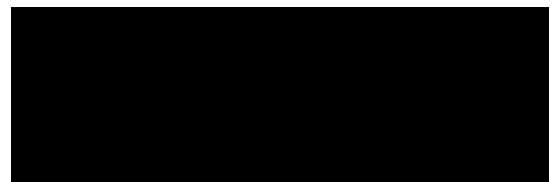
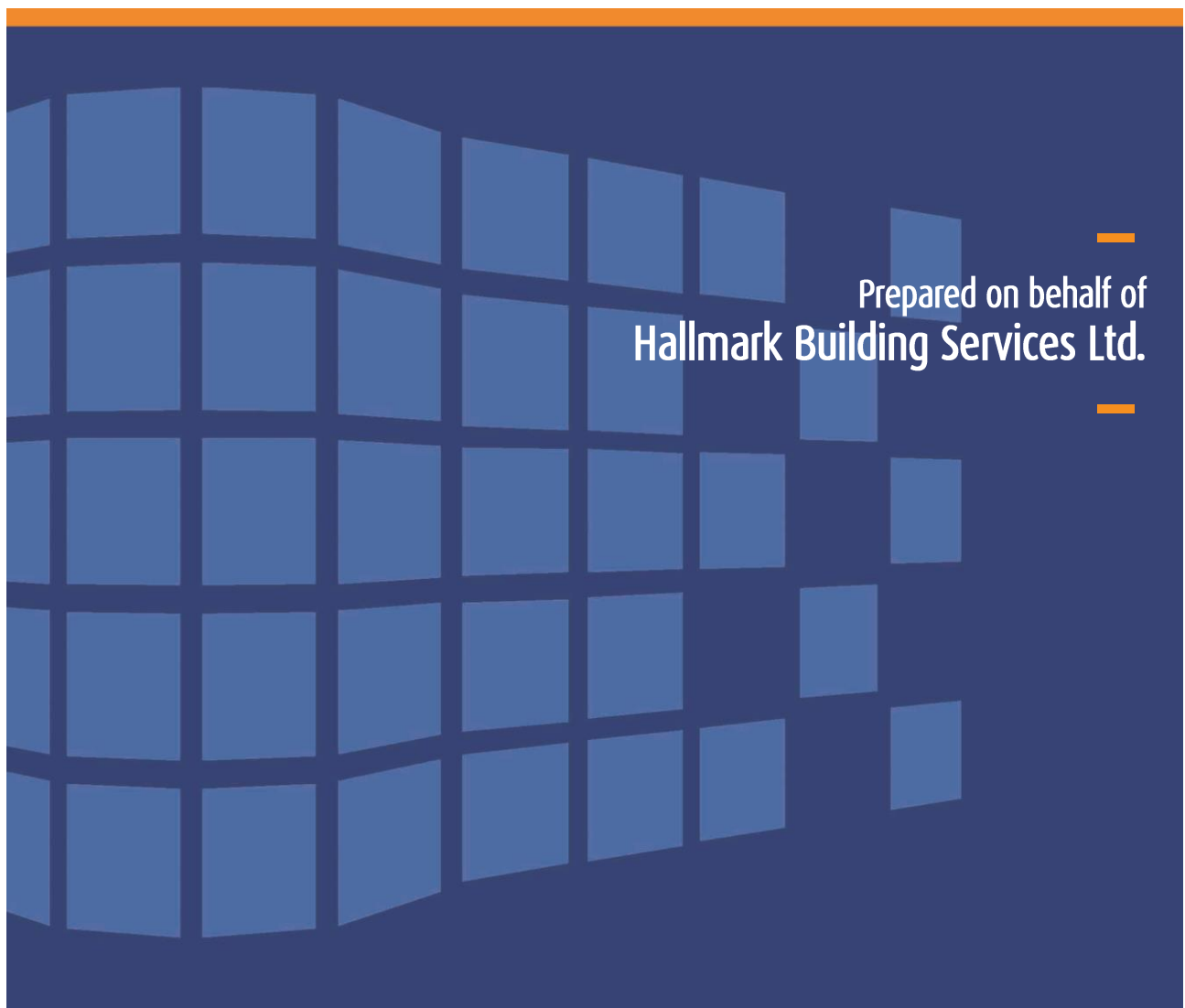


# Submission on the proposed material amendments to the Draft Regional Spatial and Economic Strategy for the Eastern and Midland Region



April 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 proposed material amendments to the draft Regional, Spatial and Economic Strategy (RSES) for the Eastern and Midland Region and the public notice inviting submissions.

This submission relates to our clients lands [REDACTED]. A previous submission to the Draft RSES (**Submission Ref. No. 0196**) sought a number of amendments to the draft including in particular, amendments to Section 4.6 - Key Towns as follows (red text):

*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.*

The proposed Material Amendments to the Draft RSES for the EMRA were published for public consultation on 15<sup>th</sup> March 2019. While we welcome the proposed amendments to the Regional Policy Objectives (RPO) as they generally relate to Maynooth, particularly in relation to infrastructure and population growth (both residential and student), the proposed amendments fall short of those outlined in the Directors Report prepared under article s.24(1) of the Planning and Development Act (as amended).

In terms of the proposed amendments to the RPO's the following are most relevant to our clients' interests in Moygaddy:

### 31. Amend RPO 4.27 – Maynooth

*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.*

### 32. New RPO – Maynooth

*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.*

### 33. New RPO – Maynooth

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

Prior to the publication of the proposed material amendments to the Draft Regional Spatial and Economic Strategy for the Eastern and Midland Region, we reviewed the 2<sup>nd</sup> Directors Report<sup>1</sup> prepared in relation to submissions received pursuant to article s.24(1) of the Planning and Development Act (as amended). The

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<sup>1</sup> Made available at: <https://emra.ie>

report made reference to two submissions (including our clients' submission) which had been received in relation to lands at Moygaddy, Maynooth, Co. Meath:

*"A submission seeks to have specific lands at Moygaddy included in section 4.6 of the RSES, identifying the lands as being strategically suitable for employment, residential and complementary uses and allowing for the delivery of the Maynooth outer orbital route.*

*Two site specific submission relating to lands at Moygaddy were received requesting that certain lands be included in the narrative set out in section 4.6 for residential and student housing purposes, which would require a change in zoning and that wider lands (including the above specific lands) be explicitly referenced in section 4.6 and Table 5.1 of the draft RSES".*

In the Director's response to the submissions, it is noted that the Director supported the inclusion of a specific reference to the Moygaddy lands:

*"In relation to including Moygaddy in section 4.6, and having regard to the Maynooth and Environs Local Area Plan, it is **considered reasonable to include the Moygaddy lands in the narrative for Maynooth** – this is also referenced in Chapter 5 – MASP" (emphasis added).*

We have reviewed the amendments issued for public consultation and cannot see where or how the proposed amendments reflect the above response to our clients' submission. Likewise, there is no apparent reason why the above provision, as outlined in the Director's Report, has been omitted from the proposed amendments.

## Proposal

To address the apparent anomaly between the Director's Report and the proposed amendments it is proposed that:

1. **The text outlined in our submission to the Draft RSES (Submission Ref. No. 0196) be included as a non-material change to the draft RSES.** For clarity, the proposed text outlined in submission (Ref. No. 0196) to the Draft RSES sought the following amendment (red text) to Section 4.6:

*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.*

2. **Alternatively the following modification (red text) is proposed for Amendment no. 33 (New RPO – Maynooth):**

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

## Conclusion

While we generally welcome the proposed amendments to the Regional Policy Objectives as they relate to Maynooth, the proposed amendments fall short of those outlined in the Directors Report prepared under article s.24(1) of the Planning and Development Act (as amended). To address the apparent anomaly between the Director's Report and the proposed amendments it is proposed that:

1. **The text outlined in our submission to the Draft RSES (Submission Ref. No. 0196) be included as a non-material change to the draft RSES;**

And/or include the following:

2. **Modify Amendment no. 33 (New RPO – Maynooth) to include a specific reference to lands within Meath County Council's and Moygaddy in relation to the preparation of a Joint LAP and identification of strategic housing and employment development areas and infrastructure investment.**

We trust that this submission will be taken into account in the assessment of the proposed modifications to the material amendments to the Draft RSES. Please contact the undersigned if you require any further information.

Yours sincerely,



Tom Halley  
**McCutcheon Halley**