

The Draft Kildare County Development Plan,
C/O The Administrative Officer,
Forward Planning,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.

20th May 2022.

RE: Submission to the Draft Kildare County Development Plan 2023-2029

Dear Sir / Madam

We Sherwood Group control 38 hectares of land at Newtown on the Western side of Maynooth, and wish to make this submission to the Draft County Development Plan so far as it relates to the development of Maynooth over the coming years.

We wish to state that we fully support KCC's development strategy for Maynooth as set out in the Draft County Development Plan and that we wish to work co-operatively with KCC in facilitating the delivery of key roads infrastructure and housing in accordance with County Development Plan Objectives (so far as these relate to our lands at Newtown).

We enclose herewith our submission which demonstrates how we can support KCC in delivering some of its Development Plan objectives.

Yours faithfully



Gerard Keane
Sherwood Group

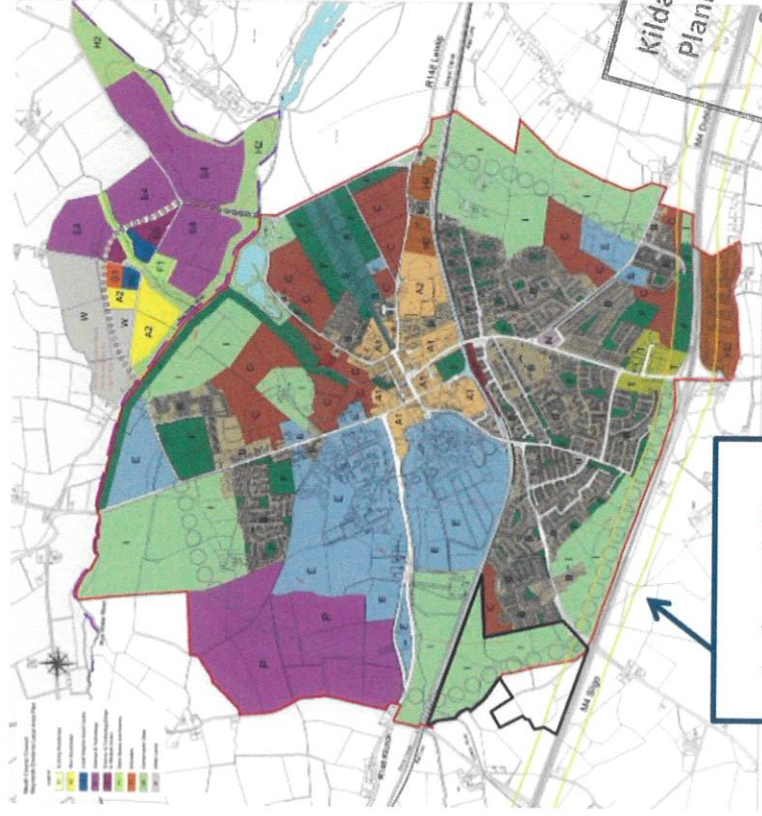




Submission to the Draft Kildare County Development Plan 2023-2029

24th May 2022

Sherwood Group fully supports all the objectives set out in the Draft County Development Plan so far as they relate to the development of Maynooth.



Lands controlled by Sherwood Homes are outlined in BLACK

- ❖ Sherwood Group control c. 93 acres (c. 38 hectares) of land at Newtown on the Western side of Maynooth Co. Kildare.
- ❖ The majority portion of our lands lie **within the development boundary** (as defined under the current LAP).
- ❖ The site is bounded by the **railway line / canal** to the north.
- ❖ The **M4 Motorway** forms the southern boundary of the site.

To the east, lie the **established residential neighbourhoods** of Parsons Hall, Ashleigh Grove and Castle Dawson.

Kildare County Council
Planning Department
23 MAY 2022
RECEIVED

We support the following development objectives for Maynooth as set out in the Draft Kildare County Development Plan

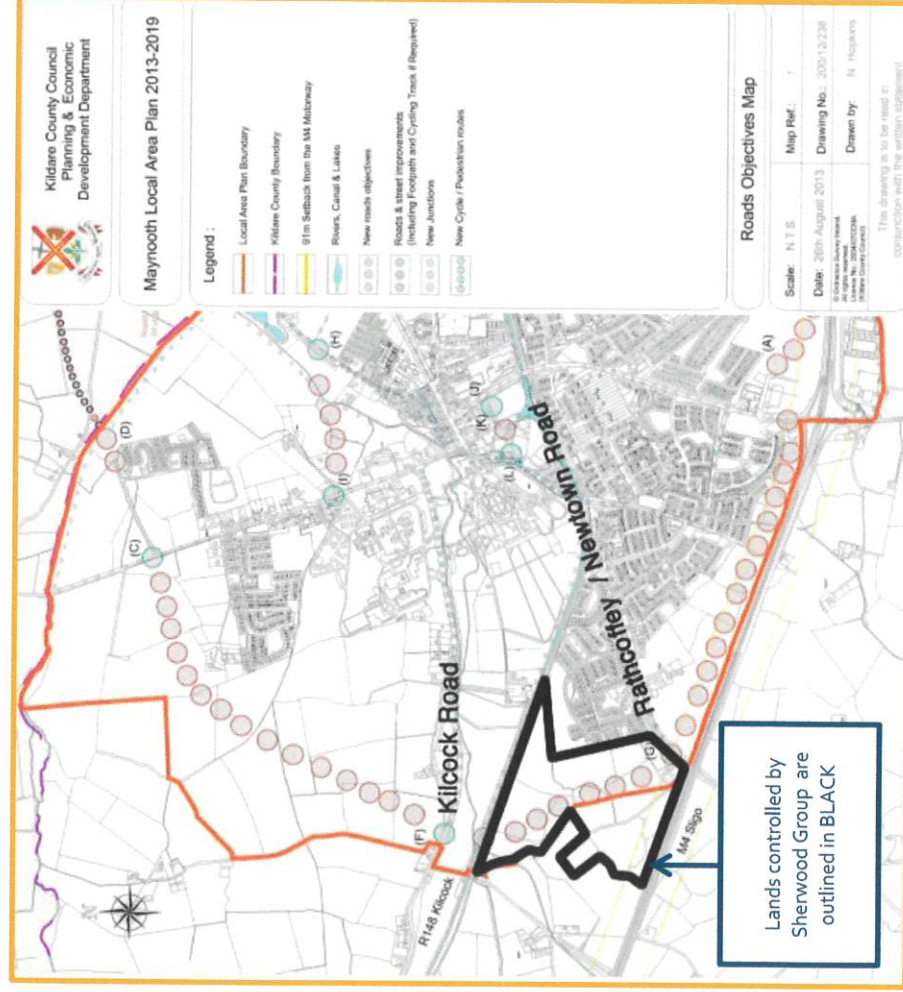
- ❖ We support the preferred development strategy for the County (Section 2.12) and NPO 68 and the agreement by MASP that Maynooth receive an additional population of 10,000. **We look forward to working with KCC to facilitate the development of key infrastructure and deliver housing to meet this planned growth.**
- ❖ We support **Transport Objective 059** which seeks (in co-operation with private developments and landowners), to deliver the Maynooth Relief Road. We specifically note **priority road / bridge project No. 5 (per Table 5.4)** which relates to the western section linking the Kilcock Road to Rathcoffey Road. Our lands at Newtown are ideally located to facilitate this priority project and **we look forward to working with KCC in this regard.**
- ❖ We support **Objective TM072** which seeks to improve the safety and capacity of the M4 interchange (Junction 7) and investigate the provision of a **new connection to the M4**. Again, **our lands at Newtown are ideally located to facilitate this and we look forward to working with KCC in this regard.**
- ❖ We support **Transport Objective TMO46** which seeks to facilitate the **Maynooth Station / Depot including Park and Ride facility**. To this end, **we have been liasing with Iarnrod Éireann** with regards to facilitating the development of a Depot and Park and Ride given the strategic location of our lands adjacent to its planned depot area at Maynooth.



A c.1km portion of the planned Maynooth Western Relief Road bisects our lands at Newtown under the current LAP.

Kildare County Council
Planning Department
23 MAY 2022

RECEIVED



❖ **Road Objective 'TRO2'** seeks to facilitate the construction of a Relief Road for Maynooth.

❖ Subsection (e) specifically seeks to construct a road between the **Kilcock Road** and the **Rathcoffey Road** (marked 'F' and 'G' on the LAP map). This c.1km stretch bisects our Lands at Newtown.

❖ We look forward to co-operating with KCC to facilitate the development of this much need section of Western Relief Road so that housing targets for Maynooth (as set out in the Draft County Development Plan) can be met.

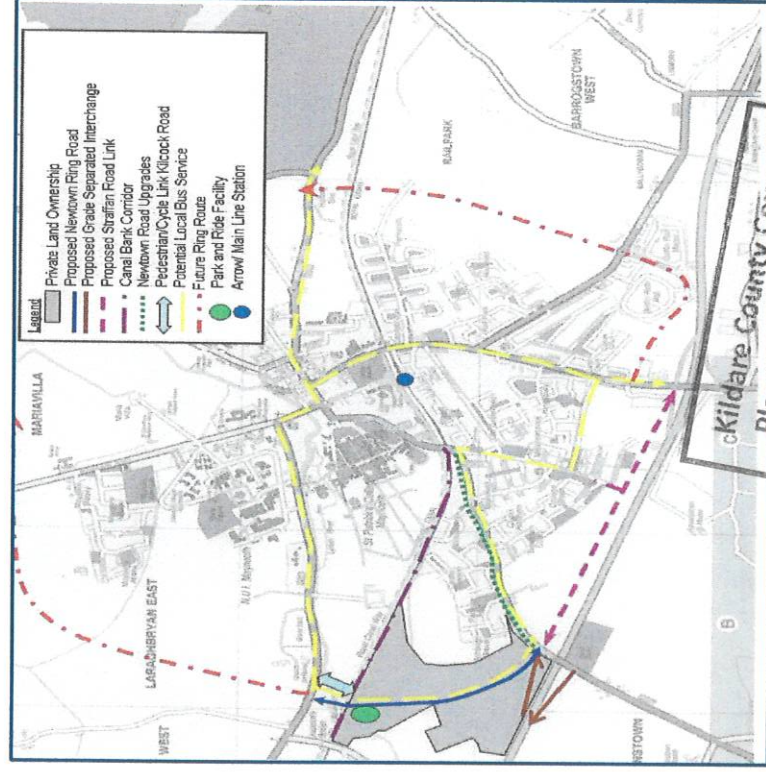
Linking the Kilcock Road and Rathcoffey Roads at Newtown – A concept layout prepared by AECOM.



This proposal by AECOM comprises:-

- ❖ A 6m carriageway, with 50kph design speed and footways of 1.8m-2m width on both sides.
- ❖ A three-arm roundabout junction with Newtown Road of 28m inscribed circle diameter (ICD); and
- ❖ A three-arm priority junction with Kilcock Road.
- ❖ Two roundabouts, each of 28m ICD, along the middle section of the road to facilitate future development of adjoining lands.
- ❖ Crossing of the existing railway and canal via a bridge approximately 150 metres from the junction with the Kilcock Road.

Opportunity to provide a new Motorway Interchange at Newtown Road.



In 2008, Faber Maunsell (now AECOM) prepared a Technical Note for our lands at Newtown which proposed (in addition to the Western Relief Road):-

- ❖ **M4 Grade Separated Interchange at Newtown Road** to remove the bottleneck on the Straffan Road and allow for more balanced dispersal of traffic to relieve the town centre.
- ❖ **Straffan Road Link** running parallel to the M4 and linking Straffan Road to Newtown Road to relieve pressure on Meadowbrook Link Road and Town Centre.

It is our considered opinion that providing a second M4 interchange with direct access to the planned Relief Road, will **Improve connectivity from the west especially for the new rail depot; take pressure off the existing M4 Interchange at the Straffan Road; and significantly mitigate against current congestion within the town centre.**

Kildare County Council
Planning Department
23 MAY 2022
REC

[illegible]

To this end, we have met with Iarnród Éireann to discuss its proposals (so far as they relate to our lands) including the possibility of facilitating access to the new Depot from the Western Relief Road (where it is planned to bisect our lands) and the possibility of providing a Park & Ride facility within our lands.

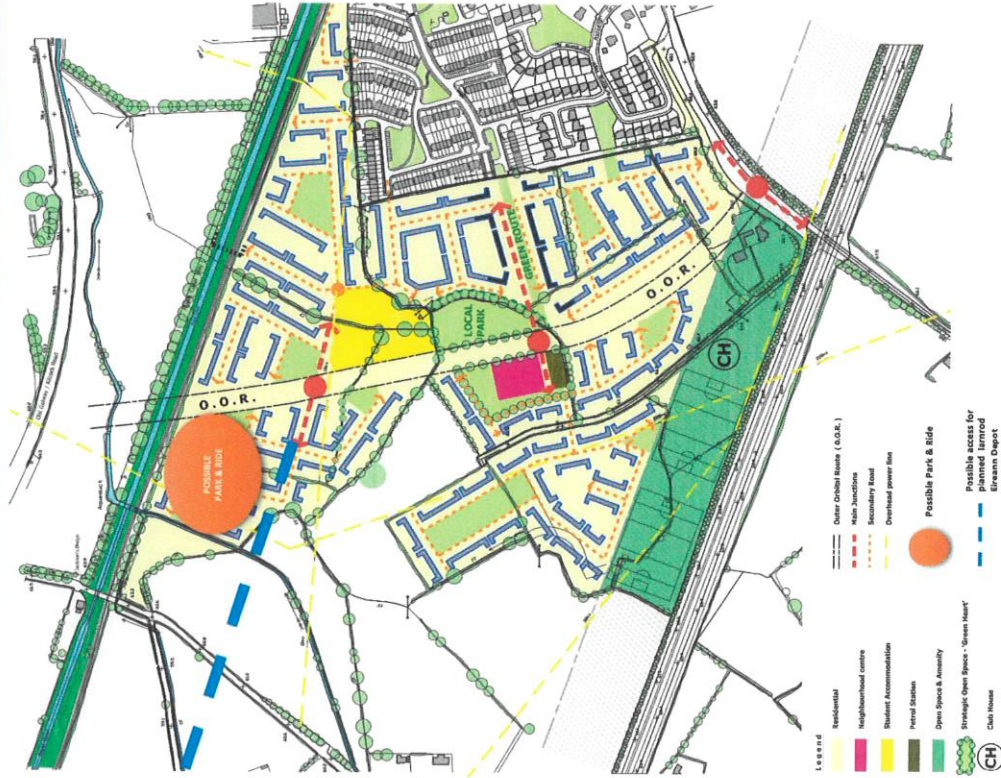
Our proposals have been met positively by Iarnród Éireann.

The Iarnród Éireann Dart + West Scheme Drawings with our lands at Newtown superimposed

Opportunity to create a new Key Development Area at Newtown around the new Western Relief Road.

Kildare County Council
Planning Department
3 MAY 2022

RECEIVED



An opportunity exists to integrate the delivery of the Western Relief Road with the creation of a 'Key Development Area - KDA' at Newtown.

PD Lane Architects & Urban Designers have created schematic Masterplan for our lands at Newtown which shows how the following important elements could be provided to serve Maynooth (In accordance with the sentiment of the Draft County Development Plan:-

- ❖ Student Accommodation
- ❖ Mixed housing to cater for families, first time buyers and empty nesters .
- ❖ A neighbourhood centre (incorporating a mix of retail and non-retail uses to serve the local community);
- ❖ Sports and recreational facilities, including a new neighbourhood park and a new green route linking back into the town.

23 MAY 2022

RECEIVED

Summary

Sherwood Group are aware of the strategic importance of its lands at Newtown, and seek to work co-operatively with Kildare County Council and other interested stakeholders in delivering the proper planning and sustainable development of this important area on the western side of Maynooth particularly with regard to:-

- ❖ The delivery of a **critical portion of the Western Relief Road** at Newtown and possibly the provision of a **new M4 Motorway Interchange** that will alleviate traffic pressure within the town.
- ❖ Providing a **Park & Ride** facility to take advantage of the expanded new DART infrastructure at this location and potential **access to the new Iarnród Éireann Rail Depot** at West Maynooth from the Western Relief Road.
- ❖ The provision of a **Key Development Area** in tandem with the delivery of Western Relief Road at Newtown, that will be able to provide critically needed housing, student accommodation and supporting neighbourhood services and facilities.

We fully support all the objectives set out in the Draft County Development Plan so far as they relate to the development of Maynooth and look forward to working with KCC in meeting the objectives of the Draft County Development Plan.