

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.

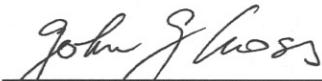
Conclusion

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

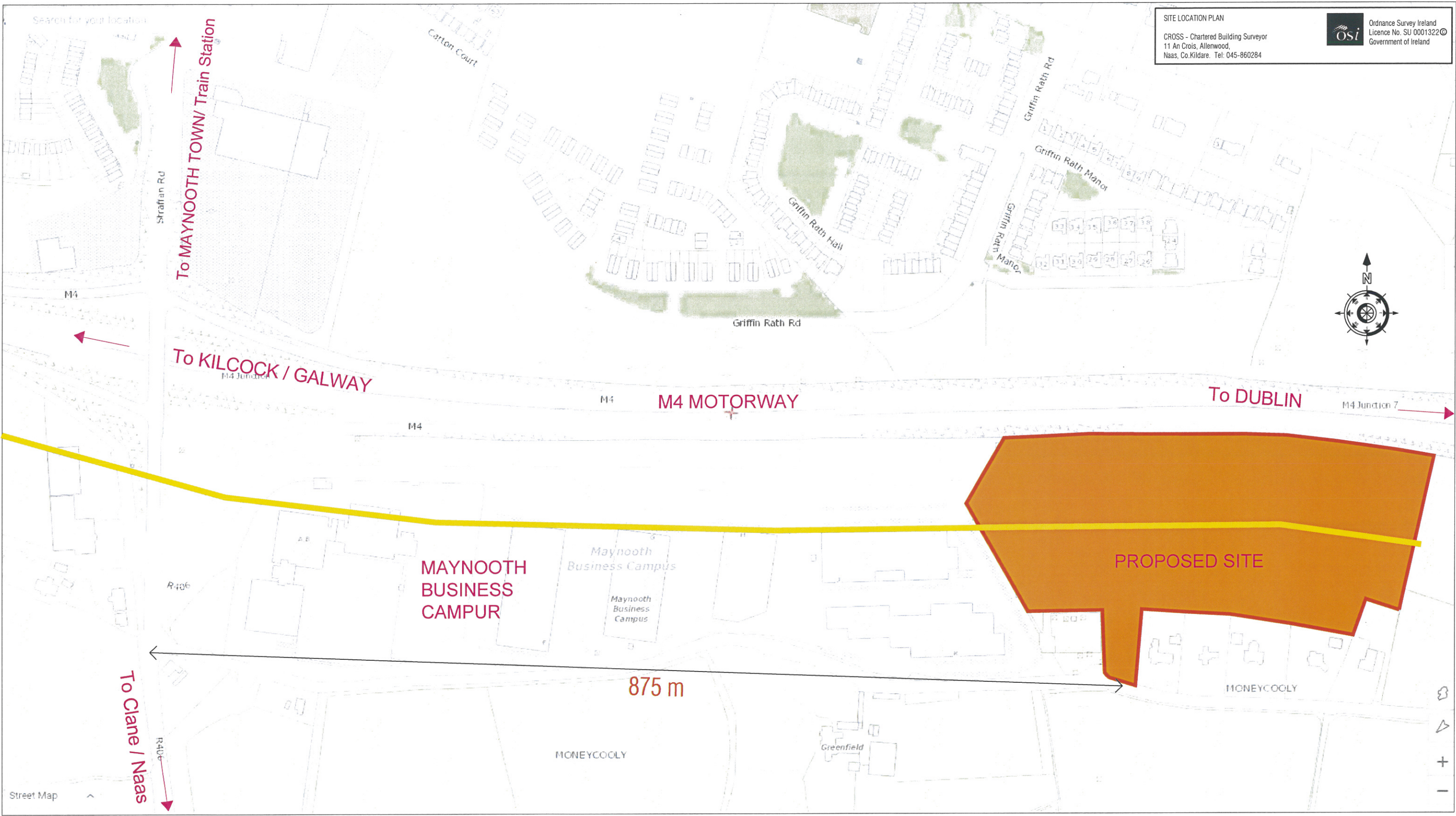
This will also make suitability zoned lands available for joint enterprise with the University should the need arise.

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, MCIQB
Chartered Building Surveyor



SITE LOCATION PLAN
CROSS - Chartered Building Surveyor
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Kildare County Council
Planning Department,
Áras Chill Dara, Devoy Park,
Naas, Co Kildare.

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

