



MANORLANDS MASTER PLAN No. 31

September 2026

Lands at Trim, Manorlands, Co. Meath



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comhairle chontae na mí
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For improved readability and simplified overview, drawings and graphics in this document are not to scale.

INTRODUCTION TO MANORLANDS

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Introduction

CWPA Planning & Architecture, Penthouse Offices, Broadmeadow Hall, Applewood, Swords, Co. Dublin, K67 Y5F2, have prepared this Master Plan in respect of lands located at Manorlands, Trim, Co. Meath to which Master Plan 31 (MP 31) is designated as part of a series of Master Plans under the Meath County Development Plan 2021 – 2027 (MCDP).

MP 31 extends c. 17.9 Ha and consists of **A1 Existing Residential, B1 Town Centre, C1 Mixed use, F1 Open Space and H1 High Amenity** zoned lands located to the immediate west of Trim town centre. In addition to the OPW site, the Master Plan area incorporates both greenfield lands to the east and existing buildings which front onto Emmet Street and Watergate Street to the west, providing a mix of existing retail, commercial and residential uses within the existing town centre.

A sufficient buffer between new development and the Special Area of Conservation (SAC) shall be determined as part of the development management process.

This Master Plan has evolved following engagement with fellow landowners, including the OPW, and through collaboration with Meath County Council which has informed several design iterations resulting in an aligned Vision for the subject lands within MP31. As such, this Master Plan sets out a development framework to ensure an integrated approach is taken to the phasing, management and overall development of all lands designated within the MP 31 Area.

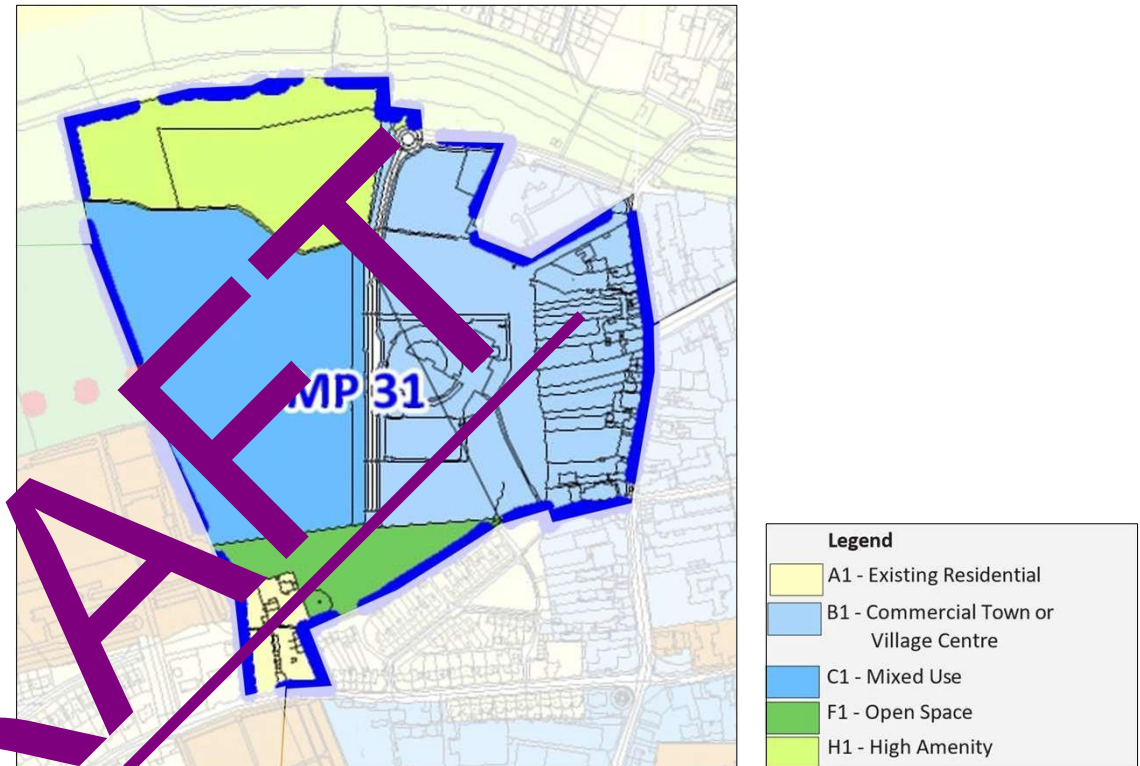


Fig 1: MP31 lands comprising A1 Existing Residential, B1 Town Centre, C1 Mixed use, F1 Open Space and H1 High Amenity Land Use Zoning Objectives.



Photo 1: Trim Castle.



Photo 2: Market Street, Trim Town Centre.



Photo 3: OPW Headquarters.

Structure of Master Plan

This Master Plan document sets out the Vision for the MP 31 site at Manorlands, Trim, Co. Meath, which relates to areas adjacent to and within the immediate environs of the Trim Town Centre.

Section 2 of this document comprises an assessment of the site and its statutory planning policy context, having regard to national, regional and local planning policy documents which pertain to the future development of the MP31 lands.

Section 3 of this document sets out key master planning principles which are to be incorporated into future planning applications as part of the future development of the MP 31 lands. This is provided for under the following headings:

- Built Environment
- Height Strategy
- Open Space Network
- Movement & Connectivity
- Phasing Plan – Built Environment
- Phasing Plan – Infrastructure
- Character Areas
- Office of Public Works – Plaza & Open Space Character Area

DEVELOPMENT INTENT

This Master Plan has been prepared to support the achievement of the strategic planning policy objectives of Meath County Council with the provision of a high quality residential & mixed use development at current, sustainable densities.

The Plan incorporates a landscape - based street network designed to seamlessly connecting various amenities, including high-quality public open spaces areas, new pedestrian and cycling green ways, together with high quality new commercial, retail and residential uses which adhere to their respective Land Use Zoning requirements of the MCDP 2021 - 2027.

This comprehensive approach aims to enhance the existing Trim Town Centre, whilst also creating a vibrant and sustainable neighbourhood that can cater for the diverse needs of its residents and visitors.

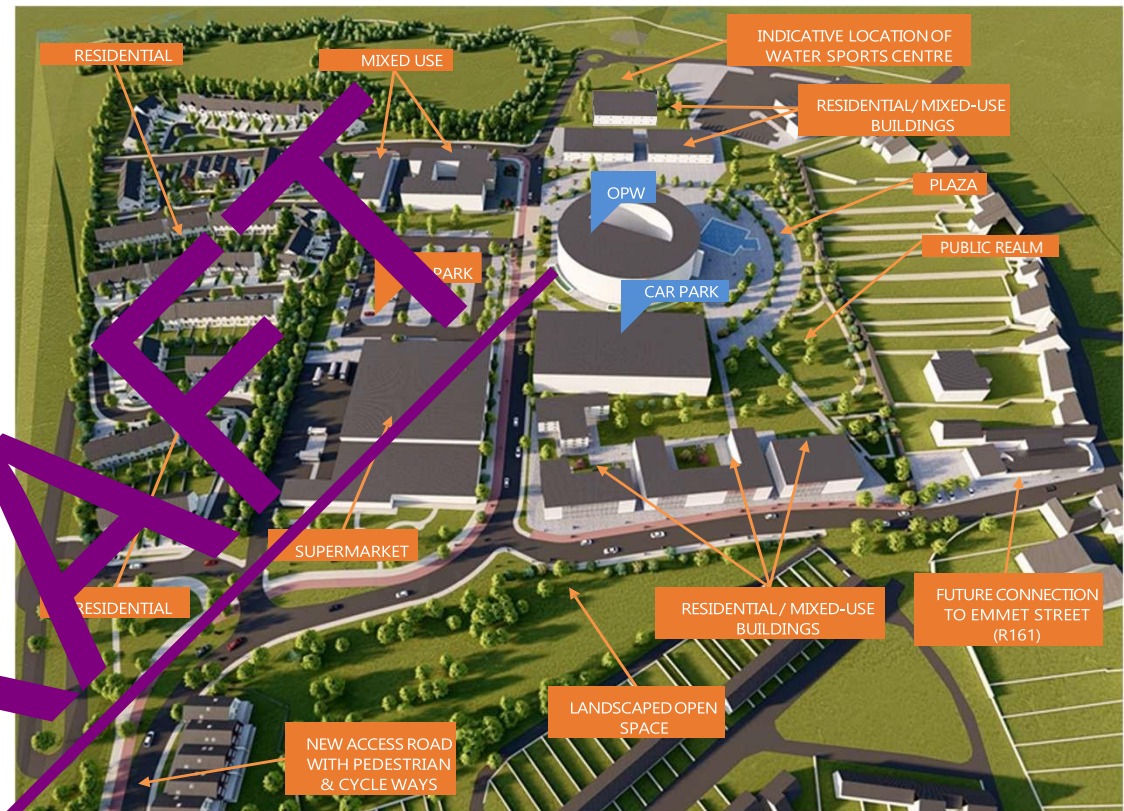


Fig 2: CGI of Indicative Potential Layout of Master Plan 31 Lands, Manorlands, Trim, Co. Meath.

SITE LOCATION & DESCRIPTION

Site Location & Description

TRIM

Trim (Irish Baile Átha Troim, meaning 'Town of the Ford of the Elder Trees') is one of the most important heritage towns in Ireland. It was founded by the Norman Hugh de Lacy in 1172 and is known for Trim Castle, the largest Anglo-Norman castle in Ireland, and further important religious and historical monuments. The immense architectural and cultural heritage significance of Trim is reflected by its two Architectural Conservation Areas (ACAs), **Trim Historic Core ACA** and **The Porchfield ACA**, together with a total of 104 no. Protected Structures which are also designated within the town.

Trim's urban structure can be described as relatively compact and extends equally balanced on both sides along the River Boyne. Overall, the scale of the built environment in Trim is fairly low with the majority of structures being two stories tall. Only along Market Street and adjacent to the historic buildings are taller buildings situated. Trim is characterized by the presence of its medieval historic structures. Most buildings in the town centre are predominantly plastered and painted in a variety of colours with a roofscape consisting predominantly of conventional pitched slate roofs. Recent developments such as the new courthouse, Trim Castle Hotel or the Office of Public Works building introduced larger buildings with modern architecture elements to Trim's built environment.

MASTER PLAN 31 SITE

The MP 31 lands extend to c. 17.9 ha and currently comprises a large portion of undeveloped lands in its western portion. The north-western portion of the site provides for an existing pitch and putt course and is bound by the River Boyne which traverses Trim. The western boundary adjoins the Aura Leisure Centre meanwhile the northern portion of the western boundary is currently adjoining undeveloped lands.

The eastern portion of the subject site incorporates Watergate Street and Emmet Street in addition to the OPW Head Office building and associated car park.

Overall, the Master Plan lands benefit from a wide variety of existing surrounding amenities which are well established. These include Trim GAA Club, Trim Leisure Centre, the Pitch & Putt Golf Course, Garda Station, in addition to the variety of commercial and retail uses along Watergate Street and across Trim town centre more broadly.



Fig 3: Notable Existing Developments within Trim Town Centre and within the MP 31 Site.

A portion of the Master Plan lands are located within the Architectural Conservation Area. Moreover, a portion of the Trim Town Wall runs in the eastern portion of the site (**Protected Structure RM ME036-04806**).

Master Plan Site

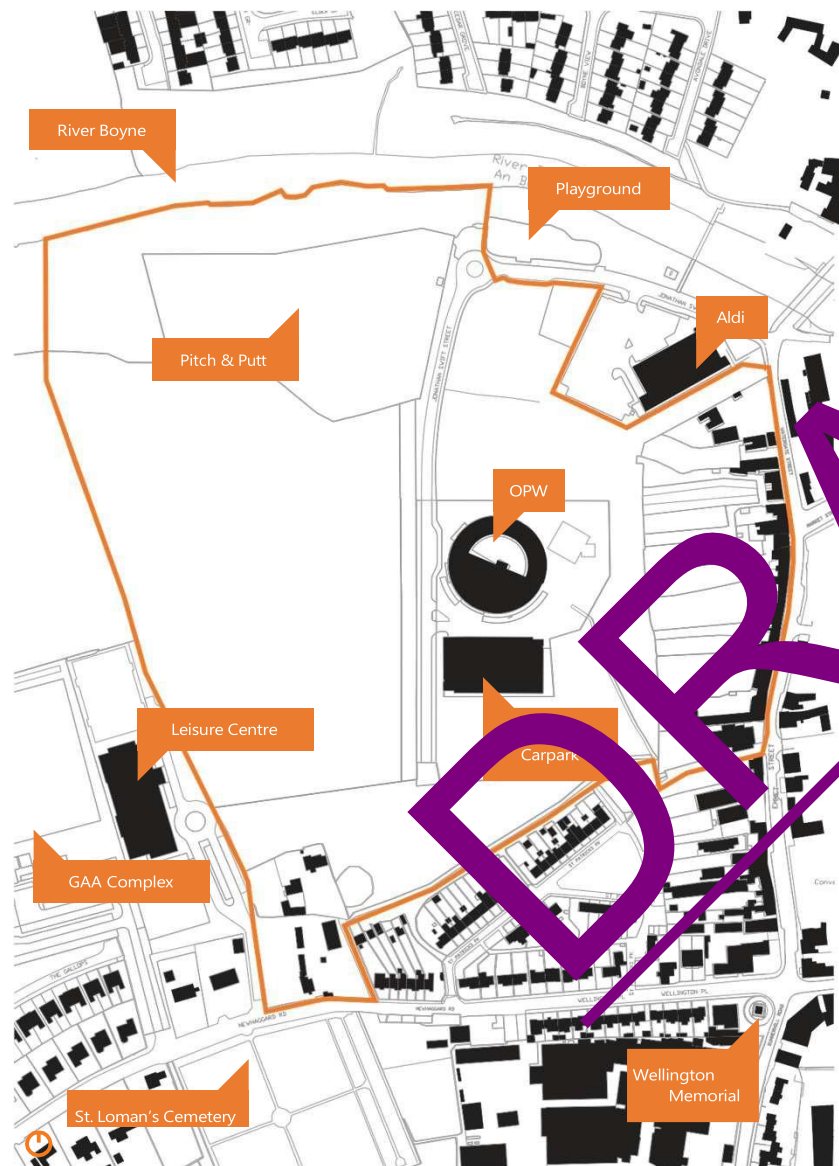


Fig 5: Existing Uses within Master Plan lands.



Photo 4: Areal View Master Plan Area (Source Google Maps)

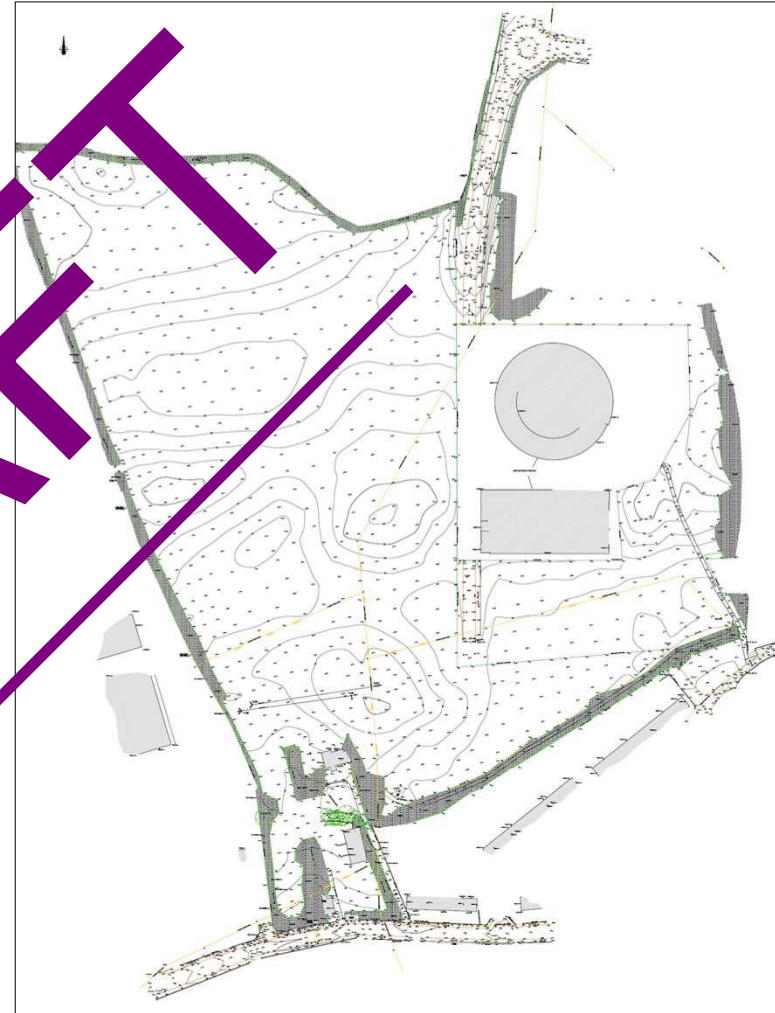
Topographical Site Survey & Site Specific Assessments

A topographical survey of the Master Plan 31 Site was carried out by Precision Surveys as part of the development of this document and the contours have been taken into account which do not pose any issues for development. In addition, levels indicate that access to the existing road network, water supply and foul water are all feasible.

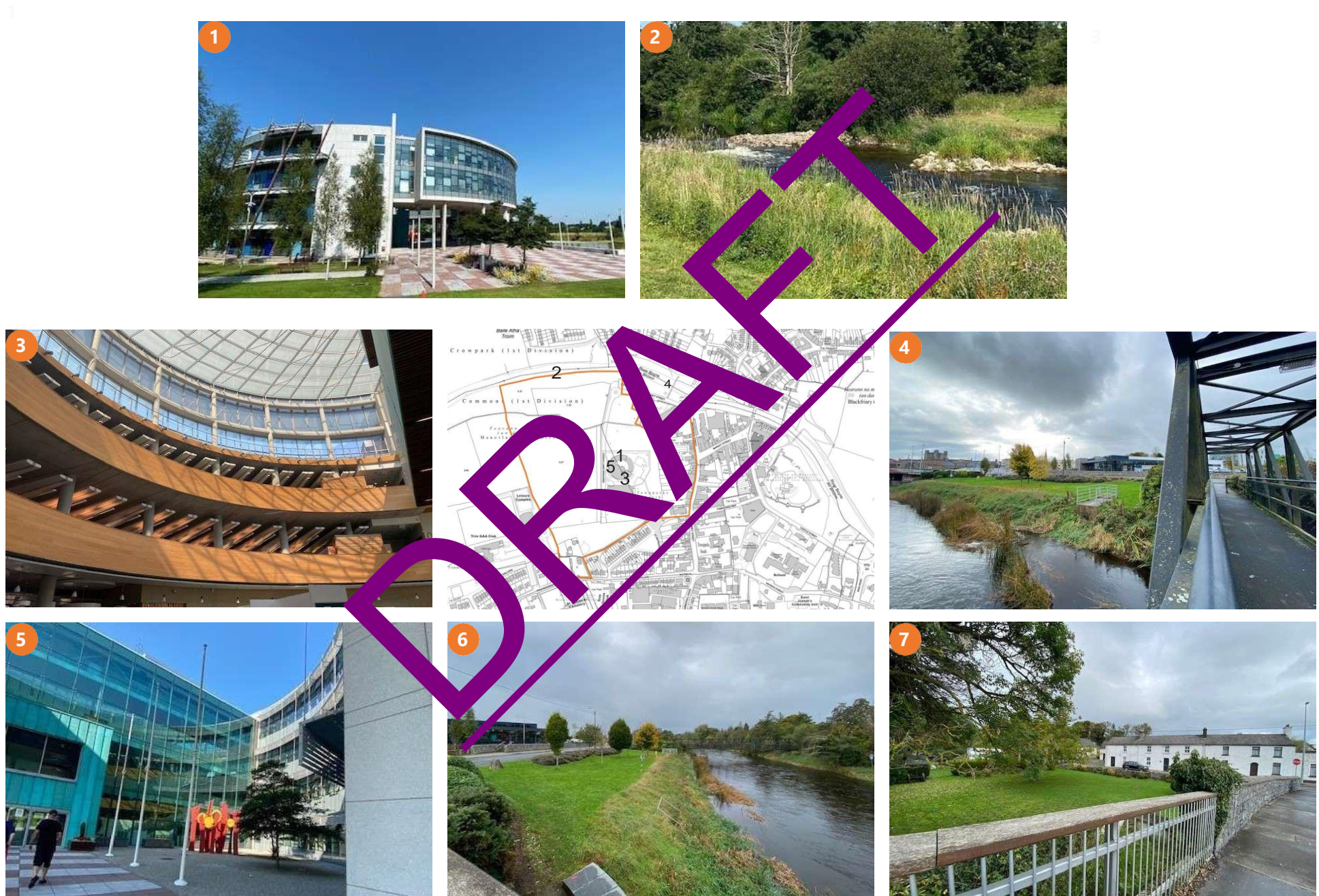
This was further confirmed in a desktop appraisal previously carried out by Uisce Eireann in respect of the subject site which concluded that the lands are serviceable, with watermains and sewer running along Johnathan Swift Street together with a second sewer to the south. In addition, this appraisal confirmed that there is capacity available for both water supply and wastewater treatment as part of this existing infrastructure.

In addition, Moore Group, ESC Environmental and Clifton Scannell Emerson have carried out a number of site specific assessments to inform the development potential of the lands at Manorlands.

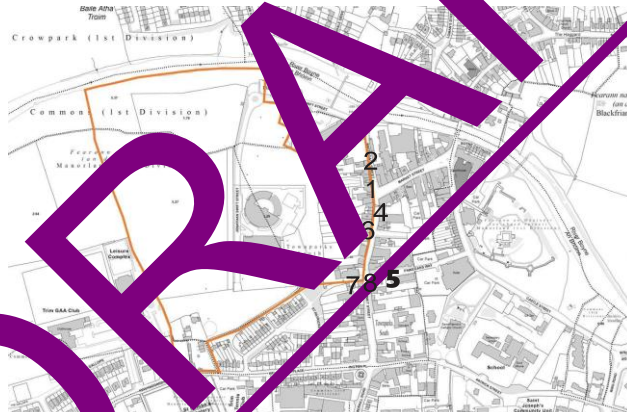
- Moore Group –Cultural Heritage Impact Assessment - The key feature of the Town Wall has been carefully considered and no development is proposed along the line of the wall (Protected Structure R ME036-04806).
- A well defined area of open space and plaza around the OPW headquarters will create a setting where the wall can be viewed by the public from within the open space.
- Clifton Scannell Emerson – The engineers coordinated soil tests on the MP31 lands which in turn were satisfactory.
- A Flood Risk Assessment review of the site has also been undertaken by Clifton Scannell Emerson which has informed the nature and content of this Master Plan in terms of its future development.
- ESC Environmental – Produced a Strategic Environmental Assessment (SEA) in respect of the MP31 lands.



Context



Context



Land Ownership Map & Public Consultation

LEGEND

- Private Ownership
- Meath County Council
- Office of Public Works
- ME Prop Ltd. Ownership

Public Consultation:

In the preparation of this Masterplan meetings have taken place with the relevant departments of Meath County Council, including the Planning, Transportation, Water Services and Housing Sections.

The Office of Public Works reviewed the Masterplan and provided commentary which has been incorporated into the Masterplan. As such, a specific Character Area is to be created around the OPW Headquarters, creating a significant plaza opportunity linking to areas of open space fronting onto the Trim Town Wall at this location.

In addition, development to the north of the OPW Headquarters will be required to ensure views of this building are protected.

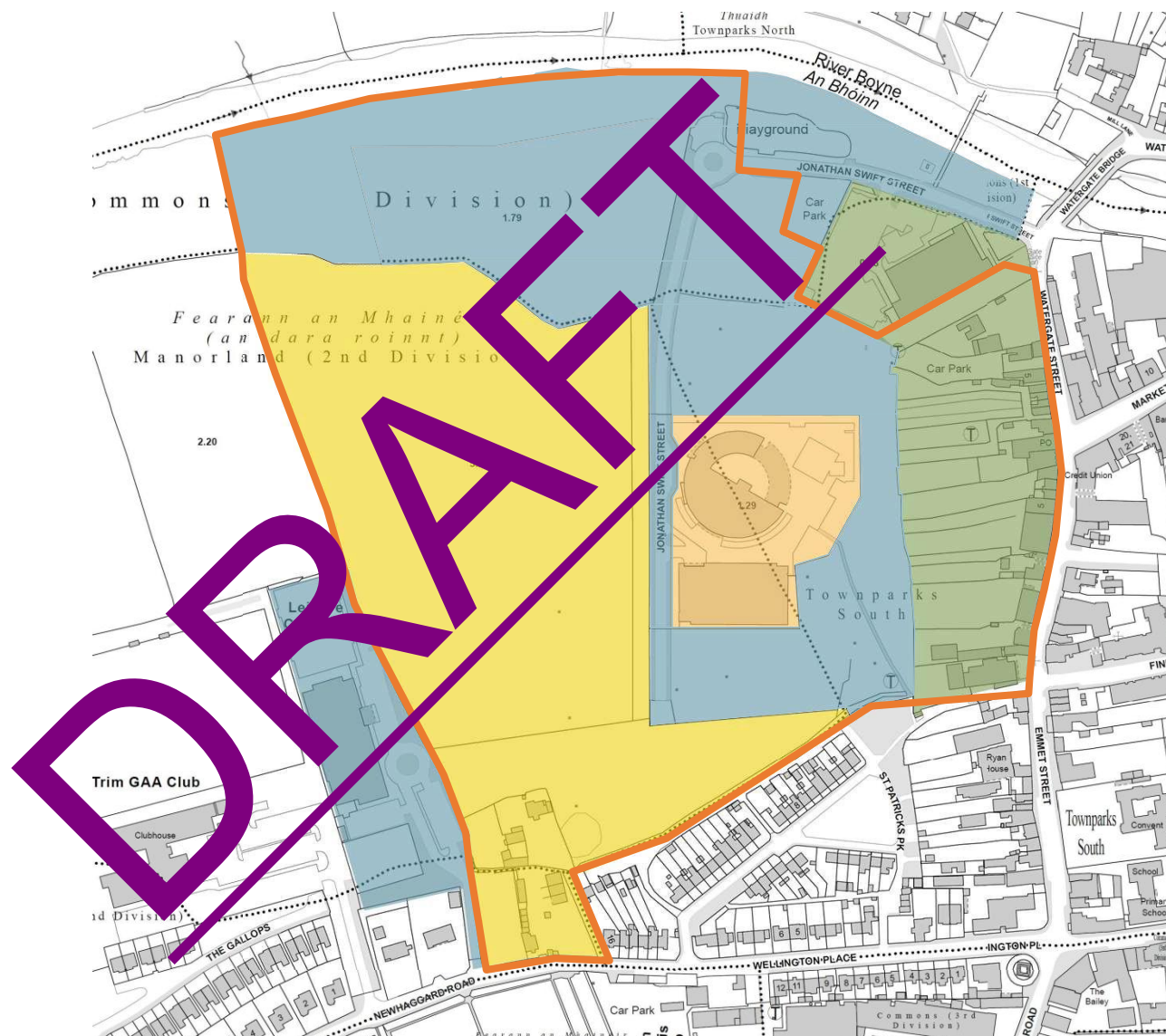


Fig 6: Land Ownership within Master Plan lands.

National & Regional Statutory Planning Policy



National Planning Framework First Revision April 2025

The National Planning Framework (NPF) is the long - term 20 - year strategy for strategic planning and sustainable development of urban and rural areas up to the year 2040 with the core objectives of securing balanced regional development and a sustainable 'compact growth' policy approach to the form and pattern of future development across the country. The 'NPF First Revision' was implemented in May 2025 in recognition of changing housing pressures, demographic growth, climate commitments and economic changes.

The development of the MP31 lands comprising residential, retail and commercial uses, together with integrated open space lands, will strongly support the objectives of the NPF First Revision by way of providing for compact growth, sustainable settlement patterns and integrated communities. The future development of MP31 site will contribute to the delivery of much needed housing supply in an accessible and serviced location while also supporting the NPF's emphasis on reducing urban sprawl and encouraging more efficient use of strategically located lands. The integration of residential, employment and retail functions will serve to create a more self-sustaining built environment, reducing dependency on private car travel.

The proposed mix of uses will also align with the NPF's objectives in terms of placemaking, sustainable mobility and enhanced quality of life. By incorporating commercial activity, local services and public open space areas within walking distance of new residential areas, the future development of MP31 site will support the creation of vibrant and inclusive neighbourhoods consistent with the 'compact settlement' approach, underpinning current NPF planning policy. The provision of accessible open space and amenity lands will further contribute to placemaking, biodiversity enhancement and climate resilience objectives, while supporting social interaction and community wellbeing.

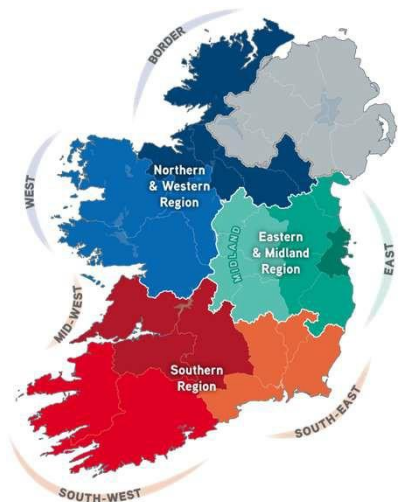
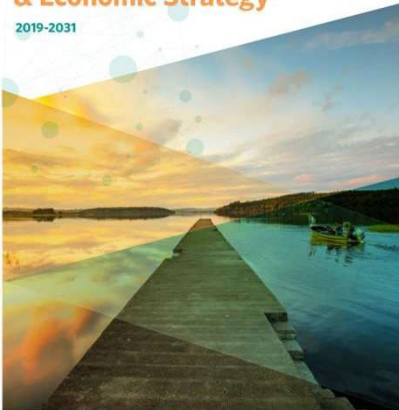
In addition, the scale and integrated nature of the development would support the NPF's wider economic and infrastructure ambitions by consolidating growth in an efficient manner and reinforcing the role of appropriately located suburban areas as drivers of regional development. The proposed Master Plan there represents a sustainable form of development consistent with National Policy Objectives regarding Housing Delivery, Compact Growth, Climate Transition and coordinated Land Use and Infrastructure planning.

National & Regional Statutory Planning Policy

Eastern & Midland Regional Assembly

Regional Spatial & Economic Strategy

2019-2031



Regional Spatial Economic Strategy for the Eastern and Midland Region

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly (EMRA) is a strategic, long-term plan designed to manage the growth of the region, which includes Dublin and surrounding counties, up to 2031. It acts as a bridge between national planning (Project Ireland 2040) and local authority development plans.

The future development of the MP 31 lands comprising residential, retail, commercial and integrated high quality public open space uses will strongly support the objectives of the RSES for the EMRA by promoting compact growth, integrated land use and the creation of sustainable communities. The future development of the lands will therefore align with the core RSES principles of Healthy Placemaking, Climate Action and Economic Opportunity, through the delivery of housing, employment and local services in a coordinated, phased and accessible manner. In particular, the integration of a range of complementary uses within the MP 31 lands will support the RSES objective of reducing unsustainable patterns of dispersed development and encouraging more efficient use of serviced and strategically located lands.

The future development of the MP31 site as set out within this Master Plan document will also support the RSES emphasis on the integration of transport and land use planning by facilitating opportunities for sustainable movement patterns, including walking, cycling and public transport use. The provision of employment, retail and community amenities in proximity to residential areas would assist in creating a more self-sustaining and climate resilient suburban environment consistent with the principles of compact smart growth and the "ten minute/15-minute settlement" concept. The inclusion of high-quality open space and green infrastructure would further contribute to healthy placemaking objectives, biodiversity enhancement, climate resilience and improved quality of life outcomes for future residents and the wider community.

In addition, the scale and comprehensive nature of the development would support the RSES strategy of aligning population growth, housing delivery, infrastructure investment and economic development across the Eastern and Midland Region. By consolidating growth in appropriate locations such as the MP31 site, the development would reinforce regional compactness, support regeneration objectives and contribute to the sustainable development of the wider metropolitan area in accordance with the strategic direction of the RSES and the broader objectives of Project Ireland 2040.

Meath County Development Plan 2021 - 2027

COUNTY MEATH DEVELOPMENT PLAN 2021 - 2027

The relevant county plan for the MP31 lands is the consolidated version of the Meath County Development Plan 2021 – 2027 (MCDP). Volume 2 – Written Statement of the MCDP provides a Written Statement for Trim within which MP31 is located which provides a brief description and development strategy for Trim.

The MCDP Trim Written Statement describes Trim as a medieval walled town with ‘immense heritage significance and is located circa 14km from Navan and 20Km from Dunshaughlin.’ Trim is identified in the Meath County Development Plan 2021 – 2027 as a Self-Sustaining Growth Town. These can be described as ‘towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more Self-Sustaining.’ The Trim Written Statement predicts the population increase within Trim to reach 11,444 by 2027. In addition, as recognised in the MCDP Written Statement for the settlement of Trim, the town enjoys a significant level of existing enterprise and employment generating uses of varying types (Jobs/Workforce ratio 2016: **0.67**).

The Written Statement denotes the Vision for Trim as:

“For Trim to be an attractive heritage town with a diverse modern economy and a vibrant centre complementing its nationally significant cultural heritage and picturesque setting adjacent to the historically significant Trim Castle and the River Boyne.”

The Land Use Strategy for Trim focuses on a ‘compact, urban development form which respects heritage qualities and characteristics of Trim.’ The Land Use Strategy for Trim also supports and facilitates the development of tourism product expanding and enhancing Trims heritage.

The household allocation for Trim over the lifetime of this Development Plan is c. 1,133 units. However, it is acknowledged in the Written Statement that ‘limited access to national transport infrastructure including rail and motorway will constrain overall residential growth, promoting consolidation of Trims compact, high amenity urban form. The growth of the settlement will be based around principles of compact, sustainable neighbourhoods that include a suitable mix of housing to meet the needs of people of all ages in locations within walking distance of services and facilities.’

The Written Statement for Trim lists Policies and Objectives in addition to those included in Volume One of the Meath County Development Plan 2021 – 2027. Proposed development within the Master Plan lands should be proposed and designed in accordance with the Policies and Objectives denoted within the Development Plan.

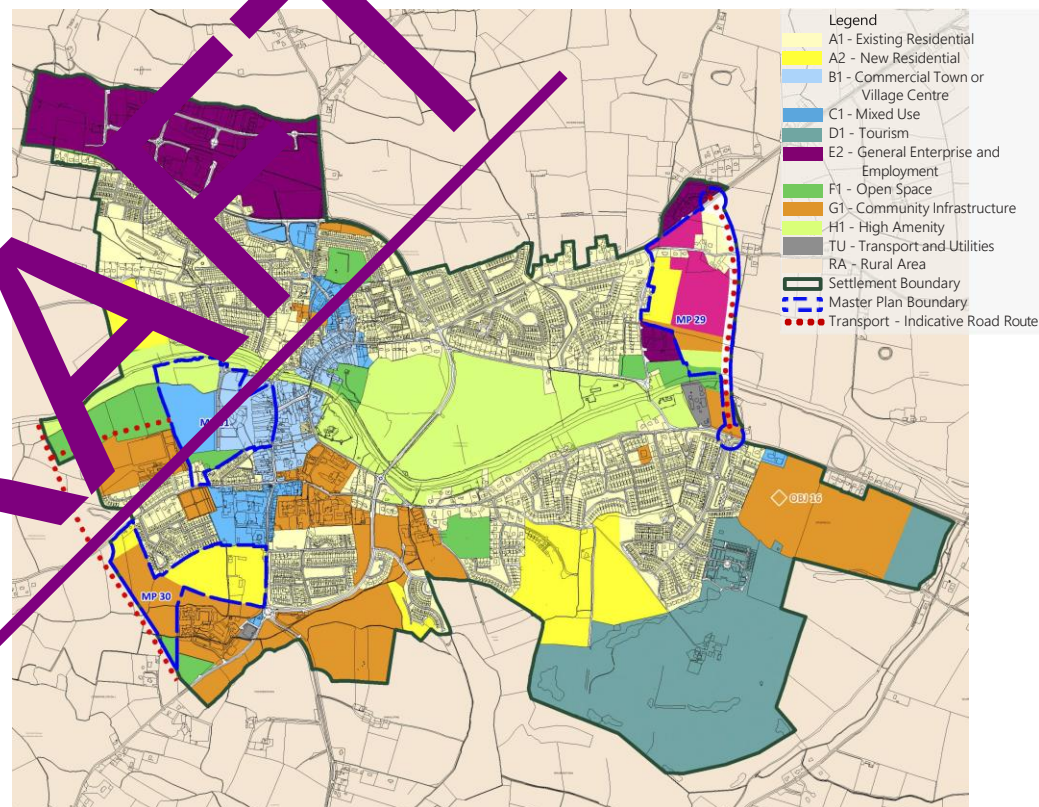


Fig 7: Land Use Zoning Objective Map of Trim including Master Plan 31 lands.

Meath County Development Plan 2021 - 2027

MP 31 LAND USE ZONING OBJECTIVES

The MP 31 site is further divided into different zoning objectives. High Amenity (H1) to the north, adjacent to the River Boyne. The existing Town Centre and OPW are accordingly zoned objective B1 Commercial Town or Village Centre. To the south of this is Open Space (F1) and a minor area of Existing Residential (A1).

The western part of the site, which was previously zoned (B1) Town Centre in the previous Development Plan, was introduced as (C1) Mixed Use with the adoption of County Meath Development Plan 2021 - 2027 in November 2021.

Furthermore an indicative road route for a new distributor road is displayed, connecting the site to Newhaggard Rd. (161) and R160 running in the south.

- **A1 Existing Residential:** To protect and enhance the amenity and character of existing residential communities.
- **B1 Commercial/Town or Village Centre:** To protect, provide for and/or improve town and village centre facilities and uses.
- **C1 Mixed Use:** To provide for and facilitate mixed residential and employment generating uses.
- **F1 Open Space:** To provide for and improve open spaces for active and passive recreational amenities.
- **H1 High Amenity:** To protect and improve areas of high amenity.

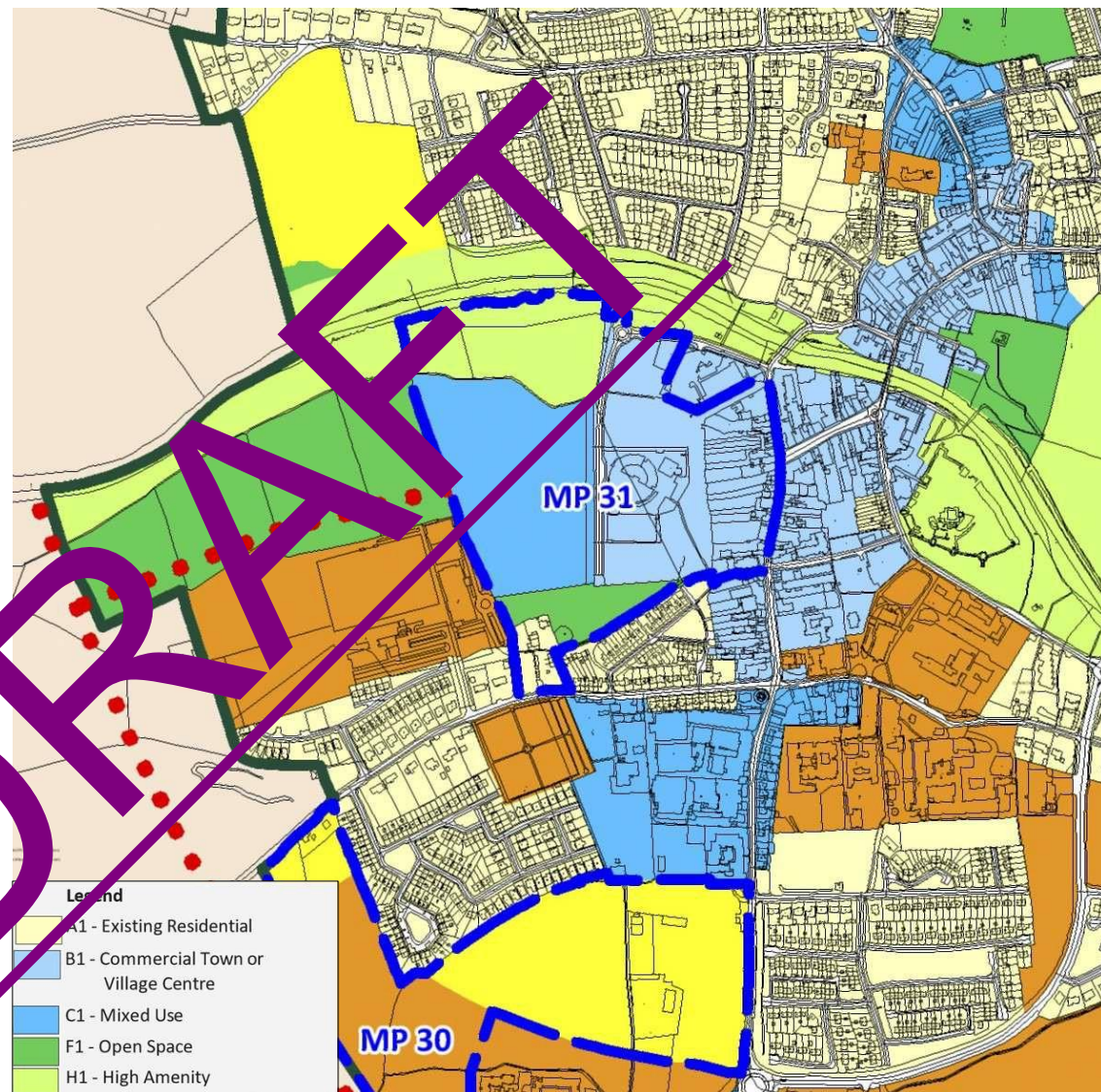


Fig 8: Land Use Zoning Objective Map of Trim including Master Plan lands.

Meath County Development Plan 2021 - 2027

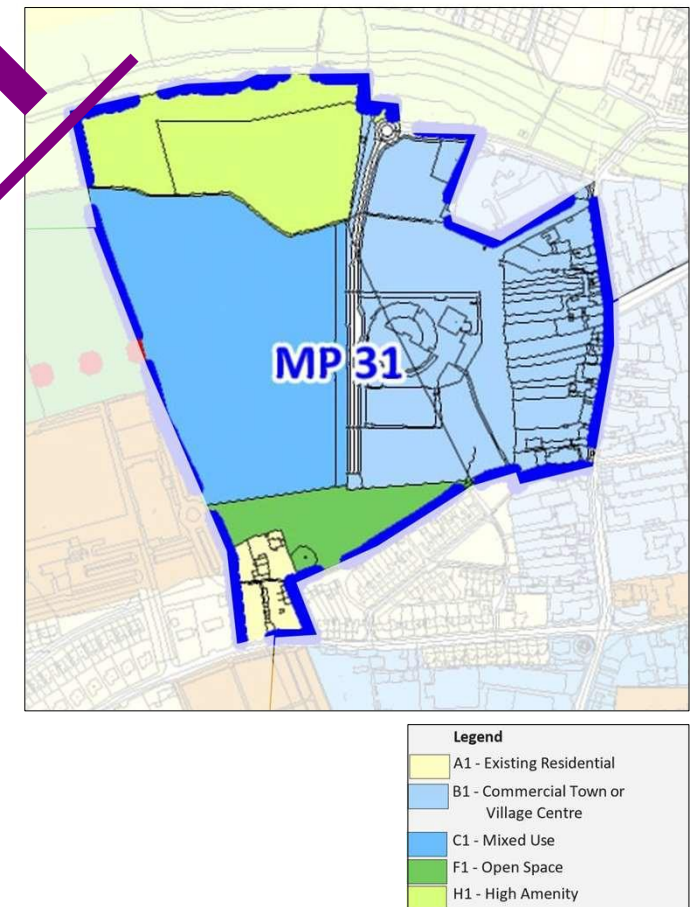
Chapter 11 of the MCDP, 'Development Management Standards and Land Use Zoning Objectives', sets out uses which are Permitted and/ or Open for Consideration in connection with the

A1, B1, C1, F1 and H1 Land Use Zoning Objectives within the **MP 31** Lands together with specific **Development Guidance** for each Land Use Zoning. This together with specific zoning requirements such as the % of commercial and retail allowance in B1 and C1 zoned areas has been afforded careful consideration in the preparation of this Master Plan.

A1 Existing Residential	To protect and enhance the amenity and character of existing residential communities.
Permitted Uses:	Residential, Sheltered Housing, B & B / Guest House, Community Facility / Centre, Home Based Economic Activities, Utilities.
Open for Consideration Uses:	Bring Banks, Convenience Outlet, Childcare Facility, Halting Site, Healthcare Practitioner, Leisure / Recreation / Sports Facilities, Bar, Retirement Home / Residential Institution / Retirement Village and Veterinary Surgery.
Guidance	Lands identified as 'Existing Residential' are established residential areas. Development proposals on these lands primarily consist of infill developments and the extension and refurbishment of existing properties. The principle of such proposals is normally acceptable subject to the amenities of surrounding areas being protected and the use, scale, character and design of any development respecting the character of the area.

B1 Commercial/Town or Village Centre	To protect, provide for and/or improve town and village centre uses and uses.
Permitted Uses:	B & B / Guest House, Bank / Financial Institution, Betting Office, Bring Banks, Cinema, Community Facility / Centre, Conference/Event Centre, Convenience Outlet, Healthcare Facility, Children's Play / Adventure Centre, Cultural Facility, Night Club, Education (Primary or Secondary Level), Education (Third Level), Funeral Home / Health Centre, Healthcare Practitioner, Home Based Economic Activities, Hotel / Motel / Hostel, Leisure / Recreation / Sports Facilities, Research & Development, Offices <100m ² , Offices 100 to 1,000m ² , Offices >1,000m ² , Place of Public Worship, Public House, Residential / Sheltered Housing, Restaurant / Café, Supermarket / Superstore, Shop, Take-Away / Fast Food Outlet, Telecommunications Structures, Veterinary Surgery, utilities.
Open for Consideration Uses:	Amusement Arcade, Car Park (incl. Park and Ride), Enterprise Centre, Garden Centre, Hospital, Motor Sales / Repair, Plant & Tool Hire, Factory Outlet Stores, Retirement Home / Residential Institution / Retirement Village, Technology Based Enterprise.
Guidance	Town and Village centres are characterised by concentration of shops, services, meeting points, and places of employment. Centres in the upper tier of the settlement hierarchy have a more comprehensive range of shops and services than smaller settlements. The majority of new commercial and retail uses will be accommodated on B1 lands in towns and villages. Whilst the principle of a retail outlet on town/village centre lands is acceptable in principle, the form and scale of any such development should be reflective of the role and function of the town and village in the settlement hierarchy. Such developments will be assessed against the relevant policies and objectives in the Retail Strategy in Appendix 4, retail policy in Chapter 4 of this Plan, the DECLG 'Guidelines for Planning Authorities Retail Planning 2007' and Section 6 of this Chapter. The primary land use in B1 zones is employment generating, service and retail provision. In order to achieve balanced development and create vibrant urban communities, residential use can also be considered on these lands. In order to ensure the delivery of commercial uses commensurate with the status of the settlement while also encouraging increased residential occupancy within our towns, the percentage of residential development in B1 zones shall generally not exceed 50% of the quantum of a development site in any development proposal in Key Towns, Self-sustaining Growth Towns, Self-Sustaining Towns. Exceptions may be facilitated on a case by case basis where a clear evidence base has been demonstrated. Where an applicant proposes a high percentage of residential uses on B1 zoned land, it must be demonstrated; a) that such development proposals have regard to the Asset Test set out in Section 9.3 Housing and Regeneration and Appendix A of the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031. b) that there are substantial commercial vacancies in the area and that there is no demand or need for additional commercial uses.

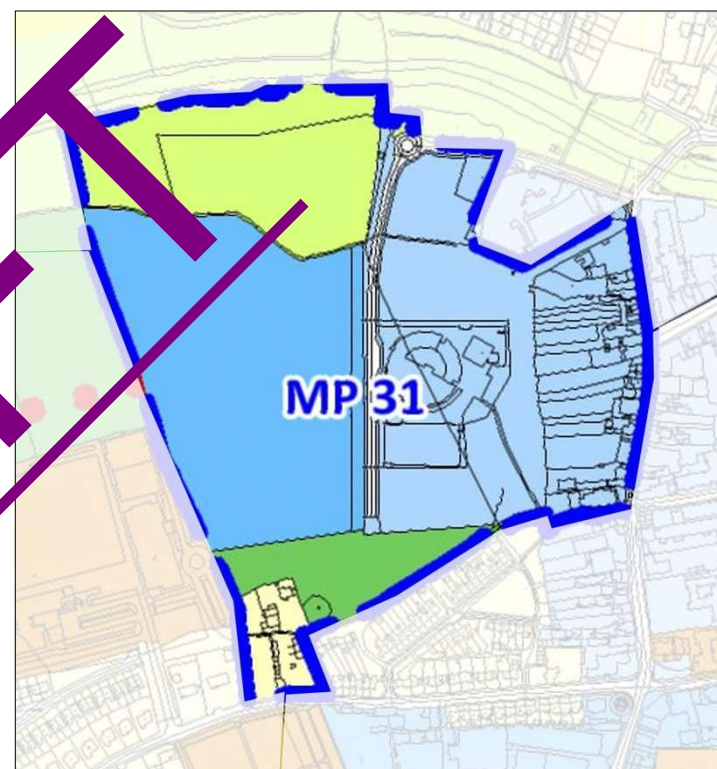
Fig 8: Land Use Zoning Objective Map of Master Plan 31 Site.



Meath County Development Plan 2021 - 2027

C1 Mixed Use	To provide for and facilitate mixed residential and employment generating uses.
Permitted Uses:	B & B / Guest House, Bring Banks, Childcare Facility, Children Play / Adventure Centre, Community Facility / Centre, Convenience Outlet, Cultural Facility, Education (Primary or Second Level), Education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner , Home Based Economic Activities, Hotel / Motel / Hostel, Offices 1,000m² , Service Station, Place of Public Worship, Pub, Residential / Sheltered Housing, Restaurant / Café, Utilities.
Open for Consideration Uses:	Betting Office, Car Park (incl. Park and Ride), Cinema, Conference/Event Centre, Dance Hall / Night Club, Drive Through Restaurant, Funeral Home, Garden Centre, Hospital, Industry – Light, Leisure / Recreation / Sports Facilities, Motor Sales / Repair, Offices > 1,000m², Plant & Tool Hire, Research & Development, Retirement Home / Residential Institution/Retirement Village, Science & Technology Based Enterprise, Shop, Supermarket, Take-Away / Fast Food Outlet, Telecommunication Structures, Veterinary Surgery, Wholesale Warehousing / Cash and Carry.
Guidance	Lands identified for mixed use development are only appropriate in higher tier settlements. The objective on these lands is to provide opportunities for high-density mixed-use employment generating activities that also accommodate appropriate levels of residential development thereby facilitating the creation of functional 'live work' communities. These areas are generally located in proximity to high frequency public transport corridors. Where a residential component is proposed, the percentage of residential development in C1 zones shall generally not exceed 70% of the quantum of a development site. Exceptions may be facilitated on a case by case basis where a clear evidence base has been demonstrated. Where an applicant proposes a high percentage of residential uses on C1 zoned land, it must be demonstrated; a) that such development proposals have regard to the Asset Test set out in Section 9.3 Housing and Regeneration and Appendix A of the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031, b) that there are substantial commercial vacancies in the area and that there is no demand or need for additional commercial uses.

Fig 10: Land Use Zoning Objective Map of Master Plan 31 Site.



Legend	
	A1 - Existing Residential
	B1 - Commercial Town or Village Centre
	C1 - Mixed Use
	F1 - Open Space
	H1 - High Amenity

F1 Open space	To provide for and improve open space for active and passive recreational amenities.
Permitted Uses:	Car Park for Recreational Purposes, Craft Centre / Craft Shop, Community Facility / Centre, Cultural Facility, Cycleways / Greenways / Trail Development, Leisure / Recreation / Sports Facilities, Playing Fields, Pitches, Playgrounds, etc.
Open for Consideration Uses:	Allotments, Bring Banks, Childcare Facility, Place of Public Worship, vehicular/cyclist/pedestrian access to zoned land where appropriate.

H1 High Amenity	To protect and improve areas of high amenity.
Permitted Uses:	Cycleways / Greenways / Trail Development, Land & Water Based Recreational Activities Open Space, Cultural Activities.
Open for Consideration Uses:	Kiosk, Restaurant, Tea Room, Sensitive re-use of existing structures.

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MASTER PLAN

Indicative Potential Layout & Uses

The future development of MP31 site at Manorlands, as envisaged within this Master Plan document has been informed by the site's physical characteristics together with the provisions of statutory policy documents pertaining to the site as detailed in **Section 2**, both as part of overarching national and regional policy together with more detailed site specific policy as set out in the MCDP 2021 – 2027, which includes the 'Trim Settlement Written Statement'.

As illustrated in the accompanying block layout as part of figure 11, the MP31 Master Plan strategy envisages providing for a **high quality mixed use development connected via a landscape - based street network, designed to connect various amenities and new high-quality public landscaped open spaces, pedestrian and cyclist greenways together with new high quality commercial, retail and residential uses** in accordance with relevant Land Use Zoning Objective requirements.

This layout has been prepared to respond to specific zoning requirements, such as the % of commercial and residential allowances under the B1 Commercial/Town or Village Centre and C1 Mixed Use zoned areas, which have been afforded careful consideration in the preparation of this Master Plan and indicative layout.

This MP31 layout has been designed with an emphasis on the integration of transport and land use planning, by facilitating opportunities for sustainable movement patterns, including walking, cycling and public transport. The provision of employment, retail and community uses in proximity to residential areas has been designed to assist in creating a more self-sustaining and vibrant suburban environment within Manorlands, consistent with the principles of the "10-minute/15-minute settlement" concept.

The inclusion of high-quality open space and green infrastructure will further contribute to healthy placemaking biodiversity enhancement, climate resilience and improved quality of life for future residents and the wider community, supporting principles of proper planning and sustainable development.

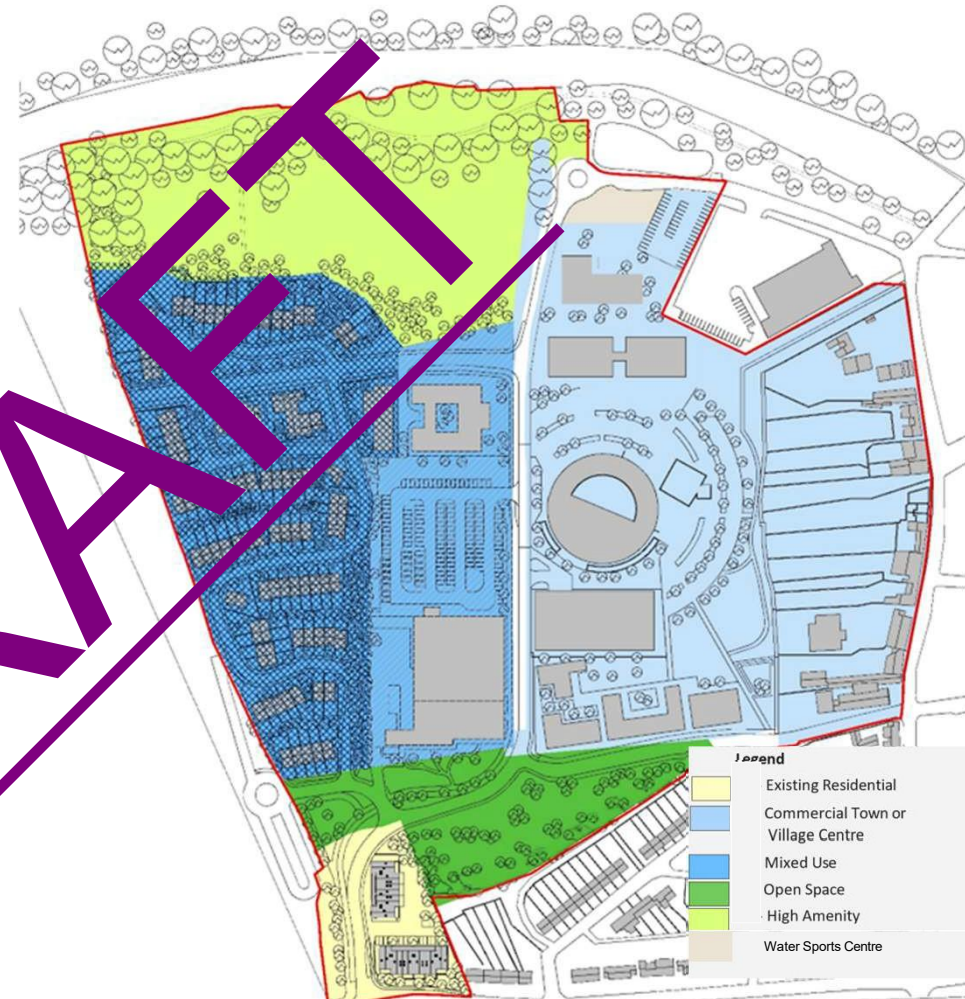
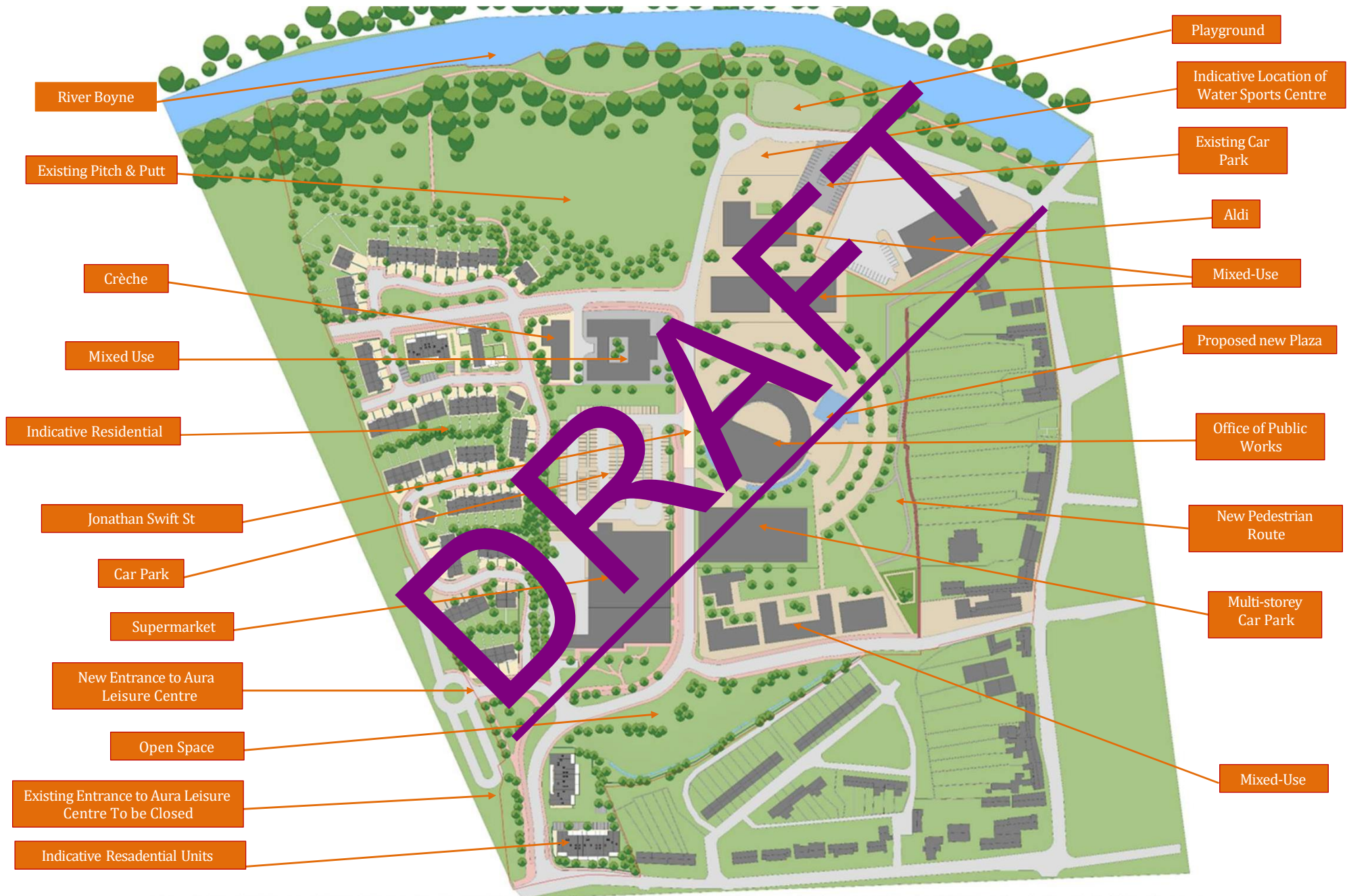


Fig 11: Indicative Master Plan Block Layout in accordance with A1 Existing Residential, B1 Town Centre, C1 Mixed use, F1 Open Space, H1 High Amenity Land Use Zoning Objectives.

Indicative Potential Layout & Uses



Indicative Potential Layout & Uses



Compliance with Land Use Zoning Objectives

B1 Commercial/Town or Village Centre

Lands zoned **B1** within the Master Plan Site will comprise a mix of **Commercial, Retail, Residential** and **Open Space uses** in accordance with zoning requirements.

The percentage of residential development in B1 zones **shall generally not exceed 50%** of the quantum of a development site which has been adhered to as part of the indicative block layout for the M31 Site.

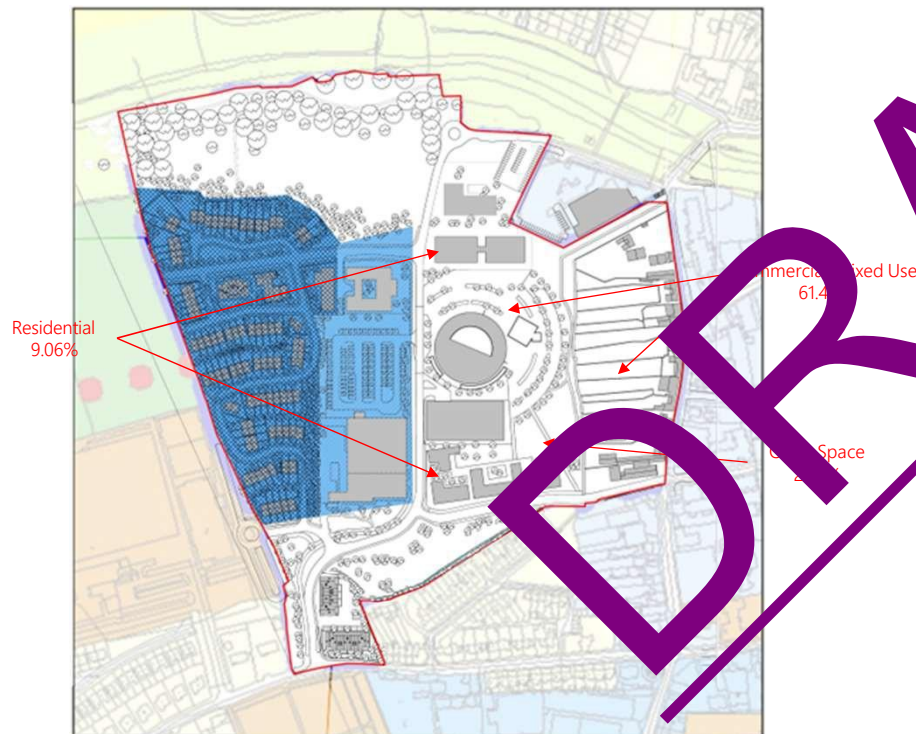


Fig 12: Indicative Master Plan Block Layout in accordance with B1 Town Centre Land Use Zoning Objective.

C1 Mixed Use

Lands zoned **C1** within the Master Plan Site will also comprise a mix of **Commercial, Retail, Residential** and **Open Space uses**.

The percentage of residential development in C1 zones **shall generally not exceed 70%** of the quantum of a development site which has been adhered to as part of the indicative block layout for the M31 Site, with the residential portion equating to 65% as part of overall development in this instance.

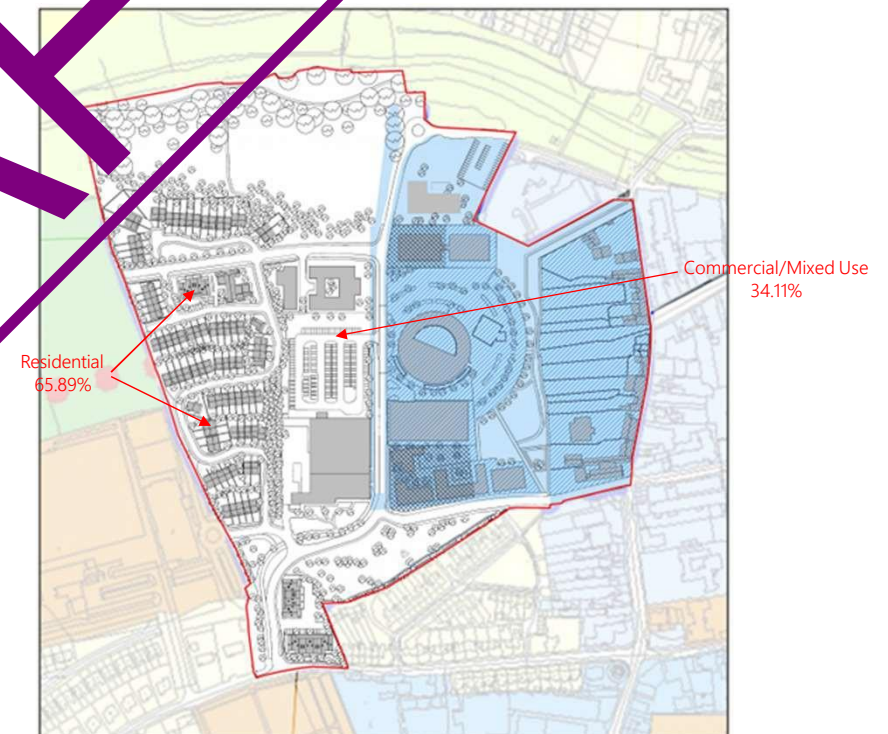


Fig 13: Indicative Master Plan Block Layout in accordance with C1 Mixed use Land Use Zoning Objective.

Compliance with Land Use Zoning Objectives

F1 – Open Space

The landscaped design incorporates this significant area of open space to the south of the Master Plan lands, creating an opportunity for a new playground space and a river walkway.

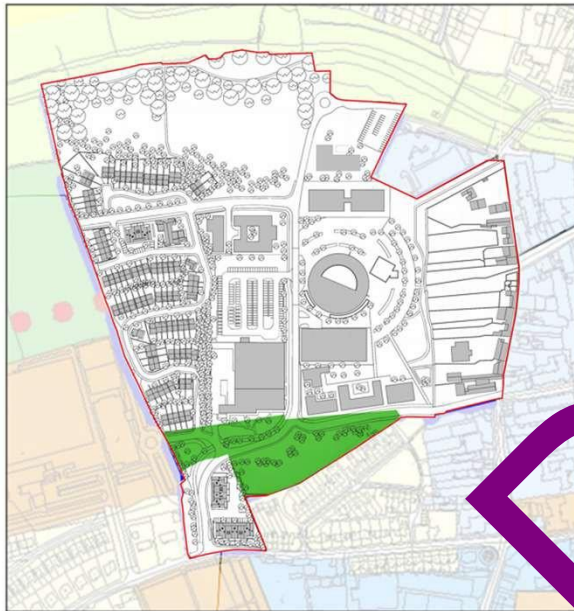


Fig 14: Indicative Master Plan Block Layout in accordance with F1 Open Space Land Use Zoning Objectives.

H1 – High Amenity

The existence of the High Amenity area to the north of the Master Plan lands incorporates the pitch and putt and opportunity to create a walking and cycle route along the river Boyne.

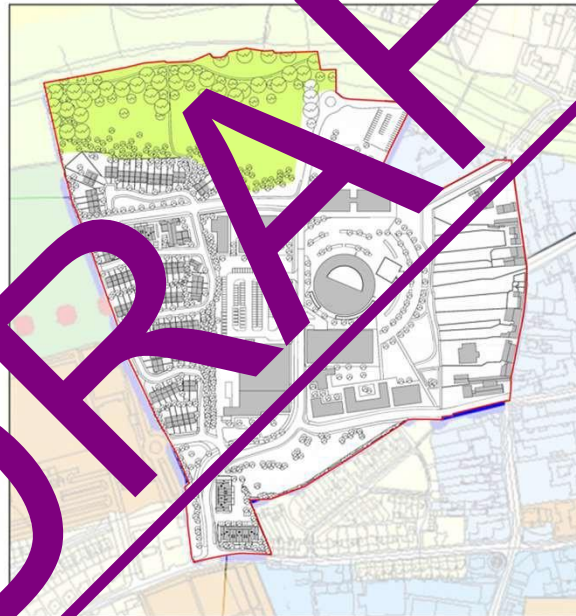


Fig 15: Indicative Master Plan Block Layout in accordance with H1 High Amenity Land Use Zoning Objectives.

A1 – Existing Residential

The existing residential area to the south of the Master Plan will be redeveloped with residential development fronting onto the proposed main access route from the Master Plan lands to the Newhaggard Road.

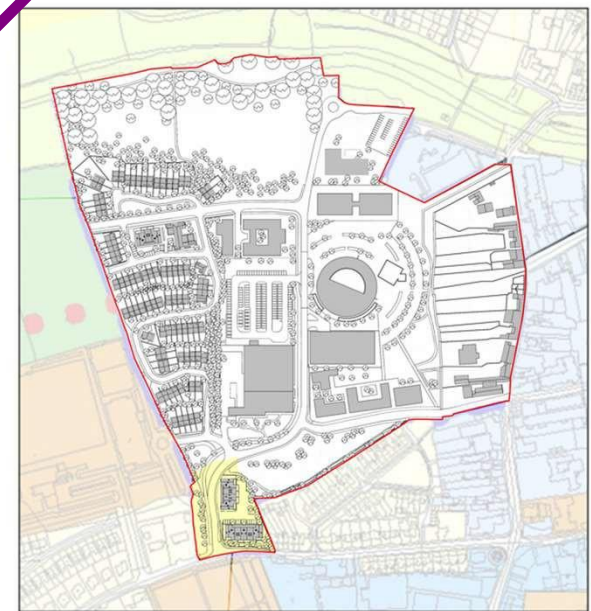
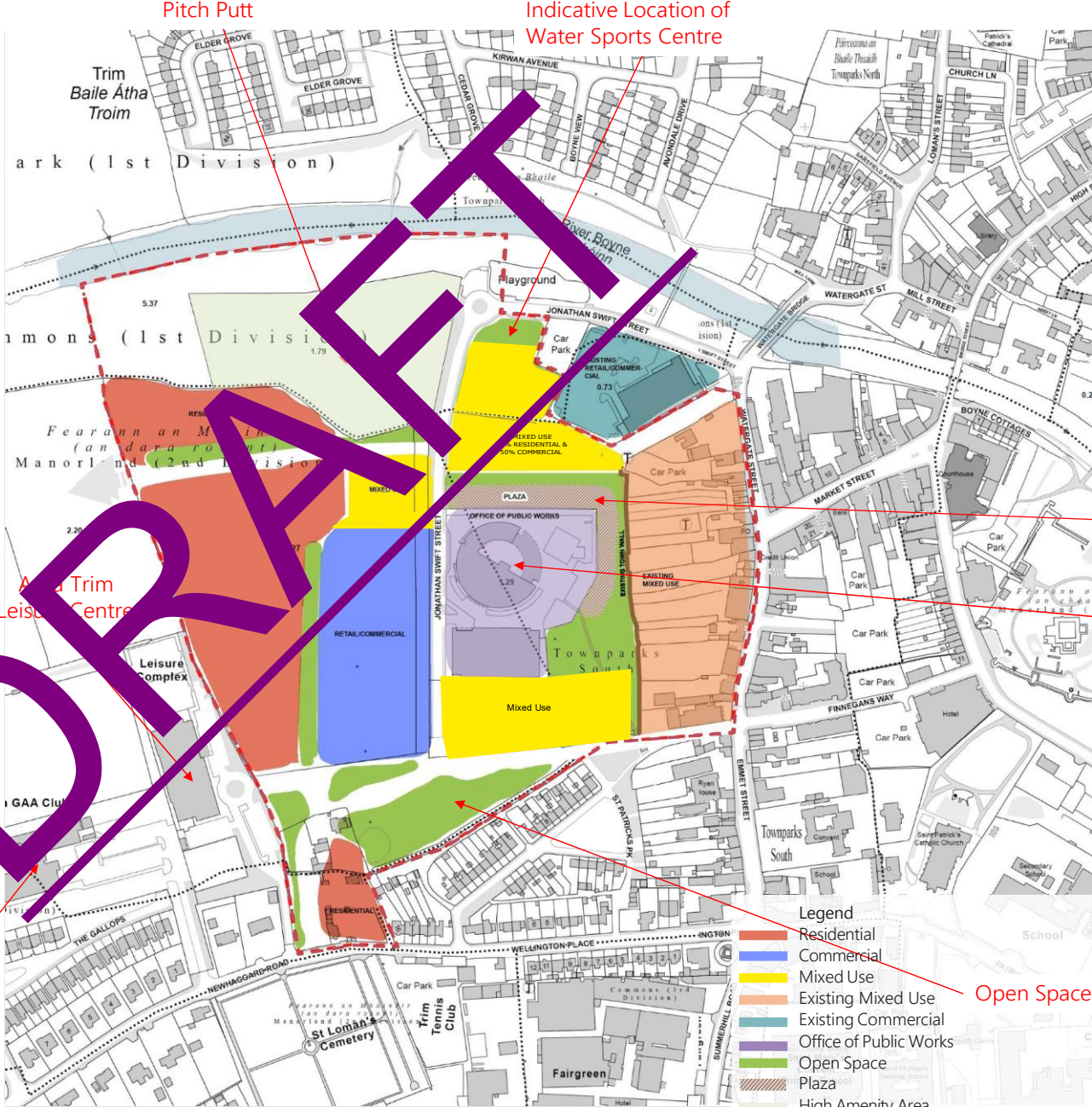
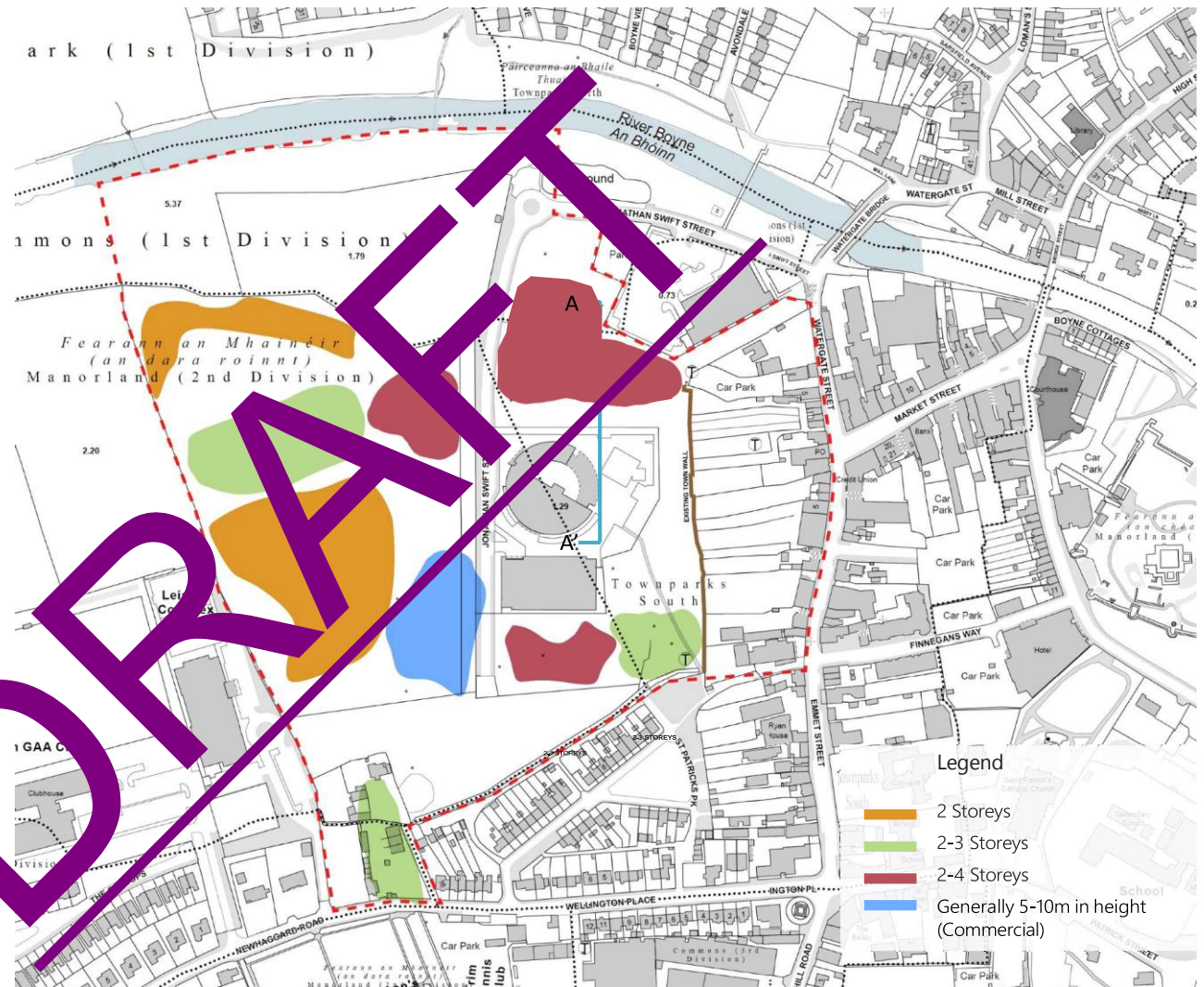


Fig 16: Indicative Master Plan Block Layout in accordance with A1 Existing Residential Land Use Zoning Objectives.



Height Strategy

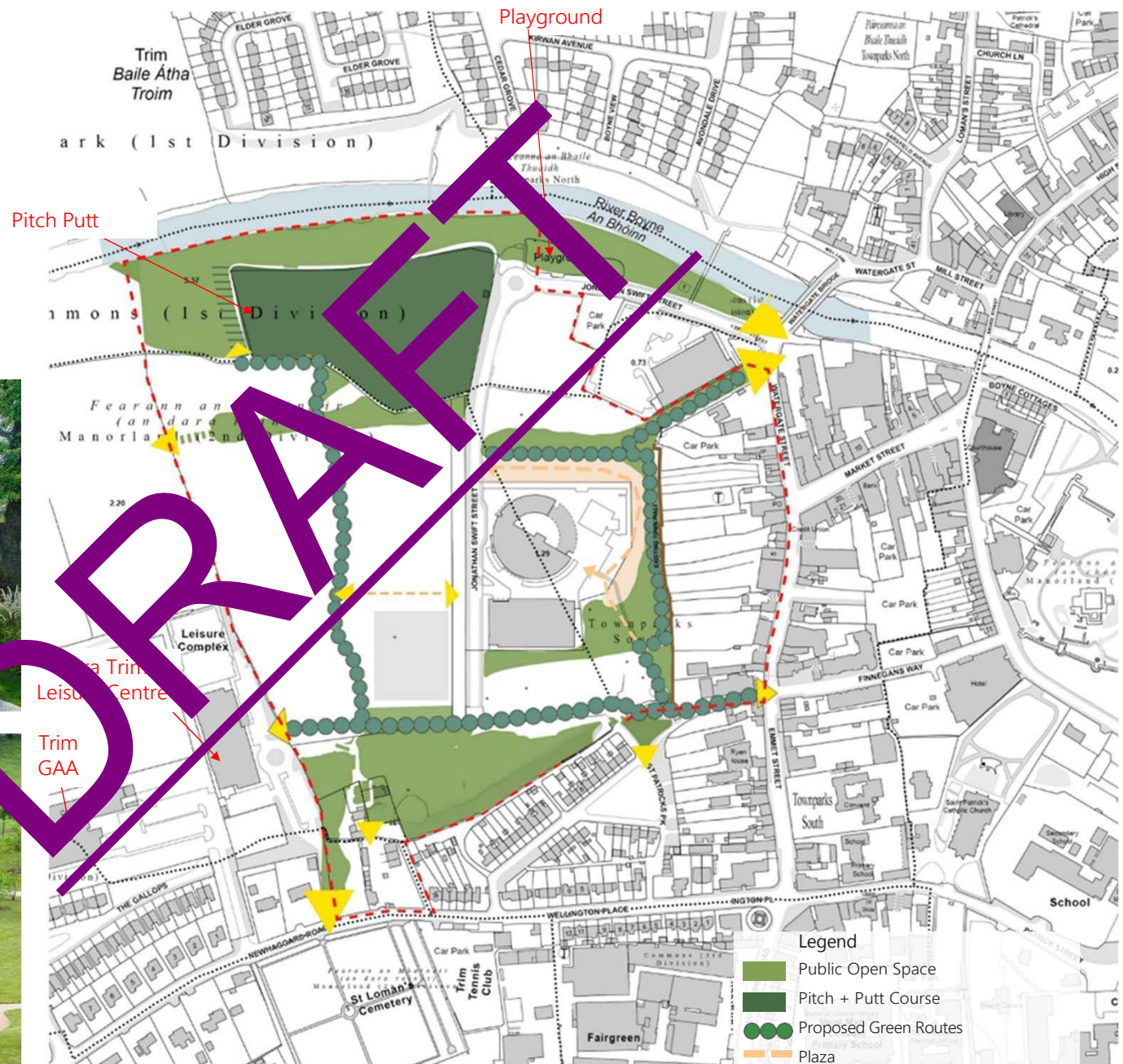
- The scale of the built environment in Trim is predominantly low with the majority of structures being two storeys tall. Only along Market Street and adjacent to the historic buildings are taller buildings situated. Recent developments such as the new courthouse, Trim Castle Hotel or the Office of Public Works introduced larger buildings with modern architecture elements to Trim's built environment.
- To respond sensitively to the character of the existing Town Centre of Trim, it is envisaged the majority of residential buildings within the Master Plan lands will range between two and three storeys in height. A select number of three storey duplex units are envisaged, where appropriate within the Master Plan lands, to achieve a desirable housing mix, tenure and overall density. There may also be the possibility to provide for some form of independent living accommodation to afford elderly members of the community with rightsizing opportunities. It is also envisaged that future mixed-use, retail and commercial development within the Master Plan lands may be suitable between two to four storeys in height within the Master Plan lands.
- The OPW building shall stay as a focal building within the Master Plan 31 lands and to this end, the elevated lands to the north of the OPW building shall be afforded careful consideration in the future development of the lands so as to not detract from this building as a prominent example of high-quality contemporary architecture within the town.



Open Space Network

Any future development on the Master Plan lands should seek to:

- Incorporate a high-quality Landscape Plan to enhance the built environment and biodiversity of the area.
- Follow an overall Landscape Plan that will easily distinguish public, private and semi-private areas throughout the Master Plan lands.
- Use landscaping as traffic calming measures and enhance the amenity of the overall area.



Movement & Connectivity

Connected and Sustainable Community

The primary vision is to create a Master Plan that prioritises movement of people over vehicles. By integrating high-quality walking and cycling routes with existing infrastructure in Trim, the Plan ensures that people can easily come and go by foot or by bicycle. The strategy encompasses a series of road, active travel and public transport measures intended to encourage the sustainable growth of Trim town.

Key Connectivity Points

- **Active Travel:** A network of dedicated pedestrian and cycle paths will be created through the Master Plan lands, providing safe and direct links to the existing network in Trim.
- **Road Network:** The extension of Jonathan Swift Street will create a vital new connection to Newhaggard Road, improving access to the Master Plan lands and reducing future pressure on existing Aldi junction. Primary access to Phase 1 development will be facilitated via the existing road network and the Aldi junction, independent of future Phase 2 infrastructure.
- **Street Design:** All new streets will be designed as safe, attractive public spaces that encourage walking and cycling while managing traffic speeds through road bends and vertical deflections.
- **Public Transport:** The plan explores bringing a bus route through the Master Plan lands to make public transport more convenient and viable for all workers, residents and visitors of the Master Plan.

Sustainable Movement

- **Green Travel:** The Master Plan sets ambitious goals to shift travel habits, aiming for 10% of all trips to be made in sustainable modes, walking (22%), cycling (5%), and public transport (15%).
- **Parking Approach:** To encourage a shift away from car dependency, the strategy focuses on providing the right amount of parking in the right places, avoiding an over-reliance on private vehicles that can dominate the streetscape and undermine active travel objectives. All parking provision, including bicycle parking, to be in line with Meath County Development Plan.
- **Infrastructure:** The development will include facilities for electric vehicles (e.g. charging points) and secure, high-quality bicycle parking to support clean transport modes.

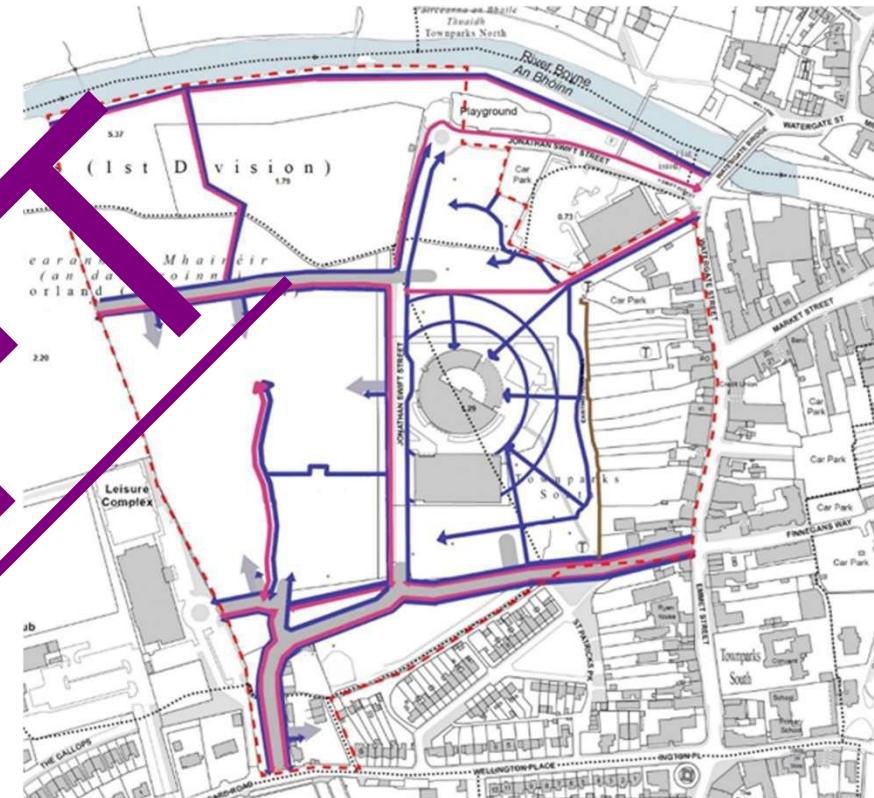
Strategic Junction Upgrades

The models carried out identified three key junction improvements essential for supporting the long-term growth and ensuring the local road network remains efficient as the Master Plan phases progress.

- Wellington Memorial Junction Signal Optimisation.
- Construction of New Junction at Newhaggard Road.
- Aldi Junction Signalisation.

Transport Assessment & Mobility Management

All new developments within the Master Plan area shall be supported by a Transport Assessment Report and a Mobility Management Plan. The Transport Assessment shall consider the transport impacts of each proposal and help inform appropriate access and infrastructure measures, while the Mobility Management shall promote sustainable travel options with the aim to reduce reliance on private cars, minimise single-occupancy trips, and support more sustainable travel patterns for future occupiers of the Master Plan.



- Legend**
- Proposed Roads
 - Proposed Cycle Connections
 - Proposed Pedestrian Connections
 - Masterplan Boundary

Phasing Plan – Built Environment

The built environment phasing plan sets out a structured approach to the delivery of residential, commercial, and mixed-use development. It ensures that future growth is aligned with infrastructure capacity, placemaking goals, and statutory guidance.

Phase 1 (a):

- Delivery of a retail/commercial development forms the key element of the commercial core, acting as a local centrepiece and employment generator.

Phase 1 (b):

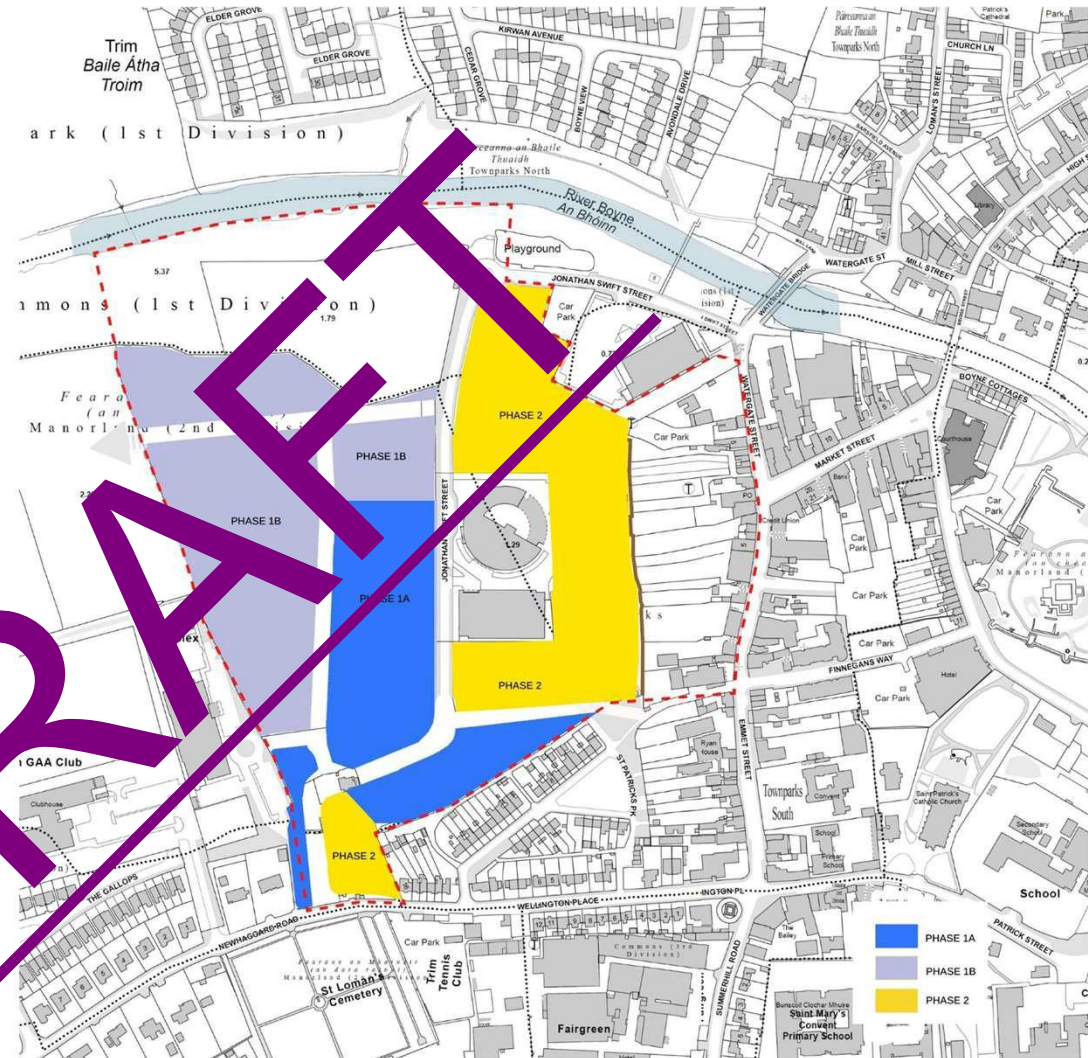
- Residential and mixed-used development to the west of the site.

Phase 1 (a) and 1 (b) may proceed independently and are not dependent on one another in sequencing terms. The Aldi junction has adequate capacity for the residential development envisaged for Phase 1 (b) to proceed without requiring the new entrance from the New Haggard Road.

The traffic analysis further indicates that the entirety of Phase 1 (a&b) can be accommodated via these dual access points from New Haggard Road and Jonathan Swift Street via the Aldi junction.

Phase 2:

- Mixed-use development is proposed to the north and south of the OPW building, supporting a transition between residential and civic zones.
- This phase will include residential, commercial, community facilities and active frontage uses, reinforcing the overall masterplan vision.
- The built environment phasing ensures that community, commercial, and housing needs are met progressively while preserving capacity, connectivity, and connectivity.



Phasing Plan – Infrastructure

The infrastructure phasing strategy aims to ensure a coordinated, sustainable, and sequential delivery of key mobility and servicing infrastructure in tandem with the built environment. This integrated approach supports the creation of a well-connected, high-quality public realm that aligns with placemaking principles.

Phase 1A: Phase 1A will provide for the upgrading of Jonathan Swift Street to provide for improved road width, provision of dedicated cycle way, pedestrian way and upgrade of traffic signals at Jonathan Swift Street and Watergate Street. This phase will also provide for a new link road to the south from Jonathan Swift Street to Newhaggard Road, R106. This link road will also provide access to the southern end of the residential lands in phase 1B together with a new access road to the Aura Sports and Leisure Centre, ensuring this development will have a dedicated pedestrian and cycle way through to Emmet Street.

At the southern end of Jonathan Swift Street, a spur connection will be provided to the east for a future vehicular road, cycle and pedestrian ways to Emmet Street. This southern road will also provide access for development of the Phase 2 lands.

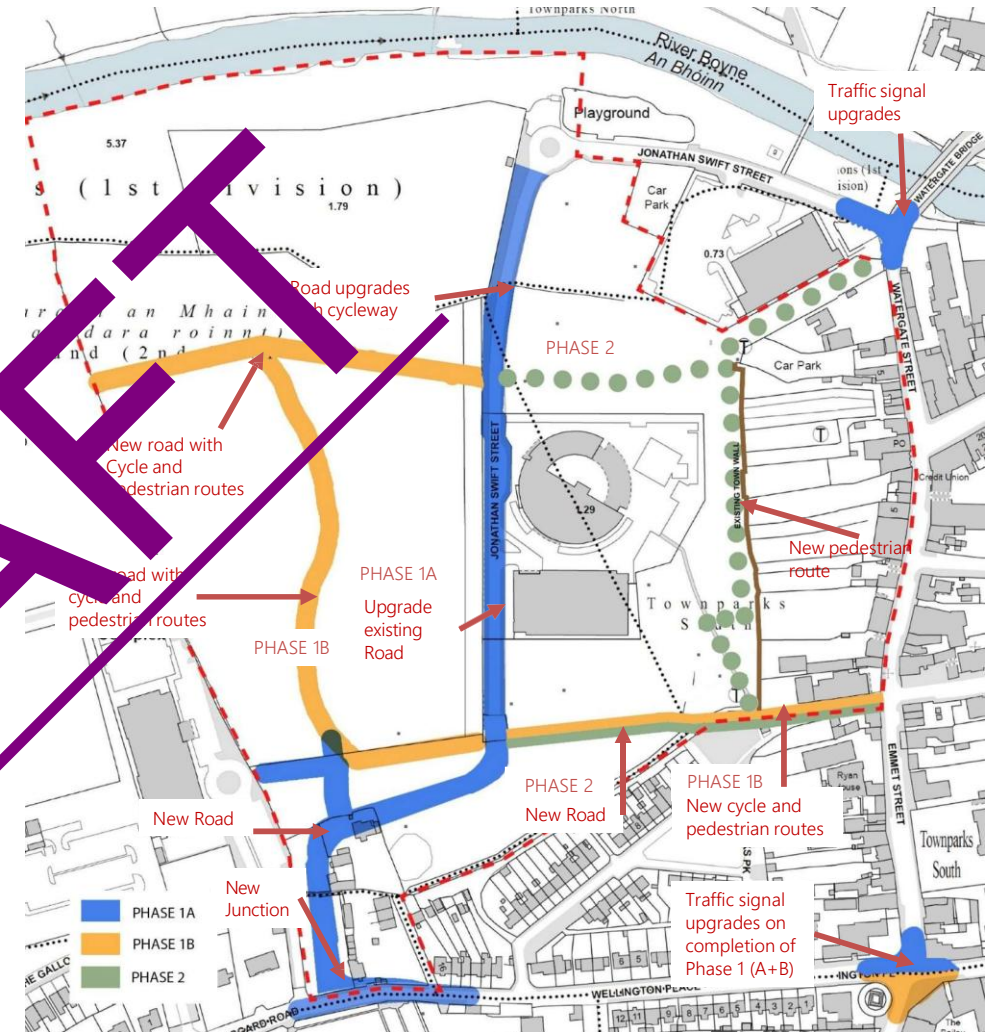
Should the residential element in Phase 1B commence ahead of the commercial and retail areas in Phase 1A, the cycle and pedestrian ways are to be provided from Aura Trim Leisure Centre to the existing road linking to Emmet Street.

Phase 1B: This phase will provide for the Western Link road from Jonathan Swift Street as the western boundary of the Phase 1B lands and serve as the future linkage to lands to the west as envisaged in the MCDP. Provision will also be made in this phase for cycle and pedestrian ways from the Western link road to the new road through the residential lands in Phase 1B to the new road from Jonathan Street to the Newhaggard Road, R106.

Phase 2: The phase 2 lands will be developed when Phase 1A and 1B are completed. This will include a link road to the south of these lands from the spur at east at the end of Jonathan Swift Street to Emmet Street. This road will serve to develop the southern lands adjacent to the OPW multi-storey car park and also the cycle routes and open space around the OPW Headquarters. The vehicular connection to Emmet Street forms part of Phase 2 infrastructure and is not required to facilitate Phase 1 development.

Planning Applications / Traffic and Transport Assessments:

The phasing as set out in the Masterplan may be subject to change at planning application stage. In this regard the appropriate extent of roads, pedestrian and cycle infrastructure upgrades will be constructed in order to facilitate each phase of development. This will be demonstrated through the provision of an appropriately detailed Traffic and Transportation Assessment included as part of any planning application issued in respect of the Masterplan lands.

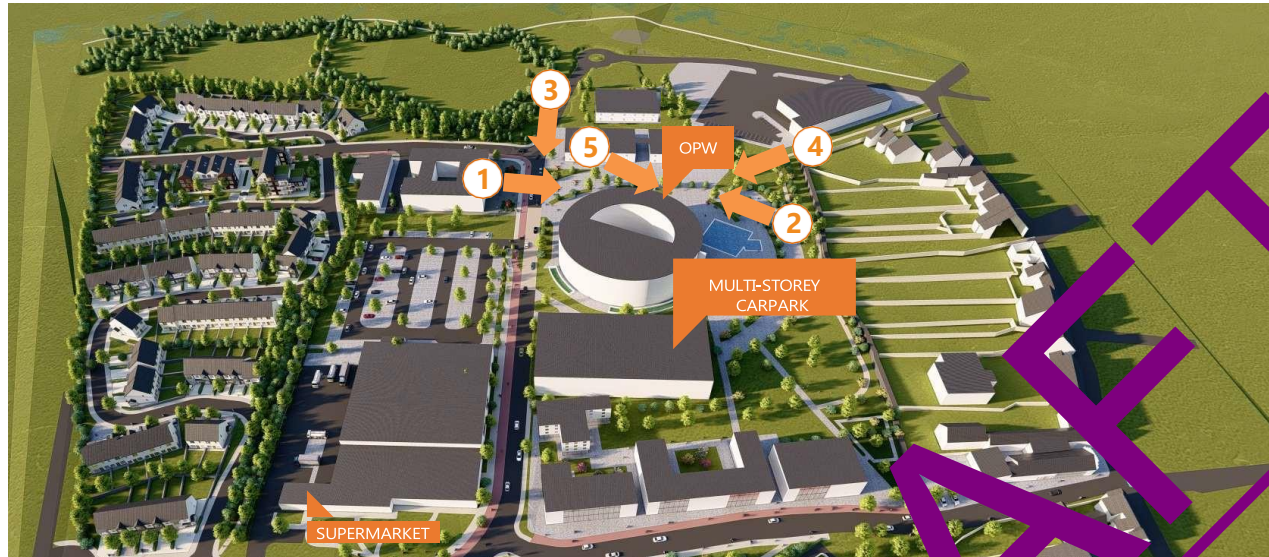


Character Areas



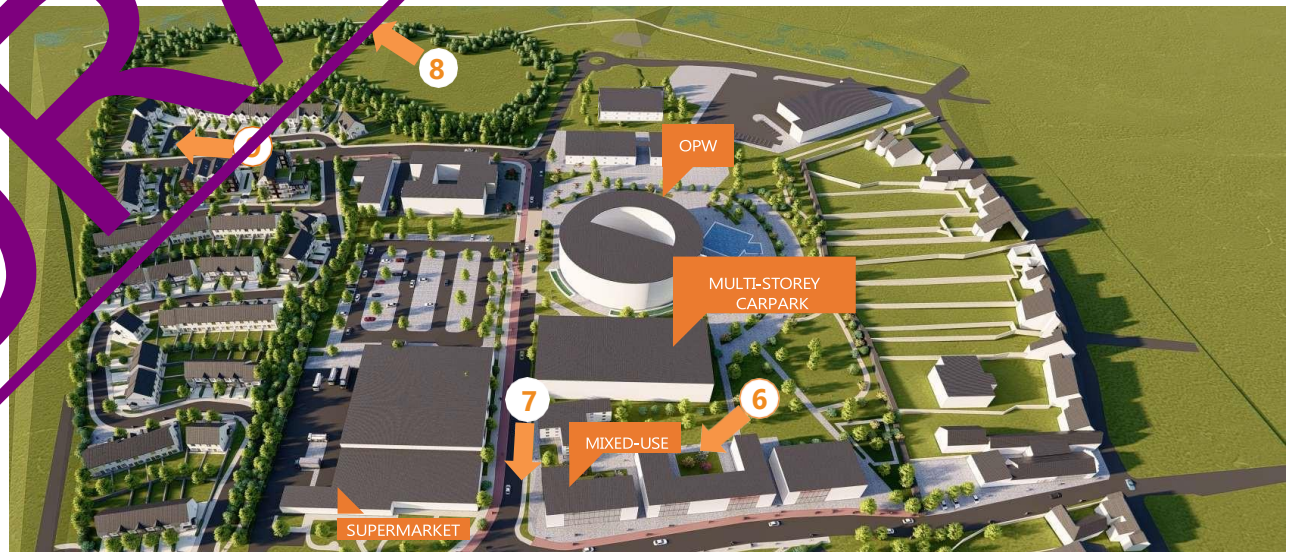
Character Areas 1 - 5

CHARACTER AREAS



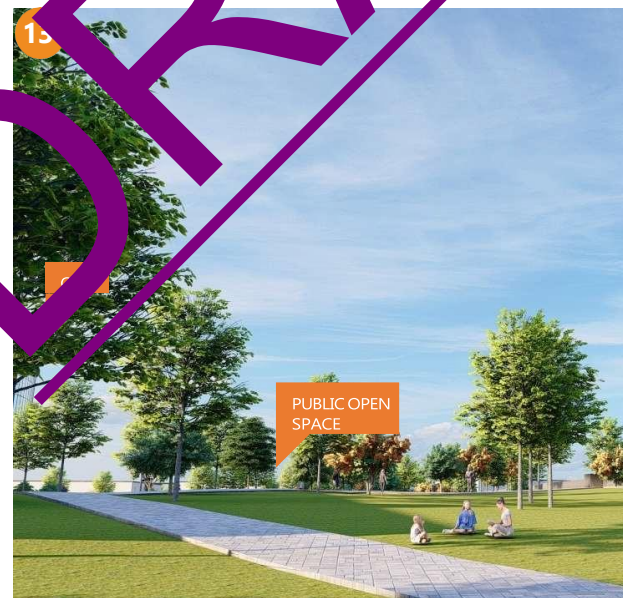
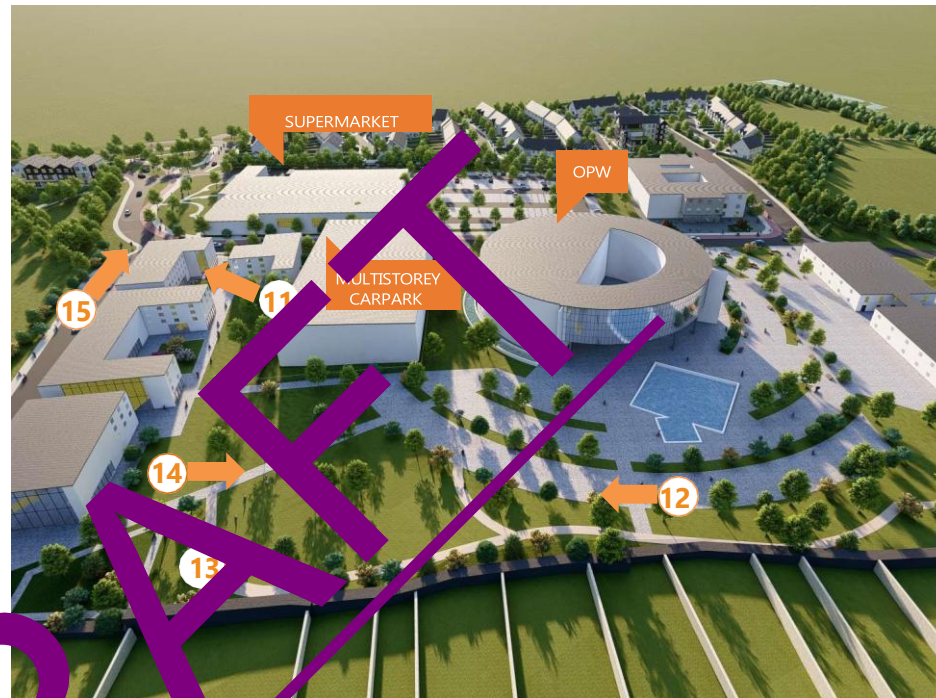
Character Areas 6 - 9

CHARACTER AREAS



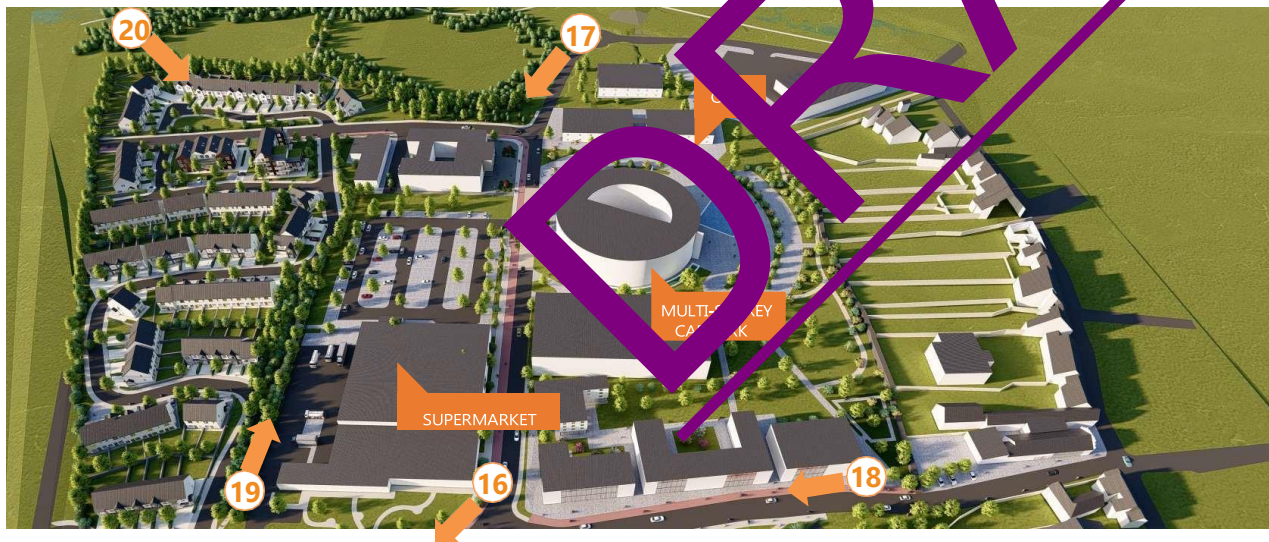
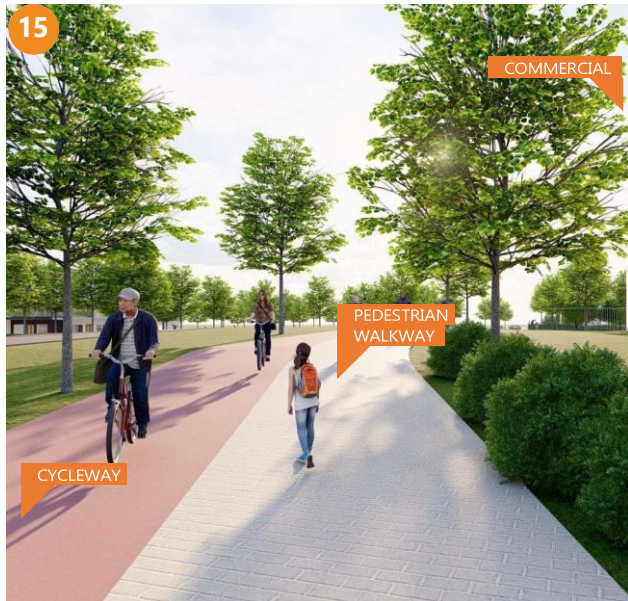
Character Areas 10 - 14

CHARACTER AREAS



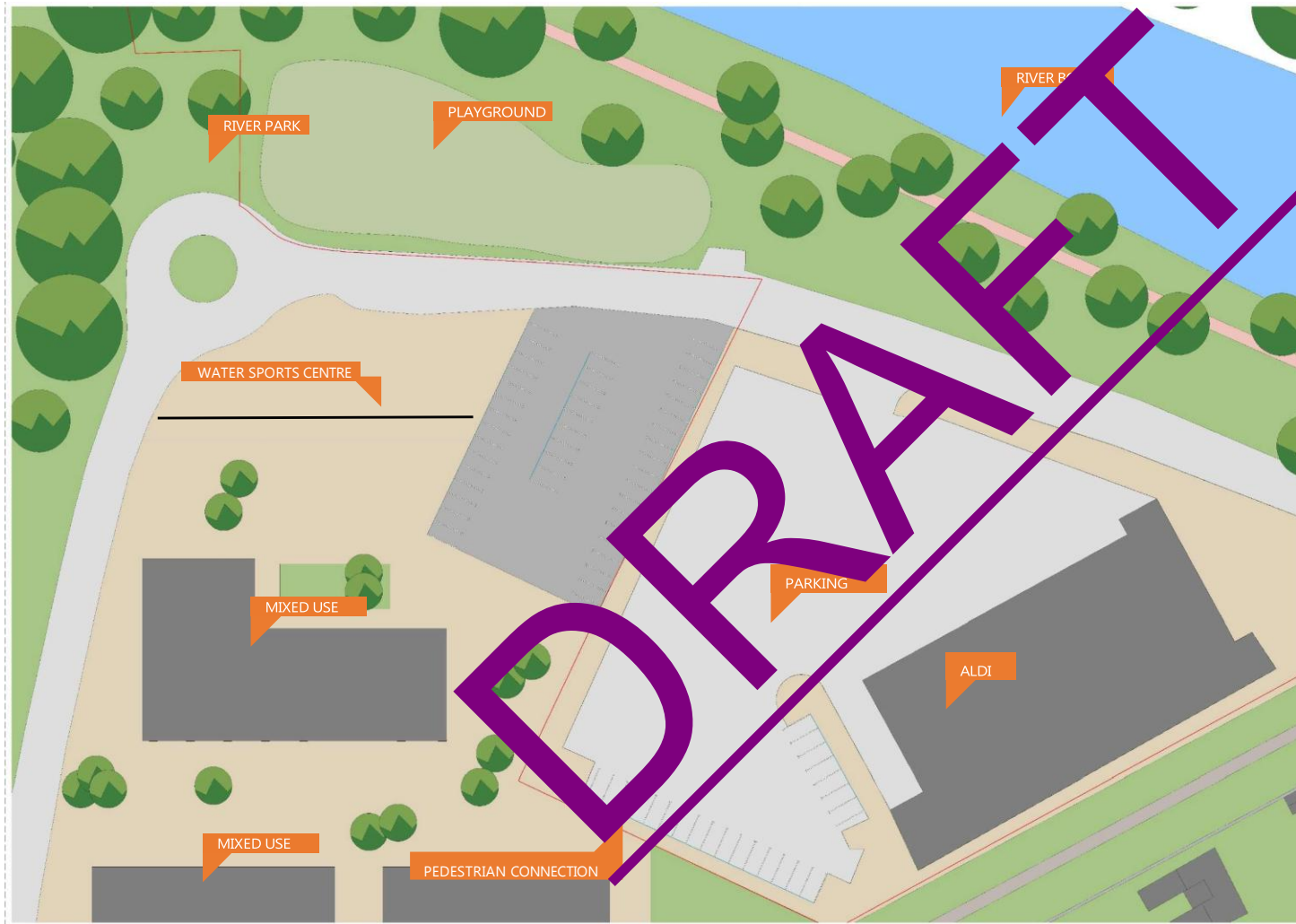
Character Areas 15 - 19

CHARACTER AREAS



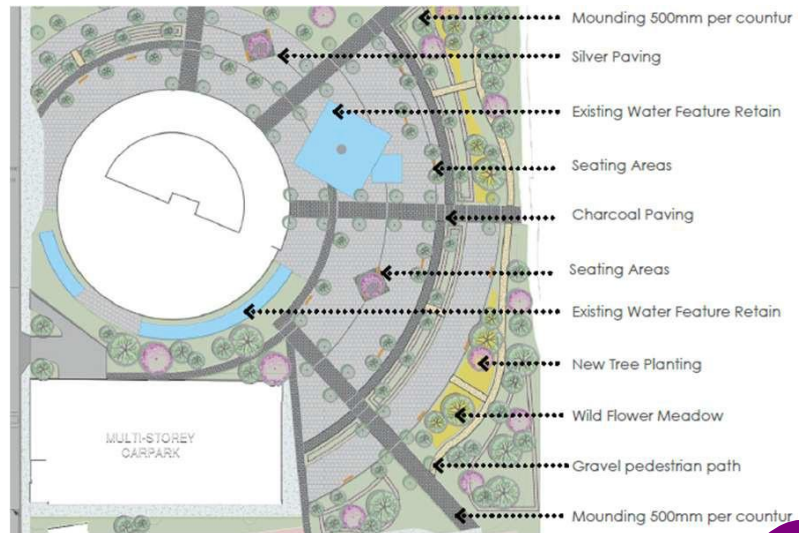
Character Area 21

Indicative Layout of Water Sports Centre / Extension of River Park



It is an aspiration of MCC to provide a Water Sport Activity Centre on Council lands within the Masterplan 31 boundary, at the location indicated in Character Area 21. The layout for this future development as indicated is indicative only and would be subject to a future detailed design stage.

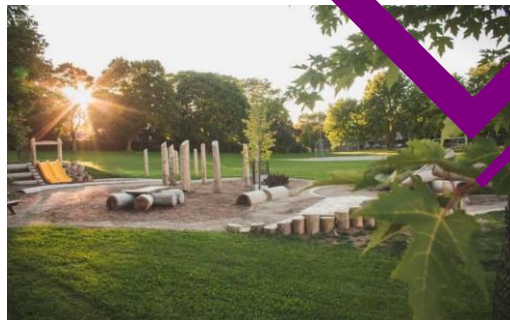
Office Of Public Works – Plaza & Open Space Character Area



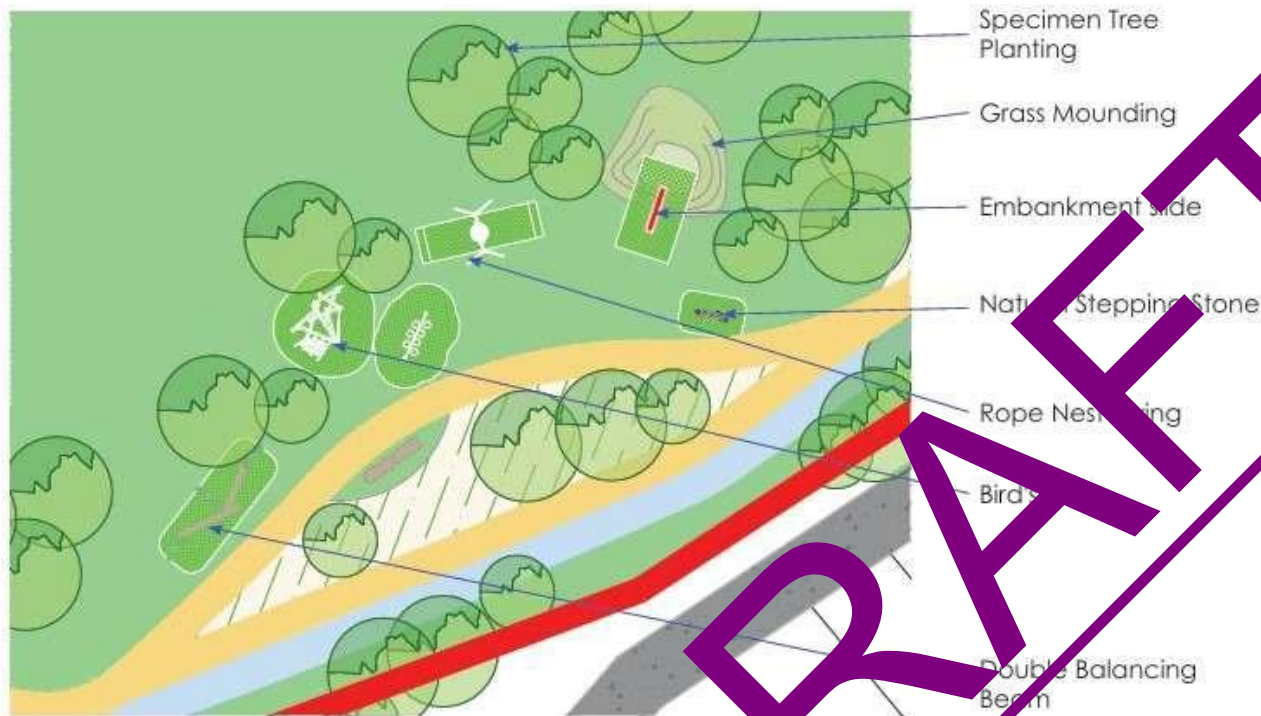
Office Of Public Works – Plaza & Open Space Character Area



Open Space



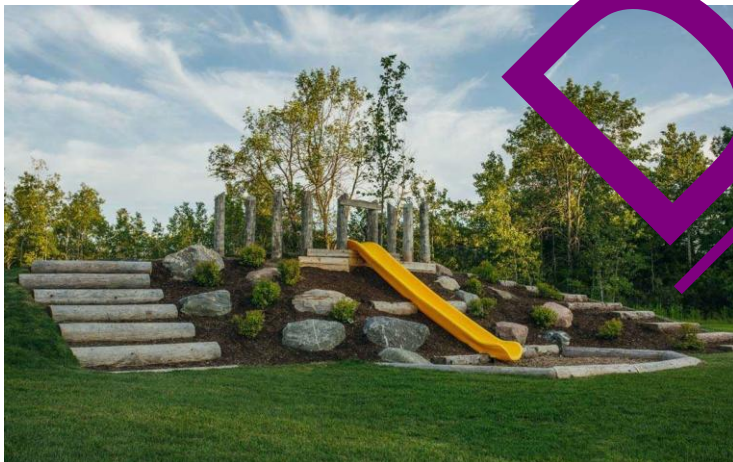
Playgrounds



Natural playgrounds help children to develop other beneficial behaviours in addition to physical skills. These behaviours include social skills, cooperation, and the ability to solve problems. In addition, natural playgrounds stimulate a child's imagination and creativity more than a traditional playground. This design approach is more sustainable, adapting to the natural topography and environment.

This bespoke designed open space will appeal and evoke a wide range of children's emotions. Capabilities of play such as tumble, chase game. Extensive grass areas throughout the open space are ideal for kickabout and chasing games.

Gentle grass mounding provides a varied and interesting physical play environment



Parkland



Play Space

Play Space

Junior Play - Over 6 years of age



Play Equipment will be constructed of low maintenance and weather resistance materials.

- Wooden Log
- Stepping logs
- Balance Beams
- Mound & Slide
- Bird's nest
- Rope nest swing

Natural Play Equipment



We are proposing natural play areas with a varied and interesting physical environment. A bespoke designed space that has gentle grass mounding, thus providing a change in levels. This provides a varied and interesting physical play environment.

In addition, natural playgrounds stimulate a child's imagination and creativity more than a traditional playground. They provide a more sustainable use of materials and blend in with natural environment and existing topography.

Junior Play - Under 5 years of age



All surfaces manufactured and installed to EN 1176 and all play equipment manufactured and installed to EN1177

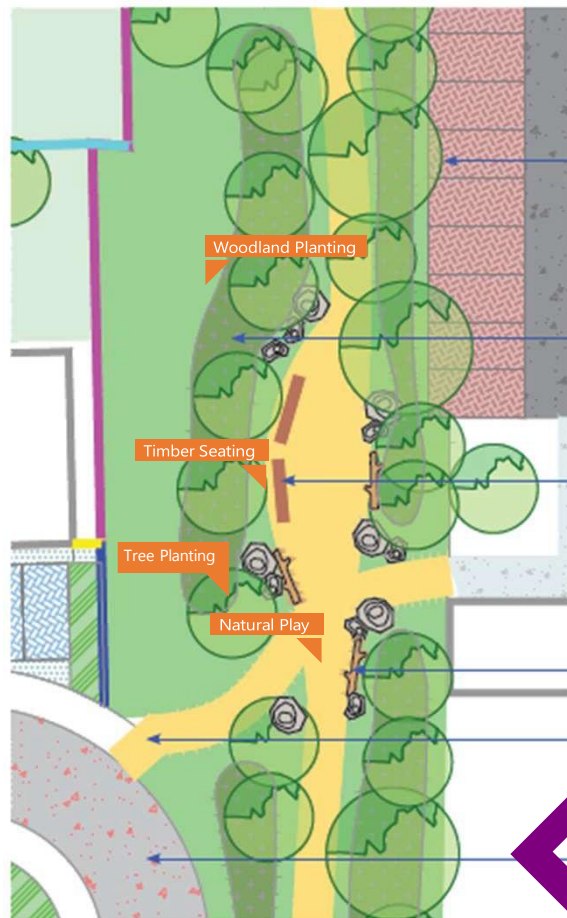
Calisthenics Equipment



Calisthenics Equipment

- incline press
- dip bench
- inshape hyperextension
- decline bench
- in shape step up
- in shape situp

Character Areas



Proposed Trees

Woodland Planting

Rough timber seating

Natural Play

Dust P...

Home



AA Screening & SEA Reports

STRATEGIC ENVIRONMENTAL IMPACT ASSESSMENT

In the production of this Masterplan for the lands at Manorlands, Trim, Co. Meath an Appropriate Assessment Screening was carried out by ESC Environmental Ltd.

AA Screening conclusion is as follows:

"It is not likely that there would be any significant impacts either directly or indirectly on the identified Natura sites with respect to the activities carried out on site. A Natura Impact Statement does not need to be carried out."

Strategic Environmental Impact Assessment Screening Report Conclusion:

"On the basis of the above, it is determined that :-

- The Manorlands Master Plan – MP31 does not satisfy the conditions for mandatory screening under SI 435/2004, As Amended.
- The Manorlands Master Plan – MP31 has not been shown to have significant effects on the environment with reference to Articles 9(2), 9(3) or 9(4) and Schedule 1 of SI 435/2004, As Amended."

Therefore, it is determined that there is no requirement for SEA for the Manorlands Master Plan – MP31.

The Draft Determination will be reviewed on receipt of feedback from the Environmental Authorities consulted and will be finalised, modified or amended, as required. The Final Determination will be included in Section 6."



