

Environmental Impact Assessment

Date: 24/07/23

Planning reference: 22/1252

Development proposed:

This application for planning permission to Meath County Council for the

This application seeks planning permission for

The development will consist of the following.

1. Phase 1 of a proposed Strategic Employment Zone (Biotechnology & Life Sciences Campus) Development at Moygaddy, Co. Meath. The proposed development will consist of 3 no office blocks and all associated site development works (GFA. 20,633.26m²) as follows;
 1. *Block A: 5 storey office building providing offices, stair and lift cores and plant rooms (GFA 10,260.42 m²)*
 2. *Block B: 3 storey office building providing offices, stair and lift cores and plant rooms (GFA 5,186.54 m²).*
 3. *Block C: 3 storey office building providing offices, stair and lift cores and plant rooms (GFA 5,186.30 m²).*
4. *The development includes a surface car park which includes 323 no. car parking spaces and 320 no. bicycle car parking spaces (including 16 no. accessible car parking spaces and 12 no. EV charging spaces).*
5. *Undertaking of road upgrade works including the provision of a signalised junction on the R157 Dunboyne Road and the construction of a section of the Maynooth Outer Orbital Route and provision of associated pedestrian and cycle infrastructure, as well as a realignment of a section of the R157. The works to the R157 adjoin the Carton Demesne Wall which is a Protected Structure (RPS Ref 91556).*
6. *Vehicular access to the site will be provided via the R157 Dunboyne Road and provision is made for a secondary vehicular access via the proposed section of the Maynooth Outer Orbital Route.*
7. *Provision of water, foul and surface water drainage infrastructure including pumping station.*
8. *Provision of a new pedestrian & cycle bridge structure at the River Rye Water adjacent to the existing Kildare Bridge.*
9. *Provision of roof mounted solar PV panels on Office Blocks A, B & C.*

10. Provision of 3 no. ESB Kiosks.
11. Provision of bin stores, bike stands, landscaping, boundary treatments and public lighting and all other site development works and services ancillary to the proposed development.
12. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) will be submitted to the planning authority with the planning application

It is noted that the Environmental Impact Assessment carried out by Mr Donal Farrelly EP detailed in the report dated 24/07/2023 and approved Mr Billy Joe Padden SEP and by Mr Des Foley Director, has been carried out giving full consideration to the Environmental Impact Assessment Report submitted with the application, all submissions and observations validly made in relation to the Environmental effects of the development.

It is considered that the report dated on 24/07/23 gives a fair and reasonable assessment of the likely significant effects of the development on the environment. The assessment as reported is adopted as the assessment of Meath Co Council.




Donal Farrelly
Executive Planner



Billy Joe Padden
Senior Executive Planner

Des Foley
Director



Fiona Lawless
Chief Executive