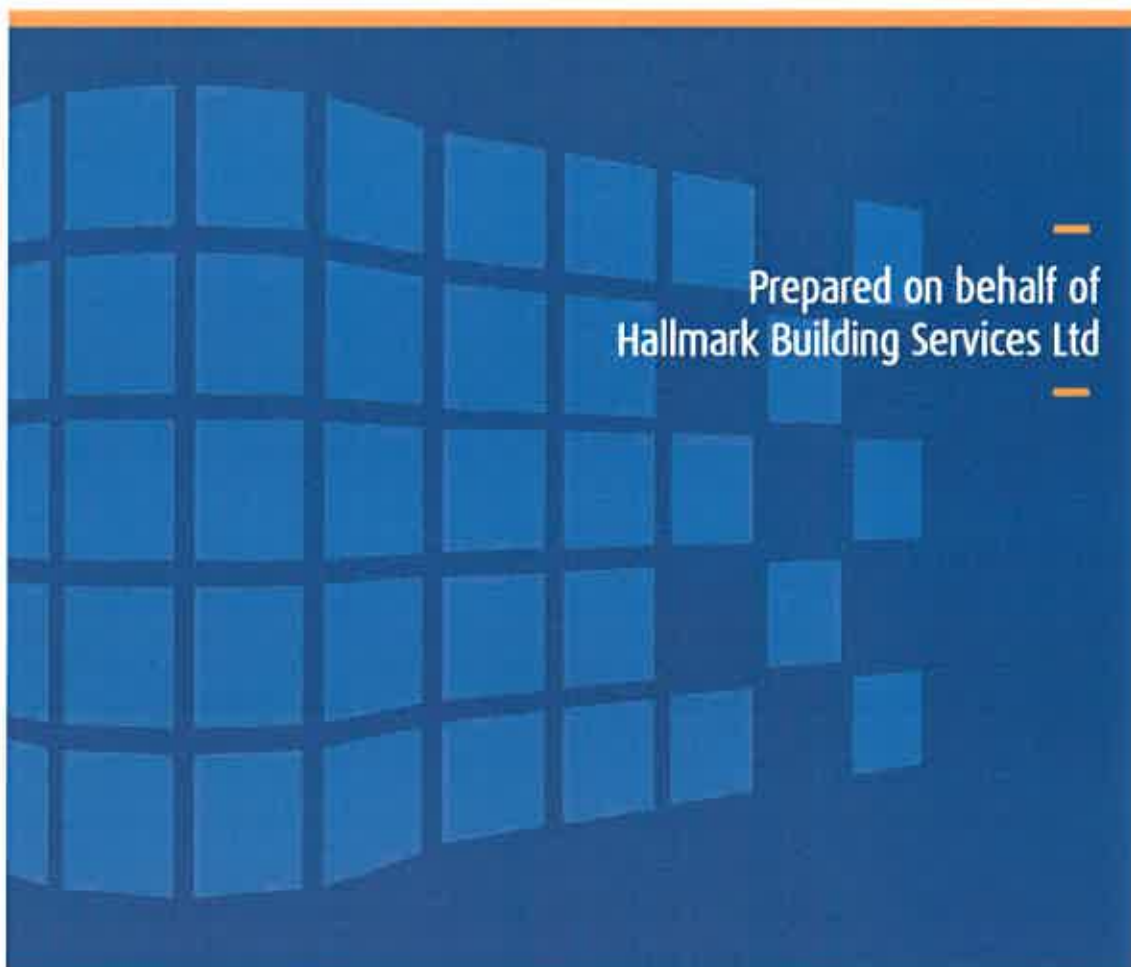


Submission to the Draft Regional Spatial and Economic Strategy for the Eastern and Midland Region

Lands at Moygaddy, Maynooth, Co. Meath.

January 2019



Introduction

This submission has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of Hallmark Building Services Ltd, following the publication of the draft Regional, Spatial and Economic Strategy (RSES) for the Eastern and Midland Region and the public notice inviting submissions.

This submission relates to lands at Moygaddy, Maynooth, Co. Meath (refer to Fig 1). The purpose of this submission is to strengthen and enhance the contribution these lands will make to the residential growth and development of both Maynooth and the Maynooth Environs.

This submission is set out under the following;

- Site Context
- Proposal
- Rationale
- Conclusion

Site Context

The lands subject of this submission are located in the Maynooth Environs, approximately 1.3 km north-west of Maynooth town centre. Access to the lands is via the R157 to the west, and a local road identified as the L22143 which forms the northern boundary of the subject lands. To the north and west are mainly agricultural lands. Carton House Demesne and golf course is located immediately to the east. Moygaddy Stud farm is located to the north-east. The Ryewater River forms the southern boundary.

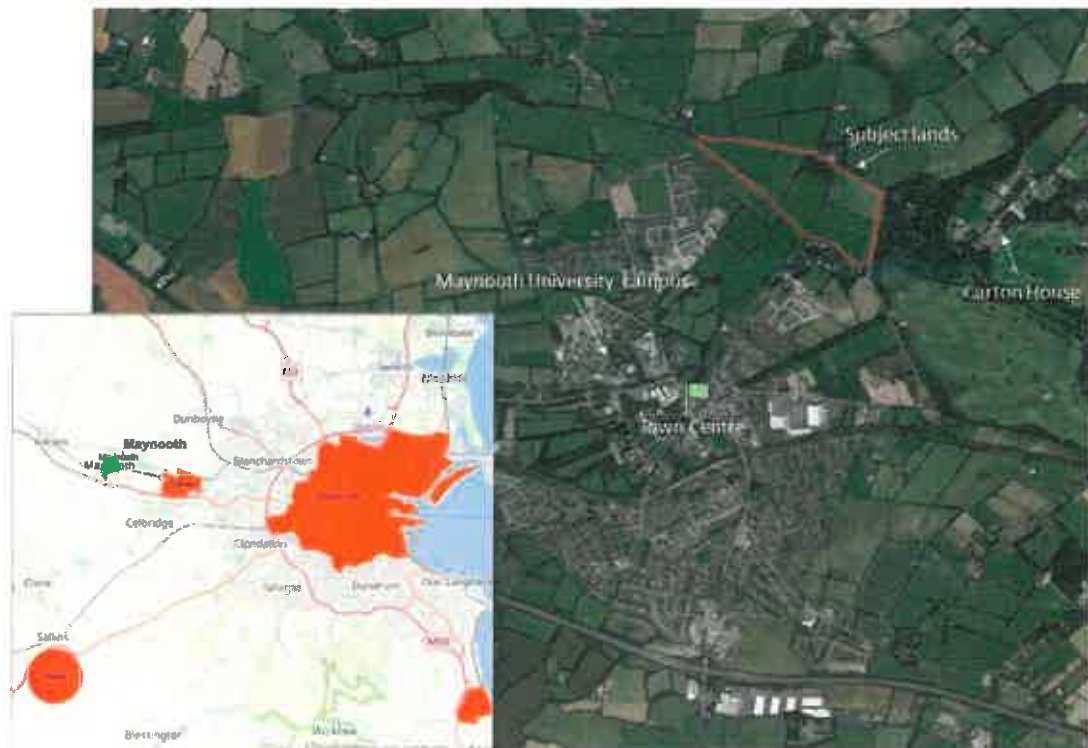


Fig. 1 Location of subject lands and inset map showing context

The lands are located within the framework boundary of the Maynooth Environs, and are subject to a number of different zonings in the Maynooth Environs Written Statement (2013) as part of the Meath County Development Plan (CDP) 2013 – 2019 (as varied) ("Meath CDP 2013"). Approximately 7 ha are zoned for New

Residential (A2) and 'White Lands'¹ (WL) and 14 ha are zoned Science and Technology (E1). The remainder of the lands are zoned as Open Space and Amenity (F1), and Conservation Zone (H2)

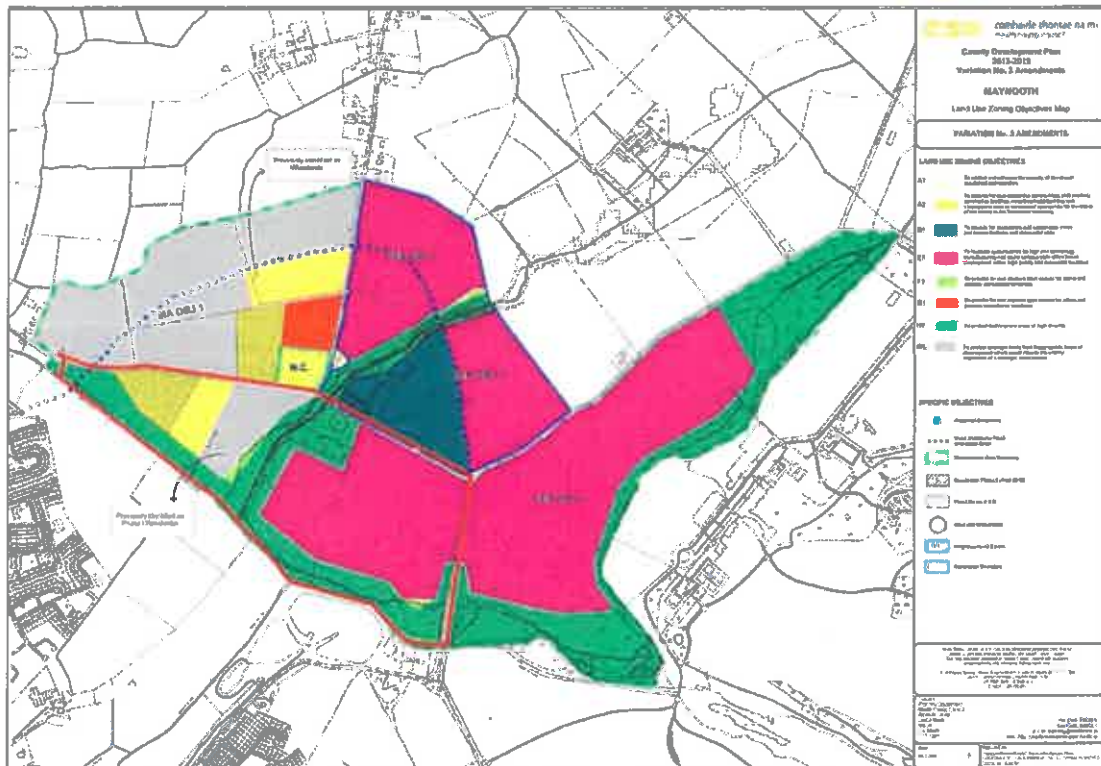


Fig. 2 Framework boundary and zoning map from Maynooth Environs Written Statement Variation to the Meath County Development Plan 2013 – 2019. The boundary of the subject lands is outlined in red.

Proposal

Section 4.6 of the draft RSES outlines policy objectives to guide the future growth and development of Key Towns. Maynooth is identified as a Key Metropolitan Town within the Dublin Metropolitan Area (DMA). Hallmark Building Services Ltd requests that the following text is amended in the RSES introduction to Maynooth (Section 4.6, Key Towns);

*Growth areas include the Railpark lands, with significant residential development potential located to the **north and south east** of the town, with potential links along the Royal Canal towpath to the town centre. Railpark lands are subject to LIHAF funding for a new relief road and bridge over the railway line. The further development of agricultural lands at Crewhil, and Newtown **and Moygaddy** would provide for significant residential **and student accommodation** 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.*

Rationale

The RSES identifies that the Eastern and Midland Region contains “..some of the fastest growing communities in the country which increases demand for housing, infrastructure and services in those areas”. This is reflective of the National Planning Framework. Kildare is identified in the “Implementation Map for the National

¹ 'White Lands' (WL) the zoning objective is to protect strategic lands for inappropriate forms of development which would impede the orderly expansion of a strategic urban centre. Strategic Reserve (O1) is also often applied to such lands.

Planning Framework" (2018) as one of 16 local authority areas where projected population growth is projected to be at or above the national average. CSO population data for 2016 shows that Maynooth was the fastest growing large town (population of 10,000 or more), increasing from 12510² in 2011 to 14585 in 2016. The population increase is 10% higher than projected in the projections set out in the "Regional Planning Guidelines for the Greater Dublin Area 2010" (RPGs) for Maynooth for 2016.

The RSES sets out a settlement hierarchy for the region, which "seeks to ensure that all places can meet their full potential and support the health and wellbeing of people who live, work, study in or visit the Region as well as the environment with which they interact". The settlement hierarchy identifies Maynooth as a Key Town in the Dublin Metropolitan Area. Key towns are defined as "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".

The RSES has positively positioned Maynooth with regard to its capacity to provide employment and act as a growth driver. However, in order to fully achieve this capacity Maynooth must have sufficient opportunities for residential development to satisfy future demands. Maynooth, including the Maynooth Environs, has the potential to deliver high employment, together with tourist and leisure development due to the presence of Maynooth University, the proposed development of the technology campus adjacent to the University, and the proposed development of a technology and business quarter adjacent to Carton House.

To avoid Maynooth becoming a commuter town, it is critically important that the town has a good supply of housing to support the university and employment uses within the town.

Transportation Network

The subject lands at Mogaddy are situated to take advantage of proximity to the national road and rail network. The RSES has prioritised strategic development areas, based on their relative accessibility to high quality rail based public transport corridors. Maynooth is located along the strategic North-western corridor, a commuter line targeted for DART expansion.

The RSES identifies that the proposed electrification of the rail line to Maynooth will open up opportunities for sequential growth in Leixlip and Maynooth, with an estimated completion date of 2027.

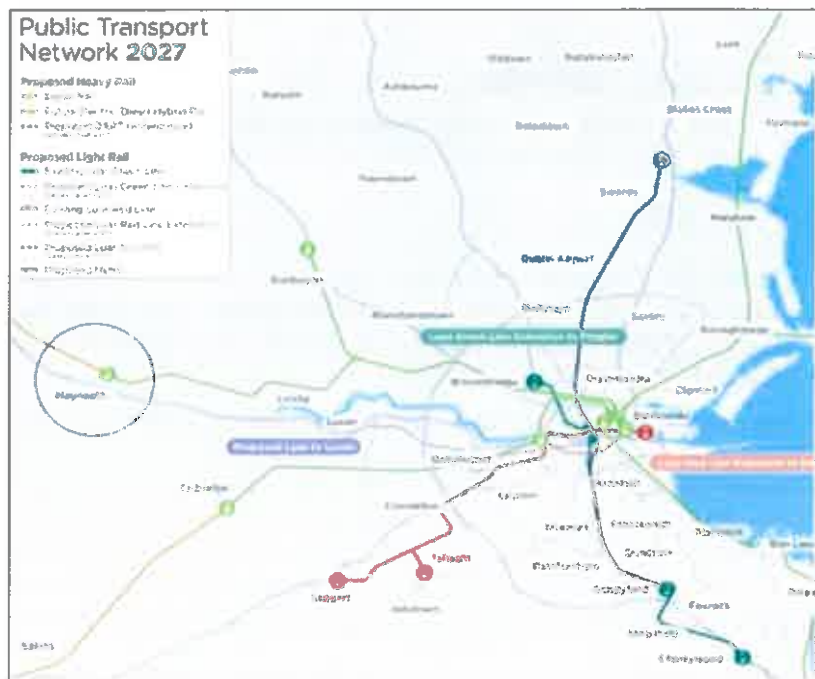


Fig 3 Extract from RSES: Section 5.6, Integrated Land use and Transportation

An orbital relief road has been identified for Maynooth to alleviate town centre traffic congestion. The proposed route is shown on Fig 4. The Maynooth Environs Written Statement (2013) states that "The completion of the

² <http://census.cso.ie/areaprofiles/PDF/ST/maynooth.pdf>

Maynooth Outer Relief Road (including link with Maria Villa) is critical to the development of the lands within the framework boundary”.

The Maynooth Outer Relief Road (MOOR) was approved on 11 October 2016 under Part 8 of the Planning and Development Act 2001 (as amended). The importance of the MOOR to facilitate development within the framework area has been highlighted, however, construction has not yet commenced, and the scheme is currently subjected to Judicial Review Proceedings³.

The road network serving the subject lands is shown on Fig 4. The L22143 will be upgraded to support any future development within the subject lands. This will create an east-west access linking the subject lands, and the lands within the Maynooth Environs Development Framework area to MOOR and to the upgraded R157. The upgraded L22143 will create a natural separation between residential and community uses to the south and educational and office development to the north of the road.

The lands at Moygaddy are therefore in an ideal location to take advantage of proximity to priority national transport road and rail corridors. The lands to the east near Carton House are proximate to the proposed upgraded R157 (already permitted) and the proposals for development at the site are formulated to take advantage of the access potential opened up by the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road (Fig 4).

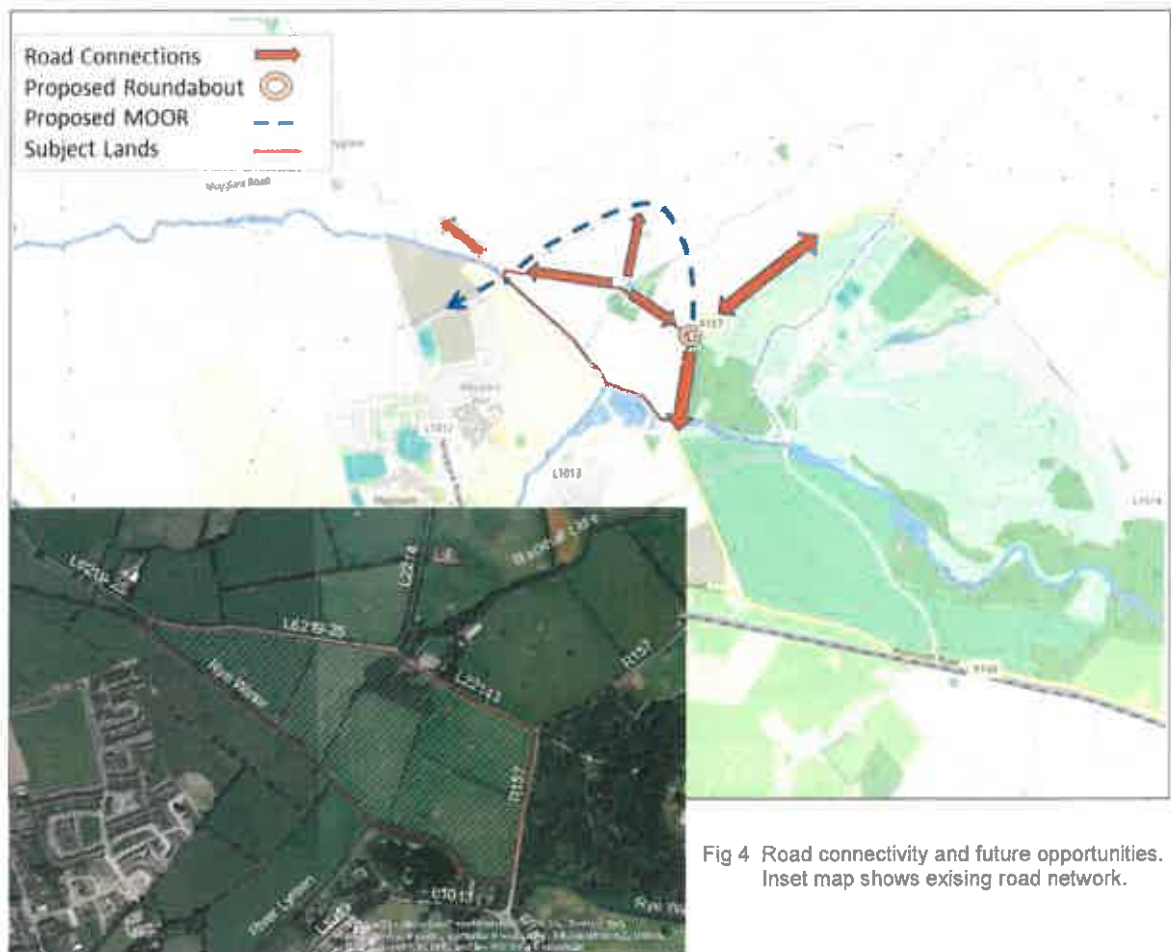


Fig 4 Road connectivity and future opportunities. Inset map shows existing road network.

³ Judicial Review Proceedings
[http://www.courts.ie/courts.ie/library3.nsf/\(GlobalSearch\)?Openagent&SearchTerm=2017%2058%20JR%20%20%20%20%20%20%20%20%20&Scope=GLOBAL&l=en&id=18](http://www.courts.ie/courts.ie/library3.nsf/(GlobalSearch)?Openagent&SearchTerm=2017%2058%20JR%20%20%20%20%20%20%20%20%20&Scope=GLOBAL&l=en&id=18)

Residential Development

Existing planning policy supports significant growth for Maynooth and the Maynooth Environs. The Meath CDP 2013 identifies Maynooth Environs as a Large Growth Town, where the population plan should be circa 15,000 – 30,000 (Table 2.2 Role of Settlements, Chapter 2 Core Strategy). Extensive development will be required in the Maynooth Environs to allow the evolution of sustainable communities in the Maynooth Environs, which are necessary to achieve critical mass and the quantum of population needed to achieve the potential of a Large Growth Town/Key Metropolitan Town. The lands in Moygaddy are already partially zoned for residential development (Fig 2) and offer an ideal opportunity to facilitate the residential growth of the town.

Hallmark Building Services Ltd intend to make a submission to the draft Meath CDP 2019 – 2025 Review process requesting the following amendments to the existing zoning of the subject lands (refer to Figure 2);

- Retain existing amenity zoned area and zone all remaining lands south of the L22143 (shown in Fig 2 as Parcels 1 and 2) as Phase 1 Residential (A2), to include ancillary community facilities (e.g. nursing homes and step-down facilities), neighbourhood centre, employment uses and student accommodation.

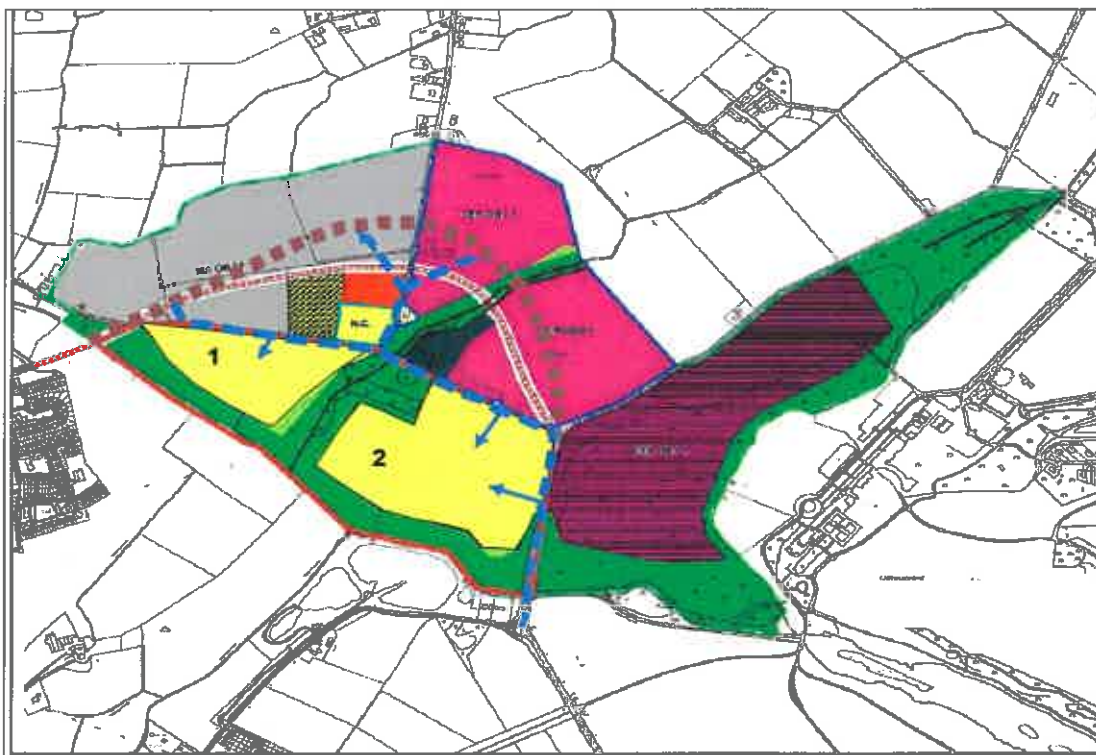


Fig 5 Details of proposed zoning objectives for subject lands.

The Maynooth Environs Written Statement (MEWS) 2013 outlines the zoning objectives for the subject lands. The principal uses envisaged are residential and commercial uses. The land use zoning objectives map (Fig 1) has identified the lands required to accommodate the allocation of 199 no. units provided for under the core strategy of the Meath CDP 2013. At present the subject lands (as outlined in red in Fig 4 above) zoned as follows;

- Residential (A2) to provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy”

- Science and Technology (E1) - "to facilitate opportunities for high technology and major campus style office based employment".
- Amenity (H1) - "to protect and improve areas of high amenity".
- White Lands (WL) "to protect strategic lands for inappropriate forms of development which would impede the orderly expansion of a strategic urban centre"

Residential development, including some student accommodation on the western portion of the lands, is more compatible to these zoning objectives and more appropriate to this location than the proposed technology, manufacturing and office-based employment objectives. Residential development will also be more respectful to the characteristics of the site and the landscape, given the proximity to an area rich in natural and cultural heritage. The outline sketch masterplan (Fig 6) and potential site layout (Fig 7) provides an indication of the potential of the subject lands to support residential development, student accommodation and small-scale enterprise development such as a nursing home, which compliments the existing zoning as set out in the MEWS.

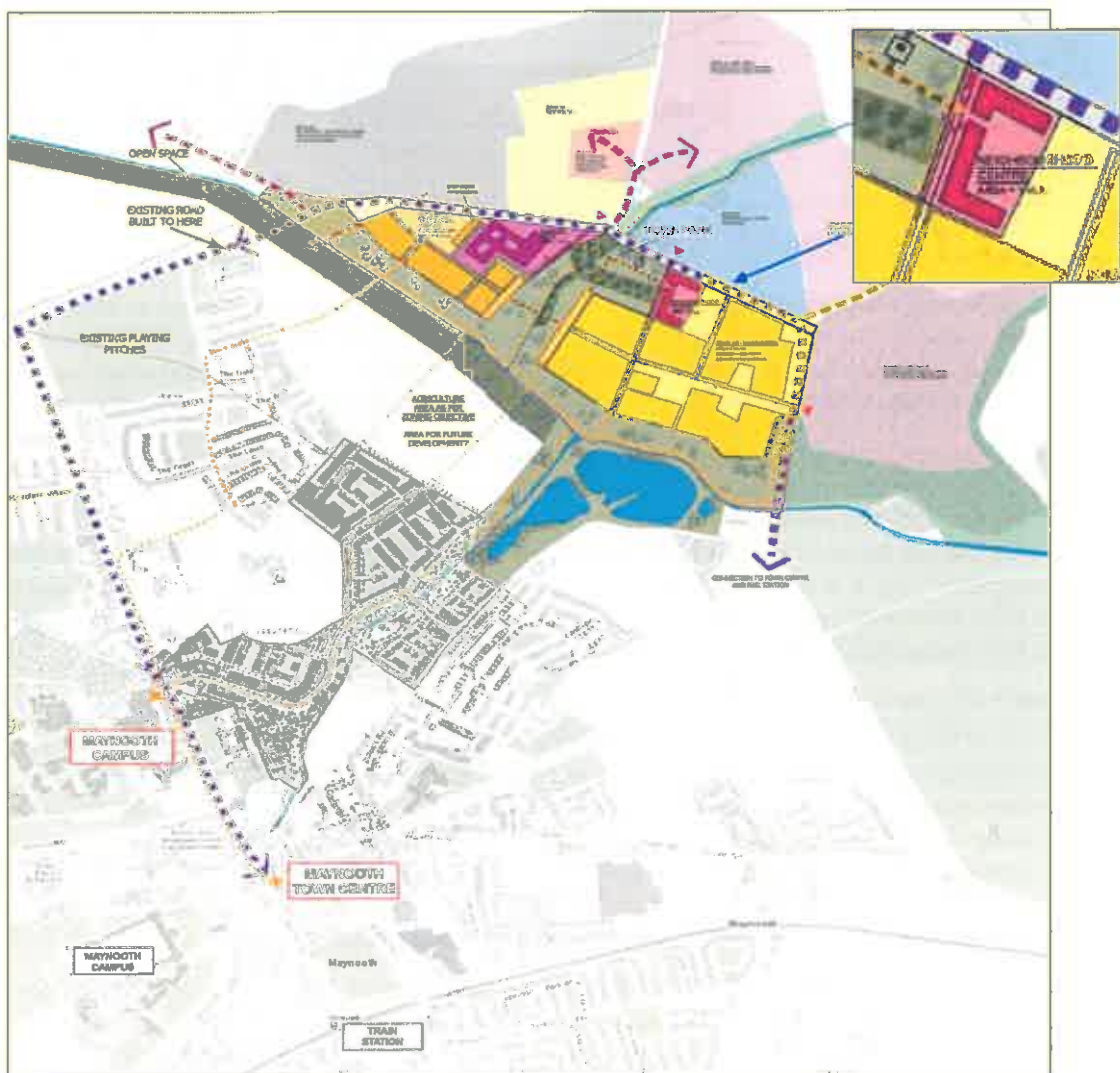


Fig 6 Sketch masterplan showing connectivity with Maynooth Town centre.



Fig 7 Potential site layout with potential schedule of accommodation.

The subject lands are approximately 1.3 km from Maynooth town centre and are linked by an efficient road network via the R157 and L1013 Dunboyne Road. The upgrade and realignment of the R157 will allow greater connectivity and allow for improved public transport. The R157 which is identified as a strategic bus transport corridor in the Meath CDP 2013 (Map 6.1 – *Key Transportation Corridors, Nodes and Networks*).

It is an objective of the MEWS to establish walking and cycling connections to the town and it is envisaged that further proposed development along the Dunboyne Road will facilitate the development of these connections. Potential pedestrian links connecting the subject lands to Maynooth Town Centre, including the recently granted Strategic Housing Development at Mariavilla (PL 09.301230), are shown on the indicative masterplan (Fig 6). It is envisaged that the new neighbourhood centre will support local scale retailing use and other commercial units to serve some of the day to day needs of the significant quantum of employees and local residential population envisaged in the area.

Student Accommodation

The acute need and shortage of student accommodation in Maynooth has highlighted in recent years and most notably by the Higher Education Authority's (HEA) annual statistics. The Kildare CCDP identifies student accommodation as one of the "Specific Needs Housing" and states that *"the provision of appropriate student accommodation will enable Maynooth University to continue to develop as a national and international centre for education and research"*. It is a policy of the Development Plan to *"facilitate the development of appropriately located and designed student accommodation to allow Maynooth University to continue to develop as a national and international centre for education and research"*.

The Maynooth Local Area Plan 2013 - 2019 recognises that Maynooth is "unique" in Co. Kildare in relation to housing as it has a large student population with a *"significant proportion of rented accommodation"*. In the 2016/2017 academic year, the National University of Ireland, Maynooth (NUI Maynooth) had a total of 13760 students enrolled; however Maynooth has an extremely low provision of purpose-built student accommodation. In 2017, the total purpose-built student apartments in the town was approximately 250 providing just 1,229 beds. Maynooth published a Campus Masterplan in 2015 to facilitate a *"rapid increase in student enrolment"*. Overall the university is embarking on a €150m development plan to construct state-of-the- art academic,

research and residence facilities as it prepares to grow its enrolments by almost 20pc up to 2020⁴. Maynooth is also part of the Midlands East North Dublin MEND regional cluster (DCU, AIT, & DKIT); institutions which are geographically located in an area with the greatest population growth. This has been cited as one of the reasons why Maynooth has been so successful in attracting students⁵.

The National Student Accommodation Strategy (NSAS) includes 8 key targets and 27 actions to support the delivery of an increased level of supply of Purpose Built Student Accommodation (PBSA) and an increase in take-up of digs. The target as set out in the NSAS is the provision of 7,000 bed spaces by end 2019 and a total of 21,000 additional PBSA beds by 2024. "Student Accommodation, Demand and Supply", a report issued by the HEA in 2017, found that *"the demand for student accommodation currently outstrips supply and this trend continues to 2024. It is estimated that there is currently an unmet demand of about 25,000 bed spaces which has a significant impact on the private rental sector"* (emphasis added).

The HEA report also found that *"an increased provision of designated student accommodation, both on and off campus, has the potential, in the medium to long term, to ease ongoing demand pressures in the private rented accommodation sector. This could potentially deliver real benefits for renters in the larger urban areas of Dublin, Cork and Galway and the commuter counties surrounding Dublin."*

The shortage of purpose-built student accommodation will become an increasingly serious issue for Maynooth due to the continuing increase in student numbers and a prolonged under-provision of purpose-built student accommodation across the university town. Students are unable to compete with the private rental sector, especially where landlords are demanding higher rents and the security of longer term leases. Table 1 shows the number of students and number of bed spaces built and granted as of 2017 in Maynooth, and by way of comparison Cork, Waterford, Limerick, Galway, and Tralee.

The University accommodation service includes lists of private sector rental accommodation in an attempt to deal with the lack of student accommodation. An overview of proposed and available accommodation in Maynooth, as well as NUI Maynooth student numbers are provided at Appendix 2.

Table 1 Student bed spaces built and granted to end of 2017

Location	Student Numbers	Bed Spaces	Ratio
Cork	40,000	6,500	16%
Waterford	10,000	2,365	24%
Limerick	20,000	6,816	34%
Galway	18,500	3,230	17%
Sligo	6,000	2,000	33%
Tralee	3,500	700	20%
Maynooth	13,760	1,830*	13%

* Includes 600 units recently granted permission. See Appendix 2.

Table 1 shows that Maynooth had the lowest ratio of student accommodation bed spaces to student numbers of all of the cities/towns with third level facilities included in the assessment. If a 25% ratio (which is still modest compared to locations such as Limerick and Sligo) is applied to Maynooth, an additional 1,610 bed spaces would need to be provided.

The residentially zoned lands within the subject lands are ideally situated to serve existing demand for student accommodation at NUI Maynooth, and future demands from the development of the Science and Technology park to the east (Refer to Fig 2, existing zoning map).

⁴ <https://www.independent.ie/irish-news/education/maynooth-university-to-embark-on-150m-development-plan-31000473.html>

⁵ <http://hea.ie/assets/uploads/2017/04/Maynooth-University-Strategic-Dialogue-Cycle-4-Reflections-on-Performance-Report.pdf>

Conclusion

"Growth areas include the Railpark lands, with significant residential development potential located to the north and south east of the town, with potential links along the Royal Canal towpath to the town centre. Railpark lands are subject to LIHAF funding for a new relief road and bridge over the railway line. The further development of agricultural lands at Crewhil, and Newtown and Moygaddy would provide for significant residential and student accommodation 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".

To conclude, we request that the Regional Assembly supports the proposals outlined in this submission and agrees to amend the text in Section 4.6; **Key Towns** as shown above. It is clear that lands at Mogaddy are appropriate for residential development, including student accommodation and small-scale employment uses and offer the most potential for early delivery of residential units. The population in Maynooth has grown faster than projected and given the exceptionally low-level of student accommodation provision, the demand for purpose-built accommodation is extremely high. The lands at Moygaddy are ideally located to facilitate this population growth and demand for student accommodation in Maynooth, in line with the objectives of the RSES.

Appendix 1 Significant Planning Permissions granted in Maynooth to end December 2018

Location	Planning Ref	Applicant	Decision	Date	Commentary
Mariavilla, Maynooth, Co. Kildare https://www.mariavillaplanning.com		Calm Homes	Granted	July 2018	463 units and 483 student bed spaces
Carton Wood, Dublin Road, Maynooth.	17/1067 and 09/08	Briargate Developments	Granted	15/11/2017	Alterations to 09/08
Dublin Road, (to the east of Maynooth)	14/519	Grant -Thornton Ltd. for Greenband Investments	Granted Extension of Duration	12/10/2014	151 units
Lime Tree Hall, Tesco Roundabout, Dublin Road.	16/442 14/660	Maynooth Eco-1 Developments Limited	Granted Alterations to 14/660	17/11/2016 29/06/2015	36 units
Dublin Road, Maynooth	09/246 14/1002 16/137	Orvio Properties Ltd	Grant Grant extension of duration Modifications to 14/1002	18/03/15 11/01/2017	141 units
Greenfield, (South of town centre)	16/1153	Kelston Properties Ltd	Grant	27/06/2017	214 units
Hayfield, Greenfield, Maynooth	08/2174 14/709	Dowdstown Developments Ltd	Grant Extension of Duration	17/10/2014	67 units
Newton Hall, Newton Townland, (western Maynooth towards Kilcock).	06/210 10/1250 16/122	Springwood Estates Ltd Skyblue Homes Ltd	Grant Extension of Duration	07/04/16	241 dwellings, partially completed.
Griffinrath Manor, Moneycooley, Celbridge Rd., Maynooth	02/1872 11/1137 13/41	Ballygoran Developments Ltd.	Amendments to permitted houses and layout	14/03/13	Originally 241 units, mostly completed.

Appendix 2 Supply of Accommodation and Student Numbers

Existing Student Accommodation		
Complex Name	Total No. beds Complex can Accommodate	Total No. of Apartments
Courtyard Apartments	297	59
River Apartments	551	111
Village Apartments	240	48
Rye Hall	76	20
Maynooth Campus Conference and Accommodation	65	Unknown
Total	1229	250 approx.

Granted Student Accommodation		
Location	Total No. of Beds	Total No. of Apartments
Mariavilla, Moyglare Road & Dunboyne Road, Maynooth, Co. Kildare (Cairn Homes 2018)	483	
Buckley House, Parson Street, Maynooth, Co. Kildare (Forward Thinking Future Planning 2016)	117	117 studio
Total	600	

Private Sector Accommodation	
Total Rooms	266
Total Properties	86

Undergraduate Entrants 2016/2017	
Entrants NUI Maynooth by Year	No. of Entrants
2016/2017	2727
2015/2016	2563
2014/2015	2427
2013/2014	2122
2012/2013	1955
2011/2012	1849

Student Numbers 2016/2017	
Student Type	Total Students
Undergraduate students	9900
Masters students (Taught & Research)	1800
Doctoral students	360
International students from 95 countries	1700
Total	13760