residential units (119 no. houses, 75 no. apartments). creche and associated site works	Granted subject to 31 no conditions (01/11/2021)

Application Reference	Description	Decision
18/712	For development to outbuildings within the curtilage of the Protected Structure, Pebble Hill House. Development consists of works to the outbuildings comprising the reinstatement of blocked door and window openings to the north and south elevations; enlargement of existing window opening to south elevation; provision of new windows to all window openings; repairs to existing roof and provision of new rainwater goods; removal of 2 no. rooflights and provision of 6 no. new conservation rooflights; stabilising works to west wall; removal of any cementitious render and provision of new lime render	Granted subject to 5 no. conditions (22/10/2018)
ABP - 301230	Mariaville, Moyglare Road and Dunboyne Road SHD (known as Mariavilla): Mixed use development of 462 no. dwellings including the refurbishment of Gate Lodge (a Protected Structure), 483 no. student accommodation bedspaces, creche, cafe, gym and retail unit, provision of a new 800m link street with 1 no. pedestrian/vehicular bridge across the Lyreen River, new access junctions onto Moyglare Road and Dunboyne Road, internal road network, demolition of existing 2 storey building adjacent to 'Divine Word Missionaries' on the Moyglare Road and all associated site works and services	Granted subject to 29 no. conditions (03/07/2018)
17/1310	Construction of a new two storey townhouse to south elevation of existing semi-detached dwelling together with all associated landscaping, site works and services.	Granted subject to 9 no. conditions 26/01/2018
15/1178	The existing site opening onto the Dunboyne Road/Doctor's Lane and permission to construct a recessed entrance and all ancillary site works	Granted subject to 7 no. conditions (24/08/2016)
15/1083	The construction of a new detached dormer type dwelling along with a single storey domestic detached garage, new shared entrance from public road to serve the new proposed dwelling and adjacent dwelling of applicant's parents, Tony and Mary Bean, including connection to the public foul main water service that exists on site together with all associated landscaping site works and services	Granted subject to 23 no. conditions (15/09/2016)
14/1052	Two new detached dormer type dwellings along with two single storey domestic detached sheds/ garages on each plot, new entrances from public road and entrance to right of way on adjacent south west located site to serve the dwellings, including connection to the public foul main water service on site together with all associated landscaping, site works and services	Refused (19/08/2015)

Application Reference	Description	Decision
14/637	For development at this site (a virtually complete development, Planning Ref. 06/1925) to the southwest. The proposed residential development which will consist of the erection of 112 two storey houses: - 40 No. two storey detached 4 bed houses Type A; 72 No. two storey semi-detached 3/4 bed houses Types B or C, and a proposed single storey crèche facility to size of 470 sq. Metres to also accommodate this development and the adjoining Castlepark existing development to the south west. Site development works include new site access from the Dunboyne Road, the removal of the dangerous road bend by the proposed road realignment including new public footpath along the site frontage with footpath extending from Castlepark to the existing roundabout. Installation of new pump station and outfall foul drain and a new surface water attenuated drain, site layout services, footpaths/verges, roads, landscaped open space areas, public lighting, two metre high screen walling between private and public areas with finishes to match the houses. Services facilities and access provision to service the existing house adjoining this development	Refused (16/07/2015)
13/724	The development will consist of revisions by the omission of the previously permitted houses at sites no 38 to 93 inc (61 two storey houses Plan Ref 06/1925) at road No's 5 & 6 (Castlepark Square Castlepark Drive & Castlepark View) and the replacement with 28 No two storey 4 bed detached houses type AB, at revised site numbers 45 to 63 & 72 to 80 inc & 20 no 3 / 4 bedroom semi-detached two storey houses (type G or H at site numbers 33 to 44 & 64 to 71 site development modification works including re-configured road No 5 & 5A. The omission of the previously permitted houses at sites No 94 to 95 two storey semi detached houses (Plan Ref No 13/229) at Castlepark View and replacement with 2 No. two storey 4 bed detached houses type AB. The permitted development roads and services remain substantially as previously permitted under 06/1925. The removal/omission of planning condition No 41 of Plan Ref No. 06/1925 is requested for this section of the development in the interest of the overall development completion as phase 1 works is now virtually completed.	Granted subject to 42 no. conditions (24/01/2014)
05/1952	Development consisting of laying of outfall surface water and foul drains from residentially zoned lands.	Granted (Conditional) 18/01/2006
Meath County Council		
DA801926	10 year permission for the construction of a SMART (south Meath Area Research and Technology) Park to compromise educational and research/technology uses associated with the National University of Ireland, Maynooth (NUM) as well as	Granted (Conditional) 9/3/2009

Application Reference	Description	Decision
	employment and residential uses and ancillary neighbourhood centre.	

2.2.2.6 Moyglare Bridge

Table 2-7: Planning History within the boundary and immediate vicinity of the proposed Moyglare Bridge

Application Reference	Description	Decision
Kildare County Council		
21/836	Proposed front porch extension to existing dwelling together with associated site works.	Granted (Conditional) 04/08/2021
21/350	(1) Twenty six number 6m high lighting poles with LED lights to illuminate the new community walkway surface around the site, (2) Eight number 8m high lighting poles with LED lights to illuminate the new car park surface with new line-marking and drainage, (3) Erection of 2 rows of 1.2m high spectator fencing along the western side of the western senior pitch,(4) Erection of a 32sqm palisade fenced enclosure to house a generator to power the lighting and associated sundry other site works	Granted (Conditional) 14/07/2021
21/208	(1) Twelve number 18m high lighting poles with floodlights to illuminate 2no. senior playing pitches, (2) Erection of a 32sqm palisade fenced enclosure to house a generator to power the lighting and associated sundry other site works.	Granted (Conditional) 25/08/2021
19/238	The erection of a single storey,257.4sq.m. building consisting of 4 no. dressing rooms, kitchenette, 2 no. w/c's, 1 no. disabled access w/c with shower, plant room and cleaner's store, together with all necessary alterations to associated services, site development and landscaping works.	Granted (Conditional) 02/05/2019
18/648	(a) single storey domestic extension, (b) all associated site works to side	Granted (Conditional) 23/07/2018
17/175	The erection of a single storey, 390sqm building consisting of 4 No. dressing rooms, referee dressing room, first aid/physio room, equipment stores, kitchenette, and public toilets, together with all necessary alterations to associated services, site development and landscaping works (lands adjacent Moyglare Hall),	Granted (Conditional) 11/09/2017
15/1174	The construction of 4 no. 2-storey, 2-bedroom, terraced houses, and 1 no. building consisting of 1 no. local shop (66.66m sq) at ground floor level and 1 no. 1-bedroom apartment with terrace at first floor level, together with associated site works	Granted (Conditional) 16/09/2016

Application Reference	Description	Decision
15/1153	Demolition of existing bungalow and the erection of 2 No. dormer type dwellings, each with a detached single storey boiler house, together with a new shared double entrance and all associated site works.	Granted (Conditional) 21/06/2016
13/828	(a) The construction of two new two-storey post primary school buildings including general classrooms, specialist classrooms, social areas, administration areas, specialist accommodation for pupils with special educational needs, circulation areas, sensory gardens, service yards, external stores, covered storage areas for construction studies and other ancillary accommodation. (b) The construction of a part single-storey, part two-storey sports facility including a general purpose hall, a stage area, a fitness suite, social areas, changing rooms, circulation areas, administration areas, stores, service areas and other ancillary accommodation. (c) The provision of new site entrances and routes for vehicular pedestrian and bicycle use, bus, car and coach drop-off areas, car parking areas and bicycle shelters; alteration of existing road junction at Moyglare Road; provision of new roundabout, bus drop-off areas and alteration of boundary wall and fencing at the existing public road to the south of the site; provision of ballcourts, playing pitch, landscaped external areas and ancillary site works	KCC: Granted subject to 56 no. conditions ABP: Granted subject to 55 no conditions (16/10/2014)
11/938	RETENTION: Existing ball stopping netting behind the existing senior and junior pitches, planning permission is also sought for the construction of a 5.0m high hurling wall and associated site works and floodlighting and the provision of temporary (pre-fabricated) changing rooms and referee's changing rooms.	Granted (Conditional) 06/02/2012
11/343	RETENTION: Development which consists of the retention of an existing senior GAA pitch with ball-stopping netting, the existing car-park entrance and the bulk excavation of the proposed pitches. Permission also for the completion of the five additional playing pitches with ball-stopping netting, new pedestrian access onto Moyglare Road, and the erection of temporary (pre-fabricated) changing rooms with associated site works including a road crossing on the Moyglare Road	Granted (Conditional) 02/06/2011
Meath County Council		
DA130879	Retention of existing single storey front extension and minor internal changes to existing detached dormer bungalow and all associated site works	Granted (Conditional) 21/1/2014
95/446	To retain the demolition of a dwelling and to erect a new dormer dwelling and biocycle system (revision to planning application p95/446	Granted (Conditional) 16/12/1995

Application Reference	Description	Decision
DA100416	Construction of single story front extension, construction of single story domestic garage, upgrade existing recessed entrance and new front boundary wall treatment and all associated site works	Granted (Conditional) 17/06/2010
90/386	Erection of 2 no. farmhouses	Refused 1/1/1900
93/487	Extension to side of house	Granted (Conditional) 20/7/1993
DA40537	The construction of a single storey pitched roof extension to the rear of house, for new bedrooms and utility spaces	Granted (Conditional) 10/4/2005

2.3 Cumulative Projects

Table 2-8 below lists the projects within the vicinity, which are of a similar nature and scale, or may have a cumulative impact on the surrounding area, when considered cumulatively with the proposed development.

Table 2-8 Cumulative Projects Considered within Vicinity of the Proposed Development

Application Reference	Description	Decision
ABP – 310865 – 21	Dunboyne Road, Maynooth SHD: 194 no. residential units (119 no. houses, 75 no. apartments). creche and associated site works.	Grant 1 st November 2021 Subject to 32 no. conditions
ABP – 314337	Mariaville, Moyglare Road – SHD (Known as Moyglare Road SHD): 7 year permission for 158 no. apartments, 260 no. student bedspace accommodation, creche and associated site works.	Awaiting Decision – due: 30/11/2022
ABP - 301230	Mariaville, Moyglare Road and Dunboyne Road SHD (known as Mariavilla): Mixed use development of 462 no. dwellings including the refurbishment of Gate Lodge (a Protected Structure), 483 no. student accommodation bedspaces, creche, cafe, gym and retail unit, provision of a new 800m link street with 1 no.	Grant 3 rd July 2018 Subject to 29 no. conditions

Application Reference	Description	Decision
	pedestrian/vehicular bridge across the Lyreen River, new access junctions onto Moyglare Road and Dunboyne Road, internal road network, demolition of existing 2 storey building adjacent to 'Divine Word Missionaries' on the Moyglare Road and all associated site works and services.	
P82019.08	<p>Maynooth Eastern Ring Road (MERR)</p> <p>The construction of a 7.0m carriageway of 1.55km length; The construction of a bridge spanning the Royal Canal and Dublin to Sligo railway line; Provision of pedestrian and cyclist facilities along the length of the development, including a connection to the tow path of the Royal Canal; The construction of a new junction at the Dublin Road (R148) and Dunboyne Road (R157) junction; Earthworks; Drainage works; Public lighting and public utilities; Traffic signs and road markings; Temporary traffic management; Landscaping, site boundary treatments and all associated site development works.</p>	<p>Grant</p> <p>11th April 2019</p> <p>No decision notice had been issued by the LPA at the time of compiling this list</p>
16/167 (Kildare County Council)	<p>Mariaville, Dunboyne Road:</p> <p>Demolish dwelling and construct 34 dwellings internal roads, new entrance, ESB substation.</p>	<p>Granted at Appeal</p> <p>(Ref: PL09.247614)</p> <p>27th March 2017</p> <p>Subject to 13 no. conditions</p>
16/585	<p>National University of Ireland Maynooth:</p> <p>Extension of Duration of 10/906: the construction of the North Campus Student Housing Complex , total floor area 13,063.92M2, comprising 77 student apartments (65 x 5 Bed Units, 6 x6 Bedroom Units, 6 x3Bedroom Duplex Units). Resident's Office Student Social Room, Retail Unit, Bicycle Store (3no) all arranged in 4 Courtyard Buildings ranging in height form 9,5,4,& 3 Storeys. The development will include the realignment of existing playing fields , the provision of additional 18 m high flood lights to the playing fields & the construction of a new perimeter fencing (2.4m high) to the playing fields. The development will also include 2 Bring Centres, and energy centre (Containing, water storage tanks, plant , electricity substation & low-voltage witch room) & 29 car parking spaces as revised by Significant Further Information as follows; the construction of the North Campus student housing complex, total floor area 9,802sqm, comprising 59 student apartments (50 x 5 bed units, 5 x 6 bedroom units, 4 x 3 bedroom duplex units), residents office, student social room, retail unit, bicycle store (2 no.) all arranged in three courtyard buildings ranging in height from 9, 5, 4 and 3 storeys. The</p>	<p>Granted 26th July 2016</p> <p>Extension of Duration Expired 16/10/2017.</p>

Application Reference	Description	Decision
	development will include the realignment of existing playing fields and the construction of new perimeter fencing (2.4metre high) to the playing fields. The development will also include a bring centre, an energy centre (containing water storage tanks, plant, electricity substation, and low voltage switch room) and 72 car parking spaces.	
21/208	<p>Maynooth GAA Club:</p> <ol style="list-style-type: none"> (1) Twelve number 18m high lighting poles with floodlights to illuminate 2no. senior playing pitches, (2) Erection of a 32sqm palisade fenced enclosure to house a generator to power the lighting and associated sundry other site works 	<p>Grant</p> <p>25th August 2021 subject to 10 no. conditions</p>
21/350	<p>Maynooth GAA Club:</p> <ol style="list-style-type: none"> (1) Twenty six number 6m high lighting poles with LED lights to illuminate the new community walkway surface around the site, (2) Eight number 8m high lighting poles with LED lights to illuminate the new car park surface with new line-marking and drainage, (3) Erection of 2 rows of 1.2m high spectator fencing along the western side of the western senior pitch, (4) Erection of a 32sqm palisade fenced enclosure to house a generator to power the lighting and associated sundry other site works 	<p>Grant</p> <p>14th July 2021 subject to 4 no. conditions</p>
21/1108	<p>Parklands Grove, Railpark:</p> <p>The demolition of a habitable house and the construction of 40 No. houses and 36 No. apartments, 1 No. vehicular link with the approved Maynooth Eastern Ring Road and all associated and ancillary site development works. Details of the dwelling types are as follows: 24 No. "Type A", 3-Bed, 2.5 Storey Houses; 8 No. "Type B", 3-Bed 2 Storey Houses; 1 No. "Type B1", 3-Bed, 2 Storey House; 3 No. "Type C", 3-Bed, 2 Storey Houses; 2 No. "Type C1", 3-Bed, 2 Storey Houses; 2 No. "Type D", 3-Bed, 2 Storey Houses; 20 No. "Type E", 2-Bed Apartments; 10 No. "Type F", 1-Bed Apartments; 1 No. "Type H", 1-Bed Apartment; 2 No. "Type I", 1-Bed Apartments; 3 No. "Type J", 2-Bed Apartments.</p>	<p>Granted subject to 56 no. conditions (17/06/2022)</p>

2.4

Planning Policy

This section of the report sets out the relevant national, regional and local planning policies which are of relevance to the planning application. The local planning policy section includes policy sections from

both Meath County Council and Kildare County Council, as relevant. Relevant material considerations are also set out below, as appropriate.

2.4.1 National Planning Policy

2.4.1.1 National Planning Framework

The National Planning Framework (2018) (“NPF”) is the Government’s high-level strategic plan for shaping the future growth and development of Ireland to the year 2040.

The National Planning Framework includes ten National Strategic Outcomes implemented through the Strategic Investment Priorities, and includes:

- Compact Growth
- Enhanced Regional Accessibility
- Strengthened Rural Economics and Communities
- Sustainable Mobility
- A Strong Economy Supported by Enterprise, Innovation and Skills
- Sustainable Management of Water and Other Environmental Resources

The overview of the NPF set out in section 2.2 states that it supports the sustainable growth of rural communities, to include development in rural areas and promotes new economic opportunities arising from digital connectivity and indigenous innovation.

Section 3.2 of the NPF relates specifically to the Eastern and Midland Region and sets out

“The Region’s most significant place-making challenge will be to plan and deliver future development in a way that enhances and reinforces its urban and rural structure and moves more towards self-sustaining, rather than commuter driven activity, therefore allowing its various city, metropolitan, town, village and rural components to play to their strengths, while above all, moving away from a sprawl-led development model”.

And goes further to state:

“In the wider Mid-East Region, the rapid growth experienced by many towns in recent decades was mainly driven by housing, rather than jobs-centred development. An integrated approach to the development of these and similar towns is a priority, but playing to local strengths and securing employment opportunities to drive self-sustaining, rather than mainly housing-led development.”

Specifically in relation to the Mid-East and the Counties of Meath and Kildare, it is stated in this section of the NPF that “managing the challenges of future growth is critical to this regional area. A more balanced and sustainable pattern of development, with a greater focus on addressing employment creation, local infrastructure needs and addressing the legacy of rapid growth, must be prioritised” (our emphasis added).

In terms of Ireland’s future population, circa one million additional people are expected to be living in Ireland by 2040, and National Objective 1b seeks to ensure this growth is felt across all the regions, with an estimated growth in the Eastern and Midland Region of 490,000 – 540,000 additional people (i.e. growth to a population of approximately 2.85 million people).

In relation to National Strategic Outcome 5, it is included that the NPF seeks to achieve sustainable full employment through supporting entrepreneurialism and building competitive clusters, sustaining talent and boosting human capital in all regions and through digital and data innovation.

In relation to National Strategic Outcome 10, it is included that the development of new healthcare facilities must give consideration to the location, number, profile and needs of the population to ensure access to the most appropriate and quality care is provided.

The following pertinent objectives are noted:

National Policy Objective 1b
Eastern and Midlands Region: 490,000 – 540,000 additional people i.e. a population of just over 2.85 million

National Policy Objective 3a
Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements

National Policy Objective 4
Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

National Policy Objective 5
Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.

National Policy Objective 6
Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.

National Policy Objective 7
Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on:-
<ul style="list-style-type: none"> • Dublin; • the four Cities of Cork, Limerick, Galway and Waterford; • Strengthening Ireland’s overall urban structure, particularly in the Northern and Western and Midland Regions, to include the regional centres of Sligo and Letterkenny in the North-West, Athlone in the Midlands and cross-border networks focused on the Letterkenny-Derry North-West Gateway Initiative and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor;

National Policy Objective 7

- Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;
- Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities;
- Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes;
- In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth.

National Policy Objective 9

In each Regional Assembly area, settlements not identified in Policy 2a or 2b of this Framework, may be identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth at regional and local planning stages, provided this is subject to:

- Agreement (regional assembly, metropolitan area and/or local authority as appropriate);
- Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target.; and
- A co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.

National Policy Objective 10b

Regional and Local Authorities to identify and quantify locations for strategic employment development, where suitable, in urban and rural areas generally

National Policy Objective 11

In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

National Policy Objective 13

In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

National Policy Objective 17

Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.

National Policy Objective 27

Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.

National Policy Objective 28

Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.

National Policy Objective 30

Local planning, housing, transport/ accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.

National Policy Objective 32

To target the delivery of 550,000 additional households to 2040

National Policy Objective 33

Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

National Policy Objective 35

Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

2.4.1.2 Design Manual for Urban Roads and Streets (DMURS)

The *Design Manual for Urban Roads and Streets* (DMURS) was published by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government in June 2019. DMURS provides guidance relating to the design of urban roads and streets. DMURS encourages designers to give due consideration to creating a ‘sense of place’ which is of core significance to the creation of safe and more integrated street designs.

This guidance document notes that there are four interlinked characteristics which influence the sense of place within a street. These are:

- **Connectivity**: The creation of vibrant and active places requires pedestrian activity. This in turn requires walkable street networks that can be easily navigated and are well connected.
- **Enclosure**: A sense of enclosure spatially defines streets and creates a more intimate and supervised environment. A sense of enclosure is achieved by orientating buildings toward the street and placing them along its edge. The use of street trees can also enhance the feeling of enclosure.
- **Active Edge**: An active frontage enlivens the edge of the street creating a more interesting and engaging environment. An active frontage is achieved with frequent entrances and openings that ensure the street is overlooked and generate pedestrian activity as people come and go from buildings.
- **Pedestrian Activity/Facilities**: The sense of intimacy, interest and overlooking that is created by a street that is enclosed and lined with active frontages enhances a pedestrian’s feeling of security and well-being. Good pedestrian facilities (such as wide footpaths and well-designed crossings) also make walking a more convenient and pleasurable experience that will further encourage pedestrian activity.

The DMURS guidance emphasises that these four characteristics represent the basic measures that should be established in order to create people friendly streets that facilitate more sustainable neighbourhoods.

2.4.1.3 Planning Policy Statement 2015

The Government prepared the non-statutory Planning Policy Statement (‘PPS’) to set out the key principles of what it expects of planning authorities, public bodies and those engaged with the planning process and high-level priorities for the continued enhancement of the planning system.

Key principles of the PPS include:

- Planning must proactively drive and support sustainable development
- Planning is about creating communities and further development existing communities in a sustainable manner
- Planning will enhance a sense of place
- Planning will support the protection and enhancement of environmental quality

To ensure these and other Key Principles are met, Key Priorities are set out, including:

- Quality in Planning Outcomes
 - *“The success of our planning process will be judged by the quality of places that result variously from, the development of new places, the regeneration of existing places and the protection or enhancement of places that are particularly sensitive because of the natural and/or cultural heritage or environment they contain.”*
 - *“Government wants to see planning authorities encourage high standards of development in their areas informed by an understanding of the qualities of their places and the underlying economics of development...”*
 - *“Quality of place is not just determined by buildings, but how the streets and spaces between buildings work...”*

The proposed development creates a new commercial and health sector hub in Moygaddy, Co. Meath which incorporates a regional provision of healthcare and commercial office services and facilities. Distinct character areas create a sense of place, assisted by a detailed landscape approach which works with the existing landscape features of the site. Consideration has been given to how each area functions for future staff, visitors, pedestrians, cyclists and vehicular users and how strong connectivity and access across and through the site and its surrounds can be achieved. Enhancement of the landscape is provided for which in turn has benefits for the local biodiversity on and around the site, as appropriate.

2.4.2 Birds and Habitats Directive – Appropriate Assessment

Under Article 6 (3) of the EU Habitat Directive and Regulation 30 of SI no. 94/1997 European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. Special Area of Conservation or Special Protection Area) must be subject to an Appropriate Assessment. This requirement is also detailed in the Planning and Development Act 2000 (as amended).

2.5 Section 28 Ministerial Guidelines

There are various Ministerial Guidelines in respect of residential development, with those most relevant to the proposed development included below.

2.5.1 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Sustainable Residential Development in Urban Areas* and the accompanying *Urban Design Manual: A Best Practice Guide* (2009) set out the criteria on planning for sustainable neighbourhoods in Chapter 4 under four main themes, namely,

- provision of community facilities,
- efficient use of resources,
- amenity or quality of life issues, and
- conservation of the built and natural environment.

The Guidelines advocate an urban design and quality-led approach to creating urban densities will be promoted, where the focus will be on creating sustainable urban villages and neighbourhoods. A varied typology of residential dwellings is promoted within neighbourhoods in order to encourage a diverse choice of housing options in terms of tenure, unit size, building design and to ensure demographic balance in residential communities.

Chapter 5 relating to cities and larger towns of these guidelines sets out density standards for ‘Outer Suburban/Greenfield Sites (Section 5.11):

“These may be defined as open lands on the periphery of cities or larger towns whose development will require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities. Studies have indicated that whilst the land take of the ancillary facilities remains relatively constant, the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares.”

Urban Development and Building Heights Guidelines for Planning Authorities December 2018

These Guidelines, published by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), set out national planning policy guidelines on building heights in relation to urban areas, building from the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework.

In relation to Development Management Criteria, as set out in chapter 3 of these guidelines, at the scale of the relevant city/town, it is set out that *“On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape”*.

At the scale of the district/neighbourhood/street, the proposals should:

- *“responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape”;*
- *“not [be] monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered”;*
- *“enhances the urban design context for public spaces and key thoroughfares and inland waterway/marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009)”;*
- *“makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner”;*
- *“positively contributes to the mix of uses and/or building/ dwelling typologies available in the neighbourhood”.*

At the scale of the site/building, *“The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light”.*

The Guidelines detail that developments should include an effective mix of 2,3 and 4 storey developments which integrate well into the existing historical neighbourhoods. It notes that 4 storeys or more can be accommodated alongside existing larger buildings, trees, parkland, river/sea frontage or along wider streets. Specific Planning Policy Requirements (‘SPPR’) 2 details the following:

“In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans² could be utilised to link the provision of new office and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.”

Specific Planning Policy Requirement (SPPR) 3 sets out that

“It is a specific planning policy requirement that where;

(A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and

2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;

then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.”

In regard to building heights in suburban/edge locations the Guidelines note that

“Development should include an effective mix of 2, 3 and 4-storey development which integrates well into existing and historical neighbourhoods and 4 storeys or more can be accommodated alongside existing larger buildings, trees and parkland, river/sea frontage or along wider streets”

and that

“Such development patterns are generally appropriate outside city centres and inner suburbs, i.e. the suburban edges of towns and cities, for both infill and greenfield development and should not be subject to specific height restrictions. Linked to the connective street pattern required under the Design Manual for Urban Roads and Streets (DMURS), planning policies and consideration of development proposals must move away from a 2-storey, cul-de-sac dominated approach, returning to traditional compact urban forms which created our finest town and city environments”.

2.5.3 Urban Design Manual: A Best Practice Guide (2009)

The Urban Design Manual: A Best Practice Guide (2009), which accompanies the above referenced *Sustainable Residential Development in Urban Areas* guidelines as a companion reference for best practice on the implementation of the Guidelines. This guide is based on 12 key Design Criteria that should inform planning policy at a regional and local level and new residential development in its design. These criteria are divided into three sections: Neighbourhood, Housing Site and Home. The 12 criteria are set out as follows:

- Context
- Connections
- Inclusivity
- Variety
- Efficiency
- Distinctiveness
- Layout
- Public Realm
- Adaptability
- Privacy & Amenity
- Parking
- Detailed Design

2.5.4 Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)

These Guidelines were most recently updated in December 2020. They provide for updated guidance on apartment developments in response to the *National Planning Framework* and *Rebuilding Ireland*. These guidelines supersede the 2018 *Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities*.

The focus of this guidance is on the apartment building itself and on the individual units within it. These guidelines Specify Planning Policy Requirements (SPPRs) for:

- Internal space standards for different types of apartments
- Dual aspect ratios;
- Density Standards;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Car and Bicycle Parking;
- Children’s Play Spaces;
- Room dimensions for certain rooms; and
- Build-to-Rent and Co-living schemes.

Section 2.4 of these guidelines sets out that sites such as this, which would be ‘Peripheral and/or Less Accessible Urban Locations’ are “*generally suitable for limited, very small-scale (will vary subject to location), higher density development that may wholly comprise apartments, or residential development of any scale that will include a minority of apartments at low-medium densities (will also vary, but broadly <45 dwellings per hectare net), including:*

- *Sites in suburban development areas that do not meet proximity or accessibility criteria;*
- *Sites in small towns or villages.”*

2.5.5 Childcare Facilities Guidelines for Planning Authorities

The Childcare Facilities Guidelines for Planning Authorities were published in 2001. These guidelines set out that in all new housing areas over 75 units, the provision of one childcare facility with a minimum of 20 childcare spaces is required, to create sustainable residential neighbourhoods.

These guidelines state in Section 2.4, in regard to larger housing developments, that planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary. Appendix I of the Guidelines sets out general standards and minimum floors areas for proposed childcare facilities.

2.5.6 Part V of the Planning and Development Act 2000 Guidelines (2017)

The Planning and Development Act 2000 (as amended) has recently been updated to include the provisions in relation to Part V, which came into effect on 3rd September 2021, in accordance with the Affordable Housing Act 2021.

The revised provisions set out that all new planning applications granted after 1st August 2021, where the land subject to the permission was purchased before 1st September 2015 or after 31st July 2021, 20% of the land or units proposed shall be provided for the Part V. This new provision also includes that permission granted before 1st August 2021, or permission granted between 1st August 2021 and 31st July 2026, where the land was purchased between 1st September 2015 and 31st July 2021, the 10% provision shall remain in place.

The lands associated with this scheme was purchased in September 2020 and so this scheme proposes to provide a transfer of 10% of the overall units to the Local Authority on completion, totalling 36 no. units.

2.5.7 Guidelines for Planning Authorities on The Planning System and Flood Risk Management (November 2009)

The Planning System and Flood Risk Management Guidelines were published by the Minister for the Environment, Heritage & Local Government in November 2009 under Section 28 of the Planning & Development Act 2000 (as amended). The Guidelines require the planning system at all levels to avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere; adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

The purpose of the Guidelines is to introduce “*comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process.*” The document goes on to state that:

“Planning authorities will ensure that only developments consistent with the overall policy and technical approaches of these Guidelines will be approved and permission will be refused where flood issues have not been, or cannot be, addressed successfully and where the presence of unacceptable residual flood risks to the development, its occupants or users and adjoining property remains.”

The Guidelines introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. The guidelines require the planning system to:

- Avoid development in areas at risk of flooding unless proven wider sustainable
- development grounds and risk can be mitigated without increasing risk elsewhere.
- Adopt a sequential approach to flood risk management for new development
- location based on avoidance, reduction and mitigation of flood risk.
- Incorporate flood risk assessment into decision making on planning applications.

2.6 Regional Planning Policy Context

2.6.1 Regional Spatial and Economic Strategy 2019-2031 (Eastern and Midland Region)

The Regional Spatial Economic Strategy for the Eastern and Midland Region (RSES) 2019-2031 is the strategic plan and investment framework for the region and sets out the overarching regional policy objectives to help shape future growth.

The closest major settlement to the subject site is Maynooth, located within the Dublin Metropolitan Area. It is identified in the RSES that Maynooth is a key town with the assets and capacity to grow in a sustainable manner while minimising impacts on the receiving environment.

The vision of the RSES is:

“To create a sustainable and competitive Region that supports the health and wellbeing of our people and places, from urban to rural, with access to quality housing, travel and employment opportunities for all”.

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

‘Support the continued development of Maynooth, co-ordinated with the delivery of strategic infrastructure including pedestrian and cycle linkages within the town and to the Royal Canal, 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).

And

‘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 specifically noted within the RSES, in relation to the Key Town of Maynooth, that “lands at Moygaddy within the Maynooth Environs of County Meath have also been identified for Science and Technology based employment”.

2.7 Local Planning Policy

2.7.1 Meath County Development Plan 2021 – 2027

The current Meath County Development Plan (CDP) 2021-2027 was adopted on 22nd September 2021 and came into effect on 3rd November, 2021. It sets out a vision and an overall strategy for the proper planning and sustainable development of County Meath for a six-year period. It also sets out guiding policies and objectives for the development of County Meath in terms of physical growth and renewal, economic, social and cultural activity, and environmental protection and enhancement.

The Strategic vision of the development plan is

*“To improve the quality of life of all citizens in Meath by creating an environment that **supports a vibrant growing economy and a well-connected place to live, learn and do business**” (Our emphasis added).*

It is set out in the introduction to the CDP that the Maynooth Environs (employment land), which this EIAR relates to in part, is a strategic employment site during this plan period.

The Core Strategy’s Vision is:

“To continue to support the creation of socio-economically progressive vibrant, dynamic, and healthy communities throughout the County and ensure that future growth is based on the principles of sustainable development that delivers a high-quality living and working environment that meets the needs of all residents, in accordance with National and Regional Guidance.”

The site is located in the Maynooth Environs, and within the Dublin Metropolitan Area. Maynooth, which is located in Kildare, on the Meath boundary, is noted as a Key Town in the Meath County Development Plan, as illustrated on the Settlement Hierarchy Map (Map 3.1).

In relation to the influence of the RSES on shaping future growth in Meath, as set out in section 2.4.3 of the CDP, lands within the MASP for Metropolitan Growth include these lands adjacent to “Maynooth (along the north-western corridor of the Metropolitan Area) that have the capacity to deliver significant residential and employment growth. The build out of these lands will increase the critical mass of population in the Metropolitan Area, creating more compact and sustainable patterns of growth”.

According to the Settlement hierarchy in the CDP, lands in and around Maynooth are noted as being within the Dublin City and Metropolitan Area which is an “*International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment*”. Additionally, Maynooth is also noted as being a Key Town which is described as a “*Large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres*”.

According to the Core Strategy, it is anticipated that the population of Meath will increase by 17.3% between 2016 and 2027.

It is noted that “*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*”.

Table 2.12 in the CDP advises that the population of the Maynooth environs located in Meath, where this subject site lies, is anticipated to grow to 1,000 persons by 2027 from 0 persons in 2016, with a household allocation of 500 units for this plan period. This proposed development which includes new healthcare and commercial office uses goes hand in hand with this population growth, which will be met by lands adjacent to the subject SHD site.

Core Strategy policy **CS POL 1** states that it is the policy of the Council “*to promote and facilitate the development of sustainable communities in the County by managing the level of growth in each settlement to ensure future growth is in accordance with the Core Strategy and County Settlement Hierarchy in order to deliver compact urban areas and sustainable rural communities*” (our emphasis added).

Further, Core Strategy objectives include;

CS OBJ 1 – “*To secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, subject to the availability of infrastructure and services*”.

CS OBJ 14 – “*To support the economic growth of Meath as set out in the Regional Spatial and Economic Strategy and the Economic Development Strategy for County Meath 2014-2022*”.

CS OBJ 16 – “*To support the creation of ‘live work’ communities, in which employment and residential accommodation are located in close proximity to each other and strategic multi-modal transport corridors, and to reduce long distance commuter trends and congestion*”.

Economy and Employment

The CDP sets out the Economy and Employment Strategy in Chapter 4 and states that “*Continued economic development and job creation will be supported by the work of the Planning and Economic Development Directorate and the Local Enterprise Office (LEO)*”.

ED POL 1 of the Economic Strategy for Meath sets out that it is a policy of the Council “*To facilitate and support the continued growth of the economy in the County in a sustainable manner and in accordance with the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES)*”.

The Economic Development Strategy for County Meath 2014 – 2022 is noted to set out key components for the promotion of economic development in Meath, and include

- “Reserving sufficient employment zoned land in suitable locations for industry and enterprise uses”;
- “Providing and facilitating the provision of requisite physical infrastructure”; and
- “Providing for appropriate zoned lands at strategic locations to accommodate synergies between third level institutions and business enterprises including start-up companies”.

Further to the above, despite this strategy being in effect from 2014-2022, policy **ED POL 2** specifically sets out that it will be a policy of the Council, for this plan period to 2027, “To support and facilitate the economic development of the County in accordance with the Economic Strategy 2014-2022 or its replacement. There will be a general presumption against development that would prejudice the implementation of the Economic Strategy”.

Further relevant economic and employment policies and objectives set out in the CDP include:

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 5 – “To co-operate with local and national development agencies and engage with existing and future employers in order to maximise job opportunities in the County”.

ED POL 11 – “To require that all new developments with over 100 employees shall have a mobility management Plan, (Refer to Chapter 11 Development Management Standards and Land Use Zoning Objectives)”.

ED OBJ 2 – “To continue to promote Meath as a strategically located economic and employment hub within the Greater Dublin Area”.

ED OBJ 3 – “To continue to work with key state agencies and other stakeholders to develop opportunities for employment creation in the County”.

Section 4.7.1.2 of the CDP specifically relates to the future development of the Maynooth Environs in County Meath, which this subject site forms part of. It sets out that these environs land comprise 139 hectares of lands which can accommodate significant employment and residential growth along with additional required infrastructural investment, as acknowledged in the RSES under **RPO 4.33**. It is the intention of Meath County Council to work alongside Kildare County Council during the plan period to prepare a joint Local Area Plan (LAP) which covers these lands and the wider Maynooth Environs area.

It is included in this section of the Plan that “Lands at Moygaddy within the Maynooth Environs of County Meath have also been identified by the RSES for Science and Technology based employment. The County Development Plan sets out that the Environs will be a focal point for science and technology employment with potential for additional tourism related uses. Employment uses 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 which may include Maynooth University (MU) and major employers already established in the sub Region (Intel, Hewlett Packard)”.

In addition to this, the delivery of the Maynooth Outer Orbital Route, which will be located in the Meath Environs, will be developed in the future, and will bound the Proposed Development. It is envisaged that this Maynooth Outer Orbital Route will provide greater connectivity and links and will enhance the sustainability of developments in this Moygaddy area.

Policies and Objectives specifically relating to Maynooth include:

ED OBJ 10 – “*In accordance with RPO 4.33 of the Regional Spatial and Economic Strategy, to support the continued development of Maynooth, co-ordinated 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*”.

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 Planning application. This area can accommodate increased building height which shall be addressed as part of the Master Plans.* (Please refer to Volume Maynooth Environs Written Statement for detailed requirements in respect of Master Plans)”. (Our emphasis added)

Further to the above, **ED POL 63** of the CDP sets out that it is a policy of the Council “*To encourage and support sensitive development which provides for the appreciation, interpretation, upgrade and provision of access to natural habitats, scenic vistas and heritage features for the benefit of rural tourism subject to normal Planning and nature conservation considerations*”. This is relevant due to the location of the high amenity value lands within the southern area of the subject site and the proposals to provide upgraded links to Maynooth town.

In relation to the proposals to provide upgraded linkages to the town of Maynooth, the indicative location of the proposed Maynooth Outer Orbital Route (MOOR) through the subject site and the impact which traffic and transport stemming from the proposed development will have on the existing surrounding area, the supportive policies and objectives as set out in Chapter 5 of the CDP, relating to the Movement Strategy, are considered pertinent.

MOV POL 1 sets out that it is a policy of the Council “*To support and facilitate the integration of land use with transportation infrastructure, through the development of sustainable compact settlements which are well served by public transport, in line with the guiding principles outlined in RPO 8.1 of the EMRA RSES 2019-2031*”.

MOV POL 3 – “*To promote sustainable land use planning measures which facilitate transportation efficiency, economic returns on transport investment, minimisation of environmental impacts and a general shift towards the greater use of public transportation throughout the County*”.

MOV OBJ 20 – “*To encourage, where appropriate, the incorporation of safe and efficient cycleways, accessible footpaths and pedestrian routes into the design schemes for town centres/neighbourhood centres, residential, educational, employment, recreational developments and other uses*”.

MOV OBJ 28 – “*To revise road junction layouts, where appropriate, to provide dedicated pedestrian and cycling crossings, reduce pedestrian crossing distances, provide more direct pedestrian routes, and reduce the speed of turning traffic*”.

MOV OBJ 29 – “*To implement at appropriate locations pedestrian permeability schemes and enhancements*”.

Infrastructure

The relevant policies and objectives as set out in the Meath CDP in relation to the Infrastructure Strategy in Chapter 6 are noted as follows:

INF POL 10 – *“To liaise and work in conjunction with relevant stakeholders, to ensure a co-ordinated approach to the protection and improvement of the County’s water resources”.*

INF POL 12 – *“To require that in the case of all developments where the public foul sewer network is available or likely to be available and has sufficient capacity, that development shall be connected to it”.*

INF OBJ 25 – *“To require the use of Sustainable Urban Drainage Systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks”.*

INF OBJ 27 – *“To encourage the use of Green Roof technology particularly on apartment, commercial, leisure and educational buildings”.*

INF POL 35 – *“To seek a reduction in greenhouse gases through energy efficiency and the development of renewable energy sources utilising the natural resources of the County in an environmentally acceptable manner consistent with best practice and planning principle”.*

INF POL 38 – *“To encourage that new development proposals maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology”.*

INF POL 43 – *“To require, where feasible and practicable, the provision of Photovoltaic solar panels in new residential developments, commercial developments, and public buildings for electricity generation/storage and/or water heating purposes so as to minimise carbon emissions and reduce dependence on imported fossil fuels and reduce energy costs”.*

Health and Community

Chapter 7 of the Meath CDP sets out the Community Buildings Strategy for County Meath over the plan period. A significant proportion of development in relation to the overall proposed masterplan site, and specifically the planning application associated with ‘Site B’, relates to the development of a Primary Care Centre (PCC) and Nursing Home. Relevant policies and objectives within the Plan are listed below.

SOC POL 2 – *“To support the provision and distribution of a range of community infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County’s population in conjunction with other statutory, voluntary, private sector and community groups”.*

SOC POL 3 – *“To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities, as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout”.*

SOC POL 4 – *“To ensure the delivery of community facilities commensurate with the needs of the resident population is done in tandem with new residential developments in the interests of the proper planning and sustainable development of the area, and to assist in the delivery of such facilities”.*

SOC POL 7 – *“To promote and encourage social inclusion through universal access to services and facilities and to encourage the upgrade of community facilities”.*

SOC POL 8 – *“To continue to provide care facilities for older people, such as own homes (designed to meet the needs of older people), sheltered housing, day-care facilities, nursing homes and specialised care units at appropriate locations throughout the County”.*

SOC POL 10 – “To require that all residential care facilities for the elderly comply with all relevant standards set out in the ‘National Quality Standards for Residential Care Settings for Older People in Ireland’ published by the Health Information and Quality Authority (February 2009) or the relevant standards for any subsequent national guidelines”.

SOC POL 13 – “To ensure that all buildings, public and open spaces, recreational and amenity areas are accessible for people with disabilities, having regard to the Building Regulations, the objectives of ‘Building for Everyone’ (National Disability Authority) and ‘Access for the Disabled’ (No. 1 to 3)(National Rehabilitation Board)”.

Section 7.7.4 of the CDP relating to Healthcare Facilities states specifically that “The Council will continue to work closely with the HSE to ensure that there is adequate land zoned to accommodate health care facilities when the requirement arises in accordance with best planning practice”.

SOC POL 14 – “To co-operate with the Health Service Executive and other statutory and voluntary agencies and the private sector in the provision of appropriate health care facilities covering the full spectrum of such care from hospitals to the provision of community based care facilities subject to proper planning considerations and the principles of sustainable development”.

SOC POL 30 – “To support the provision of ‘one stop’ primary care medical centres and GP practices at locations easily accessible to members of the wider community”.

Maynooth Environs

Volume 2 of the Meath CDP contains the ‘Maynooth Environs’ Written Statement and maps which relates to the subject lands.

‘**MAY POL1**’ relates to the policy objective to prepare a joint Local Area Plan for Maynooth over the period of the plan, in conjunction with Kildare County Council. This policy is stated as follows:

‘To prepare in conjunction with Kildare County Council a joint Local Area Plan for Maynooth, over the Plan period’.

Objective ‘**MAY OBJ 1 (Masterplan 1)**’ is also of particular relevance to the subject lands. The objective states:

‘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 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 and shall be phased with the delivery of the MOOR in Phase 1 of the development.’

Historic Environment

There is a National Monument (Moygaddy Castle and Tower) located on the subject site of the Proposed Development and a Protected Structure (Moygaddy House) located on an adjoining site which is in the ownership of the Applicant but which does not form part of the Proposed Development and which will be the subject of a separate planning application in the future. The Proposed Development for a residential development, a commercial office campus (Strategic Employment Zone) and healthcare facilities, the MOOR, the Moyglare Bridge and the Kildare Bridge works will all be developed giving due consideration to the heritage of these buildings and the surrounding area, in accordance with the policies and objectives of Chapter 8 of the CDP relating to the Cultural and Natural Heritage Strategy.

HER POL 1 sets out that it is a policy of the Council “*to protect sites, monuments, places, areas or objects of the following categories:*

- *Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht;*
- *Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts;*
- *Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts;*
- *National monuments subject to Preservation Orders under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority; ...”*

HER POL 2 – “*To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999)*”.

HER POL 3 – “*To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, for development in the vicinity of monuments or in areas of archaeological potential. Where there are upstanding remains, a visual impact assessment may be required*”.

HER OBJ 2 – “*To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detracting from the monument or its setting*”.

HER POL 14 – “*To protect and conserve the architectural heritage of the County and seek to prevent the demolition or inappropriate alteration of Protected Structures*”.

HER POL 16 – “*To protect the setting of Protected Structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate*”.

HER POL 17 – “To require that all planning applications relating to Protected Structures contain the appropriate accompanying documentation in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011) or any variation thereof, to enable the proper assessment of the proposed works”.

HER POL 21 – “To encourage the retention, sympathetic maintenance and sustainable re-use of historic buildings, including vernacular dwellings or farm buildings and the retention of historic streetscape character, fabric, detail and features”.

HER POL 27 – “To protect, conserve and enhance the County’s biodiversity where appropriate”.

HER POL 28 – “To integrate in the development management process the protection and enhancement of biodiversity and landscape features wherever possible, by minimising adverse impacts on existing habitats (whether designated or not) and by including mitigation and/or compensation measures, as appropriate”.

HER POL 31 – “To ensure that the ecological impact of all development proposals on habitats and species are appropriately assessed by suitably qualified professional(s) in accordance with best practice guidelines – e.g. the preparation of an Ecological Impact Assessment (EcIA), Screening Statement for Appropriate Assessment, Environmental Impact Assessment, Natura Impact Statement (NIS), species surveys etc. (as appropriate)”.

HER POL 32 – “To permit development on or adjacent to designated Special Areas of Conservation, Special Protection Areas, Natural Heritage Areas, Statutory Nature Reserves or those proposed to be designated over the period of the Plan, only where the development has been subject to the outcome of the Appropriate Assessment process and has been carried out to the satisfaction of the Planning Authority, in consultation with National Parks and Wildlife”.

HER POL 50 – “To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on landscape character areas of medium or high sensitivity”.

Development Management Standards

Chapter 11 of the Meath CDP relates to the Development Management Standards for County Meath. The following Development Management Standards are considered relevant to this proposed development.

DM POL 1 – “To support, be proactive and implement the objectives, actions and recommendations of the Public Realm Plans as completed”.

DM POL 2 – “Appropriate energy conservation strategies should be employed in location, design, mass, orientation and the choice of materials of all new and renovated developments”.

DM OBJ 5 – “Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments”.

DM OBJ 6 – “Building design shall maximise natural ventilation, solar gain and daylight, where possible, all new and renovated developments”.

DM OBJ 7 – “Sustainable Urban Drainage Systems (SuDS) measures are required to form part of the design of all developments”.

DM POL 3 – “All public lighting proposals shall be in accordance with the Councils Public Lighting Technical Specification & Requirements, June 2017, and the Council’s Public Lighting Policy, December 2017, (or any updates thereof)”.

DM OBJ 9 – “A separation distance of 5 metres between the lighting column and the outside of the crown is required for the lighting to work as designed. Trees or vegetation shall not be planted within 7 metres of a public light column”.

DM OBJ 10 – “The design of all new developments shall take into consideration the layout of the proposed public lighting column locations and the proposed landscape design. Both layouts should achieve the 7 metres separation between all trees and public lighting columns”.

DM OBJ 11 – “Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible”.

DM OBJ 16 – “Site coverage shall generally not exceed 80%. Higher site coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors; to facilitate areas identified for regeneration purposes; and areas where an appropriate mix of both residential and commercial uses is proposed”.

DM OBJ 17 – “To seek to provide building setbacks along Motorways, National Primary, National Secondary, Regional and Local Roads to allow for future road improvements”.

DM OBJ 25 – “To require development with increased building height at the following locations; Maynooth Environs... In all cases all proposals for buildings in excess of 6 stories at these locations shall be accompanied by a statement demonstrating compliance with the Urban Development and Building Heights, Guidelines for Planning Authorities (2018), or any updates thereof”.

DM OBJ 61 – “Any planning application for industrial, office, warehousing and Business Park Development shall address the following development assessment criteria:

- To require innovative contemporary designs for new industrial, office, warehousing and business park developments.
- External finishes shall be suitable for the local/natural landscape.
- That indicative site coverage for industrial/commercial development on greenfield sites is 50% coverage unless the design characteristics of the scheme, proposed uses and mobility management plan indicate support for higher site coverage.
- In town centre locations, in order to encourage and facilitate the development of a compact town centre, and to achieve desirable massing and heights of buildings, plot ratio and site coverage of 1.5 and 70% respectively will generally be the norm.
- To require that full details of the proposed use(s), including industrial processes involved are provided.
- To require that full details of the hours of operation be provided.
- To require that details of suitable access arrangements, internal roads layout including details of footpaths, turning areas, loading bays be provided.
- Boundaries which are visible from the public road should be of a high architectural quality. Palisade fencing to the front of any building line shall not be permitted.
- The use of retention ponds as an urban design feature within business parks will be encouraged to enhance the setting, subject to compliance with all relevant safety requirements.
- To require that proposals for and location of onsite areas for storage and disposal (if applicable) of waste be provided as part of any planning application. All external storage including bin storage, oil tanks, etc, shall be visually screened from public areas.
- To require that waste and recycling areas be covered, screened and enclosed from public view and wind, compliant with the Council’s Waste Management Strategy.
- All overground oil, chemical storage tanks should be adequately banded to protect against spillage.
- To require that a survey of any existing vegetation onsite and a suitable landscaping scheme prepared by an appropriately qualified professional, taking account of same, be submitted as part of any planning application to enhance the development. Open space shall be provided

in suitable locations as part of the development in order to enhance the development and provide amenity and passive recreation for future employees.

- *To require that all significant Industrial, Office, Warehousing and Business Park Development incorporate works of public art in the form of outdoor sculptures, special architectural and landscape features or other appropriate art work in the development.*
- *To require that all planning applications for Industrial, Office, Warehousing and Business Park Development on sites in excess of 0.5 hectares are accompanied by a Construction Environmental Management Plan (CEMP).*
- *To require that all new developments with over 100 employees shall have a Mobility Management Plan.*
- *To encourage the provision of supporting facilities for employees including childcare facilities, leisure uses and coffee shops in business parks.*
- *To encourage research and development activities as an ancillary part of all new and existing business parks in the County in conjunction with 3rd level Institutions.”*

DM POL 24 – *“To require that residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation/step down housing be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established”.*

DM OBJ 66 – *“Reduced open space standards may be acceptable for the following development types: residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation only in cases where it is clearly demonstrated with a supporting evidence base that it is appropriate by having regard to the specific open space needs of residents and only where suitable accessible public open space is available as part of the development”.*

DM OBJ 67 – *“Planning applications for the change of use of a residential dwelling or other building to nursing home, residential care home, or for the construction of new residential care homes, retirement homes, nursing homes, retirement villages or sheltered accommodation/step down housing, shall be assessed for compliance with the following criteria:*

- *The Health Act 2007 (Care and Welfare of Residents in Designated Centres for Older People) (Amendment) Regulations 2010 (or any such other relevant standards and legislation that may be enacted);*
- *The National Quality Standards for Residential Care Settings for Older People in Ireland, 2009;*
- *Sustainability is the location served by good public transport links, pedestrian and cycle facilities, close to local services and facilities;*
- *Suitability of the size and scale of the proposal having regard to the site constraints and the area in which it is located;*
- *The degree to which the residential amenity of surrounding properties is protected;*
- *The requirement for a high standard of design and external finishes;*
- *The adequacy of off-street car parking;*
- *High quality open space proposals with comprehensive landscaping plans prepared by a fully qualified landscape professional;*
- *Availability of services”.*

DM OBJ 89 – *“Car Parking shall be provided in accordance with Table 11.2 and associated guidance notes”.*

Table 11.2 includes the following parking requirements:

- *Offices - 1 per 300 sq.m. gross floor area*
- *Hospitals – 1 per bed*

- *Surgeries – 2 per consulting room*
- *Nursing Homes – 1 per 3 beds and one space per employee*

Guidance Notes to this policy are set out as follows:

- *“Where parking is permitted in the view of the general public, adequate soft landscaping shall be provided to soften the appearance of hard surfaced areas;*
- *Parking areas shall be reserved solely for the parking of vehicles and should not be used for the storage of materials or goods associated with the development, nor for the parking of goods or other heavy vehicles;*
- *The standards set out in Table 11.2 shall apply to all new developments, be it new construction or a new extension or a material change of use of existing buildings;*
- *The Council will encourage and facilitate innovative design solutions for medium to high density residential schemes where substantial compliance with normal development management considerations can be demonstrated (Refer to DM OBJ 12);*
- *Accessible car parking spaces shall be provided at a minimum rate of 5% of the total number of spaces, for developments requiring more than 10 car parking spaces, with the minimum provision being one space (unless the nature of the development requires otherwise). Such spaces shall be proximate to the entry points of buildings and comply with the requirements of the Building Regulations;*
- *Age Friendly car parking spaces should generally be provided, where possible, in all developments;*
- *In the case of any specific uses not listed in the above table, the Council will specify its requirements in relation to parking;*
- *The above car parking standards shall be applied at the discretion of the Council in the County’s rural towns and villages having regard to the availability and adequacy of on street parking, existing or proposed off street parking to serve the development and the status of the town/village within the settlement hierarchy of the County;*
- *Residential car parking can be reduced at the discretion of the Council, where development is proposed in areas with good access to services and strong public transport links;*
- *Non-residential car parking standards are set down as “maxima” standards;*
- *Adequate car parking bays should be provided within the confines of the public areas of residential areas to address public needs; and*
- *All parking areas shall be clearly demarcated and numbered with indelible paint which shall be permanently maintained to the satisfaction of the Planning Authority”.*

DM OBJ 92 – *“Loading bays shall be located and designed to prevent any obstructions to traffic circulation and to accommodate vehicular manoeuvring on site”.*

DM OBJ 94 – *“All car parks shall include the provision of necessary wiring and ducting to be capable of accommodating future Electric Vehicle charging points, at a rate of 20% of total space numbers”.*

DM OBJ 95 – *“In any car park in excess of 20 spaces where public access is available, four fully functional charging points for Electric Vehicles shall be provided in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems”.*

DM OBJ 96 – *“To require the provision of cycle parking facilities in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards”.*

DM OBJ 97 – *“Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and well sign posted. All long-term (more than three hours) cycle racks shall be protected from the weather”.*

Table 11.4 relating to Cycle Parking Standards includes the following standards:

- *Offices – 10% of employee numbers subject to minimum of 10 bicycle places or one bike space for every car space, whichever is the greatest.*
- *Other developments – 1 bike space per car space, or 10% of employee numbers in general.*

Section 11.14 – Land Use Zoning Objectives sets out the zoning objectives for the development site. It is noted that the following relevant zoning objectives cover this proposed site, as illustrated in **Figure 2-14** below.

- E1 – Strategic Employment Zones (High Technology Uses).
- G1 – Community Infrastructure
- H1 – High Amenity

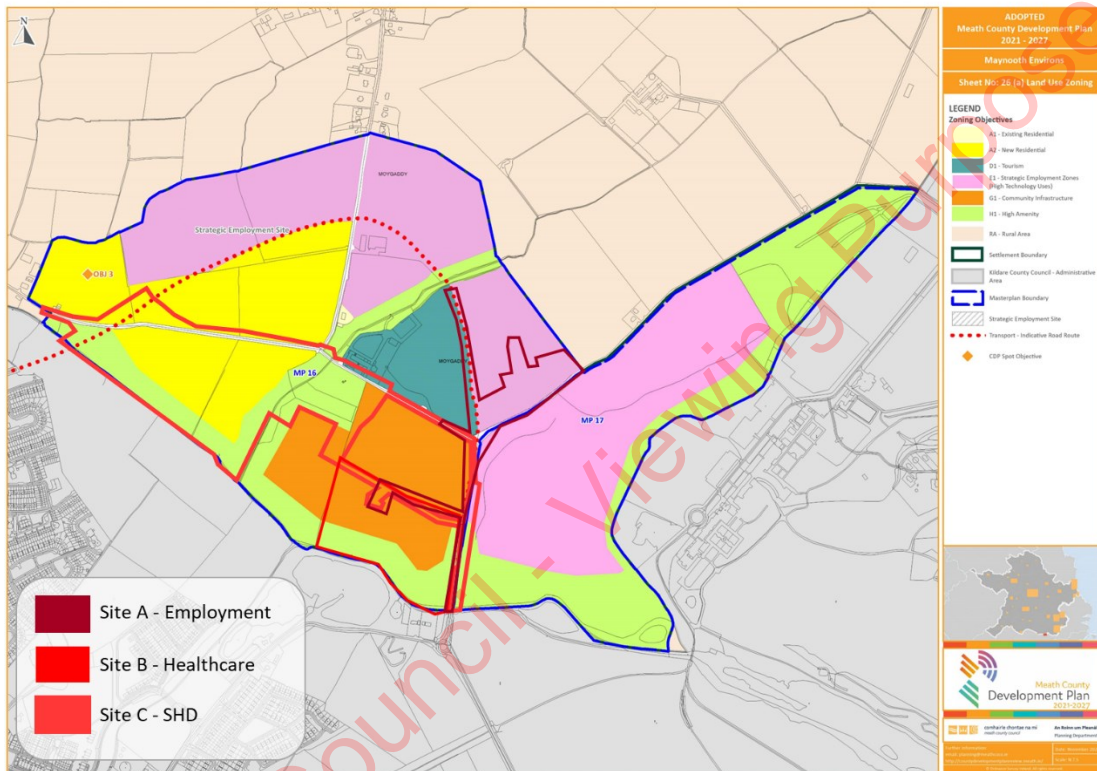


Figure 2-14: Land Use Zoning Objectives for Subject Sites A and B, and C (as denoted by red outlines). Source: Meath County Council County Development Plan 2021-2027

Zoning Category A2 – New Residential

“To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate.”

Permitted uses for this zoning are:

Residential / Sheltered Housing, B & B / Guest House, Bring Banks, Community Facility / Centre, Childcare Facility, Convenience Outlet, Children Play / Adventure Centre, Education (Primary or Second Level), Halting Site / Group Housing, Home Based Economic Activities, Leisure / Recreation / Sports Facilities, Retirement Home / Residential Institution / Retirement Village, Utilities.

Open for Consideration Uses are:

Betting Office, Caravan Park, Cultural Facility, Education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices.

Zoning Category E1 – Strategic Employment Zones (High Technology Uses) has an objective

“To facilitate opportunities for high end technology/manufacturing and major campus style office-based employment within high quality and accessible locations”.

It is noted in the guidance that *“E1 zones facilitate opportunities for high end, high value-added businesses and corporate headquarters. This adheres to the concept of 4th Generation Science & Technology Parks. It is envisaged that such locations are suitable for high density employment generating activity with associated commercial development located adjacent to or in close proximity to high frequency public transport corridors”.* This will apply to suitable lands in ... Maynooth Environs ...”.

Permitted uses for this zoning are:

“Bio Technology Manufacturing, Call Centres, Childcare Facility, Convenience Outlet, Cafe, Leisure facilities, Data Centres, Green / Clean Light Industries, Education (third level), High Technology Manufacturing, Information Communication Technologies, International and National Traded Services, Knowledge Based Economic Development, Offices 100 to 1,000m², Offices >1,000m², Medical and Related Uses (includes hospital), Research & Development, Science & Technology Based Enterprise, Telecommunication Structures, Utilities, Public Park”.

Open for Consideration Uses are:

“Conference/Event Centre, Education, Enterprise / Training Centre, Hotel / Aparthotel, Industry – Light, Transport Depot/Logistics, Warehousing. Uses which are ‘open for consideration’ or not identified as ‘permitted’ under the E1 zoning objective will only be considered where they do not compromise the objective of the overall zoning objective of E1 lands, as a strategic employment zone for high technology uses”.

Zoning Category G1 – Community Infrastructure has an objective

“To provide for necessary community, social, and educational facilities”.

Permitted Uses are:

“Allotments, Car Park (incl. Park and Ride), Cemetery/Crematorium, Children Play / Adventure Centre, Childcare Facility, Community Facility / Centre, Cultural Facility, Education, Health Centre, Hospital, Leisure / Recreation / Sports Facilities, Place of Public Worship, Playing Pitches, Playgrounds, Recycling Facility (Civic & Amenity), Utilities”.

Open for Consideration Uses are:

“Bring Banks, Funeral Home, Gymnasium, Halting Site / Group Housing, Healthcare Practitioner, Residential / Sheltered Housing, Restaurant / Café, Retirement Home / Residential Institution / Retirement Village, Telecommunication Structures”.

Zoning Category H1 – High Amenity has an objective

“To protect and improve areas of high amenity”.

Permitted Uses are:

“Cycleways / Greenways / Trail Development, Land & Water Based Recreational Activities Open Space, Cultural Activities.”

Open for Consideration Uses are:

“Kiosk, Restaurant, Tea Room, Sensitive re-use of existing structures”.

Section 11.15 relating to Masterplans includes the Moygaddy Lands (subject site) in the Maynooth Environs, under the reference MP16.

2.7.2 Kildare County Development Plan 2017 -2023

Part of the application site, relating to road, services and pedestrian infrastructure extends into the administrative boundary of County Kildare, south of the Maynooth Environs lands which form the proposed masterplan lands. The extant County Development Plan (CDP) for County Kildare covers the period 2017 – 2023. The relevant planning policies and objectives as they relate to the proposed infrastructure development are set out as follows.

Table 2.2 of the Kildare CDP sets out the Settlement Hierarchy and Typology for the County, noting that Maynooth is a Key Town and stating that this is a *“Large towns which are economically active that provide employment for their surrounding areas. High quality transport links and the capacity to act as regional drivers to complement the Regional Growth Centres”.*

Section 3.6 of the Kildare CDP includes that *“A strategic land use and transportation study of northeast Kildare including the Metropolitan area towns of Leixlip, Maynooth, Celbridge and Kilcock involving all strategic stakeholders (including Meath, Fingal and South Dublin County Councils) will be prepared, which will inform the future planning and development of this area”.*

Objective SO 1 sets out that it is an objective of the Council to *“Support the sustainable long-term growth of the Metropolitan Area towns of Leixlip, Maynooth, Celbridge and Kilcock and zone additional lands, where appropriate, to meet the requirements of the Core Strategy and Settlement Hierarchy of this Plan”.*

Movement and Strategy

Chapter 6 of the Kildare CDP relating to Movement and Transport sets out the following relevant policies and objectives;

MT 1 – *“Promote the sustainable development of the county through the creation of an appropriately phased integrated transport network that services the needs of communities and businesses”.*

MT 3 – *“Influence people’s travel behaviour and choices towards more sustainable options by working closely with relevant organisations in improving and accessing public transport facilities”.*

MT 4 – *“Develop sustainable transport solutions within and around the major towns in the county that encourage a transition towards more sustainable modes of transport, whilst also ensuring sufficient road capacity for trips which continue to be taken by private vehicles”.*

MT 5 – *“Prioritise the development of new urban distributor/link/arterial roads to provide access to new communities and employment development to support the economic development of the county”.*

MT 11 – *“Focus on improvements to the local road and street network that better utilise existing road space and encourage a transition toward more sustainable modes of transport, while ensuring sufficient road capacity exists for trips which will continue to be taken by private vehicle”.*

WC 1 – *“Prioritise sustainable modes of travel by the development of high quality walking and cycling facilities within a safe street environment”.*

WC 3 – “Ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within the existing areas in order to maximise access to town centres, local shops, schools, public transport services and other amenities”.

WC 4 – “Ensure that all new roads and cycle routes implement the National Cycle Manual, with a focus on a high level of service for cyclists and encouraging a modal shift from car to cycling”.

RS 1 – “Ensure ongoing competitiveness and the efficient movement of people and goods in the county through the improvement and expansion of the road and street network within the county to support economic development and provide access to existing communities, new communities, employment areas and development”.

RR 1 relating to Regional Roads states that it is the policy of the Council to “Maintain and improve the capacity, safety and function of the regional road network (as finance becomes available) and to ensure that it is planned for and managed to enable the sustainable economic development of the county and wider area while encouraging a shift towards more sustainable travel and transport in accordance the Core Strategy, the Spatial Planning and National Roads Guidelines (2012) and the Transport Strategy for the Greater Dublin Area 2016-2035”.

LR 1 relating to Local Roads states that it is the policy of the Council to “Ensure that the safety and capacity of the local road network is maintained and improved where funding allows and to ensure that local streets and roads within the county are designed to a suitable standard to accommodate the future needs of the county. The design of these roads and streets should balance the needs of place and movement with providing a safe street environment for all road users”.

LR 2 – “Seek to improve the quality of the pavement of local roads”.

LR 7 – “Ensure that all developments allow for and ensure full connectivity (pedestrian, cycle and vehicular) to the adjacent lands which are zoned for development and lands which may be zoned for development in the future”.

2.7.2.2 Maynooth Local Area Plan 2013 - 2019

The Maynooth Local Area Plan (LAP) 2013 – 2019 was amended and formally adopted in October 2018. This plan will remain extant prior to the adoption of the emerging Kildare County Development Plan 2023-2029, which is currently in draft. The LAP includes the proposed upgrades to the local and regional road network surrounding the subject site of the Proposed Development, as indicated on **Figure 2-15** below.

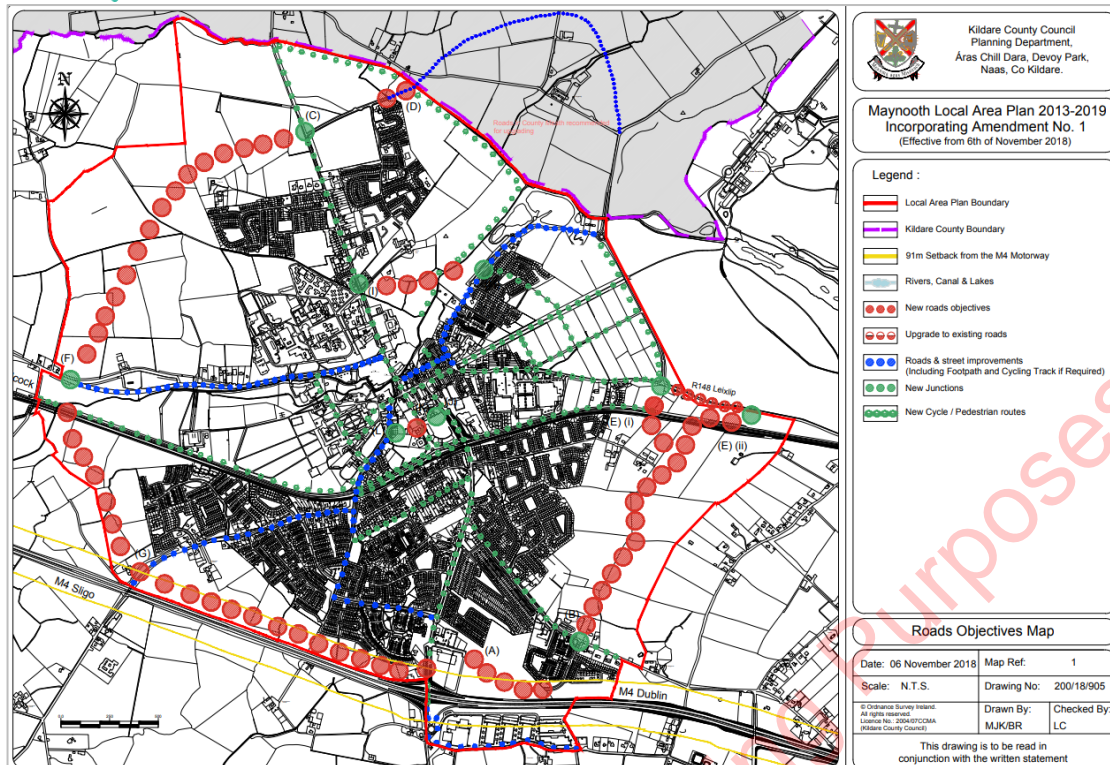


Figure 2-15: Roads Objective Map covering roads surrounding subject site. Source: Kildare County Council Maynooth Local Area Plan 2013-2019

Policy TR 1 of the LAP sets out that it is a policy of the Council “*To develop, maintain and improve as required, the local road network to ensure a high standard of road quality and safety in accordance with the requirements of this Plan and relevant legislation*”.

Objective TRO 1 of the LAP sets out that it is an objective of the Council “*To facilitate the future construction of the following roads and in the interim protect these routes from development; ...*”

(b) *Between the Moyglare Road (C) and the County Boundary (D) (only a small section of this road to the County Boundary has to be completed)*

(d) *Between the Kilcock Road (F) and the Moyglare Road (C)*

(g) *Between the Dunboyne Road (H) and the Moyglare Road (I)*”.

Section 7.5.4 of the LAP sets out that “*The Council will seek the provision of pedestrian access and linkages where opportunities arise as part of new developments*”.

2.7.3 Draft Kildare County Development Plan 2023 – 2029

The emerging Kildare County Development Plan 2023-2029 is currently being prepared by the local planning authority and has recently completed its Draft stage, for which public consultation ended on 24th May 2022 and the Chief Executive’s Report was subsequently published.

Relevant policies within this draft plan are not yet adopted and are potentially subject to change prior to the adoption of the emerging Development Plan 2023-2029 but are listed as follows for consideration.

TM P2 – “*Prioritise and promote the development of high-quality, suitable, safe and sustainable walking and cycling pathways and facilities, both inter-county, intra-county (in consultation with all relevant stakeholders including neighbouring local authorities) and within the towns and settlements of County*”

Kildare within a safe road/street environment that will encourage a shift to active travel that is accessible for all, regardless of age, physical mobility, or social disadvantage”.

TM O17 – *“Ensure new development areas are fully permeable for walking and cycling at a minimum, public transport (where appropriate) and provide for filtered permeability for private vehicle access in accordance with the NTA Permeability Best Practice Guide in order to give a competitive advantage to active travel modes for local trip making”.*

TM O25 – *“Ensure the provision of improved cycle and walking infrastructure linking Maynooth Town Centre, the Royal Canal Greenway, the train station, the proposed Maynooth Orbital Route and to Kilcock and Leixlip”.*

TM O59 – *“Support and facilitate in conjunction with Meath County Council, private developers and landowners, the construction of the Maynooth Relief Road”.*

Table 5.4 relating to Priority Road and Bridge Projects lists the deliver of the Outer Relief Road, Maynooth between the Moyglare and Dunboyne Roads as a priority project to be delivered.

TM O93 – *“Ensure that all developments allow for full connectivity (pedestrian, cycle and vehicular) to adjacent road networks and to adjacent lands which may be developed in the future”.*

TM P8 – *“Ensure that streets and roads within the county are designed to balance placemaking and movement to, prioritise sustainable modes of transport and to provide a safe traffic calmed street environment in accordance with the principles set out in the Design Manual for Urban Roads and Streets (2019) while meeting the needs of road users of all ages and abilities.”*

TM O97 – *“Ensure that all streets and street networks are designed considering the hierarchy of users in Figure 5.8 above and includes the provision of high-quality walking and cycling infrastructure and traffic calming measures which may include speed ramps”.*

TM P9 – *“Effectively manage and minimise the impacts of traffic in urban areas and prioritise the movement of pedestrians, cyclists and public transport particularly at key junctions, while maximising the efficient use of existing resources.”*

RE O16 – *“Co-ordinate the delivery of strategic infrastructure including pedestrian and cycle linkages within Maynooth and 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”.*

IN O14 – *“Maximise the use of existing capacity in wastewater services in the planning of new development and to ensure that full consideration is given to the level of investment required in the provision of wastewater services, particularly in environmentally sensitive areas, when zoning for new development”.*

IN O15 – *“Ensure all new developments connect to public wastewater infrastructure where available”.*

Further to the above, the Chief Executive’s Report acknowledges under submission no. 488 (pages 139-140 of the report) that it is recommended by the Chief Executive a new objective, CSO 1.9, “*Prepare a Joint Local Area Plan for Maynooth and Environs in conjunction with Meath County Council*”, is included in the emerging plan.

The Chief Executive’s Report also recommends updates to relevant policies TM 025, TM O59, and Table 5.4 of the draft plan

2.8

Summary of Compliance

The Proposed Development of sites ‘A’, ‘B’, ‘C’, the MOOR, Kildare Bridge works and Moyglare Bridge will comprise a new 3 storey Primary Care Centre, a 2 storey Nursing Home, approximately 20,633sqm commercial office space in 3 no. commercial office blocks extending between 3 and 5 storey’s in height, 360 no. residential homes, a creche facility, a scout den and all associated and ancillary development, the construction of new accesses onto the R157 Dunboyne Road, the delivery of the Maynooth Outer Orbital Road (MOOR), car and cycle parking, three new pedestrian & cycle bridges and two new vehicular bridges and road improvements at the Kildare Bridge and the Moyglare Bridge, in both administrative boundaries of County Meath and County Kildare, provision of foul and surface water drainage, connection to potable water supply at Moyglare Bridge and Kildare Bridge and all other ancillary development works.

The relevant National, Regional and Local planning policies and objectives for both County Meath and County Kildare, are outlined above. These policies mainly relate to Economy, Employment, Social/Healthcare, Residential and Infrastructural development and it is considered that the proposed development is compliant with these referenced relevant policies.

2.9

Scoping and Consultation

2.9.1

Scoping Document

An informal EIAR scoping exercise was undertaken as part of the EIAR preparation process. Scoping is the process of determining the content, depth and extent of topics to be covered in the environmental information to be submitted to a competent authority for projects that are subject to an Environmental Impact Assessment (EIA). This process is conducted by contacting the relevant authorities and Non-Governmental Organisations (NGOs) with interest in the specific aspects of the environment likely to be affected by the proposal. These organisations are invited to submit comments on the scope of the EIAR and the specific standards of information they require. Comprehensive and timely scoping helps ensure that the EIAR refers to all relevant aspects of the proposed development and its potential effects on the environment. In this way, scoping not only informs the content and scope of the EIAR, it also provides a feedback mechanism for the proposed design itself.

A scoping document providing details of the application site and the Proposed Development, was prepared by MKO and circulated on 9th of August 2021 to the agencies, NGOs and other relevant parties listed in **Table 2-9** below.

MKO requested the comments of the relevant personnel/bodies in their respective capacities as consultees with regards to the EIAR process.

2.9.2

Scoping Responses

The scoping responses received to date are presented in Appendix 2-1.

Table 2-9 Scoping Consultees

No.	Consultee	Response
1.	An Taisce	No Response
2	Department of Agriculture, Food and the Marine	Response received 27/10/2021

No.	Consultee	Response
		The department of agriculture responded to state that they had no comments or recommendations for the Proposed Development at this time.
3	Department of Environment, Climate and Communications	Refer to IFI and GSI responses below, both of which are branches of the Department of Environment. No further response received.
4	Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media	No Response
5	Department of Transport	Response received 01/09/2021 The department of transport had the following comment; <i>‘Given the proximity of the Moygaddy sites to the Royal Canal Greenway and NTA plans for additional cycling and pedestrian facilities within Maynooth, it will be vital that the masterplan being developed includes significant provision for cycling and pedestrian access from the sites to Maynooth train station, the University and the Royal Canal Greenway and also significant provision for cycle parking within the sites’.</i>
6	Department of Housing, Local Government and Heritage	No Response
7	ESB Telecoms	No Response
8	EirGrid	No Response
9	Faílte Ireland	Response Received on the 19 th of August 2021. Fáilte Ireland issued ‘EIAR Guidelines for the Consideration of Tourism and Tourism Related Projects’ which provides guidance for those conducting EIA and compiling an (EIAR, or those assessing EIARs, where the project involves tourism or may have an impact upon tourism.
10	Geological Survey of Ireland	Detailed Response received 27/08/2021 GSI make a number of recommendations which can be viewed in full under Appendix 2-1 of this report.
11	Health Service Executive	Detailed Response received 09/09/2021 HSE make a number of recommendations which can be viewed in full under Appendix 2-1 of this report.

No.	Consultee	Response
12	Inland Fisheries Ireland	Detailed Response received 21/08/2021 IFI make a number of recommendations which can be viewed in full under Appendix 2-1 of this report.
13	Irish Water	No Response
14	Meath County Council- Planning Department	No Response
15	Meath County Council- Roads Department	No Response
16	Meath County Council – Environmental Department	No Response
17	Meath County Council – Heritage Officer	No Response
18	Kildare County Council- Planning Department	No Response
19	Kildare County Council- Roads Department	No Response
20.	Kildare County Council – Environmental Department	No Response
21	Kildare County Council – Heritage Officer	No Response
22	Office of Public Works	No Response
23	The Heritage Council	No Response
24	Transport Infrastructure Ireland (TII)	Detailed Response received 23/09/2021 TII make a number of recommendations which can be viewed in full under Appendix 2-1 of this report.

2.9.3 Pre-Planning Meetings with Meath County Council

2.9.3.1 Pre-Planning Meeting: Site A – Strategic Employment Zone

A pre-planning meeting was held with Meath County Council on 4th November 2021 to discuss the proposed development of Site A, which comprises the Strategic Employment Zone lands within Moygaddy, for which an office development is proposed.

This meeting tabled the following points for discussion:

- Overview and Planning Context
- Architectural Design
- Engineering and Roads
- Landscape Architecture

2.9.3.2 Pre-Planning Meeting: Site B – Healthcare Facilities

A pre-planning meeting was held with Meath County Council on 16th September 2021 to discuss the proposed development of Site B, which comprises Community Infrastructure zoned lands within Moygaddy, for which a healthcare facility is proposed.

A brief presentation was given by the design team to the attendees of this meeting and the following items in relation to the proposed development were discussed:

- **Development Plan** – the (now adopted) Development Plan 2021-2027 was expected to be adopted in the coming weeks. The proposed development is reliant on the zoning change to G1.
- **Principle of Development** – Meath County Council agreed with the design team that the proposed development was, in principle, in accordance with the G1 zoning objective and any impeding application should include details as to the wider G1 zoning and proposed masterplan for the Moygaddy area.
- **Proposed Masterplan** – Any application for the proposed development should be cognisant with the proposed masterplan, the MOOR, Irish Water infrastructure and the phasing of all elements.
- **Contacts/Engagement** – The various subconsultants and inputs required for the application were discussed.
- **Uses** – Meath County Council requested that all complementary and ancillary uses proposed within the application are clearly set out in the application documentation and justified.
- **Public** – Meath County Council advised that the traffic generation and landscaping for the proposed development were likely to be points of submissions from the public.
- **MOOR** – the Maynooth Outer Orbital Road (MOOR) was discussed. A section of the MOOR will be constructed as part of the development, up to the new point of access.

2.9.3.3 Site C – SHD

2.9.3.3.1 S.247 Pre-Planning Meeting: Site C – SHD

A Stage 1 SHD s.247 pre-planning meeting was held with Meath County Council on Tuesday 2nd September 2021.

2.9.3.3.2 Tripartite Meeting: Site C – SHD Application

A Section 5 Pre-Application Consultation Tripartite Meeting was held with Meath County Council, Kildare County Council, An Bord Pleanála, and the applicant on 5th May 2022.

The following key items were discussed at the tripartite meeting:

1. Proposed Masterplan (MP 16) and Core Strategy
2. Design and Layout
3. Traffic and Transport
4. Drainage and Irish Water Submission

5. Any Other Business

2.9.4 Pre-Planning Meetings with Kildare County Council

A pre-planning meeting was held with Kildare County Council on 23rd February 2022 for the purposes of discussing the proposed infrastructure developments.

This meeting discussed the proposed development elements which include a new pedestrian and cycle route, the utilities, services and waste water connection infrastructure and the proposed road and bridge connection infrastructure and all associated works.

2.10 Cumulative Impact Assessment

This EIAR, which includes a description of likely significant impacts of the project, includes an assessment of cumulative impacts that may arise. The factors considered in relation to cumulative effects include human beings, flora and fauna, soil, water, climatic factors, landscape, cultural heritage, and material assets.

The potential for cumulative impacts arising from the proposed development in combination with other projects has therefore been fully considered throughout this EIAR. This section of the EIAR provides an overview of other projects located within the wider area that have been considered within the cumulative impact assessments.

2.10.1 Methodology for the Cumulative Assessment of Projects

The potential for cumulative effects to arise from the proposed development was considered in the subject areas of human beings, flora and fauna, soil, water, climatic factors, landscape, cultural heritage, and material assets. To comprehensively consider potential cumulative impacts, the final section of each relevant section within this Environmental Report includes a cumulative impact assessment where appropriate.

The potential cumulative impact of the proposed development and other relevant developments has been carried out with the purpose of identifying what influence the proposed development will have on the surrounding environment when considered cumulatively and in combination with relevant permitted, proposed, and constructed projects in the vicinity of the proposed site.

The Cumulative Impact Assessments (CIA) of projects has four principle aims:

1. To establish the range and nature of existing projects within the cumulative impact study area of the proposed cable connection.
2. To summarise the relevant projects which have a potential to create cumulative impacts.
3. To establish anticipated cumulative impact findings from expert opinions within each relevant field. Detailed cumulative impact assessments are included in each relevant section of the Environmental Report.
4. To identify the projects that hold the potential for cumulative interaction within the context of the proposed development and discard projects that will neither directly or indirectly contribute to cumulative impacts.

Assessment material for this cumulative impact assessment was compiled on the relevant developments within the vicinity of the proposed development. The material was gathered through a search of the Meath County Council online Planning Register and the Kildare County Council online Planning Register, reviews of relevant Environmental Reports, or Environmental Impact Assessment Report

(EIAR) documents, planning application details and planning drawings, and serves to identify past and future projects, their activities and their environmental impacts. These projects are summarised in **Section 2.10.2** below.

2.10.2 Projects Considered in Cumulative Assessment

The projects considered in relation to the potential for cumulative impacts and for which all relevant data was reviewed (e.g. individual EIS/EIAR's, layouts, drawings etc) include those listed previously above at **Section 2.3** are summarised below:

- **ABP – 314337** (Mariaville SHD) – 158 no. apartments, 260 no. student bedspace accommodation, creche and associated site works. Decision due: 30/11/2022.
- **ABP – 310865** (Dunboyne Road SHD) – 194 no. residential units (119 no. houses, 75 no. apartments). creche and associated site works. Granted Permission.
- **ABP – 301230** (Moynlare Road SHD) – Mixed use development of 462 no. dwellings, 483 no. student accommodation bedspaces, creche, cafe, gym and retail unit and link street with 1 no. pedestrian/vehicular bridge across the Lyreen River, new access junctions onto Moynlare Road and Dunboyne Road. Granted Permission.
- **P82019.08** (MERR) – Construction of 1.55km of carriageway, a bridge spanning the Royal Canal and Dublin to Sligo railway line, pedestrian and cycle facilities and a new junction on the Dublin Road (R148) and Dunboyne Road (R157). Granted Permission.
- **16/167** (Kildare CoCo) (Mariaville, Dunboyne Road) – Demolish dwelling and construct 34 no. dwellings, internal roads, new entrance and ESB Substation. Granted Permission.
- **16/585** (Kildare County Council) (NUI Maynooth) – Extension of Duration of 10/906: the construction of the North Campus Student Housing Complex, total floor area 13,063.92M², comprising 77 student apartments (65 x 5 Bed Units, 6 x6 Bedroom Units, 6 x3Bedroom Duplex Units). Resident's Office Student Social Room, Retail Unit, Bicycle Store (3no) all arranged in 4 Courtyard Buildings ranging in height form 9,5,4,& 3 Storeys. Extension of Duration Granted Permission.
- **21/208** (Kildare County Council) (Maynooth GAA Club) – 12 no. 18m high lighting poles with floodlights and 32m² pallsade fencing. Granted Permission.
- **21/350** (Kildare County Council) (Maynooth GAA Club) – 26 no. 6m high lighting poles with LED lights, 8 no. 8m high lighting poles, 2 no. rows of 1.2m high spectator fencing along western side of pitch, and 32m² pallsade fencing. Granted Permission.
- **21/1108** (Kildare County Council) (Parklands Grove, Railpark) – The demolition of a habitable house and the construction of 40 No. houses and 36 No. apartments, 1 No. vehicular link with the approved Maynooth Eastern Ring Road and all associated and ancillary site development works. Granted Permission.

In addition to the above listed developments, this EIAR also considers the cumulative impact of the wider Maynooth Environs, which is zoned for a variety of developments, including further healthcare facilities, strategic employment zones and tourism, as outlined in **Figure 2-14** above. This wider area has been considered in the relevant chapters of this EIAR, where appropriate.

The potential for cumulative impacts arising from the proposed development and these projects have been set out in full in the relevant chapters of this EIAR, where appropriate. Detailed consideration of all potential cumulative impacts can therefore be found in the relevant sections of this EIAR.



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