

Eastern & Midland Regional Assembly  
3<sup>rd</sup> Floor North  
Ballymun Civic Centre  
Main Street  
Ballymun  
Dublin

21 January 2019

**Re: Submission in support of the Eastern and Midland Regional Assemblies Draft Regional Spatial and Economic Strategy.**

**Submission on behalf of Westin Homes, Greenfield, Maynooth, Kildare and the Estate of Peter Twomey late of Newtown House, Maynooth, Kildare.**

Dear Sir / Madam,

This Submission is made on behalf of Westin Homes and the Estate of Peter Twomey in response to the publication of the Draft Regional Spatial and Economic Strategy (RSES) by the Eastern and Midland Regional Assembly (EMRA).

This submission relates to the reference in respect of Maynooth at section 4.6 of the Draft RSES document that provides as follows:

*'The further development of agricultural lands at Crewhill and Newtown would provide for significant residential development, extending the boundary to the north and west of the town. It is also proposed to develop a new Research and Technology Park adjoining Maynooth University campus and subject to a new road linking the south and west of the town.'* (Draft RSES pg. 55)

Westin Homes and the Estate of Peter Twomey supports the inclusion of this provision in the RSES, when adopted.

Westin Homes is a major housebuilder. Westin Homes and the Estate of Peter Twomey controls a significant area of land in Newtown, identified in Figure 1. The lands can deliver both strategic objectives of the draft RSES, namely a significant length of the south-west link road referenced as necessary to facilitate a new Research and Technology Park adjoining Maynooth University campus; and, contributing to the RSES housing targets by delivering a significant number of new homes through consolidation of the urban area of Maynooth.

Maynooth is part of the Dublin Metropolitan Area and is designated in the Draft RSES as a Key Town with the capacity to act as a growth driver, complementing Regional Growth Centres. The town is situated along

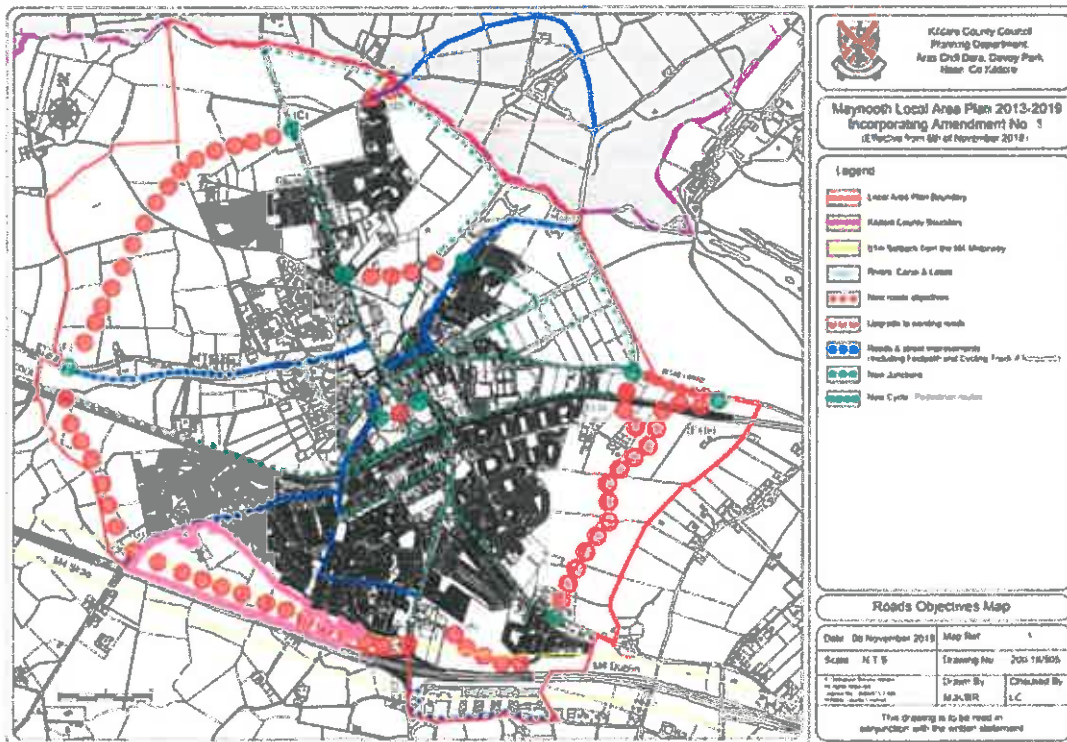
the North-Western Strategic Corridor serviced by the Dunboyne/Maynooth DART commuter line, and is allocated a population of 37,000 by 2030, representing an increase of 13,000.

The link road through Newtown is also an objective of the current Maynooth Local Area Plan (LAP), (Figure 2 below), and is supported by the Kildare County Development Plan.

**Figure 1: Indicative Site Location, outlined in red**



**Figure 2: Proposed Road Objectives highlighting new link road with subject site outlined in pink, Maynooth LAP**



The development of the lands at Newtown concurrently with the proposed south-west link road will facilitate the consolidation and sequential development of the town, consistent with national, local and proposed regional policy.

Westin Homes and the Estate of Peter Twomey are in a position to deliver units on the site in the near future, in conjunction with the delivery of the south-west link road. The lands are located conveniently to the national road network and high-quality public transport, including Maynooth train station, facilitating the use of sustainable transport. Furthermore, the lands are of a size suitable to deliver a range of housing types, sizes and tenures to aid with the creation of sustainable neighbourhoods.

The inclusion in the RSES of Newtown as a suitable location for significant residential development informs the direction of the next development plan and the preparation of an overall strategy for the town to maximise housing delivery on suitable lands supported by proposed and existing infrastructure.

The inclusion of Newtown as a preferred location for residential development, and the construction of the south-west link road are consistent with the primary objectives of recent national and regional policy, as summarised below:

### **National Planning Framework (NPF), 2018**

The NPF prioritises urban consolidation and compact growth. The inclusion of the Newtown lands in the draft RSES supports this objective. The location, context, extent and capacity of the area are such that the development of Newtown and the link road in accordance with the Draft RSES can make a meaningful contribution to meeting the following national policy objectives:

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

**National Policy Objective 3c:** Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints.

**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 areas.

**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 32:** To target the delivery of 550,000 additional households to 2040.

### **Kildare County Development Plan (KCDP), 2017 - 2023**

The inclusion of Newtown as an area for significant residential development, along with the inclusion of the south-west link road, are consistent with Priority Road and Bridge Projects and the following policies and objectives of the Kildare County Development Plan:

**CS1:** Provide new housing provision in accordance with the County Settlement Hierarchy.

**CS2:** Direct appropriate levels of growth into the designated growth centres and moderate sustainable growth towns.

**CS4:** Deliver sustainable compact urban areas through a plan-led approach.

**SS2:** Direct growth into the Large Growth Towns, followed by Moderate Sustainable Growth Towns and Small Towns, whilst also recognising the settlement requirements of rural communities.

**SO1:** 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.

**SO9:** Sequentially develop lands within towns and villages in accordance with the Development Plan Guidelines, DEHLG (2007).

**HSO8:** Ensure that an appropriate mix of housing types and sizes is provided in each residential development.

**HU1:** Seek to ensure that sufficient zoned land continues to be available at appropriate locations to fulfil the housing requirements of the county as set out in the Core Strategy.

**HUO1:** Ensure that sufficient and appropriately located land is zoned to satisfy development needs within the county, in compliance with the Core Strategy and Settlement Strategy set out in this plan.

**LDO1:** Ensure that the density of residential development maximises the value of existing and planned physical and social infrastructure and makes efficient use of zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).

**SR1:** Support sustainable residential development in established urban areas at appropriate locations, to support the ongoing viability of social and physical infrastructure and services, and to meet the future housing needs of the county. Standards in relation to residential development in established urban areas are set out under Chapter 17 of this Plan.

**SRO1:** Encourage the consolidation of existing settlements through well designed infill developments in existing residential areas, located where there are good connections to public transport and services and which comply with the policies and objectives of this Plan.

**MT5:** 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.

**RR3:** Identify the strategic road network needed for the future development of County Kildare and an order of priority for future road improvements.

### **Maynooth Local Area Plan (MLAP), 2013 - 2019**

The inclusion of Newtown and the south-west link road in the RSES is consistent with the following policies and objectives of the MLAP:

**HP1:** To facilitate sustainable development in Maynooth in line with its designation as a Major Growth Town II in the RPGs and the CDP and to ensure that this development reflects the character

of the existing and historic town in terms of structure, pattern, scale, design and materials with adequate provision of open space, and which also protects the amenities of existing dwellings.

**TRO2:** To facilitate the future construction of the following roads and in the interim protect these routes from development:

...(f) Between the Rathcoffey Road (G) and the Straffan Road (A).

In conclusion, Westin Homes and the Estate of Peter Twomey supports the inclusion of the references to Newtown being suitable for residential development, and the opportunity presented by the development of the lands to provide a link road for the wider urban area that can facilitate significant employment creation leveraged on the established University campus. These provisions are appropriate to inform the preparation of the future development plan, guiding the sustainable development of Maynooth and the wider region.

I trust that the Assembly will afford due regard to the issues raised in this submission and I look forward to the final publication of the RSES supporting the aforementioned developments.

Yours faithfully,



Declan Brassil  
**Declan Brassil & Co.**

