

Kildare Co. Council  
Aras Chill Dara  
Devoy Park  
Naas  
Co. Kildare

20/05/2022

**Re: Zoning of Lands to the east of Maynooth Business Park.  
County Development Plan 2023 – 2029  
for Ann Moran**

Dear Sir/Madam,

I enclose herewith site location map with an area of land outlined in red.

The request is to have this site zoned for Commercial, Technological and Business use.

#### **Site**

The site is located adjacent to the south and east boundaries of the Maynooth Town boundary. It will form a natural extension to the existing Maynooth Business Park. The area of the site is 6.24 hectares. The proposal is to make these lands available for expansion of Commercial, Technological and Business use.

#### **Water Supply**

There is a public mains water supply in the area with adequate capacity to service the proposed development.

#### **Foul Sewage**

There is an existing foul sewage network serving the area with the treatment plant located at Leixlip. There is adequate capacity at present to cater for these lands.

#### **Surface Water**

Surface water will be mainly to soakpits on site. However attenuation facilities will be provided to cater for storm events and the surface water will discharge to the existing water courses.

#### **Transport**

The site adjoins the Maynooth interchange on the M4 motorway. Access will be through the existing Business Park.

The commuter railway station is 2km from the site.

## **Education**

The site is 3km from the National University at Maynooth.  
All schools, Primary and Post Primary are in the town of Maynooth.

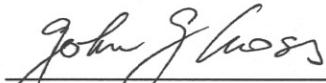
## **Conclusion**

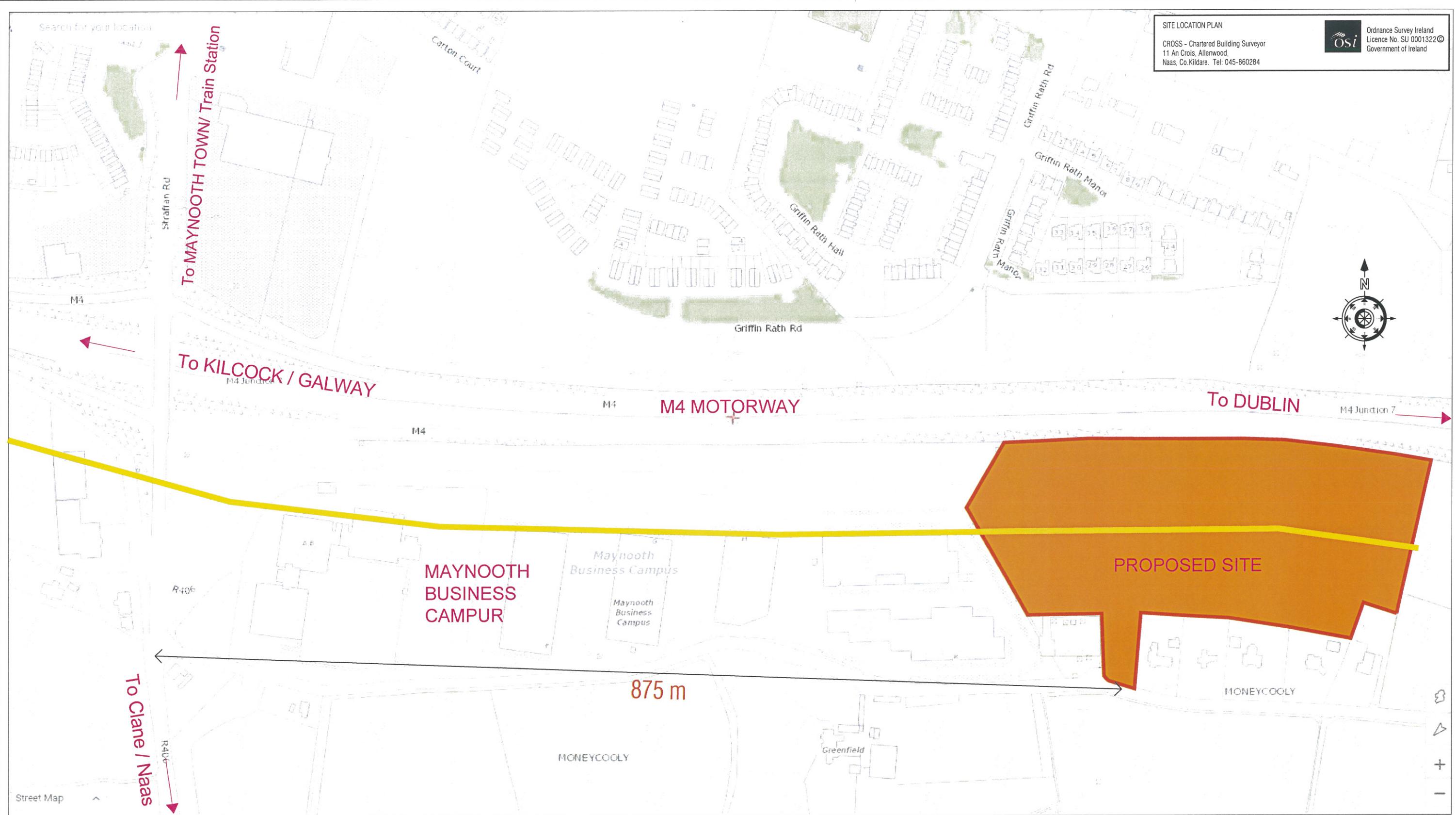
There is a demand in Maynooth for suitable lands for Commercial, Technological and Business use.

This will also make suitability zoned lands available for joint enterprise with the University should the need arise.

On behalf of the Ann Moran I request the Council to zone the site for Commercial, Technological and Business Use.

Yours faithfully

  
John J. Cross, MRICS, MSCSI, MCIOB  
Chartered Building Surveyor

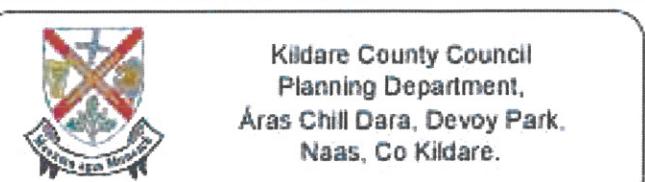
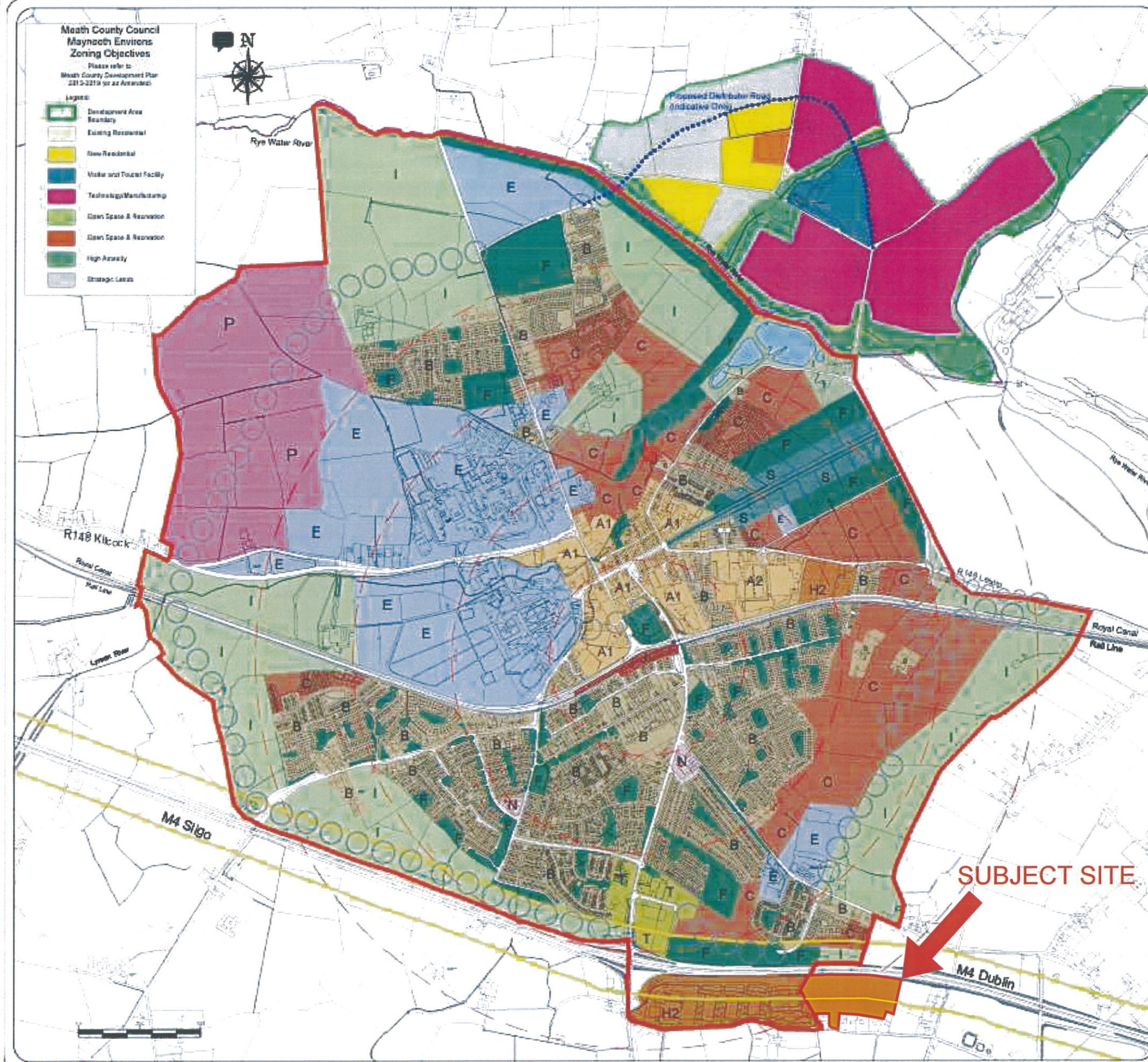


# CROSS

Chartered Building Surveyor

11 An Crois  
Allenwood Cross

11 An Crois  
Allenwood Cross  
Allenwood  
Naas  
Co.Kildare  
Tel: 045 860284  
Fax: 045 860131  
[n@johnjcross.com](mailto:n@johnjcross.com)



**Maynooth Local Area Plan 2013-2019  
Incorporating Amendment No. 1**  
(Effective from 6th of November 2018)

**Legend :**

- A1 & A2: Town Centre
- B: Existing Residential & Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- H2: Office/Light Industry & Warehousing
- I: Agriculture
- J: Transport and Utilities
- N: Neighbourhood Centre
- P: Research and Technology
- S: Carton Avenue
- T: General Development
- Development Boundary
- Kildare County Boundary
- 91m Setback from the M4 Motorway
- Rivers, Canal & Lakes
- Roads Objective (i) - (vii) (Indicative only)

**Land Use Zoning Objectives Map**

|  |                        |                |
|--|------------------------|----------------|
| Date: 06 November 2018   | Map Ref: 6             |                |
| Scale: N.T.S   | Drawing No: 200/18/910 |                |
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This drawing is to be read in conjunction with  
the written statement and objectives map