

Kildare County Council (KCC) and Meath County Council (MCC)

Maynooth and Environs Joint Local Area Plan 2025 - 2031

Strategic Environmental Assessment (SEA) Environmental Report

Reference: Issue

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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Non-Technical Summary

Introduction

This Non-Technical Summary (NTS) has been prepared to support the Strategic Environmental Assessment (SEA) of the Joint Local Area Plan (LAP) for Maynooth and Environs (referred to hereafter as ‘the Joint LAP’). The Joint LAP was prepared by Kildare County Council (KCC) and Meath County Council (MCC) for the period of 2025-2031. This document has been developed in accordance with relevant EU and national legislation to summarise, in non-technical language, the Environmental Report (ER) for the SEA of the Joint LAP. It draws attention to the most important issues outlined in the SEA Environmental Report and describes the key outcomes. Further detail can be found in the Environmental Report.

The relevant planning legislation comprises the Planning and Development Act 2000 (as amended). Key planning documents reviewed as part of the assessment included:

- Project Ireland 2040 Draft National Planning Framework (NPF);
- Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Regional Assembly;
- Kildare County Development Plan (KCDP) 2023-2029; and
- Meath County Development Plan (MCDP) 2021-2027 (as varied).

Cognisance was also given to a wide range of legislation, plans and programmes at international, national, regional, and local level for relevance to the Joint LAP.

Maynooth and Environs Joint LAP 2025 – 2031

The Joint LAP 2025-2031 sets out an overall strategy for the proper planning and sustainable development of Maynooth and Environs in the context of the KCDP 2023–2029, the MCDP 2021–2027 (as varied) and the RSES 2019-2031 for the Eastern and Midland Regional Assembly.

The Joint LAP will provide the main public statement of planning policies and objectives for Maynooth and Environs for the plan duration (2025-2031). The policies and objectives are critical in determining the appropriate location and form of different types of development as the Joint LAP is the primary statutory land use policy framework against which planning applications are assessed. The Joint LAP will incorporate a framework for guiding the future development of transportation, housing, retail, heritage, employment, and social and community infrastructure in Maynooth (KCC, MCC, 2022).¹

The objectives of the Joint LAP will also be used by KCC and MCC to guide their activities and to indicate priority areas for action and investment by the local authorities, such as focusing on attracting employment into the town or enhancing the town as a centre for education and tourism.

The Joint LAP is a key document for setting out a vision for how Maynooth and Environs should develop over the years 2025-2031.

SEA Methodology

European Council Directive 2001/42/EC (the SEA Directive) provides guidance on the assessment of effects of certain plans and programmes. Article 1 identifies that the objective of the SEA Directive is ‘to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development’.

It is a systematic, on-going process for evaluating, at the earliest possible stage, the environmental quality, and consequences of implementing certain plans and programmes on the environment.

¹ KCC, MCC (2022) Maynooth and Environs Joint Local Area Plan 2025-2031. Available at: Kildare County Council

The methodology for this SEA is based on legislative requirements and guidance from the Environmental Protection Agency (EPA) to ensure compliance with the SEA Directive and associated national legislation.

Current State of the Environment

The SEA considers the current environmental conditions, hereafter referred to as the baseline environment. This description of the baseline considers the local level nature of the Joint LAP and is cognisant of the pressures and interrelationships between environmental topics within the Joint LAP area. Likely significant environmental effects of a transboundary nature, between the Republic of Ireland and Northern Ireland were also considered in this report.

The baseline considers the following environmental aspects:

- Population and Human Health;
- Biodiversity;
- Land and Soils;
- Water Resources;
- Air, Noise and Climate;
- Archaeology, Architectural and Cultural Heritage;
- Landscape and Visual; and
- Material Assets

The Plan is a Joint LAP and, as such, the general state of the environment in the local area of Maynooth, County Kildare and the Environs located at Moygaddy in County Meath within the northern part of the Joint LAP area, were considered in order to inform the Joint LAP, any updates to the same over its lifetime, as well as this assessment. In doing so, some recently published reports (but not limited to) the Air Quality in Ireland Report, Water Quality in 2022 report and Central Statistics Office (CSO) published data, were reviewed to determine a baseline environment, amongst a suite of other documentation, including but not limited to; the Heritage Council's County Kildare Hedgerow Survey Report, County Meath Biodiversity Plan 2015-2020, Geological Survey of Ireland's Geological Heritage of Kildare Report, County Meath Heritage Plan 2015-2020, the Maynooth Biodiversity Action Plan 2023-2028, the EPA's Water Quality in Ireland Report, the KCDP and the MCDP. Reports prepared to inform the Joint Plan, including the Maynooth and Environs Area Based Transport Assessment, the Habitats Report and Surface Water Management Strategy have also been considered with regards to the current state of the environment.

Population and Human Health

The 2022 population for the settlement of Maynooth was recorded as 17,259 people. According to 2022 Census data, the population of Maynooth Electoral Division (ED) was 18,729, representing a population growth of 2,731 since the 2016 Census (15,998). The CSO population statistics from 2016-2022 displayed an intercensal population change of 17.07% (CSO, 2022).² It is noted that this ED covers a large rural hinterland in County Kildare and not just the settlement of Maynooth. Maynooth is a large active town in north-east Kildare and is strategically located on the Dublin to Sligo railway line, the M4 Motorway and the Royal Canal.

Maynooth is identified as Key Town in the Metropolitan area in the RSES. The RSES recognises the Maynooth Environs, which are located in County Meath, as a strategic location for economic development that will support the future development of the town and the delivery of the Maynooth Outer Orbital Route (MOOR), which is a key piece of infrastructure in the sustainable growth of the town.

² CSO (2022) Population Statistics. Available at: Home - CSO - Central Statistics Office

The level of green space and access to the natural environment is extremely important for the populace health. The health and wellbeing of individuals is greatly affected by the communities in which they live and the nature of their physical environment. A key element of sustainable communities is access to space as environments which lack public gathering places can encourage sedentary living habits.

Open space provision can improve levels of exercise in a community which can impact on health and can improve social interaction and community activities which can contribute to reducing stress-related problems.

According to 2022 Census data, 1.09% of the ED of Maynooth identified themselves as having Bad or Very Bad health. The number of individuals who stated that their health as either Bad or Very Bad in 2022 was 296. Census 2022 data for Very Good Health in Maynooth have been recorded to include 11,058 individuals, which is a percentage of 59% of the total recorded population in Maynooth. The ED of Rodanstown, whereby a small area of this ED will make up the Maynooth Environs described in the Joint LAP, has identified 0.8% of themselves as having Bad or Very Bad health. The number of individuals who stated that their health either Bad or Very Bad in 2022 was 15. Census 2022 data for Very Good Health in Rodanstown ED have been recorded to include 1,193 individuals, which is a percentage of 63.9% of the total recorded population in Rodanstown ED.

Biodiversity

The biodiversity of County Kildare and County Meath is protected by National and European legislation (The Wildlife Act (1976 and 2000) and the EU Habitats and Birds Directives) and is also protected by KCC through policies in the KCDP and MCC through policies of the MCDP. The town of Maynooth is home to rich biodiversity resources as the Lyreen River and Royal Canal bisects the town. Excellent ecological resources for wildlife and ecological connectivity to the wider landscape are also prominent. Maynooth also has a small wetland area at the Lyreen Angling Centre which although artificially constructed provides wetland habitat which is not common in the area (D., D'Arcy, Maynooth Tidy Towns Group, 2017).³ The dominant environments across Maynooth are improved and amenity grassland, intensive agriculture, and arable grassland, urban, built land, woodland and shrub and wetlands. For this reason, it is important to ensure that local biodiversity areas support connectivity within the network, are maintained, and given the opportunity to increase their distribution.

The Maynooth Environs included in the Joint LAP are located in County Meath on the northern periphery of the town. The lands within Maynooth Environs are largely undeveloped at present and comprise of approximately 141 hectares of land located 1.5km to the northeast of the town centre. The lands within the Maynooth Environs, to the west of the R157 is comprised of 98 hectares that are currently in use as a stud farm. The existing buildings on these lands reflect this use and consist of a purpose-built stud dating from the 1830s, and the lands to the east of the R157 include approximately 41 hectares and consist of a mixture of pasture, scrub, and woodland associated with Carton Demesne.

Maynooth is home to several rare, protected and/or threatened plants and animals. Protected plants are those that are legally protected under the Flora Protection Order 2022 (S.I. No. 235 of 2022) (e.g., Hairy St John's-wort). Various animals are also afforded protection within the Wildlife Acts (e.g., all native mammals). Species listed on Annex II of the European Union Habitats Directive (e.g., Salmon, White-clawed Crayfish or Dragon fly).⁴ Its urban environment particularly consists of old stone buildings and walls, which are valuable features for bats, birds and invertebrates. Daubenton's bat, pipistrelle bats and Leisler's bats have also been previously recorded in Maynooth and it is likely that there are other bat species present.

The Royal Canal pNHA (Site Code: 002103) which runs through the Joint LAP area is home to the legally protected Opposite-leaved Pondweed (*Groenlandia densa*) under the Flora Protection Order 1987 and *Tolypella intricata*, a stonewort protected under the Red Data Book which is listed as being vulnerable.

³ D., D' Arcy, Maynooth Tidy Towns (2017) Maynooth Biodiversity Action Plan 2017-2021. Available from: KCC

⁴ Eastern and Midland Regional Assembly (2022) Regional Spatial and Economic Strategy 2019-2031 for the Eastern and Midland Region. Available at: [Eastern and Midland Regional Assembly Final RSES - Eastern and Midland Regional Assembly \(emra.ie\)](#)

The main extent of the canal boundary is dominated by hedgerow, tall herbs, calcareous grassland, reed fringe, open water, scrub and woodland.

The Rye Water Valley / Carton Special Area of Conservation (SAC) (Site Code: 001398) which also runs through the Joint LAP area is located between Maynooth and Leixlip on the Rye Water (a tributary of the River Liffey) which also flows through Carton Demesne. The river was dammed at intervals creating a series of lakes through the demesne.

The Rye Water River contains a thermal petrifying spring, which is a habitat listed on Annex 1 of the EU Habitats Directive.⁵ The main importance of the site lies in the presence of several rare and threatened plant and animal species and of the rare thermal, mineral, petrifying spring habitat.

The White-clawed Crayfish is regarded as a keystone species. In Ireland, it is found in large rivers (the Rye Water is a tributary of the large River Liffey), small headwater tributaries and in lakes.

There are no SPAs within the Joint LAP area but there are two proposed Natural Heritage Area's (pNHA) within the Joint LAP area. The pNHAs include the Royal Canal pNHA and the Rye Water Valley pNHA, the Rye Water Valley pNHA has been designated as both a candidate Special Area of Conservation (cSAC) and pNHA. There are no other Natural Heritage Areas (NHAs) within 15km distance of Maynooth and Environs.

Invasive non-native plant and animal species are one of the greatest threats to biodiversity. Invasive alien species negatively impact biodiversity through competition, herbivory, predation, habitat alteration and introduction of parasites or pathogens and poses a risk to the genetic integrity of our native species. Terrestrial and aquatic habitats can be significantly negatively impacted, resulting in severe damage to conservation and economic interests, such as agriculture, fisheries, forestry, and various recreational activities. Threats to watercourses and wetlands in Maynooth include invasive species like Indian balsam and Japanese knotweed. Within the main channel of the Royal Canal an aquatic invasive species known as Canadian waterweed has also been recorded. Threats to woodland and shrub habitat in Maynooth include invasive species like the North American Grey Squirrel and woodland clearance. Furthermore, some plants with invasive tendencies have also been recorded in the Maynooth area, including bamboo, red osier dogwood which were identified near the bridge over the Lyreen River in the South of the campus (KCC, MCC, 2022).⁶ and Japanese knotweed (*Reynoutria japonica*) which were found within Carton Demesne woodlands⁷ (Maynooth and Environs Habitats Mapping Report 2024).⁸

Land and Soils

According to the report 'The Geological Heritage of Kildare' the predominant rock type in County Kildare is sedimentary rock, limestone of Carboniferous age in particular (GSI, 2005).

The soils underlying the area are identified by the Geological Survey of Ireland as being predominantly Made Ground in the urban centre. Made ground consists of materials modified by people, including those associated with mineral exploitation and waste disposal. They include materials deposited as a result of human activities or geological material modified artificially so that their physical properties (structure, cohesion and compaction) have been drastically altered (N. Foulkes, 2006).⁹

The central area of Maynooth is urban in nature, outside of this urban centre, to the south-east of Maynooth the area consists of the soil association 'fine loamy drift with limestones'. The Maynooth Environs also predominantly consist of underlying 'fine loamy drift with limestones'.

⁵ Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora

⁶ D., D' Arcy, Maynooth Tidy Towns (2017) Maynooth Biodiversity Action Plan 2017-2021. Available from: KCC

⁷ WS Atkins Ireland Limited (2024) Maynooth + Environs Habitat Mapping Report. Available from KCC.

⁸ WS Atkins Ireland Limited (2024) Kildare Habitat Mapping Maynooth and Environs Habitat Mapping Report. Available from KCC.

⁹ N. Foulkes (2006) The Heritage Council - COUNTY KILDARE HEDGEROW SURVEY REPORT. Available at: Microsoft Word - County Kildare Hedgerow Survey Report .doc (hedgelaying.ie)

North of Maynooth's urban centre the soil association is 'silty river alluvium' which can be identified along river routes (Teagasc, 2022).¹⁰ Other soils within the Joint LAP area include Straffan and Elton.

There are no sites of Geological Heritage located within the Joint LAP area, however, two sites of geological heritage are located in proximity to the Joint LAP area, those of which include Louisa Bridge Springs and St Patrick's Well.

Water Resources

For the purpose of implementing the Water Framework Directive 2000/60/EC (WFD), Ireland has been divided into eight river basin districts or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. County Kildare falls within the Eastern River Basin District (ERBD). Maynooth and Environs are located in the Eastern River Basin District (ERBD), in WFD Catchment 09 – Liffey and Dublin Bay (EPA, 2022).¹¹

There are two water bodies within Catchment 09 that are located within the Joint LAP area - the River Lyreen and the River Rye Water. The EPA monitor water quality of water bodies throughout Ireland, in accordance with the WFD Directive.

According to the EPA, the River Lyreen, as it flows through Maynooth, is classified as being of 'poor' water quality. The River Rye Water, as it flows through Maynooth, is classified as being of 'moderate' water quality. Both the Rye Water and Lyreen watercourses located in the Joint LAP have been classed by the EPA as 'At Risk'.

Runoff from urban areas includes a toxic cocktail of pollutants washed off the urban impermeable areas into receiving waterbodies. This polluting effect has been identified by the EPA as one of the primary sources of pollution from urban areas, alongside discharges from urban wastewater systems. There are no nutrient sensitive rivers located within the Joint LAP area.

The Royal Canal, a proposed Natural Heritage Area (Site Code: 002103) is also located in the Maynooth and Environs LAP area, it runs from Dublin (North) westwards serving Leixlip, Maynooth and Kilcock and continues to Mullingar and Longford. At present the Royal Canal Main Line has been marked as under 'Review' on the EPA website. There are no natural lake water bodies present in the Joint LAP area.

The Joint LAP area is underlain predominantly by a locally important aquifer which is moderately productive in local zones. There is also an unproductive aquifer corresponding to the band of calcareous shale and limestone bedrock within the Maynooth Joint LAP area.

Groundwater in the western part of the LAP area is moderately vulnerable. In the remaining eastern area groundwater is highly vulnerable with sections of extreme vulnerability. The WFD Groundwater Bodies Status in the vicinity of the Joint LAP area is recorded to be of 'good' quality status from 2013-2018 EPA records (EPA, 2013).

The Office of Public Works (OPW) has recorded a number of past flooding events along the rivers and streams passing through the Maynooth and Environs LAP Boundary. The three key waterways located throughout include: The River Rye Water, the River Lyreen and the Royal Canal. Predominantly, singular flooding events have occurred across these locations.¹² KCC is part of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study. The Joint LAP has taken the CFRAMs programme into consideration during the lifetime of the plan. Flooding in Maynooth is predominantly fluvial in nature. An area specific SFRA was carried out to guide the future development of Maynooth and Environs as part of the Joint LAP development process and will also inform the SEA.

¹⁰ Teagasc (2022) Soil Maps. Available at: [SIS Map \(teagasc.ie\)](https://sis.teagasc.ie)

¹¹ EPA (2022) Water Maps. Available at: [EPA Maps](https://www.epa.ie)

¹² OPW (2022) Flood Maps. Available at: [Flood Maps - Floodinfo.ie](https://www.floodinfo.ie)

Air, Noise and Climate

Maynooth and Environs are located in Air Quality Zone D, as defined with the Air Quality Standards Regulations, 2022 (S.I. No. 739 of 2022) to be Rural Ireland which is the remainder of the State excluding Zones A, B and C. All pollutants for Zone D are well within compliance with Air Quality Standards.

No information has been provided for Zone D in relation to Benzene in the latest EPA Air Quality in Ireland Report.

KCC prepared the third Noise Action Plan (2019-2023)¹³ for County Kildare in 2019. MCC also prepared a Noise Action Plan for County Meath in 2019.

This Noise Action Plans primarily consider the long-term environmental noise impact from road, rail, and air traffic noise sources, and sets out an approach to review noise impact levels near to the major sources assessed during the strategic noise mapping with a view to identifying locations where noise reduction is deemed necessary in the first instance.

The KCC Noise Action Plan addressed Maynooth as one of fifteen population centres that are potentially exposed to noise from “*Major Roads*” in the county.

There is a number of sections of major roadway that are located either within, or immediately adjacent to Maynooth and Environs which qualified for noise mapping and, as such were subject to consideration for action planning. This refers to all areas exposed to noise from the “*Major Roads*” above a level of Lden 55 dB(A) and Lnight 50 dB(A).

The existing climate for Maynooth and Environs corresponds with the general climatic conditions for the whole country which is dominated by the Atlantic Ocean and its air and oceanic currents. Consequently, the region does not suffer from extremes of temperature. However, according to the EPA’s ‘State of the Environment Report’¹⁴ (EPA, 2024), monitoring records have shown increases in average temperature, changes in precipitation patterns, sea level rise and weather extremes. In 2024, it was reported that the most immediate risks to Ireland from climate change are predominantly those associated with changes in extremes, such as floods, droughts and storms.

The same EPA report¹⁴ states that in line with global trends, Ireland’s annual average temperature has increased by approximately 1°C over the last 100 years, with 16 of the 20 warmest years occurring since 1990, and 2023 being the hottest year on record. Extremes of heat in Ireland (heatwaves) are also becoming more frequent and more severe, while extremes of cold (cold waves) are becoming less frequent and less severe. Notably, in 2022, a heatwave took place and temperatures reached 33°C (at Phoenix Park), such events have been made more likely by climate change. Heavy rainfall events have also been 7% more intense over the last 30 years than over the previous 30 years, with evidence linking these events to climate change. While there is evidence that average river flows increased across the country between 1972 and 2017, there is also evidence of an increase in recent years in the frequency and intensity of potential drought conditions, especially in the east of Ireland. Satellite observations indicate that the sea level around Ireland has risen by approximately 2-3 millimetres (mm) a year since the early 1990s, with higher rates of increase observed in Dublin and Cork. Both sea surface temperatures and ocean heat content have increased in Ireland’s territorial waters, consistent with globally observed changes. In Irish waters, there have been changes in marine ecosystems, including changes in the seasonality and abundance of many species.

Archaeology, Architectural and Cultural Heritage

KCC published the County Kildare Heritage Plan 2019-2025 in 2019. MCC also published the Meath Heritage Plan in 2019. The aim of the Kildare Heritage Plan is to “*recognise by all, the value and opportunity of Kildare’s unique heritage resource and to manage, conserve and protect it, in partnership, for present and future generations.*” The aim of the Meath Heritage Plan is to “*increase awareness, understanding and appreciation of Meath’s heritage and promote best practice in its management for enjoyment by all*”. Built heritage refers to all man-made features, buildings or structures in the environment.

¹³ KCC (2019) County Kildare Third Noise Action Plan 2019-2023. Available at: [Final NAP Master Document 27.09.19.pdf \(kildarecoco.ie\)](#)

¹⁴ EPA (2024) State of the Environment Report. Available at: [Ireland’s State of the Environment Report 2024](#)

This includes a rich and varied archaeological and architectural heritage to be found throughout the countryside and within the historic towns and villages of the county.

A record of archaeological heritage is maintained on the 'Record of Monuments and Places' which was established under Section 12 of the National Monuments (Amendment) Act, 1994 (No. 17 of 1994). Structures, features, objects or sites listed in this Record are known as Recorded Monuments. The Record of Monuments and Places (RMP) comprises a list of recorded monuments and places and accompanying maps on which such monuments and places are shown for each county.

The National Monuments Service of the Department of Housing, Local Government and Heritage will advise on the protection applying to any particular monument or place under the National Monuments Acts by reason of it being entered in the Record of Monuments and Places and should be consulted if there is any doubt as to the status of the site. According to the database there are approximately 20 Recorded Monuments within the Joint LAP area.

The Rye River and Royal Canal located within the Joint LAP area have an abundance of underwater archaeological heritage that requires protection and merits promotion. Where flood relief measures may be proposed the local authorities should have regard to the Archaeological Guidelines for Flood Relief Schemes (DHLGH, 2022).

Maynooth has an abundance of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Such features are contained in the Record of Protected Structures (RPS).

According to the database, there are 52 protected structures in Maynooth and Environs. Owners and occupiers of protected buildings are required to ensure that buildings do not become endangered through harm, decay or damage (National Inventory of Architectural Heritage, 2022).¹⁵

The Planning and Development Act 2000 (as amended) places an obligation on local authorities to include an objective for the preservation of the character of Architectural Conservation Areas (ACAs). An ACA is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, which contributes to the appreciation of a Protected Structure, and the preservation of whose character is an objective of the County Development Plan. There is one ACA in Maynooth, and it is located in Maynooth Town Centre and includes areas of Canal Harbour and Carton Avenue which extends to the plan boundary. Appendix C of the Joint Plan is the Statement of Character for the Architectural Conservation Area.

The majority of vernacular buildings located within the Joint LAP area are domestic dwellings. Examples of other structures that may fall into this category include shops, outbuildings, mills, limekilns, farmsteads, forges, gates and gate piers.

Landscape and Visual

The landscape of County Kildare comprises a central plain bounded to the east by the Kildare uplands, which lie at the foothills of the Wicklow and Dublin Mountains. The Curragh, the boglands of north-west Kildare and the fertile lowlands of the south all comprise part of the central plain. The plain lands are interrupted by two groups of isolated hills, the Chair of Kildare and the Newtown Hills. The location of these hills within the central plain has a considerable impact on the landscape of Kildare. Inland waters comprise the River Liffey, River Barrow, River Slate, River Boyne, Royal Canal, Grand Canal and Rye Water River that traverse the county, providing important landscape features.

The Maynooth and Environs Joint LAP area is located in the north-eastern part of County Kildare, with its northern section located in County Meath. A Landscape Character Assessment (LCA) of the county was prepared as part of the Kildare CDP and Meath CDP (as varied). The LCAs focused on characterisation i.e., the discernment of the character of the landscape based on its land cover and landform, but also on its values, such as historical, cultural, religious and other understandings of the landscape. The purpose of these

¹⁵ National Inventory of Architectural Heritage (2022) Maynooth. Available at: https://www.buildingsofireland.ie/buildings-search/?query=&location_type=building&county=KD&town=Kildare&street=&group=&type=&date_from=&date_to=&search_page=1

documents was to assist in the development of the landscape objectives for the respective County Development Plans.

The area is located in a landscape character area ‘Northern Lowlands’, characterised by “*generally flat terrain and open lands with regular (medium size) field patterns.*” This low-lying landscape nature and low vegetation allows for extensive visibility and long-distance views within the landscape. The landscape character area that the Maynooth Environs are located in the ‘South East Lowlands’ in County Meath, where the predominant landscape is rolling lowland (MCC, 2021).¹⁶

The CORINE Land Cover (CLC) inventory is a Pan-European land-use and landcover mapping programme.

It supplies spatial data on the state of the European environmental landscape and how it is changing over time. As per the CLC, discontinuous urban fabric comprises residential areas around the edge of urban district centres, and certain urban districts in rural areas in the Maynooth Environs. Pastures are dense grass cover of floral composition, dominated by graminaceae which are not under a rotation system. They are mainly used for grazing but may be harvested mechanically.

Material Assets

Maynooth is served by the Uisce Éireann (formerly Irish Water), an entity mandated to provide both drinking and wastewater capacity to facilitate future settlement growth, in line with national and regional planning objectives. Since 2014, local authorities entered a Service Level Agreement (SLA) with Uisce Éireann transferring all responsibility for delivering water and wastewater services. The SLA which ended in August 2023 was replaced by a Master Co-operation Agreement and is operational until a Shared Services Agreement between each local authority and Uisce Éireann comes into force in the coming months. KCC and MCC are committed to continuing their strong working relationship with Uisce Éireann during the final transition phase, which is due to be completed in December 2026. Wastewater from the Maynooth Environs area will be discharged to the wastewater network in County Kildare.

Water from the waterworks at Leixlip is distributed to Leixlip, Celbridge, Maynooth, Straffan, Ardclough, Rathcoffey and surrounding areas via the Leixlip Regional Scheme. Uisce Éireann also delivers groundwater from wellfields at Monasterevin, Rathangan and Athy which is blended with Poulaphouca water prior to distribution. There are also a number of small public water supplies to small rural communities. Maynooth is currently served by the existing Ballygoran Reservoir, via the water treatment plant at Leixlip. Water supply to the Maynooth Environs area will be from the network based in County Kildare.

A Remedial Action List (RAL) of problematic drinking water supplies is released by the EPA on a quarterly basis. The Remedial Action list is a public record for the supplies known to be at risk and where the EPA is requiring Uisce Éireann to take corrective action. The EPA has instructed Uisce Éireann to submit an action programme for the improvement of each of these supplies and has initiated enforcement action where action programmes were not being prepared or were not prepared to the satisfaction of the EPA. This includes issuing legally binding Directions requiring specific work to be carried out. The Ballygoran Reservoir, via the water treatment plant at Leixlip drinking water supply which serves Maynooth was not included on the Remedial Action list for Q4 of 2023 (EPA, 2023).¹⁷

Maynooth is part of the Lower Liffey Valley (LLV) Agglomeration along with Kilcock, Celbridge, Straffan and Leixlip. All the wastewater from these settlements is ultimately treated in the LLV Sewerage System Wastewater Treatment Plant (WWTP) in Leixlip. According to Uisce Éireann’s Wastewater Treatment Capacity Register for 2023, there is available capacity at the LLV WWTP. However, this is for the entire catchment, not just Maynooth. Maynooth flows are then pumped into the Leixlip network and is also constrained by the capacity of the Leixlip network. Uisce Éireann is constructing the Maynooth Wastewater Transfer Pipeline as part of the Lower Liffey Valley Regional Sewerage Scheme Network Upgrade. This multi-million euro project will take all the flow from Maynooth and deliver it directly to the Leixlip WWTP without passing through the local Leixlip network. It is projected that the project will be completed within in

¹⁶ MCC (2021) Meath County Development Plan – Landscape Character Assessment. Available at: A.05 Landscape Character Assessment | Meath County Council Online Consultation Portal

¹⁷ EPA (2023) Remedial Action List. Available at: remedial action list epa - Search (bing.com)

the of the Joint Plan. Capacity to accommodate full potential growth in Maynooth will therefore be restricted until the Maynooth transfer pipeline is completed.

County Meath is also well served with a wide range of waste facilities which will serve the Maynooth Environs, including:

- Waste transfer stations;
- Waste to Energy facility, landfill;
- A Construction and Demolition (C&D) waste facility; and
- A network of recycling facilities are supported by MCC, in particular Navan, Trim, Kells and Dunboyne are served by recycling centres. The remainder of County Meath is served by a network of bring banks which accept a broad diversity of materials (Brady Shipman Martin, 2019).¹⁸

The Waste Facility Permit and the Certificate of Registration database is a register for waste facility permits and certificates of registration issued by local authorities under the Waste Management (Facility Permit and Registration) Regulations, S.I. No. 821 of 2007, as amended.

The designation of Maynooth as being a Metropolitan Key Town reflects Maynooth's strategic location on the Dublin to Sligo railway line, the M4 motorway and Royal Canal, along with the presence of Maynooth University. Accordingly, the future development of Maynooth is not just important at a county level but also at a regional scale, in supporting the growth of the capital. As a Metropolitan Key Town, Maynooth has been identified as having the capacity and future growth potential to accommodate above average growth in the region.

Maynooth is approximately 24 km from Dublin. It is connected to Dublin by a commuter rail service, mainline railway, provincial and Dublin bus services. It is well connected to the road network by the M4 Motorway linking Dublin to the northwest.

The Transport Strategy for the Greater Dublin Area 2022-2042 provides for a second train station to be constructed to the west of Maynooth town, the extension of DART services will be facilitated and both stations in Maynooth are intended to be served by DART+ West once constructed in order to meet growing populations in the area (KCC, MCC, 2022).¹⁹ A Transport Strategy for Maynooth, i.e., the Maynooth and Environs Area Based Transport Assessment, has been prepared to inform the Joint Plan.

County Kildare's current energy supply is provided from the national grid which includes many sources of energy such as, wind and solar and also power from the United Kingdom (UK). The existing gas network within the county has capacity for connections and local distribution network extensions.

Lastly, the county is served by a number of telecom providers, each using various forms of technology including fibre optic and wireless technology.

Transboundary Issues

No direct transboundary environmental effects are anticipated as a result of the implementation of the Joint LAP.

Consideration of Alternatives

Alternative development scenarios were considered in the preparation of the Joint LAP. The Joint LAP is based on the principles of sustainable development which means that development will be promoted in accordance with the appropriate international, national, regional and county guidelines.

¹⁸ Brady Shipman Martin (2019) Preliminary Meath County Development Plan (CDP) 2020- 2026 Strategic Environmental Assessment (SEA) Environmental Report. Available at: [Strategic Environmental Assessment \(SEA\) Environmental Report.pdf \(meath.ie\)](#)

¹⁹ KCC, MCC (2022) Maynooth and Environs LAP - Pre- Public Consultation Issues Paper. Available from: KCC

The Joint LAP is positioned within an overall plan hierarchy under the NPF, the RSES for the Eastern and Midland Regional Assembly and both the Kildare CDP and the Meath CDP (as varied), which pre-determine the scope of the strategic alternatives.

Under National Policy Objective 68 (NPO 68) of the NPF, the Eastern and Midlands Regional Assembly (EMRA) in consultation with the MASP Implementation Group, allocated an additional population growth target of 10,000 persons to Maynooth in County Kildare up to 2031. This is in addition to the population/housing allocation it receives under the core strategies under each respective CDP.

To test the impact of 10,000 additional people on the towns movement network, an Area Based Transport Assessment for the Maynooth and Environs area (MEABTA) was prepared to inform the Joint LAP.

The MEABTA concluded that notwithstanding the delivery of public transport investment projects (listed below) along with other improvements, the road network of the town would be unable to cope with the volume of traffic generated by 10,000 additional population as well as allocated core strategy growth. A revised growth scenario at 50% allocation (i.e., 5,000 population over the remaining period of the RSES to 2031) indicated that the transport infrastructure of the town would be more likely to have the capacity to accommodate this reduced level of growth over the lifetime of the Joint LAP.

Furthermore, the Core Strategy of the Kildare CDP 2023-2029 allocates 997 units to Maynooth for the period 2023-2029. The Core Strategy of the Meath CDP 2021-2027 (as varied) allocates 1,000 population to the Maynooth Environs for the period 2021-2027. These figures have been annualised for both KCC and MCC to extend past the life of their respective CDPs to align with the life of the Joint Plan to Q1 2031.

It is recognised that alternatives must be realistic, reasonable, viable and implementable. In the context of creating alternatives, the following parameters were of note for Maynooth and Environs:

- Maynooth is a designated Key Town in the Dublin MASP;
- Maynooth is a designated Decarbonising Zone through the KCC Local Authority Climate Action Plan 2024-2029;
- At the last census (2022) the town had a population of 17,259 people;
- The RSES identifies specific locations in Maynooth and Environs for regeneration, economic development, residential development and phasing/enabling infrastructure;
- Significant public transport projects are planned for Maynooth including DART+ West, a second train station for Maynooth and BusConnects;
- The population growth and housing target being brought forward in this Joint Plan is 3,670 residential units or 9,906 people. This figure derives from growth allocated by NPO 68/MASP allocation (at 50%), the Kildare County Core Strategy allocation and the Meath County Core Strategy (as varied) Allocation (as adapted to 2031);
- To achieve a job ratio of 1, an additional 6,568 jobs are required during the lifetime of the Joint LAP;
- The Social Infrastructure Audit carried out to inform the Joint LAP indicates that additional schools, open spaces, sports facilities and childcare will be required to cater for the population growth;
- It is an objective of KCC to embed the 10-minute settlement principle in LAPs;
- There is an ACA within the Joint LAP area, which includes much of the town centre and Carton Avenue;
- The town is rich in both green and blue infrastructure, and includes the Rye Water Valley / Carton SAC, the Royal Canal pNHA and Rye Water Valley pNHA; and
- Maynooth University and St Patrick's College are both significant amenity areas within the town.

Having regard to these specific overarching policy parameters and population targets, the following five scenarios were established by KCC, these alternatives are considered to be realistic, reasonable, viable and implementable.²⁰

- Alternative Scenario 1: Concentric Growth;
- Alternative Scenario 2: Northern Growth;
- Alternative Scenario 3: Eastern Growth;
- Alternative Scenario 4: Western Growth; and
- Alternative Scenario 5: Town centre consolidation, rail-based development to west, phased and connected development to east and north.

The preferred alternative for the Joint LAP from an environmental perspective is Scenario 5: Town centre consolidation, rail-based development to west, phased and connected development to east and north.

Objectives, Targets and Indicators

The SEA is designed to assess the potential environmental impact of the Joint LAP and its associated policies and objectives against the established baseline. The policies and objectives outlined in the Joint LAP are assessed against a range of established environmental objectives and targets.

Indicators recommended in this ER are utilised over the lifetime of the Joint LAP to quantify the level of impact that the policies and recommendations may have on the environment. This enables the measurement of whether KCC and MCC were successful in promoting environmental protection, sustainable development and the guiding of activities and indicating priority areas for action and investment by the each respective local authority. The Objectives, Indicators and Targets relating to the Joint LAP are set out in the SEA ER.

Assessment of Likely Significant Effects

The policies and objectives in the Joint LAP were assessed with respect to the existing environmental baseline and the environmental objectives and targets.

As the objectives included in the Joint LAP have been designed to promote sustainability and to protect the environment, the majority of policies are expected to have positive impacts when assessed against the environmental objectives. A matrix was prepared to examine these potential impacts. A summary is provided below of the key environmental effects identified.

Mitigation Measures

This SEA Environmental Report has highlighted some potential negative environmental impacts that may arise from the implementation of the Joint LAP in relation to new objectives, zonings, and land use designations. A number of mitigation measures have been identified to prevent, reduce and as fully as possible offset any potential significant adverse impacts on the environment of implementing the Joint LAP.

It is envisaged that all planning applications for new developments in the Joint LAP area will be environmentally assessed and specific mitigation proposed where appropriate.

Monitoring Measures

Article 10 of the SEA Directive requires that monitoring should be carried out in order to identify at an early stage any unforeseen adverse impacts associated with the implementation of the Joint LAP.

A monitoring programme was developed based on the indicators selected to track progress towards achieving strategic environmental objectives and reaching targets, enabling positive and negative impacts on

²⁰ **Note:** A southern growth scenario was not considered realistic, reasonable, viable or implementable by KCC given the significant distance of lands from the town centre and regional planning policy pertaining to new residential and employment growth.

the environment to be measured. As previously described, the environmental indicators have been developed to show changes that would be attributable to implementation of the Joint LAP.

The SEA carried out has ensured that any potential significant environmental impacts have been identified and given due consideration.

KCC and MCC, as the planning authorities, are responsible for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action.

1. Introduction

Kildare County Council (hereafter referred to as KCC) and Meath County Council (hereafter referred to as MCC) have prepared a Joint Local Area Plan (LAP) (referred to hereinafter as ‘the Joint LAP’) for Maynooth and Environs over the period 2025-2031. Arup has been appointed by KCC to undertake Strategic Environmental Assessment (SEA) of the Joint LAP to address both functional areas in County Kildare and County Meath. The Joint LAP development process was carried out in parallel with the SEA / Appropriate Assessment (AA) process and the outcomes will feed into the Plan. This Joint LAP will supersede the Maynooth LAP 2013-2019 and the written statement and accompanying objectives for the Maynooth Environs contained in the Meath County Development Plan 2021-2027 (as varied). The new Joint LAP sets out a vision for the future planning and sustainable development of Maynooth and Environs to 2031 and beyond.

The purpose of this document, as an SEA Environmental Report (referred to hereafter as ‘SEA ER’), is to present the findings of the environmental assessment of the likely significant effects on the environment as a result of implementing the Joint LAP. A Scoping Report was prepared which provided information to allow consultation with defined statutory bodies on the scope and level of detail to be considered in the environmental assessment. The purpose of this SEA ER – which should be read in conjunction with the AA, Strategic Flood Risk Assessment (SFRA) and the Joint LAP – is to provide a clear understanding of the likely environmental consequences of decisions arising from the Joint LAP.

1.1 Background

KCC and MCC, as the competent authorities, have prepared the Joint LAP in the manner and timescale set out in Part II Section 20 of the Planning and Development Act 2000 (as amended). The policies and objectives contained in the Joint LAP must be consistent with the core strategy and objectives of the Kildare County Development Plan (CDP) 2023-2029 and the Meath CDP 2021-2027 (as varied) (aside from those specifically relating to the Maynooth Environs which are superseded by the Joint LAP), aligning with national (the Draft National Planning Framework (NPF)) and regional (The Regional Spatial and Economic Strategy (RSES) 2019-2031 for the Eastern and Midland Regional Assembly) planning policy.

The Joint LAP will provide the main public statement of planning policies and objectives for Maynooth and Environs for the plan duration (2025-2031). The policies and objectives are critical in determining the appropriate location and form of different types of development as the Joint LAP is the primary statutory land use policy framework against which planning applications are assessed. The objectives of the Joint LAP are also used by KCC and MCC to guide their activities and to indicate priority areas for action and investment by the local authorities such as focusing on attracting employment into the town or enhancing the town as a centre for education and tourism.

In the full interpretation of all objectives for Maynooth and Environs, it is essential that both the Kildare CDP and Meath CDP (as varied) and the Joint LAP are read in tandem. Where conflicting objectives arise between the CDP and the Joint LAP, the objectives of the relevant CDP shall take precedence. It should be noted that the general development control standards applicable to the Joint LAP area are included in each

planning authorities' respective CDP. The Joint LAP written statement shall take precedence over the maps contained in the Joint LAP should any discrepancy arise between them.

The policies and objectives contained in the Joint LAP must be consistent with the core strategy and objectives of the Kildare CDP 2023-2029 and Meath CDP 2021-2027 (as varied), which within the hierarchy of plans and programmes in Ireland must also align with the RSES planning policy and with the overarching NPF.

1.2 SEA Process and Legislative Context

1.2.1 Legislative Background

Directive 2001/42/EC of the European Parliament and of the Council on the Assessment of the Effects of Certain Plans and Programmes on the Environment, (also known as the SEA Directive), was transposed into Irish Law by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004) as amended by S.I. No 200 of 2011.

It provides a statutory basis for the making of the Planning and Development (SEA) Regulations 2004 (S.I. No. 436 of 2004) as amended by S.I. No. 201 of 2011. These Planning and Development Regulations, S.I. No. 436 of 2004 and S.I. No. 201 of 2011, amended articles and schedules to the Planning and Development Regulations, (S.I. 600 of 2001).

Under the Directive (2001/42/EC) SEA is required on plans and programmes which are likely to have significant effects on the environment, in the following ten sectors:

1. Agriculture;
2. Forestry;
3. Fisheries;
4. Energy;
5. Industry;
6. Transport;
7. Waste Management;
8. Water Management;
9. Telecommunications; and
10. Tourism, Town and Country Planning or Land-use.

1.2.2 SEA Process

The objective of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of Plans... with a view to promoting sustainable development'* (Article 1 SEA Directive). It is a systematic, on-going process for evaluating, at the earliest possible stage, the environmental quality and consequences of implementing certain plans and programmes on the environment.

The SEA process is comprised of the following steps:

- Screening: Decision on whether or not SEA of a plan or programme is required. This stage has been completed;
- Scoping: Consultation with the defined statutory bodies on the scope and level of detail to be considered in the assessment. This stage has been completed;

- Environmental Assessment: An assessment of the likely significant impacts on the environment as a result of the plan or programme. This is the current stage of the SEA process to which this report relates;
- Preparation of an ER (this report);
- Consultation on the plan or programme and associated ER;
- Evaluation of the submissions and observations made on the plan or programme and ER; and
- Issuance of an SEA Statement identifying how environmental considerations and consultation have been integrated into the final plan or programme.

SEA is intended to inform decision-making and needs to ‘test’ systematically the performance of the Joint LAP as a whole and its individual objectives and policies against SEA criteria.

It is noted that under Environmental Impact Assessment (EIA) and planning and development legislation, certain projects taking place within the Joint LAP area arising during implementation of the Joint LAP may require an Environmental Impact Assessment, should it be so required.

1.2.3 SEA Guidance

The SEA methodology for the Joint LAP is based on legislative requirements and Department of Environment, Heritage and Local Government (DoEHLG) / Environmental Protection Agency (EPA) guidance - as listed below. The EPA’s SEA Pack (Version 28/01/2022) was also used as a source of information during the scoping process along with published EPA SEA Scoping Guidance.

- *Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities* (DHLGH, 2022);
- *Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland* (EPA, 2013);
- Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA) (DECC, 2011);
- Circular Letter PL 9/2013: Article 8 (Decision Making) of EU Directives 2001/42/EC on Strategic Environmental Assessment (SEA) as amended (DECC, 2013);
- *Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment- Guidelines for Regional Authorities and Planning Authorities* (Department of the Environment, Community and Local Government, 2004);
- *Implementation of Directive 2001/42 on the Assessment of the Effects of Certain Plans and Programmes on the Environment* (European Commission, ND);
- *Directive 2001/42/EC on the assessment of Certain Plans and Programmes on the Environment* (EC, 2001);
- SEA Process Checklist – Consultation Draft (EPA, 2024);
- *(Draft) SEA Resource Manual for Local and Regional Planning Authorities* (EPA, 2013);
- *Integrating Climatic Factors into Strategic Environmental Assessment in Ireland - A Guidance Note* (EPA, 2019);
- *Synthesis Report on Developing A Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland* (EPA, 2003);
- *Good Practice Guidance on SEA Screening* (EPA, 2021);
- *GISEA Manual - Improving the Evidence Base in SEA* (EPA, 2017);
- *Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)* (EC, 2011);

- *Circular Letter PL 9/2013: Article 8 (Decision Making) of EU Directives 2001/42/EC on Strategic Environmental Assessment (SEA) as amended (EC, 2013);*
- *Ireland's Environment - An Integrated Assessment 2020 (EPA, 2020);*
- *Good practice guidance on Cumulative Effects Assessment in SEA (EPA, 2020);*
- *Second Review of SEA Effectiveness in Ireland (EPA, 2020);*
- *Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes - Practitioner's Manual (EPA, 2013); and*
- *Guidance on SEA Statements and Monitoring (EPA, 2020).*

2. Joint LAP 2025–2031

2.1 Introduction

The Joint LAP 2025-2031 has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000 (as amended). It sets out an overall strategy for the proper planning and sustainable development of Maynooth and Environs in the context of the Kildare CDP 2023–2029, the Meath CDP 2021-2027 (as varied) and the RSES 2019-2031 for the Eastern and Midland Regional Assembly. It is also informed by Ministerial Guidelines issued pursuant to Section 28 of the Planning and Development Act 2000 (as amended) together with EU requirements regarding SEA and AA.

The Joint LAP will provide the main public statement of planning policies and objectives for Maynooth and Environs for the plan duration (2025-2031). The policies and objectives are critical in determining the appropriate location and form of different types of development as the Joint LAP is the primary statutory land use policy framework against which planning applications are assessed. This Joint LAP will set out an overarching land use strategy for the proper planning and sustainable development of Maynooth and Environs over the life of the Joint LAP to 2031.

The Joint LAP will incorporate a framework for guiding the future development of transportation, housing, retail, heritage, employment, and social and community infrastructure in Maynooth.²¹

The objectives of the Joint LAP are also used by KCC and MCC to guide their activities and to indicate priority areas for action and investment by the local authorities such as focusing on attracting employment into the town or enhancing Maynooth as a centre for education and tourism.

The Joint LAP is a key document for setting out a vision for how Maynooth and Environs should develop over the years 2025-2031.

2.2 Background to the Joint LAP 2025–2031

The existing land-use plan for Maynooth (County Kildare) is the Maynooth LAP 2013-2019. In 2018, an amendment was incorporated into the Plan. Amendment No. 1 to the Maynooth LAP was given pursuant to Section 20(3) of the Planning and Development Act 2000 (as amended) so that KCC, being the planning authority for Maynooth, could adopt an Amendment to the Maynooth LAP 2013 to 2019 (KCC, 2018).²²

The existing land-use plan for the Maynooth Environs is the Meath CDP 2021-2027 (as varied).

²¹ KCC, MCC (2022) Maynooth and Environs Joint Local Area Plan 2025-2031. Available at: Kildare County Council

²² KCC (2018) Maynooth Local Area Plan 2013-2019 incorporating Amendment No.1. Available at: [Maynooth LAP 2013-2019 incorporating Amendment No.1 - Kildare County Council \(kildarecoco.ie\)](https://www.kildarecoco.ie)

The Draft Maynooth and Environs Joint LAP was published on 19th June 2024. The Plan was adopted in early 2025. Under planning legislation the planning authority has to have regard to the Joint Plan in deciding on planning applications.

The new Joint LAP 2025-2031 has taken into account all recommendations from the Office of the Planning Regulator (OPR), National Transport Authority (NTA) and Transport Infrastructure Ireland (TII) and other statutory agencies. The Joint LAP has been prepared in full compliance with the RSES for the Eastern and Midland Regional Assembly.

An Area Based Transport Assessment, AA, Surface Water Management Strategy, Settlement Capacity Audit, Social Infrastructure Audit, Statement of Character, Habitat Mapping Exercise and SFRA have been undertaken to inform the Joint LAP 2025-2031.

The Joint LAP is a key document for setting out a vision for how Maynooth should develop over the years 2025-2031.

The policies and objectives contained in the Joint LAP must be consistent with the core strategy and objectives of the Kildare CDP 2023-2029 and the Meath CDP 2021-2027 (as varied) whilst aligning with national (the NPF) and regional (RSES for the Eastern and Midland Regional Assembly 2019-2031) planning policy. The Joint LAP will also include information on the likely significant effects on the environment of implementing the Plan.

The Draft NPF was published on 16 February 2018 as part of Project Ireland 2040. The Draft NPF set out a course for planning and development in Ireland. The NPF was adopted on 29 May 2018 and was further supported by the publication of the Implementation Roadmap for the NPF ('Roadmap') which was published on 3 July 2018. This document confirmed that the NPF was adopted as a strategy to replace the National Spatial Strategy (2002-2020, NSS) and advised that the NPF is of direct relevance to the preparation of RSES and CDP.

The NPF is implemented at a regional level through the RSES, at county level through CDPs and at local level through LAPs.

The aim of the RSES is to strengthen the settlement structure of the region and to capitalise on the individual and collective strengths of the region's cities, towns and rural areas. It provides policy responses in the form of Regional Policy Objectives (RPOs) to ensure that people's needs, such as access to housing, jobs, ease of travel and overall well-being are met.

The RSES is underpinned by three key principles:

- Healthy placemaking;
- Climate action; and
- Economic opportunity.

The RSES also provides for a settlement hierarchy of the Key Towns, Self-Sustaining Growth Towns, Self-Sustaining Towns, Towns, Villages and Rural Areas, the settlement hierarchy in respect of Kildare County, from the RSES, Maynooth is listed as a Metropolitan Key Town (Eastern and Midland Regional Assembly, 2019).²³

The Joint LAP provides more detailed planning policies for the Maynooth and Environs, where significant development and change is anticipated. The Joint LAP must be compatible with and underpin national and regional guidance documents and the core strategy and policies of the Kildare CDP and Meath CDP (as varied). The Joint LAP is valid for six years from the date was adopted by the planning authorities.

²³ Eastern and Midland Regional Assembly (2022) Regional Spatial and Economic Strategy 2019-2031 for the Eastern and Midland Region. Available at: [Eastern and Midland Regional Assembly Final RSES - Eastern and Midland Regional Assembly \(emra.ie\)](https://emra.ie)

2.3 Policies of the Local Area Plan

The Joint LAP has been prepared under the provisions of Section 18, 19 and 20 of the Planning and Development Act 2000 (as amended).

In accordance with the Planning and Development Act 2000 (as amended), the Joint LAP will include objectives relating to land use zoning and protection of the environment. It will also have regard to Ministerial Guidelines under the Planning and Development Act 2000 (as amended) and should accord with national planning legislation and relevant European legislation. Thus, in accordance with the Planning and Development Act 2000 (as amended), the Joint LAP must be consistent with the objectives, Core Strategy and Settlement Strategy of the Kildare CDP 2023-2029 and the Meath CDP 2021-2027 (as varied).

In order to develop in a sustainable manner, Maynooth, as a Metropolitan Key Town, must accommodate the appropriate levels of residential, economic, recreational and community development in tandem with necessary improvements in physical infrastructure and public transport.²³

In accordance with the Planning and Development Act 2000 (as amended) the Joint LAP must also be consistent with the RSES for the Eastern and Midland Regional Assembly.

Maynooth is located within the Dublin Metropolitan Area and is identified in the RSES as a 'Metropolitan Key Town' with the assets and capacity to grow in a sustainable manner while minimising impacts on the receiving environment. A 'Metropolitan Key Town' in the RSES is defined as '*large economically active service towns located within the Dublin Metropolitan Area, with high quality transport links and capacity for increased residential and employment densities at strategic transport nodes. These should be read in conjunction with the Dublin Metropolitan Area Spatial Plan (MASP), Chapter 5. The Key Metropolitan Towns of Swords, Maynooth and Bray are important in a regional and in a county context and they have the capacity and future growth potential to accommodate above average growth in the Region with the requisite investment in employment creation, services, amenities and sustainable transport. The details and prioritisation of this delivery is set out in the MASP, Chapter 5*' (Eastern Midlands Regional Assembly, 2019).²³

RPOs related to Maynooth as outlined in the RSES are as follows:²⁴

RPO 4.35: '*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 co-ordination and sequential delivery of serviced lands for development.*'

RPO 4.33: '*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.*'

RPO 4.34: '*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.*'

RPO 4.36: '*To promote the consolidation of the town centre with a focus on the regeneration of underused buildings and strategic sites and the establishment of residential uses to encourage greater vibrancy outside of business hours and the enhancement of the public realm.*'

The Dublin MASP as outlined in Chapter 5 of the RSES contains RPOs that relates to the Dublin Metropolitan Area.²⁴ The Objectives as they relate to Maynooth are listed as follows:

RPO 5.2 will '*support the delivery of key sustainable transport projects including Metrolink, DART and LUAS expansion programmes, BusConnects and the Greater Dublin Metropolitan Cycle Network and [will]*

²⁴ Eastern Midlands Regional Assembly (2019) RSES Chapter 5. Available at: [EMRA_RSES_1.4.5web.pdf](#)

ensure that future development maximises the efficiency and protects the strategic capacity of the metropolitan area transport network, existing and planned.’

RPO 5.3: ‘Future development in the Dublin Metropolitan Area shall be planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists.’

RPO 5.4: ‘Future development of strategic residential development areas within the Dublin Metropolitan area shall provide for higher densities and qualitative standards as set out in the ‘Sustainable Residential Development in Urban Areas’, ‘Sustainable Urban Housing: Design Standards for New Apartments’ Guidelines and ‘Urban Development and Building Heights Guidelines for Planning Authorities.’

RPO 5.5: ‘Future residential development supporting the right housing and tenure mix within the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the Metropolitan Area Strategic Plan (MASP) and in line with the overall Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.’

RPO 5.6: ‘The development of future employment lands in the Dublin Metropolitan Area shall follow a sequential approach, with a focus on the re-intensification of employment lands within the M50 and at selected strategic development areas and provision of appropriate employment densities in tandem with the provision of high-quality public transport corridors.’

RPO 5.7: ‘Co-ordinate across local authority boundaries to identify, manage, develop and protect regional Green Infrastructure, to enhance strategic connections and develop a Green Infrastructure policy in the Dublin Metropolitan Area.’

RPO 5.8: ‘Support the promotion and development of greenway infrastructure and facilities in the Dublin metropolitan area and to support the expansion and connections between key strategic cycle routes and greenways as set out in the NTA Greater Dublin Area Cycle Network Plan.’

Finally, the Joint LAP has being prepared in full compliance with the NPF.

2.4 Extent of Plan Area

The extent of the Joint LAP area is illustrated in Figure 2.1 and also provided in Figure A1 in Appendix A. The Joint LAP area map may be subject to change during the preparation of the Joint LAP.

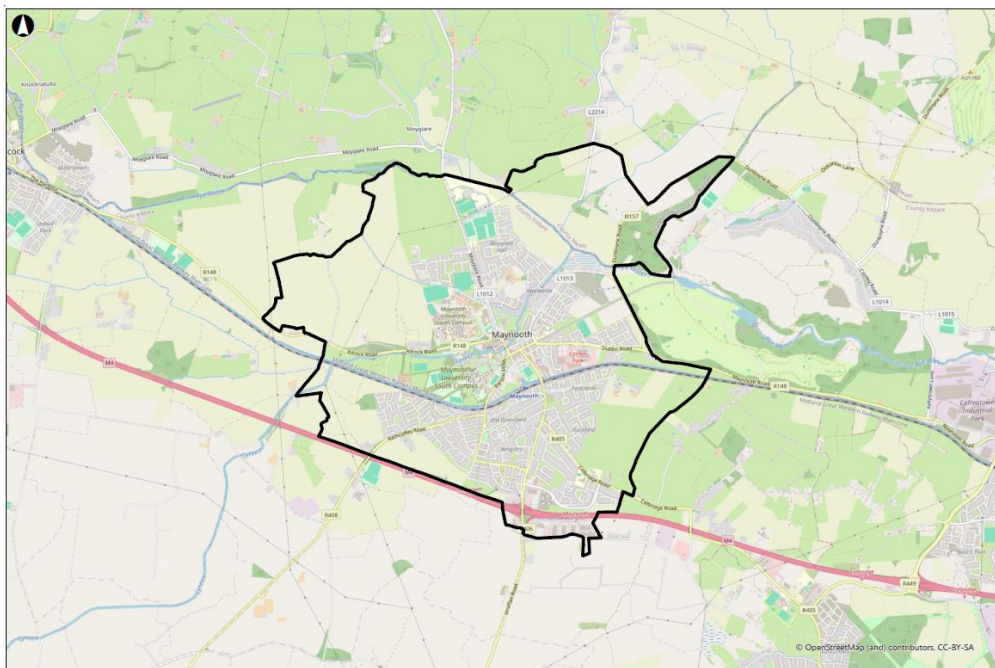


Figure 2.1 Maynooth and Environs Joint LAP Area

3. Relationship with Other Relevant Plans and Programmes

3.1 Introduction

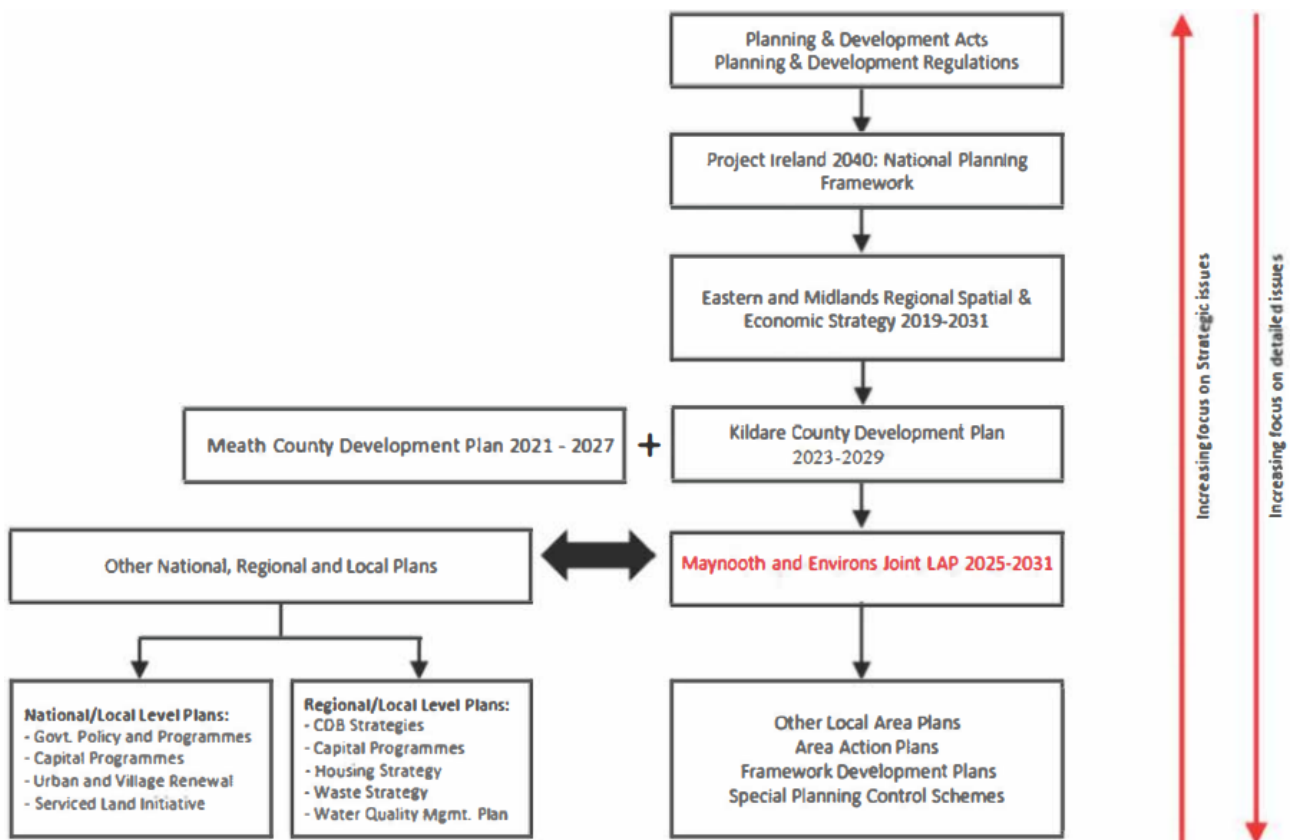
According to Article 5(1) of Annex 1 of the SEA Directive, the environmental assessment must identify “the environmental protection objectives, established at International, European Union or national level, which are relevant to the plan or programme, or modification to the plan or programme, and the way those objectives and any environmental considerations have been taken into account during its preparation”.

Ultimately, as outlined in the EPA’s Good Practice Note on SEA this section should set out the Joint LAP in its wider planning context. It should explain what other plans and environmental objectives affect the Joint LAP, and what plans and projects are affected by the Joint LAP.

The wide range of plans, policies and programmes which are considered to be of relevance to the Joint LAP and are outlined in Section 3.3.

3.2 Plan Hierarchy

The hierarchy of the planning process within Ireland is summarised in the flow chart depicted in Figure 3.1. This flow chart (adapted from the DoECLG Development Plan Guidelines for Planning Authorities) (DoECLG, 2022)²⁵ indicates where the Joint LAP falls within that hierarchy.



²⁵ DoECLG (2022) Development Plans - Guidelines for Planning Authorities. Available at: [gov.ie](http://www.gov.ie) - Development Plans - Guidelines for Planning Authorities (www.gov.ie)

3.3 Interaction with Other Relevant Plans and Programmes

As part of the SEA process the context of the Joint LAP must be established with regard to other plans and programmes that have been adopted at international, national, regional and local level. In particular, the interaction of the Joint LAP with the environmental protection objectives and standards included within these other plans and programmes be considered.

As previously stated, a wide range of legislation, plans and programmes are of relevance to the Joint LAP and are outlined in Table 3.1.

Table 3.1 Relevant Legislation, Plans and Programmes Based on Environmental Aspect.

Level	Legislation, Plans and Programmes
International/EU Level	Water Framework Directive and associated Directives SEA Directive Floods Directive Groundwater Directive Habitats Directive Birds Directive Freshwater Fish Directive Shell-fish Directive Drinking Water Directive Bathing Water Directive Environmental Impact Assessment Directive Seveso Directive Sewage Sludge Directive Urban Waste-Water Treatment Directive Waste Framework Directive Nitrates Directive Soils Directive Air Quality Directives including Framework Directive National Emissions Ceiling Directive (2016/2284) Environmental Noise Directive Climate Change Programme (ECCP II) Industrial Emissions Directive EU Reach Initiative European Landscape Convention UN Convention of Biological Diversity, 1992 Kyoto Protocol Stockholm Convention Valetta Convention Ramsar Convention OSPAR Convention Convention of the Protection of the Architectural Heritage of Europe (Granada 1995) Gothenburg Strategy European Green Deal ESPOO Convention and Kyiv (SEA) Protocol EU Green Infrastructure Strategy UNESCO (1972) The Convention for the Protection of the World Cultural and Natural Heritage UN (1992) The Convention on Biological Diversity Paris climate conference (COP21) 2015 (Paris Agreement) EU 2030 Framework for Climate and Energy Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats) European 2020 Strategy for Growth

Level	Legislation, Plans and Programmes
	<p>The European Green Deal (EGD) 2020 EU (2030) Biodiversity Strategy EU (2018) Clean Air Policy Package National Air Pollution Control Programme 8th Environmental Action Programme The EU Zero Pollution Action Plan</p>
National Level	<p>Building on Recovery: Infrastructure and Capital Investment 2016 - 2021 Policy Position on Climate Action and Low-Carbon Development. National Policy Position Ireland (2014) Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018) Quality Housing for Sustainable Communities. Best Practice Guidelines for Delivering Homes Sustaining Communities (2007) The Planning System and Flood Risk Management. Guidelines for Planning Authorities (2009) Guidelines for Planning Authorities on Sustainable Residential Development and Compact Growth (2024) Guidelines for Planning Authorities – Retail Planning (2012) Local Area Plans - Guidelines for Planning Authorities (2013) Guidelines for Planning Authorities – Spatial Planning and National Roads (2012) Town Centre First, A Policy Approach for Irish Towns (2022) Nature Based Solution to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design, Best Practice Interim Guidance Document (2022) Our Sustainable Future – A Framework for Sustainable Development for Ireland (2012) Our Sustainable Future Progress Report (2015) National Biodiversity Action Plan 2023-2030 4th National Biodiversity Action Plan 2023-2027 Appropriate Assessment of Plans and Projects in Ireland. Guidelines for Planning Authorities (revised 2010) Threat Response Plans Species Action Plans (SAPs) Architectural Heritage Protection - Guidelines for Planning Authorities (2004) Places for People, National Policy on Architecture (2022) National Landscape Strategy for Ireland 2015-2025 Heritage Ireland 2030 National Policy on Town Defences (2008) Climate Action and Low Carbon Development Act (2015), as amended River Basin Management Plan for Ireland 2018 - 2021 Climate Action Plan 2024 (2024) National Development Plan 2021 - 2030 (2021) Ireland 2040 - Our Plan, the National Planning Framework and the National Development Plan (2021-2030) National Implementation Plan 2018 - 2020 (2018) The Energy White Paper 2015-2030 Programme for Government – Our Share Future (2020) EPA Land Use Review - The Land Use Evidence Review Planning, Land Use and Transport Outlook 2040 [in preparation] Clean Air Strategy for Ireland National Water Resources Plan (NWRP) Ireland’s National Waste Policy 2020 – 2025 National Adaptation Framework (NAF) 2018 and associated regional, local and sectoral adaptation plans National Energy and Climate Plan (NECP) 2021 – 2030 National Air Pollution Control Programme (DCCAE, 2019) Irish Water’s Water Services Strategic Plan 2015 and associated Capital Investment Plan (2020-2024) Our Rural Future: Rural Development Policy 2021-2025 Realising our Rural Potential: The Action Plan for Rural Development</p>

Level	Legislation, Plans and Programmes
	National Peatlands Strategy (2015-2025) Flood Risk Management Plans arising from National Catchment Flood Risk Assessment and Management Programme Renewable Electricity Development Framework (DCCAE) 2016 Tourism Policy Statement: People, Place and Policy – Growing Tourism to 2025 Fáilte Ireland Tourism plans, strategies All Ireland Pollinator Plan 2021-2025 Prioritised Action Framework 2021-2027 (NPWS) Management Plans for Natura 2000 sites Framework and Principles for the Protection of the Archaeological Heritage (Government of Ireland, 1999) Project Ireland 2040 Heritage Ireland 2030 Housing for All Places for People - the National Policy on Architecture Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage (National Adaptation Framework)
Regional Level	Eastern and Midland Regional Spatial and Economic Strategy 2019-2031 Retail Strategy for the Greater Dublin Area 2008-2016 Greater Dublin Area Transport Strategy 2022-2042 River Basin Management Plan for Ireland 2018-2021 River Basin Management Plan 2022-2027 Eastern-Midlands Region Waste Management Plan 2015-2021 Eastern Catchment Flood Risk Assessment Management (CFRAM) Study Flood Risk Management Plans Groundwater Protection Schemes Regional Economic and Spatial Strategies Integrated Implementation Plan 2019-2024
Local Level	Kildare County Development Plan 2023-2029 Meath County Development Plan 2021-2027 (as varied) County Kildare Heritage Plan 2019-2025 County Meath Heritage Plan 2015-2020 County Kildare Biodiversity Action Plan 2021-2025 Meath Biodiversity Action Plan 2015-2020 Maynooth Biodiversity Action Plan 2023-2028 Other Local Area Plans

4. SEA Methodology

4.1 Introduction

This section highlights how the SEA has been undertaken for the Joint LAP. The SEA methodology is based on legislative requirements and relevant Environmental Protection Agency (EPA) guidance and will ensure compliance with the SEA Directive and associated legislation. The EPA’s SEA Pack (Version 28/01/2022) was also used as a source of information during the scoping process.

The Joint LAP (KCC and MCC), the SEA ER and the AA (Arup) were prepared in an iterative manner whereby multiple revisions of each document were prepared, each informing subsequent iterations of the others. To facilitate this iterative approach, numerous discussions were held between KCC, MCC and Arup.

The key stages outlined in Figure 4.1 were identified and are discussed in the following sections.

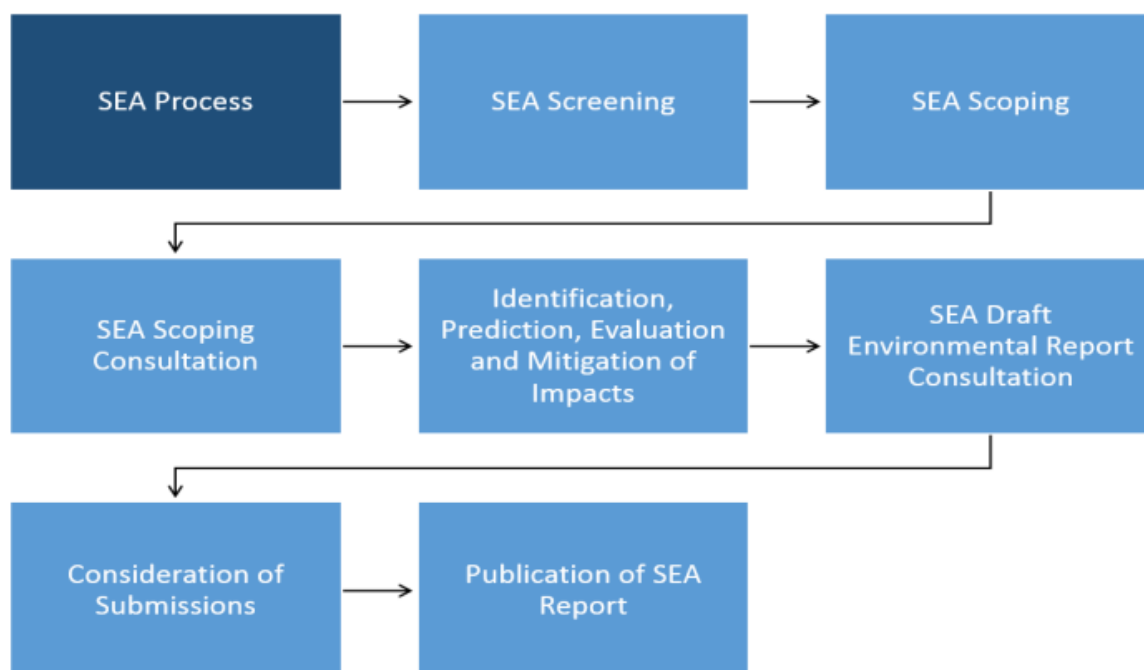


Figure 4.1 Key Stages of the SEA Process

4.2 Screening

Screening is the process for deciding whether a particular plan would warrant SEA at the earliest possible opportunity, it also facilitates the assessment findings so that they can be factored into the Joint LAP development process.

The screening determination for the Joint LAP found SEA to be mandatory as the Joint LAP is of a type of Plan/Programme which falls within the remit of the SEA Directive/SEA Regulations.

Following the screening assessment, it was concluded that the Joint LAP falls within the requirements of the SEA Directive in that the population of the Joint LAP area exceeds the threshold of 5,000 persons. In accordance with the EPA methodology, it was determined that SEA is required, in accordance with the SEA Directive and that the Joint LAP should be taken forward to Stage 2 - SEA Scoping, and subsequent environmental assessment.

4.3 Scoping

The main objective of the Scoping Stage is to identify the key environmental issues that may arise as a result of the Joint LAP, so they may be addressed appropriately in the ER. There are a number of tasks at this stage:

- Determine the key elements of the Joint LAP to be assessed;
- Determine the environmental issues to be assessed;
- Collect and report on relevant international, national and local plans, objectives and environmental standards that may influence or impact on the Joint LAP;
- Develop environmental objectives, indicators and targets to allow the evaluation of impacts; and
- Identify reasonable alternative means of achieving the strategic goals of the Joint LAP.

A Scoping Report was prepared in September 2022 in relation to the Joint LAP, which provided information to allow consultation with defined statutory bodies on the scope and level of detail to be considered in the environmental assessment.

The Joint LAP was issued to the statutory consultees, and the consultees were given a period of four weeks to respond with any observations or submissions on the content of the SEA Scoping Report. Responses received are provided in Table 4.1.

Table 4.1 Scoping Reponses

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
Environmental Protection Agency (EPA)	As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a ‘self-service approach’ via the guidance document ‘SEA of Local Authority Land Use Plans – EPA Recommendations and Resources’. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use Plans. We recommend that you take this guidance document into account in preparing the Plan and SEA.	This comment is welcomed. EPA Guidance documents have been referred to and incorporated throughout the entirety of the SEA process.
	In preparing the Plan, Kildare County Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Regional Assembly.	This comment is welcomed. For the consideration of KCC and MCC.
	Available Guidance & Resources Our website contains various SEA resources and guidance, including: - SEA process guidance and checklists - Inventory of spatial datasets relevant to SEA - topic specific SEA guidance (including Good practice note on Cumulative Effects Assessment (EPA, 2020), Guidance on SEA Statements and Monitoring (EPA, 2020), Integrating climatic factors into SEA (EPA, 2019), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012)) You can access these guidance notes and other resources at: https://www.epa.ie/ourservices/monitoring-assessment/assessment/strategic-environmentalassessment/sea-topic-and-sector-specific-guidance/	This comment is welcomed. EPA Guidance documents have been referred to and incorporated throughout the SEA process.
	Environmental Sensitivity Mapping (ESM) Webtool The ESM Webtool is a decision support tool to assist SEA and planning processes in Ireland. The tool brings together over 100 datasets and allows users to explore environmental considerations within a particular area and create plan-specific environmental sensitivity maps. These maps can help planners anticipate potential land use conflicts and help identify suitable development locations, while also protecting the environment. The ESM Webtool is available at www.enviromap.ie .	This comment is welcomed. The ESM webtool has been reviewed however standalone ESM has been produced for the purposes of this assessment.
	EPA SEA GIS Search and Reporting Webtool Our SEA GIS Search and Reporting Webtool is publicly available through EPA Maps at https://gis.epa.ie/EPAMaps/SEA . It allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.	EPA tools have been reviewed, referred to and incorporated throughout the SEA process where appropriate.
	EPA WFD Application Our WFD Application provides a single point of access to water quality and catchment data from the national WFD monitoring programme. The Application is available via www.catchments.ie .	EPA tools have been reviewed, referred to and incorporated throughout the SEA process where appropriate.
	EPA AA GeoTool Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to a select a location, specify a search area and gather available information for each European Site within the area. It is also available through EPA https://gis.epa.ie/EPAMaps/AAGeoTool .	EPA tools have been reviewed, referred to and incorporated throughout the SEA process where appropriate.

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>State of the Environment Report – Ireland’s Environment 2020 In preparing the Plan and SEA, the recommendations, key issues and challenges described within our State of the Environment Report Ireland’s Environment – An Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate to the Plan. This should also be taken into account, in preparing the Plan and SEA.</p> <p>Transition to a low carbon climate resilient economy and society You should ensure that the Plan aligns with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.</p>	<p>This report has been referred to and incorporated throughout the SEA ER.</p> <p>This comment is welcomed, Section 3 of this report outlines the Joint LAP’s relationship with other relevant plans and programmes, including those at international/EU, national, regional and local level.</p> <p>According to Article 5(1) of Annex 1 of the SEA Directive, the environmental assessment must identify “the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan or programme, or modification to the plan or programme, and the way those objectives and any environmental considerations have been taken into account during its preparation” .</p> <p>Section 3 of this report sets out the Joint LAP in its wider planning context. It explains what other plans and environmental objectives affect the Joint LAP, and what plans and projects are affected by the Joint LAP, in line with the EPA’s Good Practice Note on Strategic Environmental Assessment.</p>
	<p>Environmental Authorities Under the SEA Regulations, you should consult with:</p> <p>Environmental Protection Agency;</p> <p>Minister for Housing, Local Government and Heritage;</p> <p>Minister for Environment, Climate and Communications; and</p> <p>Minister for Agriculture, Food and the Marine.</p> <p>any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a Joint LAP, proposed variation or local area plan.</p>	<p>The relevant authorities have been consulted with as part of the SEA Scoping process, and the SEA ER was put on public display alongside the Joint LAP.</p>
<p>Department of Housing, Local Government and Heritage (DHLGH)</p>	<p>Archaeology:</p> <p>The Department has recently made a submission on the pre- stage for the LAP (ref. FP2022-053). The following observations and recommendations align with those previously submitted and should be read in conjunction with that submission. The archaeological heritage is a unique, finite and non-renewable resource and measures to ensure its protection into the future can be strengthened through the preparation of a robust and appropriate SEA which strengthens and informs the implementation of the policies, objectives and development management standards in development plans. The Department has reviewed the SEA Scoping Report prepared by ARUP, dated 15th November 2022 and acknowledges the inclusion of Section 4.7 pertaining specifically to Archaeology, Architectural and Cultural Heritage. Please note that this Department is now the Department of Housing, Local Government and Heritage</p>	<p>This comment is welcomed. Arup was appointed by KCC to undertake Strategic Environmental Assessment (SEA) of the Joint LAP to address both functional areas in County Kildare and County Meath. The Joint LAP development process was carried out in parallel with the SEA/AA process and the outcomes fed into the Plan.</p> <p>SEA is a systematic, on-going process for evaluating, at the earliest possible stage, the environmental quality and consequences of implementing certain plans and programmes on the environment.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>and not the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs as stated in the report.</p> <p>SCOPING QUESTION NO. 1: Are there any other relevant international, national or regional plans or programmes that should be considered?</p> <p>The Department notes the inclusion of International/EU Level plans and programmes in Table 3.1 of the scoping report which are relevant to the protection of the archaeological heritage; namely, the Valletta Convention – 1992 European Convention on the Protection of the Archaeological Heritage – and The Convention for the Protection of the World Cultural and Natural Heritage, UNESCO (1972), both of which Ireland is a signatory to. The aims and requirements of these conventions were ratified by this state in 1997 and are represented in national policy as set out in Framework and Principles for the Protection of the Archaeological Heritage (Government of Ireland 1999). It is advised that this national policy document is referenced in the preparation of a Strategic Environmental Assessment for the Maynooth & Environs LAP. Additional guidance relevant to the protection and promotion of our archaeological, built and cultural heritage can be found in the following publications:</p> <p>Project Ireland 2040 Climate Action Plan 2021 Heritage Ireland 2030 Town Centre First Housing for All Places for People - the National Policy on Architecture Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage (National Adaptation Framework)</p>	<p>Section 5.7 of this report has since been updated with reference to the Department of Housing, Local Government and Heritage.</p> <p>This comment is welcomed. Table 3.1 of the Scoping Report has been updated and included in this SEA ER, refer to Section 3 (Table 3.1).</p>
	<p>SCOPING QUESTION NO. 2: Are there any other significant environmental issues that should be considered?</p> <p>Biodiversity is intrinsically linked to heritage - both natural and man-made – and sensitively maintained archaeological monuments and sites are often excellent repositories and refuges for flora and fauna.</p> <p>The Department considers that the interactions between Archaeological and Built Heritage and Biodiversity should be considered in the preparation of the SEA.</p> <p>As stated in the SEA scoping report (Section 4.2.1.2), there is an established and important link between Human Health and the provision of adequate green spaces and access to the natural environment.</p> <p>The Department considers that these interactions should be considered in terms of the contribution that our archaeological heritage can make to health and wellbeing – both to individuals, communities and to the overall social, economic, cultural, and environmental benefit of the area. In addition to the green spaces that many of our recorded monuments provide, nurturing an awareness and appreciation of such monuments within a community can</p>	<p>Noted. Section 5.3.1.5 of this SEA ER has been updated to reference biodiversity being intrinsically linked to heritage.</p> <p>Noted. Section 5.2.1.2 of this SEA ER has been updated to reference health and wellbeing in relation to archaeological heritage sites.</p> <p>Noted. Section 5.7.1.2 of this SEA ER has been updated to reference to interactions between Archaeological and Built Heritage, Climate Change and Strategic Flood Risk.</p> <p>Noted. Section 5.7.1.2 of this SEA ER has been updated to reference to interactions between Archaeological and Built Heritage and Landscape and Visual sensitivity.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>contribute to enhancing a sense of identity, place and belonging and thus add to benefits such as reduced stress levels and increased social responsibility. Additionally, our archaeological heritage has a role and requires consideration in relation to action on climate change and strategic flood risk assessment. Of particular relevance in assessment of flood risk is the underwater archaeological heritage. The Rye River and Royal Canal have an abundance of underwater archaeological heritage that requires protection and merits promotion.</p> <p>The Department considers that the interactions between Archaeological and Built Heritage, Climate Change and Strategic Flood Risk Assessment should be considered in the preparation of the SEA. Where flood relief measures may be proposed the Councils should have regard to the Archaeological Guidelines for Flood Relief Schemes (DHLGH, 2022). Protection and enhancement of our Archaeological and Built Heritage requires consideration of the setting and amenity of heritage sites, structures and monuments.</p> <p>The Department considers that the interactions between Archaeological and Built Heritage and Landscape and Visual Sensitivity should be considered in the preparation of the SEA.</p>	
	<p>SCOPING QUESTION NO. 3: Are there any environmental issues that should be scoped out of the SEA at this stage?</p> <p>The Department considers that there are no environmental issues identified in the scoping report that should be scoped out at this stage.</p>	<p>This comment is welcomed.</p>
	<p>SCOPING QUESTION NO. 4: Do you have any comments regarding the SEA environmental objectives, targets or indicators?</p> <p>The Department acknowledges the Key Issues identified relating to protection of heritage assets in Maynooth and Environs as identified in Section 4.7.2 of the SEA scoping report. In addition to consideration of the issues and potential for interactions with previously unknown archaeological features/deposits due to continuing development, the SEA should also examine the potential benefits that appropriate enhancement and presentation of the heritage resource can bring to a community.</p>	<p>Noted. Section 6.2 of this SEA ER (Table 6.1) has been updated to make reference to appropriate enhancement and presentation of heritage resource, as appropriate.</p>
	<p>Appendix A - Figure A16:</p> <p>It is noted that Figure A16 indicates the recorded archaeological heritage of Maynooth and Environs and labels these sites/areas as ‘National Monuments’. The Department wishes to draw attention to the difference between what are termed ‘National Monuments’ and ‘Recorded Monuments’. At present, an archaeological monument is protected in one of four ways:</p> <ul style="list-style-type: none"> • It is recorded in the Record of Monuments and Places (RMP). • It is registered in the Register of Historic Monuments (RHM). • It is a national monument subject to a preservation order (or temporary preservation order). <p>It is a national monument in the ownership or guardianship of the Minister for Housing, Local Government and Heritage or a Local Authority. Different levels of protection apply to a monument depending on which of the four categories it falls under. Anyone proposing to carry out work at or in relation or in proximity to a monument should be aware of the following:</p>	<p>Section 5.7.1.1 has been updated in this SEA ER to make reference to the difference between ‘National Monuments’ and ‘Recorded Monuments’, as appropriate.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>Protection which applies to Monuments on the Record of Monuments and Places (RMP) and Register of Historic Monuments (RHM) The Record of Monuments and Places (RMP) is the most widely applying provision of the National Monuments Acts. It comprises a list of recorded monuments and places and accompanying maps on which such monuments and places are shown for each county. It can be consulted in county libraries and main local authority offices and an electronic copy may be accessed at: https://archaeology.ie/publications-forms-legislation/record-of-monuments-and-places. The Department will advise on the protection applying to any particular monument or place under the National Monuments Acts by reason of it being entered in the Record of Monuments and Places and should be consulted if there is any doubt as to the status of the site. Examination of information available at our Archaeological Survey Database can be of assistance in checking whether a graveyard/monument is likely to be subject to legal protection under the National Monuments Acts but is not conclusive. Accordingly, it is the printed lists and maps as referred to above which must be relied on. If you are in any doubt regarding the existence of a monument on your property or the level of protection which applies to the monument please contact the National Monuments Service of this Department. When the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a Recorded Monument or a Registered Monument they are required to give notice in writing to the Minister 2 months before commencing that work. This is to allow the Department time to consider the proposed works and how best to proceed to further the protection of the monument. The majority of recorded archaeological monuments in Maynooth and Environs fall within this category and the term ‘Record of Monuments and Places’ is generally abbreviated to ‘RMP’ with each monument assigned a unique identifying number. Protection which applies to National Monuments For national monuments in the ownership or guardianship of the Minister or a Local Authority or which are subject to a preservation order or temporary preservation order, the prior written consent of the Minister is required for any works at or in proximity to the monument. Lists of national monuments in the Minister’ s ownership or guardianship (by county) can be accessed at: https://archaeology.ie/national-monuments/search-by-county. A list is also available of national monuments subject to Preservation Orders. It should be noted that these lists may not be exhaustive and if you have any doubt as to the status of a particular monument, you should contact the National Monuments Service of this Department. For a list of national monuments in the ownership of individual local authorities please contact the relevant local authority. Maynooth Castle is an example of a National Monument in the ownership of the state (reference no. 485). It is also listed in the RMP as KD005-015---. The Department would be happy to provide further advice and recommendations in relation to the protection of the archaeological heritage as the Strategic Environmental Assessment is progressed.</p>	
	<p>Nature Conservation: The scoping report sets out the scope of the SEA Environmental Report and provides information to allow for consultation with defined statutory bodies on the scope and level of detail to be considered in the assessment. The scoping stage also allows input from the environmental authorities on the Appropriate Assessment (AA) process. The following observations are made by the Department in its role as a statutory authority with overarching</p>	<p>Both the DHLGH submission on the SEA Scoping Report and the LAP Issues Paper have been reviewed. All comments included in this submission and the LAP Issues Paper submission are welcomed. The SEA ER have been updated as appropriate.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>responsibility for nature conservation and the nature directives (i.e., the Bird Directive (2009/147/EC) and Habitats Directive (92/43/EEC)). The observations are not exhaustive but are intended to assist the Planning Authorities in meeting their obligations in relation to nature conservation, European sites, biodiversity and environmental protection in the process of conducting a Strategic Environmental Assessment of the LAP. The Department has previously made a submission in relation to the LAP Issues Paper. Comments in that submission are not repeated here but should be reviewed by the SEA team as they are of relevance to the SEA. Similarly, the comments below should be communicated to the plan-making team.</p>	<p>Also, for the attention of KCC and MCC.</p>
	<p>Matters related to Appropriate Assessment (AA):</p> <p>The Department welcomes the coming together of Kildare and Meath County Councils to prepare the LAP. The LAP will provide an opportunity for the Planning Authorities to work together to support the achievement of the Rye Water Valley/Carton Special Area of Conservation's (SAC) (Site Code: 001398) conservation objectives. Site specific conservation objectives have been prepared for this site and must be referred to. The Department welcomes the objective 'To achieve the conservation objectives of European Sites (SACs and SPAs) and other sites of nature conservation'. A suitable baseline must be established from which this objective can be measured. The SEA scoping report states that all designated sites within 15km of the plan area will be assessed in detail in the SEA and AA process. However, Departmental Guidance on AA advises that Natura 2000 sites that are more than 15km from the plan area should be included depending on the likely impacts of the plan, and the sensitivities of the ecological receptors, bearing in mind the precautionary principle. In the case of sites with water dependent habitats or species, and a plan that could affect water quality or quantity, for example, it may be necessary to consider the full extent of the upstream and/or downstream catchment.</p>	<p>Noted. The SEA ER have been updated as appropriate.</p> <p>Guidance from NPWS and the OPR has been utilised in relation to the AA process. The application of the ZoI has been applied using the SPR methodology opposed to the application of a 15km radius. Objectives of the Plan are assessed under this methodology and in adherence with the precautionary principle.</p>
	<p>Matters related to Strategic Environmental Assessment:</p> <p>General Comments SEA is a stepped process that involves collating baseline data, setting strategic environmental objectives, as well as the monitoring of the effects of the LAP on the environment. This final step is essential to the process and should underpin subsequent LAPs. Monitoring is a learning process that identifies issues and impacts. It follows, that the results of monitoring from the current LAP should inform the scoping for SEA of the proposed LAP. Without effective monitoring and follow up, each new plan operates from a shifted reference baseline for biodiversity and environment and as a result it is more likely that issues will perpetuate beyond each plan.</p> <p>The Department recommends that the description and assessment of the baseline environment incorporates the SEA monitoring from the current LAP. Looking to the LAP for 2024- 2030, the SEA should establish definitive measurable indicators for environmental and particularly Biodiversity impacts. A key driver of Biodiversity loss is habitat loss and the SEA process is particularly important for assessing the cumulative impact and wider trends of habitat loss that arise from sub-threshold Environmental Impact Assessment (EIA) projects and indirect effects of the LAP. Consequently, monitoring should be embedded into the plan and given clear quantifiable targets. Specifically, the SEA should establish effective and implementable monitoring of habitat loss, e.g. quantify and monitor the area of hedgerow, woodland, semi-</p>	<p>Noted. Section 9 of this SEA ER includes a Mitigation and Monitoring section for the Joint LAP. The Monitoring Section of this SEA ER includes a detailed monitoring table. Comments in this submission have been taken into consideration and incorporated, as appropriate.</p> <p>The Joint LAP, the SEA ER and the AA were prepared in an iterative manner whereby multiple revisions of each document were prepared, each informing subsequent iterations of the others. To facilitate this iterative approach, numerous discussions were held between KCC, MCC and Arup.</p> <p>The SEA and AA process align however, are separate independent processes that serve to ensure compliance with separate legislative requirements.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>natural grassland, peat based and/or heath habitat loss within the lifetime of the LAP. Such quantifiable data can be gained from stipulations within the LAP requiring all new development applications to quantify and state the predicted habitat or biodiversity loss associated with the project. Furthermore, all losses and gains of important biodiversity features should be quantified with regard to development over the lifetime of the plan and the SEA process should report on them at the beginning of the next Joint LAP.</p> <p>The Department recommends that mitigation measures should be fully integrated into the LAP itself and the final LAP should fully reflect the findings of SEA and AA because they are integrated processes that mutually complement each other. Additionally, it is important to align the SEA and AA. However, they are separate independent processes that serve to ensure compliance with separate legislative requirements, and cross referencing in these documents is to be avoided.</p>	
	<p>Specific Comments:</p> <p><u>Loss of Woodland</u></p> <p>The Department welcomes the commitment to undertaking a Habitat Mapping Exercise to inform the Maynooth and Environs Joint LAP 2025-2031. The Department considers that particular attention should be paid to the wooded area to the north-east of the plan area which lies adjacent to the Rye Water/Carlton SAC. Woodland cover is shown here on the historic six-inch map of the area and it is likely of significant age and biodiversity value. This area is partly zoned for Technology/Manufacturing within the current LAP. The SEA must assess the impacts of removal of this woodland and its associated protected species (breeding birds, bat species, badger, pygmy shrew, hedgehog and red deer as well as rare and protected plant species). Indirect disturbance impacts on biodiversity such as lighting, noise and habitat fragmentation must also be assessed.</p> <p><u>Surface water</u></p> <p>The Department welcomes the commitment to preparing a Strategic Flood Risk Assessment. In urban areas, where natural infiltration is reduced, rainfall runoff can be 400% greater in volume than in rural areas and prone to extreme flows in severe rainfall events. Furthermore, the runoff from urban areas includes a toxic cocktail of pollutants washed off the urban impermeable areas into receiving waterbodies. Run-off from car parks is of particular concern. This polluting effect has been identified by the Environmental Protection Agency (EPA) as one of the primary sources of pollution from urban areas, alongside discharges from urban wastewater systems. As outlined in the SEA Scoping Report, according to the EPA, the River Lyreen, as it flows through Maynooth, is classified as being of ‘poor’ water quality. The Rye Water, as it flows through Maynooth, is classified as being of ‘moderate’ water quality.</p> <p>Both the Rye Water and Lyreen watercourses located in the LAP have been classed by the EPA as ‘At Risk’ . Nature-based Sustainable Urban Drainage Systems (SuDs) are designed to absorb, retain, store and treat urban runoff prior to discharge back into the environment. As outlined in the Department’s recently published Best Practice Interim Guidance Document ‘Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in</p>	<p><u>Loss of Woodland:</u></p> <p>These comments are welcomed. Section 5.3.1.3 of this SEA ER has been updated to reflect these comments.</p> <p><u>Surface water:</u></p> <p>These comments are welcomed. Section 5.5.1.1 of this SEA ER has been updated to reflect these comments, as appropriate.</p> <p><u>Errata:</u></p> <p>Section 5.3.1.2 has been updated in this SEA ER to refer to the Flora (Protection) Order 2022 (S.I. No. 235 of 2022). Any text included in the SEA Scoping Report that stated the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs has since been updated.</p>

Consultee/ Stakeholder	SEA Scoping Response	SEA Actions
	<p>Urban Areas, Water Sensitive Urban Design (2021)' 3, the implementation of nature-based solutions at the scale of the settlement results in a co-ordinated “whole of settlement” approach to the implementation of nature-based solutions and is preferable to the implementation of solutions at site or development level. One of the key messages of this guidance document is that rainfall, including extreme rainfall, will occur at various times and within various areas of the urban plan area and this needs to be planned for. The Department advises that a Rainwater Management Plan and Strategic SUDS measures are considered as part of the Surface Water Study.</p> <p><u>Errata</u></p> <p>SEA Scoping Report Page 23: The Flora (Protection) Order 2022 (S.I. No. 235 of 2022) came into effect on 16th May 2022. The current list of plant species protected by Section 21 of the Wildlife Act, 19764 is set out in the Flora (Protection) Order, 20225 , which replaces orders made in 1980, 1987, 1999 and 2015. SEA Scoping Report Page 23: The National Parks and Wildlife Service is part of the Department of Housing, Local Government and Heritage and not the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs</p>	

4.4 Baseline Data

Gathering relevant information relating to the state of the environment for a plan area is an integral part of the SEA process. The SEA Directive requires that certain information relating to the relevant environmental baseline is presented in order to help test the performance of the plan's implementation, as well as helping establish how the environment would change if the Joint LAP were not to implemented. Baseline information has been collected from readily available sources, including the 2024 EPA State of the Environment Report. A Geographical Information System (GIS) was used to graphically present relevant information. The baseline information is reported in Section 5 of this report.

4.5 Consideration of Alternatives

The SEA Directive requires that reasonable alternatives be assessed in order to demonstrate how the preferred strategy performs against other forms of action. Alternatives must be developed, described and assessed within the SEA process, with the results presented in the ER. Section 7 of this report identifies, describes and evaluates different scenarios for the Joint LAP, taking into account national planning policy, economic development policy, and the Strategic Environmental Objectives (SEOs) identified in Section 6.

4.6 SEA Sensitivity Mapping

The SEA Directive requires that reasonable alternatives be assessed in order to demonstrate how the preferred strategy performs against other forms of action. Alternatives must be developed, described and assessed within the SEA process, with the results presented in the ER. Section 7 of this report identifies, describes and evaluates different scenarios for the Joint LAP, taking into account national planning policy, economic development policy, and the SEOs identified in Section 6.

4.7 Environmental Assessment of the Joint LAP

The environmental assessment process ran in parallel to the development and preparation of the Joint LAP. The environmental assessment process was undertaken in accordance with best practice SEA principles and guidance. This included desk-based reviews of all of the available Geospatial Information System (GIS) data, specialist investigation into the likely effects associated with the Joint LAP and recommendations for suitable mitigation measures along with monitoring.

4.8 SEA Statement

On adoption of the Joint LAP, the SEA Statement will be made public and will include information on how environmental considerations were integrated into the Joint LAP.

It will highlight the following:

- Main changes to the Joint LAP which resulted from the SEA process;
- How the SEA ER and consultations were taken into account;
- Summary of the key issues raised in consultations and in the SEA ER indicating what action was taken in response; and
- The reasons for choosing the Joint LAP in the light of the other alternatives, identifying the other alternatives considered, commenting on their potential effects and explaining why the Joint LAP was selected.

4.9 Consultations

Further to the SEA Scoping consultation outlined in Section 4.3, this SEA ER was issued to the relevant statutory stakeholders for comment. The responses received have been addressed in the finalisation of the SEA ER. An outline of the responses received have been included in the SEA Statement.

4.10 Technical Difficulties Encountered

No major technical difficulties were encountered during the preparation of this SEA ER.

5. Current State of the Environment

5.1 Introduction

An assessment of the current state of the environment and key environmental issues and opportunities for the area relevant to the Joint LAP was conducted within the Maynooth and Environs Joint LAP 2025-2031 SEA Scoping Report. This SEA ER includes a full description of the current state of the environment within the Joint LAP area. GIS is used extensively to provide regional information.

Where data gaps are found for particular aspects of the environment, the significance of these data gaps will be evaluated and clearly stated. It will also be stated whether these gaps can be addressed during the SEA process.

The baseline environment will be assessed under the following headings:

- Population and Human Health;
- Biodiversity;
- Land and Soil;
- Water;
- Air, Noise and Climate;
- Archaeological, Architectural and Cultural Heritage;
- Landscape and Visual; and
- Material Assets.

In accordance with S.I. 436 of 2004 (as amended) consideration will be given to whether the environmental effects, both positive and negative, of the Joint LAP are likely to be significant.

5.2 Population and Human Health

5.2.1 Population Baseline

For the purpose of this baseline description, it should be noted that the Maynooth Electoral Division (ED) Census data was used. According to 2022 Census data, the population of Maynooth ED was 18,729, representing a population growth of 2,731 since the 2016 Census (15,998). The CSO population statistics from 2016-2022 display an intercensal population change of 17.07% (CSO, 2022).²⁶ It is noted that this ED covers a large rural hinterland in County Kildare and not just the settlement of Maynooth. The 2022 population for the settlement of Maynooth was recorded as 17,259 people.

Maynooth is a large active town in north-east Kildare and is strategically located on the Dublin to Sligo railway line, the M4 Motorway and the Royal Canal.

The 2022 Census shows that County Kildare as a whole, has seen strong a population growth from 2016 census data (CSO, 2022).²⁷

²⁶ CSO (2022) Population Statistics. Available at: [Home - CSO - Central Statistics Office](#)

²⁷ CSO (2022) Press Statement Census of Population 2022 - Preliminary Results. Available at: [Press Statement Census of Population 2022 - Preliminary Results - CSO - Central Statistics Office](#)

The Core Strategy of the Kildare CDP 2023-2029 allocates housing and population growth within Maynooth of 10.9% of the overall county growth allocation. Table 2.8 of the CDP identifies dwelling targets for the year to end of Q4 2028. The growth estimates for Maynooth are reproduced in Table 5.1 below. The Core Strategy of the Meath CDP 2021-2027 (as varied) allocates 1,000 population to the Maynooth Environs for the period 2021-2027. These figures have been annualised for both KCC and MCC to extend past the life of their respective CDPs to align with the life of the Joint Plan to Q1 2031.

Table 5.1 Excerpt from Table 2.8 of Chapter 2 Kildare County Development Plan 2023 – 2029

Settlement Type	Key Town
Towns	Maynooth (MASP)
2016 Population Census	14,585
Settlements percentage per total County population	6.6%
2021 Population Estimate (based on % growth from 2011-2016)	15,429
Housing and Population Target %	10.90%
Population Target 2023 to 2028 (end of Q4) (persons)	2,741
Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	997
Residential Zoned Land Requirement (ha)	-
Target Residential Density (UPH)	35-50

Maynooth is identified as Key Town in the metropolitan area in the RSES. The RSES recognises the Maynooth Environs, which are located in County Meath, as a strategic location for economic development that will support the future development of the town and the delivery of the Maynooth Outer Orbital Route (MOOR), which is a key piece of infrastructure in the sustainable growth of the town. Thus, this Joint LAP for Maynooth and Environs has been prepared by KCC and MCC. This Joint LAP will provide a co-ordinated framework for the future development of Maynooth (MCC, 2021).¹²

Maynooth’s strategic location on the Dublin to Sligo railway line, the M4 Motorway and Royal Canal, along with the presence of Maynooth University is essential in it being designated as a Metropolitan Key Town. The future development of Maynooth is important at both a county level but also at a regional level, in supporting the growth of the capital. Maynooth has been identified as having the capacity and future growth potential to accommodate above average growth in the region and as part of the Metropolitan Area Strategic Plan (MASP) contained in the RSES. Maynooth has also been allocated a population increase of up to 10,000 persons over the period to 2031, provided there is the necessary investment in employment creation, services, amenities and sustainable transport²¹. This is in addition to the population/housing allocation to Maynooth under the respective Kildare CDP and Meath CDP (as varied).

The RSES includes provision for the redistribution of up to 20% of the population growth targeted for Dublin City and Suburbs to the Metropolitan Key Towns of Maynooth, Bray and Swords.²⁸

These allocations have been determined by the MASP Implementation Group in July 2020. The Implementation Group comprises of representatives of the Metropolitan Local Authorities and the Eastern and Midland Regional Assembly. The MASP Implementation Group has allocated an additional 10,000 allocation to Maynooth (County Kildare). No specific increase was allocated to the Maynooth Environs.

²⁸ Eastern and Midland Regional Assembly (2019) RSES Section 5.7 of the MASP ‘Housing Delivery’. Available at: [Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy \(RSES\) - Eastern and Midland Regional Assembly \(emra.ie\)](https://www.emra.ie/)

5.2.2 Human Health Baseline

The concept of health has been defined by the World Health Organisation as “... a state of complete physical, psychological and social well-being, and not simply the absence of disease or infirmity.” Health is influenced by many factors in the social and built environment including housing, employment status, education, transport and access to fresh food and resources, as well as the impacts of air quality, water quality, flooding, and access to green space.

Good planning can play an important role in reducing health inequalities. The World Health Organisation’s Commission on the Social Determinants of Health (CSDH) states governments should ‘ensure urban planning promotes healthy and safe behaviours equitably, through investment in active transport, retail planning to manage access to unhealthy foods, and through good environmental design and regulatory controls, including control of the number of alcohol outlets’.

Given the strong links between income and health, it is recognised that the sustainability of current and future economic activity is an important element in protecting and promoting population health. However, emphasising economic growth without due regard for social and environmental consequences of such growth can have negative impacts on health both for the population as a whole and for groups within the population.

Even within areas of economic development, job creation does not necessarily 'trickle down' to job opportunities for the long-term unemployed, and is neither a sufficient, nor necessary, condition for reducing long-term unemployment. Thus, economic development needs to be targeted, geographically and within population groups to ensure that it reduces and does not exacerbate social inequalities.

Cognisance must also be paid to environmental issues and sustainability endeavours to protect human health as the local economy develops. While employment is generally good for health, there can be negative impacts, usually related to the quality of the working environment and type of work undertaken. The groups which face the highest risk of experiencing the adverse effects of unemployment appear to be middle-aged men, youths who have recently left school, the economically marginal such as women attempting re-entry to the labour force and children in families in which the primary earner is unemployed.

The level of green space and access to the natural environment is extremely important for the populace health. The health and wellbeing of individuals is greatly affected by the communities in which they live and the nature of their physical environment. A key element of sustainable communities is access to space as environments which lack public gathering places can encourage sedentary living habits. Open space provision can improve levels of exercise in a community which can impact on health and can improve social interaction and community activities which can contribute to reducing stress-related problems. Green space in areas of archaeological heritage also impacts health and wellbeing similarly, both to individuals, communities and promotes the overall social, economic, cultural, and environmental benefit of the area. In addition to the green spaces that many recorded monuments provide, nurturing an awareness and appreciation of such monuments within a community can contribute to enhancing a sense of identity, place and belonging. Thus, can also add to benefits such as reduced stress levels and increased social responsibility.

The Kildare CDP and the Meath CDP (as varied) set out each local authority’s policies and objectives relating to the provision of health services in the county. It is the policy of the KCC, e.g., to ‘Support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement’ (KCC, 2022).²⁹

According to 2016 Census data, 1.09% of the ED of Maynooth identified themselves as having Bad or Very Bad health. The number of individuals who stated that their health as either Bad or Very Bad in 2022 was 206. Census 2022 data for Very Good Health in Maynooth have been recorded to include 11,058 individuals, which is a percentage of 59% of the total recorded population in Maynooth.

²⁹ KCC (2022) Kildare County Development Plan 2023-2029. Available at: [2. Core Strategy | Kildare County Council \(kildarecoco.ie\)](https://www.kildarecoco.ie)

Good Health Status was recorded to include 5,133, making up 27.4% of the recorded health records in Maynooth and the remaining health status' in Maynooth were recorded as Fair or Not Stated in 2022.³⁰

The ED of Rodanstown, whereby a small area of this ED will make up the Maynooth Environs described in the Joint LAP, has identified 0.8% of themselves as having Bad or Very Bad health. The number of individuals who stated that their health either Bad or Very Bad in 2022 was 15. Census 2022 data for Very Good Health in Rodanstown ED have been recorded to include 1,193 individuals, which is a percentage of 63.9% of the total recorded population in Rodanstown ED. Good Health Status was recorded to include 514, making up 27.5% of the recorded health records in Rodanstown ED and the remaining health status' in Rodanstown ED were recorded as Fair or Not Stated in 2022.³⁰ However, the relatively small area that the Maynooth and Environs Joint LAP will encompass in Rodanstown ED, County Meath, includes undeveloped land that is yet to be populated (CSO, 2022).³¹

The greatest health risk from radiation in Ireland is caused by radon, which accounts for more than half of the total radiation dose received by the Irish population. As a known carcinogen, in the same category as tobacco smoke and asbestos, it is a cause of lung cancer. Up to 250 cases of lung cancer in Ireland every year can be linked to radon. These lung cancer cases are principally associated with exposure to radon in the home, but exposure in the workplace is also a contributor. In the workplace, the employer must protect the health of workers from this identifiable risk.

Certain areas of the country are more likely to have a high number of homes with excessive levels of radon and these areas are known as High Radon Areas. They can be found on the radon map of Ireland. The map was produced from a national survey of approximately 11,000 homes. In addition to the map, statistics for the number of homes above the national Reference Level are available for each county in Ireland.

The government's Building Regulations require that all new homes in High Radon Area are installed with a Radon Barrier. According to the EPA Radon Map, the majority of land cover in Maynooth has been identified to see 'about 1 in 20 homes in this area are likely to have high radon levels' this rating was also inclusive to the Environs included as part of the Joint LAP. However, partial areas to the east, centre and north of Maynooth have been identified to see 'about 1 in 10 homes in this area likely to have high radon levels' (EPA, 2024).³²

The assessment of impacts on human health will reference other sections of the SEA as relevant along with considering aspects such as the Industrial Emissions Directive, the Control of Major-Accident Hazards Involving Dangerous Substance ("SEVESO") Directive and Flood Risk Assessments. This will ensure that all relevant vectors through which human health impacts could be caused as a result of the Joint LAP are assessed.

The SEVESO Directive 2012/18/EU came into effect in Ireland on 1st June 2015, replacing the SEVESO II Directive 96/82/EC. There are no designated SEVESO sites located within the Joint LAP area.³³

5.3 Biodiversity Including Flora and Fauna

The Convention on Biological Diversity defines biodiversity as "*the variability among living organisms from all sources including, inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part*". This includes sites, habitats, species and networks of importance at the international, national or local level, and which may occur within or outside the Joint LAP area.

The term biodiversity refers to more than individual species. It includes the genes they contain, the habitats and ecosystems of which they form part, and also highlights the interdependence and interconnectedness of all living things.

³⁰ CSO (2016) Census of Population 2016 – Profile 9 Health, Disability and Carers. Available at: [General Health - CSO - Central Statistics Office](#)

³¹ CSO (2016) Health Statistics. Available at: [Map 4.2: General health bad and very bad by electoral division, 2016 \(arcgis.com\)](#)

³² EPA (2024) EPA Random Risk Map of Ireland. Available at: [EPA Maps](#)

³³ HSE (2022) Seveso III - Public Consultation. Available at: [Seveso - HSE.ie](#)

The main elements of biodiversity are:

- European (Natura 2000) sites (SACs and SPAs, and candidate SACs and SPAs);
- NHAs, National Parks, Nature Reserves, Wildfowl Sanctuaries, Refuges for Fauna or Flora or sites proposed for designation;
- Undesignated sites such as proposed NHAs (pNHAs), local biodiversity areas;
- Sites and habitats that can be considered to be corridors or stepping-stones for the purpose of Article 10 of the Habitats Directive;
- ‘Natural habitats and protected species’ for the purposes of the Environmental Liability Directive, including habitats and species listed under the Habitats Directive (Annex I habitats, Annex II and Annex IV species and their habitats) and Birds Directives (Annex I species and their habitats, and regularly occurring migratory birds) wherever they occur;
- Legally protected species including protected flora under the European Communities (Birds and Natural Habitats) Regulations 2011 and Wildlife Acts 1976-2000;
- Sites identified under the Bern, Ramsar and Bonn Conventions; and
- Biodiversity in general including habitats important for birds, red listed and BoCCI listed species, natural and semi-natural habitat areas including wetlands, woodlands, waterbodies, etc.

5.3.1 Baseline

Natural heritage in County Kildare includes a wide range of natural features that make an essential contribution to the environmental quality, ecological biodiversity, landscape character, visual amenity and recreational activities across the County. The town of Maynooth is home to rich biodiversity resources as the Lyreen River and Royal Canal bisect the town, providing excellent ecological resources for wildlife and ecological connectivity to the wider landscape. Maynooth also has a small wetland area at the Lyreen Angling Centre which although artificially constructed provides wetland habitat which is not common in the area (D., D’Arcy, Maynooth Tidy Towns Group, 2017).³⁴

The Maynooth Biodiversity Action Plan 2023-2028 aims to guide the local community and stakeholders in their efforts to protect and restore some of their natural heritage and maximise the benefits that nature can provide for the people of Maynooth. The Maynooth Biodiversity Action Plan 2023-2028 outlines five objectives to help the community build on recent progress and help Maynooth increase biodiversity in the area, they are as follows:

- **Objectives 1:** Make room for biodiversity in Maynooth;
- **Objectives 2:** Controlling Invasive Species;
- **Objectives 3:** Move towards the elimination of herbicides use;
- **Objectives 4:** Raising awareness of biodiversity; and
- **Objectives 5:** Citizens Science: Collecting evidence to track change and measure success

The Kildare County Biodiversity Plan also provides a framework for conserving biodiversity and natural heritage at a county level. It complements the Kildare Heritage Plan by including detailed actions to deliver positive outcomes focused on species and habitats. The Meath Biodiversity Action Plan 2015-2020 and Meath Heritage Plan 2015-2020 have been assessed and interact similarly, where the Maynooth Environs (Moygaddy, County Meath) are included in the Joint LAP.

The dominant environments across Maynooth are improved and amenity grassland, intensive agriculture and arable grassland, urban, built land, woodland and shrub and wetlands.

³⁴ D., D’ Arcy, Maynooth Tidy Towns (2017) Maynooth Biodiversity Action Plan 2017-2021. Available from: KCC

For this reason, it is important to ensure that local biodiversity areas support connectivity within the network, are maintained, and given the opportunity to increase their distribution.

The biodiversity of County Kildare and County Meath is protected by National and EU legislation (The Wildlife Act (1976 and 2000) and the EU Habitats and Birds Directives) and is also protected by KCC through policies in the Kildare CDP and MCC through policies of the Meath CDP (as varied).

Maynooth is located in the northeast of Kildare and the Maynooth Environs is located in County Meath, on the northern periphery of the town. The lands within Maynooth Environs are largely undeveloped at present and comprise of approximately 141 hectares of land 1.5km northeast of the town centre. The Maynooth Environs are bisected by the R157 road which links Maynooth to Dunboyne.

5.3.1.1 Habitats

The lands within the Maynooth Environs, to the west of the R157 is comprised of 98 hectares (ha) that are currently in use as a stud farm. The existing buildings on these lands reflect this use and consist of a purpose-built stud dating from the 1830s.

The lands to the east of the R157 include approximately 41 hectares and consist of a mixture of pasture, scrub, and woodland associated with Carton Demesne. The town of Maynooth is predominantly urban in nature but is surrounded by agricultural grassland and arable fields bounded by a hedgerow network. The presence of hedgerows is particularly strong north of Laraghbryan East and north and south of Carton Avenue where the hedgerows and treelines provide connectivity to the Lyreen River and the canal, and to the wider countryside in Maynooth. The density of hedgerows in the Maynooth area was however noted in the Maynooth and Environs Habitat Mapping Report (2024)³⁵ to be less than the average hedgerow density for County Kildare.³⁴

Maynooth is inclusive to a small wetland area at the Lyreen Angling Centre which although artificially constructed, provides wetland habitat which is not common in the area.

Amenity grassland and gardens also make up a substantial portion of the urban environment in Maynooth, particularly where, the university campus provides large areas of green space, and residential estates have grassland areas of varying sizes which are often underutilised. The campuses of Maynooth University and St Patrick's College feature mature treelines, pockets of young woodland recently planted, an orchard and extensive amenity grassland areas. Pockets of tree groves, small woodlands, hedgerows and even mature garden shrubbery within the town are valuable for the plant species they contain and the wider biodiversity they support including birds, bats and insects and other invertebrates. Another impressive area of tree cover in Maynooth is Carton Demesne, which is intimately linked with the town through a kilometre long tree-lined avenue. These areas also act as ecological corridors through which species can migrate and interact with the wider area. Similarly, roadside verges and the canal verges as remnants of semi-natural grasslands can be very valuable biodiversity resources if managed correctly.³⁴

Delaney et al (2012) also identified Laraghbryan Cemetery and the immediate surrounding area as a small local biodiversity site due to the semi-natural habitats present and their potential to support nesting sites for birds and bats.

5.3.1.2 Species

Maynooth is home to several rare, protected and/or threatened plants and animals. Protected plants are those that are legally protected under the Flora Protection Order 2022 (S.I. No. 235 of 2022) (e.g., Hairy St John's-wort). Various animals are also afforded protection within the Wildlife Acts (e.g., all native mammals). Species listed on Annex II of the European Union Habitats Directive (e.g., Salmon, White-clawed Crayfish or Dragon fly).

Maynooth's urban environment, particularly old stone buildings and walls are valuable features for bats, birds and invertebrates. Daubenton's bat, pipistrelle bats and Leisler's bats have been previously recorded in Maynooth and it is likely that there are other bat species present.³⁴

³⁵ WS Atkins Ireland Limited (2024) Maynooth + Environs Habitat Mapping Report. Available from KCC.

Flora

The Royal Canal proposed Natural Heritage Area (proposed NHA) (Site Code: 002103) which runs through the Joint LAP area is home to the legally protected Opposite-leaved Pondweed (*Groenlandia densa*) under the Flora Protection Order 1987 and *Tolypella intricata*, a stonewort protected under the Red Data Book which is listed as being vulnerable. Both of these species are present in the Dublin section of the canal. The main extent of the canal boundary is dominated by hedgerow, tall herbs, calcareous grassland, reed fringe, open water, scrub and woodland.

In particular, the northern margins of the Royal Canal support a towpath fringed by strips of amenity grassland that are commonly used for recreational purposes. This path backs onto a strip of linear woodland associated with St Patrick's College and Maynooth University which comprises of sycamore, tall ash and horse chestnut with abundant ivy on the ground layer. The southern margins of the Royal Canal backs onto the railway line and is separated by a mounded verge which is comprised of tussocky grasses and bramble dominated scrub with scattered hawthorn and grey willow trees. The ecological value of the canal lies more in the diversity of species it supports along its linear habitats than in the presence of rare species. It crosses through agricultural land and therefore provides a refuge for species threatened by modern farming methods. The main channel of the Royal Canal is fringed by marginal growth with locally abundant branched burred and reed sweet-grass, frequent reed canary-grass and the occasional common club-rush, wild angelica and meadowsweet. Aquatic plants include water lily, spiked water milfoil, mare's tail, a stonewort (*Chara nobulis*) and the invasive Canadian waterweed (BEC, 2013).³⁶

The Rye Water Valley / Carton Special Area of Conservation (SAC) (Site Code: 001398) which also runs through the Joint LAP area is located between Maynooth and Leixlip on the Rye Water (a tributary of the River Liffey) which also flows through Carton Demesne. The river was dammed at intervals creating a series of lakes through the estate.³⁴

The river contains a thermal petrifying spring, which is a habitat listed on Annex 1 of the EU Habitats Directive.³⁷ The main importance of the site lies in the presence of several rare and threatened plant and animal species and of the rare thermal, mineral, petrifying spring habitat. Flora found at this site include:

- Hairy St John's-wort (*Hypericum hirsutum*);
- Green Figwort (*Scrophularia umbrosa*); and
- Myxomycete fungus (*Diderma deplanatum*)³⁸(NPWS, 2020).

The Lyreen River, which is a tributary of the Rye Water River, is also located within the Joint LAP area. St Patrick's College grounds, as located in this Joint LAP area are inclusive to a section of the Lyreen River which is diverted to form a millrace. The Maynooth and Environs Habitat Mapping Report (2024)³⁵ stated that the main channel of the Lyreen is heavily fringed by treelines continuing on to smaller pockets of recently planted broadleaved woodland and mixed broadleaf/conifer woodland; a pocket of wet willow alder ash woodland located to the east is comprised of grey willow with a ground layer of ivy, nettle, alexanders, and enchanter's nightshade.

A line of riparian woodland is also located along the margins of the Lyreen River, which comprises of tree species such as alder, osier and ash, in additions have also more recently been planted so that the area includes sycamore and horse chestnut tree species. The area of the Lyreen River is also home to steeply terraced slopes that have been found to support scattered scrub comprising hawthorn, elder, bramble and young sycamore trees.³⁴

Maynooth University and St Patrick's College also collectively host large areas of mature treelines, tree groves, young tree plantations, and orchards. The tree species located in this area are predominantly non-native and include species such as lime, beech, sycamore, yew, pedunculate oak and horse chestnut.

³⁶ BEC Consultants (2013) Ecological Study of the Royal Canal between Talbot Bridge and Maynooth Train Station. Available at: [projects | BEC Consultants \(botanicalenvironmental.com\)](https://projects.becconsultants.com/botanicalenvironmental.com)

³⁷ Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora

Some plants with invasive tendencies including bamboo, and red osier dogwood were identified near the bridge over the Lyreen River within the grounds of St Patrick's College.³⁴

Lastly, the Lyreen Angling Centre is centred on a series of artificial ponds and fringing reed swamp which is home to surrounding areas of alder, willow ash plantation and rough grassland.³⁴

Fauna

The Rye Water Valley / Carton Special Area of Conservation (Site Code: 001398) that runs through the Joint LAP area is home to a number of protected animal species including:

- Kingfisher;
- Salmon and White-clawed Crayfish (*Austropotamobius pallipes*);
- Dragonfly (*Orthetrum coerulescens*);
- Narrow-mouthed Whorl Snail (*Vertigo angustior*); and
- Desmoulin's Whorl Snail (*Vertigo moulinsiana*).³⁸

The White-clawed Crayfish is regarded as a keystone species. In Ireland, it is found in large rivers, small headwater tributaries (such as the Rye Water Valley), and in lakes. A variety of aquatic habitats are important for crayfish. Juvenile crayfish live among submerged tree roots, gravel or macrophytes, while larger crayfish must have stones to hide under, or an earthen bank in which to burrow. White-clawed Crayfish are widespread across much of Ireland, inclusive to this area of the Joint LAP and populations have not declined to the extent that they have in other parts of Europe. Carton Demesne is home to two species of rare snails, as listed above, which occur near Louisa Bridge. The Rye Water Valley is also an important spawning ground for trout and salmon.³⁴

The Lyreen River, as a tributary of the Rye Water River also acts as a viable corridor for mammals and birds that, together with the fringing treelines, woodland, and hedgerows, provides suitable shelter, habitats and commuting routes for birds, bats and small mammals. This river forms an ecological corridor between the Royal Canal and the Rye Water River. It ensures an overall link of three significant watercourses within this locality of Maynooth.³⁴

As previously discussed, the Lyreen Angling Centre is centred on a series of artificial ponds and although these ponds are manmade, they are valuable wildlife habitat particularly due to the lack of wetland habitats in the local area. The ponds may serve as steppingstones to other freshwater habitats in the area, such as the Rye Water River, the Lyreen River, various tributaries and the Royal Canal for wetland species such as Moorhen, Mallard and Coot, as well as being an important recreational area.³⁴

Bats, birds, and invertebrates have also been recorded in the Maynooth area, species such as, Daubenton's bat, pipistrelle bats and Leisler's bats have been notably recorded.³⁴

The town's swift population is a significant biodiversity asset within the Joint LAP area. Swifts are an urban bird species of conservation concern in Ireland.

5.3.1.3 Trees

The provisions for Tree Preservation Orders (TPOs) are stipulated under Part XIII of the Planning and Development Act 2000 (as amended). A TPO can be made if it appears to the planning authority to be desirable and appropriate in the interest of amenity or the environment. A TPO can apply to a tree, group of trees or woodland.

The principle effect of a TPO is to prohibit the cutting down, topping, lopping or wilful destruction of trees without the planning authority's consent. The order can also require the owner and occupier of the land subject to the order to enter into an agreement with the planning authority to ensure the proper management of the tree, groups of trees or woodland.

³⁸ NPWS (2022) Protected Sites. Available at: [Protected Sites in Ireland | National Parks and Wildlife Service \(npws.ie\)](https://www.npws.ie)

Whilst there are no TPOs within the Joint LAP area, the following trees are identified in the Maynooth LAP 2013-2019 as trees of special amenity value to be protected:

- Main Street;
- Lime Avenue;
- Leinster Street;
- College Lands;
- Maria Villa;
- Castle Area;
- Rear of Pound; and
- Around the cemetery on Kilcock Road (Arup, 2013).³⁹

Woodlands and scrub within the Joint LAP area are often associated with established public institutions such as Maynooth University and St Patrick's College and along the larger watercourses such as the Lyreen River and the Royal Canal. In other areas they occur as small, isolated pockets associated with private dwellings and public amenity areas. Overall, the pockets of woodland and scrub are of considerable ecological importance in the Joint LAP area. Even those dominated by non-native species provide valuable cover and shelter for mammals and birds and provide habitat for the more common woodland plant and fungi species. These habitats, particularly those that fringe the Royal Canal and the Lyreen River, further enhance the ability of these watercourses to act as ecological corridors.³⁵

5.3.1.4 Designated Sites

There are a range of statutory provisions in force in Ireland to protect, conserve and manage our natural heritage, and to control and regulate human activities that may impact upon it negatively. The Department of Housing, Local Government and Heritage is responsible, through the National Parks and Wildlife Service, for the designation of conservation sites in Ireland. Currently, there are three main types of designation of protected areas: SAC, Special Protection Areas (SPA) and National Heritage Areas (NHA).

SACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) by the DHLGH due to their conservation value for habitats and species of importance in the European Union.

SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) by the DHLGH due to their conservation value for birds of importance in the European Union.

There is one SAC in the Joint LAP area, the Rye Water Valley / Carton SAC (Site Code: 001398). Natura 2000 Sites within the Joint LAP area have been illustrated in Figure A2 in Appendix A. There are no SPAs within the Joint LAP area.

NHAs are designated due to their national conservation value for ecological and or geological and or geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. Proposed NHAs were published on a non-statutory basis in 1995 but have not since been statutorily proposed or designated.

There are two proposed Natural Heritage Area (pNHA), the Royal Canal pNHA and the Rye Water Valley pNHA, within or adjacent to the Joint LAP area. There are no other NHAs within 15km distance of Maynooth and Environs.

There are two other SACs located within 15km of the Joint LAP area, described shown in Table 5.2.

³⁹ Arup (2013) SEA Environmental Report Maynooth LAP 2013-2019. Available at: [Report \(kildarecoco.ie\)](http://Report(kildarecoco.ie))

Table 5.2 SACs and SPAs Located within 15km of Joint LAP Area, but Outside the Joint LAP Area.

Site Code	Site Name	Qualifying Habitats	Qualifying Species
001387	Ballynafagh Lake SAC	Alkaline fens (7230)	Desmoulin's Whorl Snail (1016); and Marsh Fritillary (1065)
000391	Ballynafagh Bog SAC	Active raised bogs (7110); Degraded raised bogs still capable of natural regeneration (7120); and Depressions on peat substrates of the Rhynchosporion (7150)	N/A

A Zone of Influence using the Source-Pathway-Receptor method is utilised to assess for potential impacts during the SEA and AA process.

5.3.1.5 Urban Expansion

Urban expansion has been accelerating over recent years as increased development expands into the countryside. The constant encroachment of the built environment on natural habitats will undoubtedly have an impact on natural flora, fauna, and biodiversity.

Biodiversity is also intrinsically linked to heritage, both natural and man-made, and sensitively maintained archaeological monuments and sites are often excellent repositories and refuges for flora and fauna.

5.3.1.6 Water Dependant Habitats

In general, water treatment and wastewater discharges, agricultural run-off, leachate from contaminated sites, urban run-off and unlicensed industrial discharges all have significant negative impacts on water quality which results in subsequent impacts to biodiversity to both aquatic ecosystems as well as neighbouring terrestrial ecosystems. In the vicinity of Maynooth, the water dependant ecosystems of the Rye Water, a tributary of the River Liffey, and Royal Canal rely on good water quality.

Any impacts to these surface waters could lead to a deterioration of water quality and a consequent impact to their ecosystems. The Maynooth area is within the River Liffey catchment which is classified as a nutrient sensitive water body.

Unrestrained development can have a direct impact on water dependent and rare habitats. Abstractions for potable water can also result in a direct impact on rivers and lakes and their associated flora and fauna and on groundwater dependent habitats.

5.3.1.7 Invasive Species

Invasive non-native plant and animal species are one of the greatest threats to biodiversity. Invasive alien species negatively impact biodiversity through competition, herbivory, predation, habitat alteration and introduction of parasites or pathogens and poses a risk to the genetic integrity of our native species.

Terrestrial and aquatic habitats can be significantly negatively impacted, resulting in severe damage to conservation and economic interests, such as agriculture, fisheries, forestry and various recreational activities.

Threats to watercourses and wetlands in Maynooth include invasive species like Indian balsam and Japanese knotweed. Within the main channel of the Royal Canal an aquatic invasive species known as Canadian waterweed has also been recorded.

Threats to woodland and shrub habitat in Maynooth include invasive species like the North American Grey Squirrel and woodland clearance.

Some plants with invasive tendencies have also been recorded in the Maynooth area, including bamboo, red osier dogwood which were identified near the bridge over the Lyreen River in the South of the campus⁴⁰ and Japanese knotweed (*Reynoutria japonica*) which were found within Carton Demesne woodlands.³⁵

5.4 Land and Soils

5.4.1 Baseline

According to the report ‘The Geological Heritage of Kildare’ the predominant rock type in County Kildare is sedimentary rock, limestone of Carboniferous age in particular (GSI, 2005).⁴¹

The soils underlying the area are identified by the Geological Survey of Ireland as being predominantly Made Ground in the urban centre. Made ground consists of materials modified by people, including those associated with mineral exploitation and waste disposal. They include materials deposited as a result of human activities or geological material modified artificially so that their physical properties (structure, cohesion and compaction) have been drastically altered (N. Foulkes, 2006).⁴²

The central area of Maynooth is urban in nature, outside of this urban centre, to the south-east of Maynooth the area consists of the soil association ‘fine loamy drift with limestones’. The Maynooth Environs also predominantly consist of underlying ‘fine loamy drift with limestones’.

North of Maynooth’s urban centre the soil association is ‘silty river alluvium’ which can be identified along river routes (Teagasc, 2022).⁴³ Other soils within the Joint LAP area include Straffan and Elton⁴³.

The western area of the Joint LAP is described as deep, poorly drained material while the eastern section is described as deep, well-drained material. Both soil types are derived from calcareous parent material. The Joint LAP area geology is dominated by limestone, limestone shale and limestone conglomerates. There are three bedrock types which border on a south-west to north-east axis of the Joint LAP area. The northern and eastern section of the Joint LAP area is dark limestone and shale (Lucan Formation). The south-eastern section of the Joint LAP area is comprised of unbedded lime-mudstone (Waulsortian Limestones). There is a band of calcareous shale and limestone between these bedrock sections.

Refer to Figure A3 in Appendix A for details of the soils in the vicinity of the Joint LAP area. Bedrock geology in the vicinity of Maynooth and Environs has also been illustrated in Figure A4 in Appendix A.

There are no sites of Geological Heritage located within the Joint LAP area, however, two sites of geological heritage are located in proximity to the Joint LAP area, those of which include Louisa Bridge Springs and St Patrick’s Well. Refer to Figure 5.1 for the location of Louisa Bridge Springs (blue marker) and refer to Figure 5.2 for the location of St Patrick’s Well (red marker).

⁴⁰ D., D’ Arcy, Maynooth Tidy Towns (2017) Maynooth Biodiversity Action Plan 2017-2021. Available from: KCC

⁴¹ Geological Survey of Ireland (GSI) (2005) The Geological Heritage of Kildare. Available at: [Geology of Kildare - Kildare County Council \(kildarecoco.ie\)](http://Geology of Kildare - Kildare County Council (kildarecoco.ie))

⁴² N. Foulkes (2006) The Heritage Council - COUNTY KILDARE HEDGEROW SURVEY REPORT. Available at: [Microsoft Word - County Kildare Hedgerow Survey Report .doc \(hedgelaying.ie\)](http://Microsoft Word - County Kildare Hedgerow Survey Report .doc (hedgelaying.ie))

⁴³ Teagasc (2022) Soil Maps. Available at: [SIS Map \(teagasc.ie\)](http://SIS Map (teagasc.ie))

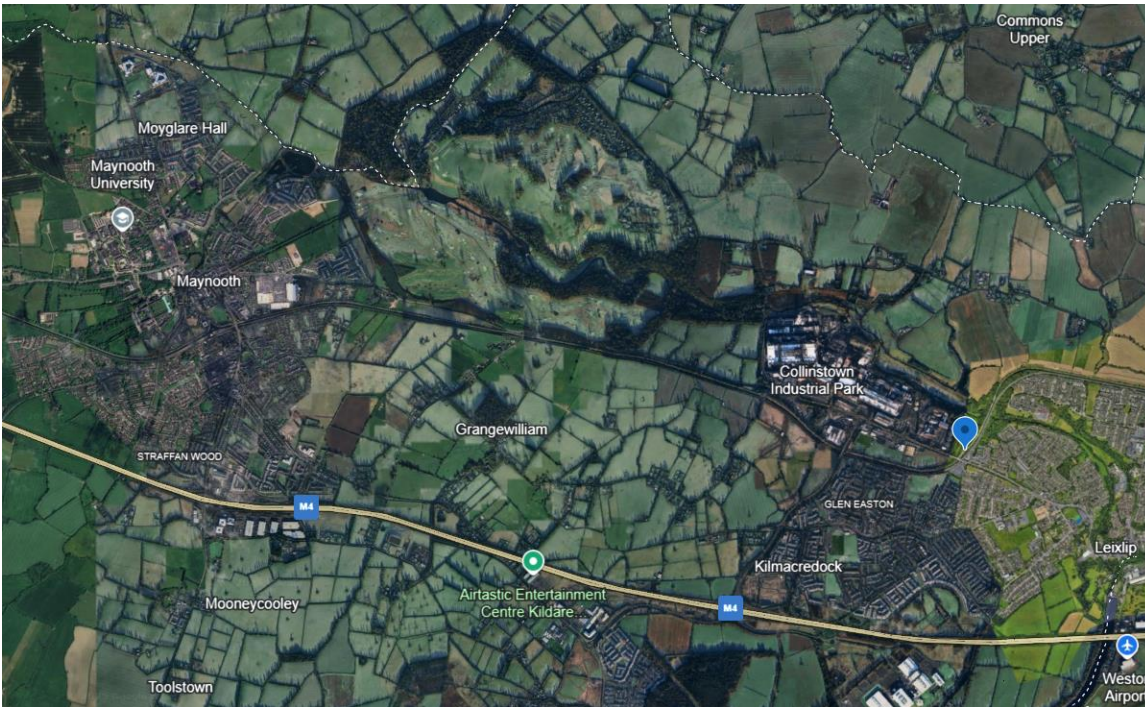


Figure 5.1 Louisa Bridge Springs Location Source: (Google Earth 2025)

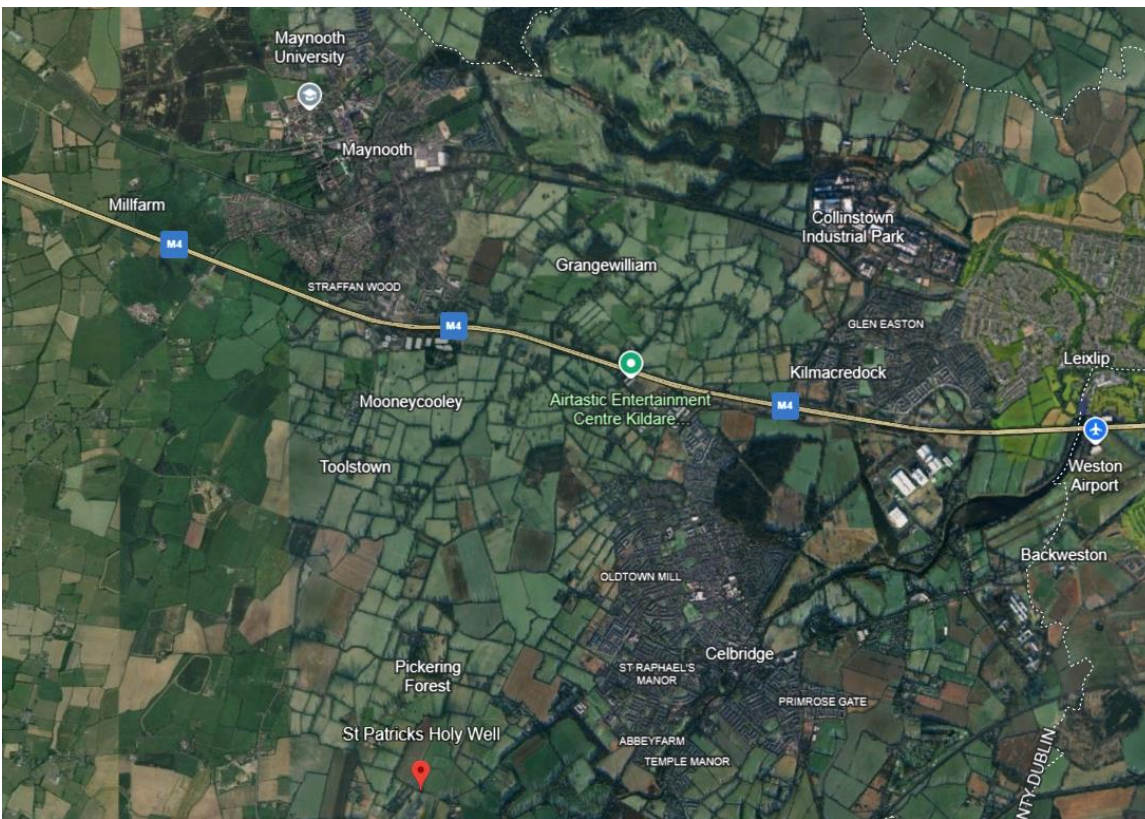


Figure 5.2 St. Patrick's Well Location Source: (Google Earth 2025)

Refer to Figure A5 in Appendix A for Geological Heritage in the vicinity of Maynooth and Environs.

5.5 Water Resources

5.5.1 Baseline

5.5.1.1 Hydrology

Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD has been transposed into Irish legislation by the European Communities (Water Policy) Regulations 2003 (SI No. 722 of 2003) and requires that all member states implement the necessary measures to prevent deterioration of the status of all waters – surface, ground, estuarine and coastal – and protect, enhance and restore all waters with the aim of achieving good status by 2015.

For the purpose of implementing the WFD, Ireland has been divided into eight river basin districts or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. County Kildare falls within the Eastern River Basin District (ERBD). Maynooth and Environs are located in the ERBD, in WFD Catchment 09 – Liffey and Dublin Bay (EPA, 2022).⁴⁴

There are two water bodies within Catchment 09 that are located within the Joint LAP area - the River Lyreen and the River Rye Water. The EPA monitor water quality of water bodies throughout Ireland, in accordance with the WFD Directive.

According to the EPA, the River Lyreen, as it flows through Maynooth, is classified as being of ‘poor’ water quality. The River Rye Water, as it flows through Maynooth, is classified as being of ‘moderate’ water quality. Both the Rye Water and Lyreen watercourses located in the Joint LAP have been classed by the EPA as ‘At Risk’.⁴⁴

Runoff from urban areas includes a toxic cocktail of pollutants washed off the urban impermeable areas into receiving waterbodies. This polluting effect has been identified by the EPA as one of the primary sources of pollution from urban areas, alongside discharges from urban wastewater systems.

Nutrient Sensitive Waters comprise nitrate vulnerable zones designated under the Nitrates Directive (91/676/EEC) and areas designated as sensitive under the Urban Waste-Water Treatment Directive (91/271/EEC). There are no nutrient sensitive rivers located within the Joint LAP area.

The Royal Canal, a proposed Natural Heritage Area (Site Code: 002103) is also located in the Maynooth and Environs LAP area, it runs from Dublin (North) westwards serving Leixlip, Maynooth and Kilcock and continues to Mullingar and Longford. According to EPA the Royal Canal Main Line is classified as ‘good’. At present under River Waterbodies Risk the Royal Canal Main Line has been marked as under ‘Review’ on the EPA website.⁴⁴

The EPA River Networks within the vicinity of the Joint LAP area has been illustrated in Figure A6 in Appendix A.

The Water Framework Directive (WFD) River Quality Status within the vicinity of the Joint LAP area are shown in Figure A7 in Appendix A.

The WFD River Risk Status within the vicinity of the Joint LAP area are shown in Figure A8 in Appendix A.

There are no natural lake water bodies present in the Joint LAP area, the EPA Lake Network in the vicinity of the Joint LAP area is illustrated in Figure A9 in Appendix A. The WFD Lake Waterbody Status (2013-2018) is illustrated in Figure A10 in Appendix A and the WFD Lake Risk Status is also illustrated in Figure A11 in Appendix A. There are however three artificial lakes within the Joint LAP area, all of which are located in the Lyreen Angling Centre on the Dunboyne Road.

⁴⁴ EPA (2024) Water Maps. Available at: [EPA Maps](#)

5.5.1.2 Hydrogeology

An aquifer is defined as ‘an underground body of water-bearing rock or unconsolidated materials (gravel or sand) from which groundwater can be extracted in useful amounts’. The Joint LAP area is underlain predominantly by a locally important aquifer which is moderately productive in local zones.

There is also an unproductive aquifer corresponding to the band of calcareous shale and limestone bedrock within the Joint LAP area.

Groundwater in the western part of the LAP area is moderately vulnerable. In the remaining eastern area groundwater is highly vulnerable with sections of extreme vulnerability. Groundwater vulnerability is presented in Figure A13 in Appendix A. The Maynooth Environs are located above these areas of high and extreme vulnerability. In the Maynooth Environs there is a very small area of highly and extremely vulnerable groundwater, however the overall environs area has been assessed as low vulnerability.⁴⁴ The Groundwater Directive (GWD) 2006/118/EC is the current Directive in place for the protection of groundwater against pollution and deterioration in Ireland (EEA, 2006).⁴⁵

The Water Framework Directive (WFD) Groundwater Bodies Status in the vicinity of the Joint LAP area is recorded to be of ‘good’ quality status from 2016-2021 EPA records (EPA, 2016).⁴⁶ The WFD Groundwater Body Status for the Joint LAP area is shown in Figure A12 in Appendix A.

Protected Drinking Water (Groundwater) in the region is shown in Figure A14 in Appendix A. Groundwater Features and Public Supply Source Protection Zones in the vicinity of the Joint LAP area are shown in Figure A15 in Appendix A.

5.5.1.3 Flooding

The Office of Public Works (OPW) has recorded a number of past flooding events along the rivers and streams passing through the Maynooth and Environs LAP area. There are two rivers and one canal located throughout the Joint LAP area, including: The River Rye, the River Lyreen and the Royal Canal. Predominantly, singular flooding events have occurred across these locations.⁴⁷

KCC is part of the Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study. The Joint LAP has taken the CFRAMs programme into consideration during the lifetime of the Joint LAP. Flooding in Maynooth is predominantly fluvial in nature.⁴⁷

The Joint LAP will manage flood risk and development in line with the approved policies and objectives of both the Kildare CDP and Meath CDP (as varied). The Joint LAP will also ensure that the distributor road has appropriate site-specific Flood Risk Assessment (FRA) and OPW Section 50 Consent (MCC, 2021).⁴⁸

An area specific SFRA was carried out to guide the future development of Maynooth and Environs as part of the Joint LAP development process and will also inform the SEA.

5.6 Air, Noise and Climate

5.6.1 Baseline

5.6.1.1 Air Quality

The EPA measures the levels of a number of atmospheric pollutants throughout Ireland in order to measure compliance with Air Quality Standards Regulations, 2022 (S.I. No. 739 of 2022). For the purposes of monitoring in Ireland, four zones are defined in the Regulations:

⁴⁵ EEA (2006) Groundwater Directive (GWD) 2006/118/EC. Available at: [Groundwater Directive \(GWD\) 2006/118/EC — European Environment Agency \(europa.eu\)](https://www.europeanenvironmentalagency.europa.eu)

⁴⁶ EPA (2016) WFD Groundwater Waterbody Status 2016 – 2021. Available at: [WFD Groundwater Waterbody Status 2016 – 2021 - Datasets - data.gov.ie](https://www.epa.gov.ie/data.gov.ie)

⁴⁷ OPW (2022) Flood Maps. Available at: [Flood Maps - Floodinfo.ie](https://www.floodinfo.ie)

⁴⁸ MCC (2021) Maynooth Environs. Available at: [Maynooth Environs | Meath County Council Online Consultation Portal](https://www.mcc.ie/maynooth-environs)

- Zone A: Dublin Conurbation;
- Zone B: Cork Conurbation;
- Zone C: Other Cities and Large Towns; and
- Zone D: Rural Ireland which is the remainder of the State excluding Zones A, B and C.

Maynooth and Environs are located in Zone D. The Air quality in Zone D as reported in the EPA 2022 report ‘Air Quality in Ireland 2022’⁴⁹ is summarised in Table 5.3 (EPA, 2022). All pollutants for Zone D are well within compliance with Air Quality Standards. No information has been provided for Zone D in relation to Benzene in the latest EPA Air Quality in Ireland Report.

Table 5.3 Air Quality Assessment Zone D Concentrations 2022 Compared to Air Quality Standards

Parameter	Zone	Average measured concentration (µg/m ³)	Air quality standard (µg/m ³)
NO ₂	Zone D	7.3	40
SO ₂	Zone D	5.0	20
CO	Zone D	0.8	10
Ozone	Zone D	61.6	120
PM ₁₀	Zone D	12.6	40
PM _{2.5}	Zone D	8.4	25

The most recent EPA dioxin similar survey shows that concentrations of dioxins and pollutants remain at a consistently low level in the Irish environment.

Current and future challenges to air quality in Ireland were identified as follows:

- Reduction of solid fuel use;
- Efficient traffic management and provision of choice in terms of public transport in towns; and
- Transboundary impacts of ozone, to which Ireland’s air mass is subject.

5.6.1.2 Noise

The Environmental Noise Directive (END) (2002/49/EC) requires that action is taken by each member state, with a view to preventing and reducing environmental noise where necessary (particularly where exposure levels can induce harmful effects on human health) and to preserving environmental acoustic quality where it is good. The relevant local authorities have been designated by the Environmental Noise Regulations, S.I. Regulations No. 140 of 2006, as the bodies charged with development and making of ‘Noise Action Plans’.

KCC prepared the third Noise Action Plan (2019-2023)⁵⁰ for County Kildare in 2019. MCC also prepared a Noise Action Plan for County Meath in 2019.

This Noise Action Plans primarily consider the long-term environmental noise impact from road, rail and air traffic noise sources, and sets out an approach to review noise impact levels near to the major sources assessed during the strategic noise mapping with a view to identifying locations where noise reduction is deemed necessary in the first instance. Further in relation to County Kildare and County Meath, the Dublin Agglomeration Noise Action Plan 2024-2028 includes Celbridge and Leixlip.

The KCC Noise Action Plan addressed Maynooth as one of fifteen population centres that are potentially exposed to noise from “Major Roads” in County Kildare. There is a number of sections of major roadway that are located either within, or immediately adjacent to Maynooth and Environs which qualified for noise mapping and, as such were subject to consideration for action planning. This refers to all areas exposed to

⁴⁹ EPA (2022) Air Quality in Ireland 2022. Available at: [Monitoring and Assessment: Air Publications | Environmental Protection Agency \(epa.ie\)](https://www.epa.ie/publications/monitoring_and_assessment/Air/Publications/Air_Publications.html)

noise from the “Major Roads” above a level of L_{den} 55 dB(A) and L_{night} 50 dB(A). Major roads in Maynooth and Environs which qualified for noise mapping are detailed in Table 5.4.

Table 5.4 Major Roads in Maynooth and Environs which Qualify for Noise Mapping Source: (KCC, 2019)⁵⁰

Road Type	Description
National Roads	M4 – Ballygoran to Treadstown
Regional Roads	R148

There are no roads within the Joint LAP area which are identified in the MCC Noise Action Plan as being problematic from a noise perspective.

Proposals for residential developments near busy roads in urban areas may be required to show how it is proposed that impacts of noise are mitigated. A Noise Impact Assessment along with noise screening measures such as facade insulation and noise barriers should form part of proposals, as appropriate.

The general approach to be taken by KCC and MCC in managing environmental noise in Maynooth and Environs involves:

- Noise reduction at source;
- Land use planning adapted to noise goals;
- Procedures to reduce noise impact; and
- Operating restrictions to reduce noise emissions.

KCC and MCC have developed a detailed Programme of Works for the duration of their respective Noise Action Plans (2019 - 2023) and propose to implement the programme subject to the availability of the requisite technical staff, expertise and financial resources.

5.6.1.3 Climate

The existing climate for Maynooth and Environs corresponds with the general climatic conditions for the whole country which is dominated by the Atlantic Ocean and its air and oceanic currents. Consequently, the region does not suffer from extremes of temperature. However, according to the EPA’s ‘State of the Environment Report’ (EPA, 2024),⁵¹ monitoring records have shown increases in average temperature, changes in precipitation patterns, sea level rise and weather extremes. In 2024, it was reported that the most immediate risks to Ireland from climate change are predominantly those associated with changes in extremes, such as floods, droughts and storms.

According to the same EPA report, Ireland’s annual average temperature has increased by approximately 1°C over the last 100 years, in line with global trends, with 16 of the 20 warmest years occurring since 1990, and 2023 being the hottest year on record. Extremes of heat in Ireland (heatwaves) are also becoming more frequent and more severe, while extremes of cold (cold waves) are becoming less frequent and less severe. Notably, in 2022, a heatwave took place and temperatures reached 33°C (at Phoenix Park), such events have been made more likely by climate change. Heavy rainfall events have also been recorded to be 7% more intense over the last 30 years than over the previous 30 years, with evidence linking these events to climate change. While there is evidence that average river flows increased across the country between 1972 and 2017, there is also evidence of an increase in recent years in the frequency and intensity of potential drought conditions, especially in the east of Ireland.

While the national scale of potential change is evident, translating the potential effects of climate change to a region is a process of inference on what will happen to Ireland at large being reduced to a regional scale.

Climate Change Targets:

⁵⁰ KCC (2019) County Kildare Third Noise Action Plan 2019-2023. Available at: [Final NAP Master Document 27.09.19.pdf \(kildarecoco.ie\)](#)

⁵¹ EPA (2024) State of the Environment Report. Available at: [Ireland's State of the Environment Report 2024](#)

- *European Green Deal*

The European Green Deal, published by the European Commission in December 2019, provides an action plan to boost the efficient use of resources by moving to a clean, circular economy while cutting pollution and restoring biodiversity. The EU aims to be climate neutral in 2050. Reaching this target will require action by all sectors of the Irish economy, including:

- No net emissions of greenhouse gases by 2050
- Economic growth decoupled from resource use
- Investing in environmentally friendly technologies
- Supporting industry to innovate
- Rolling out cleaner, cheaper, and healthier forms of private and public transport.
- Decarbonising the energy sector.
- Ensuring buildings are more energy efficient; and
- Working with international partners to improve global environmental standards (EC, 2019).⁵²

The EU will also provide financial support and technical assistance to help those that are most affected by the move towards the green economy. It will help mobilise at least €100 billion over the period 2021-2027 in the most affected regions;

- *2030 Climate and Energy Framework*

The 2030 climate and energy framework includes EU-wide targets and policy objectives for the period from 2021 to 2030, in line with the European Green Deal. The key targets for 2030 include:

- At least 40% cuts in greenhouse gas emissions (from 1990 levels)
- At least 32% share for renewable energy
- At least 32.5% improvement in energy efficiency.

The 40% greenhouse gas target is implemented by the EU Emissions Trading System (ETS), the Effort Sharing Regulation with member states' emissions reduction targets and the Regulation on land use, land use change and forestry outlined within the 2030 Climate and Energy Framework. In this way, all sectors will contribute to the achievement of the 40% target by both, reducing emissions and increasing removals.

Under the governance system, member states are required to adopt integrated national energy and climate plans (NECPs) for the period 2021-2030 and national long-term strategies and ensure consistency between these strategies and their NECPs (EC, 2014).⁵³; and

- *Climate Action Plan 2024*

The Climate Action Plan 2024 (CAP24) is the third annual update to Ireland's Climate Action Plan. The CAP 24 was approved by government in December 2023 and was subject to SEA and AA.

The CAP 2024 builds upon the CAP 2023 by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings. The CAP 24 provides a roadmap for taking the necessary action to halve Ireland's emissions by 2030 and reach net zero by no later than 2050, as committed to in the Climate Action and Low Carbon Development (Amendment) Act 2021. In order to do so, the Joint LAP sets out the actions the government intends to take across sectors such as electricity,

⁵² EC (2019) European Green Deal. Available at: [The European Green Deal - European Commission](#)

⁵³ EC (2014) The 2030 climate and energy framework. Available at: [The 2030 climate and energy framework - Consilium \(europa.eu\)](#)

transport, built environment, industry and agriculture. Some of the targets set out by the Joint LAP include the following:

- By 2030, reduce greenhouse gas (GHG) emissions from the public sector by 51%; and achieve a 50% improvement in energy efficiency in the public sector.
- By 2025, achieve the buildings and retrofitting targets laid out in the Public Sector Climate Action Mandate and in chapter 14 of this Climate Action Plan; and implement and review the Public Sector Climate Action Mandate annually (DECC, 2024).⁵⁴

5.7 Archaeology, Architectural and Cultural Heritage

5.7.1 Baseline

Built heritage is addressed in this report under the following headings:

- Archaeological Heritage;
- Architectural Heritage; and
- Vernacular Heritage

KCC published the County Kildare Heritage Plan 2019-2025 in 2019. MCC also published the Meath Heritage Plan in 2015. The aim of the Kildare Heritage Plan is to *“recognise by all, the value and opportunity of Kildare’s unique heritage resource and to manage, conserve and protect it, in partnership, for present and future generations.”* The aim of the Meath Heritage Plan is to *“increase awareness, understanding and appreciation of Meath’s heritage and promote best practice in its management for enjoyment by all”*.

The Heritage Plans set out a range of strategic objectives and aims to be implemented throughout the Joint LAP period. The strategic objectives and aims of both the Kildare and Meath Heritage Plans were taken into consideration in the preparation of the Joint LAP.

Built heritage refers to all man-made features, buildings or structures in the environment. This includes a rich and varied archaeological and architectural heritage to be found throughout the countryside and within the historic towns and villages of the county.

The architectural and archaeological heritage of a town, village or place contributes greatly to the distinctive character of each local area.

5.7.1.1 Archaeological Heritage

A record of archaeological heritage is maintained on the ‘Record of Monuments and Places’ which was established under Section 12 of the National Monuments (Amendment) Act, 1994 (No. 17 of 1994). Structures, features, objects, or sites listed in this Record are known as Recorded Monuments.

The Record of Monuments and Places (RMP) comprises a list of recorded monuments and places and accompanying maps on which such monuments and places are shown for each county.

The National Monuments Service of the Department of Housing, Local Government and Heritage will advise on the protection applying to any particular monument or place under the National Monuments Acts by reason of it being entered in the Record of Monuments and Places and should be consulted if there is any doubt as to the status of the site.

According to the Archaeological Survey of Ireland (ASI)⁵⁵ online database there are approximately 29 Recorded Monuments within the Joint LAP area, as listed in Table 5.5. National monuments in the vicinity of the Joint LAP area have been illustrated in Figure A16 in Appendix A.

⁵⁴ DECC (2024) Climate Action Plan 2024. Available at: [gov - Climate Action Plan 2024 \(www.gov.ie\)](http://gov.ie/ClimateActionPlan2024)

⁵⁵ Archaeological Survey of Ireland (ASI) online database at www.archaeology.ie

An archaeological monument is protected in one of four ways:

- It is recorded in the RMP;
- It is registered in the Register of Historic Monuments (RHM);
- It is a national monument subject to a preservation order (or temporary preservation order); or
- It is a national monument in the ownership or guardianship of the Minister for Housing, Local Government and Heritage or a Local Authority. Different levels of protection apply to a monument depending on which of the four categories it falls under.

Any person intending to carry out works at or in relation to a Recorded Monument, or within the zone of Archaeological potential, must give the National Monuments Section of the Department of Housing, Local Government and Heritage two months' notice in writing.

Table 5.5 Recorded Monuments within Maynooth Joint LAP Area Source: ⁵⁵

SMR No	Townland	Class
KD005-011001	Maynooth	Possible Enclosure
KD005-011002	Maynooth	Road - road/trackway
KD005-015001	Maynooth	House - prehistoric
KD005-015002	Maynooth	House - early medieval
KD005-015003	Maynooth	House - early medieval
KD005-015004	Maynooth	Building
KD005-015005	Maynooth	Well
KD005-015006	Maynooth	Well
KD005-010	Maynooth	Ring-ditch
KD005-012	Maynooth	Possible Field System
KD005-013	Collegeland	Architectural Fragment
KD005-014	Maynooth	Architectural Fragment
KD005-015	Maynooth	Castle - Anglo-Norman masonry castle
KD005-016	Maynooth	Church
KD005-021	Laraghbryan East	Possible Ecclesiastical Enclosure
KD005-023	Maynooth	Field boundary
KD005-036	Laraghbryan East	Enclosure
KD005-037	Laraghbryan East	Barrow - ring-barrow
KD005-041	Laraghbryan East	Enclosure
KD005-009001	Laraghbryan East	Ecclesiastical site
KD005-009002	Laraghbryan East	Church
KD005-009003	Laraghbryan East	Graveyard
KD005-008	Laraghbryan East	Castle Possible

SMR No	Townland	Class
KD006-013-	Ritual Site – holy well	Carton Demesne
KD010-008-	Field System	Moneycooly
KD010-008	Moneycooly	Field System
KD010-040	Moneycooly	Burial ground
KD011-061	Moneycooly	Furnace
ME053-001	Moygaddy	Castle - tower house

5.7.1.2 *Archaeological and Built Heritage in Relation to Climate Change and SFRA, and Landscape and Visual Sensitivity*

Archaeological heritage on and surrounding the Joint LAP area requires consideration in relation to action on climate change and SFRA. The Rye River and Royal Canal have an abundance of underwater archaeological heritage that requires protection and merits promotion.

Where flood relief measures may be proposed each local authority should have regard to the Archaeological Guidelines for Flood Relief Schemes (DHLGH, 2022).

The protection and enhancement of archaeological and built heritage requires consideration of the setting and amenity of heritage sites, structures, and monuments. The interactions between archaeological and built heritage and landscape and visual sensitivity of surrounding areas is also an important consideration.

5.7.1.3 *Architectural Heritage*

As defined by the Heritage Act, 1995, 'architectural heritage' includes all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest.

The National Inventory of Architectural Heritage (NIAH) is a state initiative under the administration of the Department of Housing, Local Government and Heritage and established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999.

The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).

Maynooth has an abundance of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest. Such features are contained in the RPS.

According to the database, there are 52 protected structures in Maynooth and Environs. Owners and occupiers of protected buildings are required to ensure that buildings do not become endangered through harm, decay, or damage.³⁵

Protected structures in the vicinity of the Joint LAP area have been illustrated in Figure A19 and National Inventory of Architectural Heritage in the vicinity of the Joint LAP area have been illustrated in Figure A17 in Appendix A.

5.7.1.4 *Architectural Conservation Areas*

The Planning and Development Act 2000 (as amended) places an obligation on Local Authorities to include an objective for the preservation of the character of Architectural Conservation Areas (ACAs).

An ACA is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest, which contributes to the appreciation

of a Protected Structure, and the preservation of whose character is an objective of the CDP. The character of an ACA may include patterns of materials, construction systems or architectural elements that are repeated within the area and give it a sense of harmony, or it may relate to the importance of a number of buildings or structures and the interrelationship of spaces between these.

There is one ACA in Maynooth and it is located in Maynooth Town Centre and the Canal Harbour and Carton Avenue which extends to the plan boundary (it is noted that the ACA is determined at CDP level). Many buildings and structures while not of sufficient merit to warrant individual listing are nevertheless important in the context of their contribution to the streetscape and the character of Maynooth Town Centre.

The ACA in Maynooth includes much of St Patrick's College, Leinster Street, Moyglare Road junction and the entirety of the Main Street itself. KCC seek where appropriate the retention and restoration of the external fabric of buildings not on the RPS within this zone.⁵⁶

5.7.1.5 Vernacular Heritage

Vernacular architecture describes the local regional traditional building forms and types using indigenous materials, and without grand architectural pretensions, i.e., the homes and workplaces of the ordinary people built by local people using local materials. This is in contrast to formal architecture, such as the grand estate houses of the gentry, churches and public buildings, which were often designed by architects or engineers.

The majority of vernacular buildings are domestic dwellings. Examples of other structures that may fall into this category include shops, outbuildings, mills, limekilns, farmsteads, forges, gates, and gate piers.

5.7.1.6 Industrial Heritage

Industrial heritage plays a very important role in the county with canals, distilleries and forges making a strong contribution to the character of places. The advent of the railways added to both County Kildare and County Meath's industrial architectural heritage. KCC and MCC are committed to seeking to protect buildings and features of industrial heritage in situ and their related artefacts and plant.

5.7.1.7 Local History

There are a number of cultural/historical attractions in the Maynooth area, as follows:

- National Science and Ecclesiology Museum at St Patrick's College Maynooth;
- Golf Museum Golfing Union of Ireland, National HQ, Carton Demesne, County Kildare; and
- Maynooth Castle, Main Street, Maynooth, which is managed by the Office of Public Works.

5.8 Landscape and Visual

5.8.1 Baseline

5.8.1.1 Landscape

The landscape of County Kildare comprises a central plain bounded to the east by the Kildare uplands, which lie at the foothills of the Wicklow and Dublin Mountains. The Curragh, the boglands of north-west Kildare and the fertile lowlands of the south all comprise part of the central plain. The plain lands are interrupted by two groups of isolated hills, the Chair of Kildare and the Newtown Hills. The location of these hills within the central plain has a considerable impact on the landscape of Kildare. Inland waters comprise the River Liffey, River Barrow, River Slate, River Boyne, Royal Canal, Grand Canal and Rye Water River that traverse the county, providing important landscape features.

The Joint LAP area is located in the north-eastern part of County Kildare, with its northern section located in County Meath. A Landscape Character Assessment (LCA) of both Counties was prepared as part of the respective Kildare CDP and Meath CDP (as varied). The LCA focuses on characterisation i.e., the

⁵⁶ KCC (2013). Maynooth LAP 2013-2019 Part B. Available at: [2. KCCMaynoothLAPPartB Final.pdf \(kildarecoco.ie\)](https://www.kildarecoco.ie/2/KCCMaynoothLAPPartB%20Final.pdf)

discernment of the character of the landscape based on its land cover and landform, but also on its values, such as historical, cultural, religious and other understandings of the landscape. The purpose of the LCA was to assist in the development of the landscape objectives within each CDP.

The Joint LAP area is located in a landscape character area ‘Northern Lowlands’, characterised by “*generally flat terrain and open lands with regular (medium size) field patterns.*”

This low-lying landscape nature and low vegetation allows for extensive visibility and long-distance views within the landscape. The landscape character area in which the Maynooth Environs are located is the ‘South East Lowlands’ in County Meath, where the predominant landscape is rolling lowland (MCC, 2021).⁵⁷

In order to inform the LCA, a landscape sensitivity map was prepared. Landscape sensitivity is a measure of the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values. It is determined using the following factors: slope, ridgeline, water bodies, land use and prior development.^{57, 58}

The sensitivity of the LCAs that Maynooth and Environs cover and is surrounded by have been listed in Table 5.6, as adapted from Table 13.1 in (KCC, 2023)⁵⁸ and also (MCC, 2021).⁵⁷

Table 5.6 Sensitivity of Landscape Character Areas that Maynooth and Environs Joint LAP Cover and Surround
Source:^{57, 58}

Sensitivity of Principal Landscape Character Assessment (Dominant Sensitivity Outlined)	Class 1 Low Sensitivity	Class 2 Medium Sensitivity	Class 3 High Sensitivity	Class 4 Special Sensitivity	Class 5 Unique Sensitivity
Northern Lowlands	Class 1				
South East Lowlands		Class 2			
Sub-ordinate Landscape Areas					
The River Liffey				Class 4	

The sensitivity of the Northern Lowlands are deemed to be of ‘Low-Sensitivity’ which is defined as an area ‘with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area’. The South East Lowlands are deemed to be of ‘Medium Sensitivity’ which is defined as an area ‘with the capacity to accommodate a range of uses without significant adverse effects on the appearance or character of the landscape having regards to localised sensitivity factors’. The River Liffey is deemed ‘Special Sensitivity’ which is defined as ‘Significant adverse effects on the appearance or character of the landscape having regard to prevalent sensitivity factors’.^{57, 58}

The CORINE Land Cover (CLC) inventory is a Pan-European land-use and landcover mapping programme. It supplies spatial data on the state of the European environmental landscape and how it is changing over time. CORINE Land Cover mapping classifies land cover under various headings. The main land-use in the Joint LAP area is discontinuous urban fabric for the town Maynooth itself and the Maynooth Environs has been classed as pastures (Pan Europe, 2018).⁵⁹

Refer to Figure A18 in Appendix A for CORINE Landcover Data in the vicinity of Maynooth and Environs.

5.8.1.2 Visual

Scenic routes and protected views consist of important and valued views and prospects within the county. The Kildare CDP and the Meath CDP (as varied) outline all the views and prospects in each respective county which have been identified as being worthy of protection.

⁵⁷ MCC (2021) Meath County Development Plan – Landscape Character Assessment. Available at: [A.05 Landscape Character Assessment | Meath County Council Online Consultation Portal](#)

⁵⁸ KCC (2023) CDP – Chapter 13 Landscape, Recreation and Amenity. Available at: [13 - Landscape, Recreation & Amenity | Kildare County Council \(kildarecoco.ie\)](#)

⁵⁹ Pan Europe (2018) Corinne Land Cover CLC 2018. Available at: [CLC 2018 — Copernicus Land Monitoring Service](#)

Several viewpoints and scenic routes have been identified from the LCAs. There are three scenic viewpoints in the Joint LAP area (RC6, RC7 and RW4) and one on the boundary (RC8).

RC6 and RC7 are views along the Royal Canal at Mullen Bridge and Bond Bridge respectively. RC8 on the western boundary is another view from the Royal Canal at Jackson's Bridge. RW4 is a view of the River Rye Water from Kildare Bridge in Carton Demesne.

No Scenic Routes have been identified in the Joint LAP area.

Protected Views and Prospects in the vicinity of the Joint LAP area have been illustrated in Figure A19 in Appendix A.

5.9 Material Assets

5.9.1 Baseline

The term 'Material Assets' refers to all infrastructure and local services including (inter alia); transportation, water supply, wastewater treatment and discharge, waste management services, electricity supply, telecommunications. Material assets as they relate to the Joint LAP area have been detailed as follows.

5.9.1.1 Water Supply

Uisce Éireann (formerly Irish Water) is responsible for the provision of public water services (water supply and foul drainage) on a national basis. The entity is mandated to provide both drinking water and wastewater capacity to facilitate future settlement growth, in line with national and regional planning objectives. This is also subject to the availability of funding and adherence to environmental and financial sustainability criteria. Local Authorities had a Service Level Agreement (SLA) with Uisce Éireann since 2014 which ended in August 2023 when all responsibility for delivering water and wastewater services was transferred to Uisce Éireann. A Master Co-operation Agreement has replaced the SLA and is operational until a Shared Services Agreement between each respective local authority and Uisce Éireann comes into force in the coming months. KCC and MCC are committed to continuing their strong working relationship with Uisce Éireann during the final transition phase, which is due to be completed in December 2026.

Water from the waterworks at Leixlip is distributed to Leixlip, Celbridge, Maynooth, Straffan, Ardclough, Rathcoffey and surrounding areas via the Leixlip Regional Scheme. Kildare County Council also delivers groundwater from wellfields at Monasterevin, Rathangan and Athy which is blended with Poulaphouca water prior to distribution. There are also a number of small public water supplies to small rural communities. Maynooth is currently served by the existing Ballygoran Reservoir, via the Leixlip Water Treatment Plant³⁹. Water supply to the Maynooth Environs will be from the network in County Kildare.

Uisce Éireann, in partnership with KCC, has recently improved the water network in Maynooth Town to provide a more reliable water supply. Uisce Éireann put these works in place to safeguard the health and well-being the public and to ensure the continuity of drinking water and wastewater services in Maynooth. The project consisted of constructing a new trunk water main along Parson Street and Mill Street, in Maynooth in April 2020. These works were carried out as part of Uisce Éireann's National Leakage Reduction Programme.⁶⁰

A Remedial Action List (RAL) of problematic drinking water supplies is released by the EPA on a quarterly basis. The Remedial Action list is a public record for the supplies known to be at risk and where the EPA is requiring Uisce Éireann to take corrective action. The EPA has instructed Uisce Éireann to submit an action programme for the improvement of each of these supplies and has initiated enforcement action where action programmes were not being prepared or were not prepared to the satisfaction of the EPA. This includes issuing legally binding Directions requiring specific work to be carried out.

⁶⁰ Irish Water (2020) Maynooth Town Trunk Water Main Project. Available at: [Maynooth Town Trunk Water Main Project | Project | Irish Water](#)

The Ballygoran Reservoir, via the water treatment plant at Leixlip drinking water supply which serves Maynooth was not included on the Remedial Action list for Q4 of 2023 (EPA, 2024).⁶¹

5.9.1.2 Wastewater Treatment

For the purposes of wastewater services Maynooth forms part of the Lower Liffey Valley (LLV) Agglomeration along with Kilcock, Celbridge, Straffan and Leixlip. All the wastewater from these settlements ultimately is treated in the LLV Sewerage System Wastewater Treatment Plan (WWTP) in Leixlip. Uisce Éireann's Wastewater Treatment Capacity Register for 2023 notes there is available capacity at the LLV WWTP. However, this is for the entire catchment, not just Maynooth. The wastewater network in the LLV agglomeration is severely constrained by the fact that wastewater from Kilcock is pumped into the Maynooth network; accordingly, any development in Kilcock will also impact on Maynooth. As Maynooth flows are then pumped into the Leixlip network, Maynooth is also constrained by the capacity of the Leixlip network. As part of the Lower Liffey Valley Regional Sewerage Scheme Network Upgrade, Uisce Éireann are constructing the Maynooth Wastewater Transfer Pipeline. This multi-million euro project will take all the flow from Maynooth and deliver it directly to the Leixlip WWTP without passing through the local Leixlip network. It is envisaged that this project will be completed within in the life of the Joint Plan. Capacity to accommodate full potential growth in Maynooth will therefore be restricted until the Maynooth transfer pipeline is completed. Deficiencies in wastewater treatment services act as a barrier to economic development and population growth.

Wastewater from the Maynooth Environs and Moygaddy, County Meath will be discharged into the wastewater network in Maynooth (County Kildare).

The Urban Wastewater Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC) aims to protect the environment from the adverse effects of wastewater discharges by ensuring that wastewater is appropriately treated before it is discharged to the environment. The treatment of such is essential in order to meet the requirements of the WFD. The Leixlip WWTP is compliant with all wastewater regulations and treatment standards (EC, 2017).⁶²

5.9.1.3 Waste Management Services

Waste and recycling bin collection services have been privatised in County Kildare for the past 15 years. The following waste collectors currently provide these services:

- Advanced Environmental Waste Solutions (AES);
- Mahon's Recycling;
- Oxigen;
- Ray Whelan; and
- Thorntons.

County Meath is also well served with a wide range of waste facilities which will serve the Maynooth Environs, including:

- Waste transfer stations;
- Waste to Energy facility, landfill;
- A Construction and Demolition (C&D) waste facility; and

⁶¹ EPA (2024) Remedial Action List. Available at: [remedial action list epa - Search \(bing.com\)](#)

⁶² EC (2017) Urban Wastewater Leixlip WWTP. Available at: [Leixlip Waste Water Treatment Plant - history | European Commission urban waste water website: Ireland \(uwwtd.eu\)](#)

- A network of recycling facilities are supported by MCC, in particular Navan, Trim, Kells and Dunbooyne are served by recycling centres. The remainder of County Meath is served by a network of bring banks which accept a broad diversity of materials (Brady Shipman Martin, 2019).⁶³

The Waste Facility Permit and the Certificate of Registration database is a register for waste facility permits and certificates of registration issued by local authorities under the Waste Management (Facility Permit and Registration) Regulations, S.I. No. 821 of 2007, as amended.

According to the Local Authority Waste Facility Register, there are no licensed waste facilities within the Joint LAP area.

The following waste infrastructure is in place in the vicinity:

- Compost Facility in Carbury (Carbury Mushrooms);
- Kilberry (Bord na Mona);
- Non-Hazardous Waste Landfills at Drehid (Bord na Mona); and
- Waste Transfer Stations at Straffan and Celbridge.

In Maynooth town, there are multiple recycling facilities for glass and cans including examples such as, at Aldi, Tesco and at the council owned carpark beside the Glenroyal Hotel. A civic amenity site (large recycling centre) is planned for Celbridge which will cater for the northeast of the county.

5.9.1.4 Transport Infrastructure and Facilities

The designation of Maynooth as being a Metropolitan Key Town reflects Maynooth's strategic location on the Dublin to Sligo railway line, the M4 Motorway and Royal Canal, along with the presence of Maynooth University. Accordingly, the future development of Maynooth is not just important at a county level but also at a regional scale, in supporting the growth of the capital. As a Metropolitan Key Town, Maynooth has been identified as having the capacity and future growth potential to accommodate above average growth in the region.

As part of the MASP contained in the RSES, Maynooth has been allocated a population increase of up to 10,000 persons over the period to 2031, provided there is the necessary investment in employment creation, services, amenities and sustainable transport (KCC, MCC 2022).⁶⁴ This is in addition to the housing/population allocations given to the town under the respective Kildare CDP and Meath CDP (as varied).

Maynooth is approximately 24 km from Dublin. It is connected to Dublin by a commuter rail service, mainline railway, provincial and Dublin bus services. It is well connected to the road network by the M4 Motorway linking Dublin to the west and northwest.

The Greater Dublin Area Transport Strategy 2022-2042 provides for a second train station to be constructed to the west of Maynooth town, the extension of DART services will be facilitated and both stations in Maynooth are intended to be served by DART+ West once constructed in order to meet growing populations in the area (KCC, MCC, 2022).⁶⁵

The Greater Dublin Area Transport Strategy (TS) 2022-2042 also outlines the following for Maynooth with DART+ West:

- Electrification of the Maynooth line from City Centre to Maynooth (40km);
- City Centre enhancements at Connolly;
- The construction of a new DART depot facility west of Maynooth Station; and

⁶³ Brady Shipman Martin (2019) Preliminary Meath County Development Plan (CDP) 2020- 2026 Strategic Environmental Assessment (SEA) Environmental Report. Available at: [Strategic Environmental Assessment \(SEA\) Environmental Report.pdf \(meath.ie\)](#)

⁶⁴ KCC, MCC (2022) Maynooth and Environs LAP - Pre- Public Consultation Issues Paper. Available from: KCC

- Integration with a combined metro / rail stations to be developed at Glasnevin under the MetroLink project to serve both the Maynooth Line and Kildare Line.⁶⁵

A Maynooth and Environs Area Based Transport Assessment has been prepared by AECOM to oversee the transportation improvements necessary for Maynooth and Environs Joint LAP area (AECOM, 2022).⁶⁶ The strategy provides for:

- Measures to improve walking, cycling, public transport, roads, and parking in Maynooth and Environs;
- Focuses on improving conditions for pedestrians, cyclists, and public transport users; and
- Measures from the Area Based Transport Assessment to be incorporated into the Joint LAP for Maynooth and Environs.⁶⁶

The rapid population expansion in Maynooth has increased pressure on the town's amenities, transport infrastructure and parking supply. Car dependency is relatively high, which presents a key challenge in the promotion of sustainable travel.

However, the NTA's Greater Dublin Area Transport Strategy 2022-2042 and the Maynooth and Environs Area Based Transport Assessment both aim to improve local transportation amongst all areas of Maynooth and Environs. Both transport strategies aim to ensure long-lasting transport improvements in Maynooth to ensure growing use of sustainable travel modes for work, education, business, and visitor trips, as car dependency in the area is relatively high.

In the 2022 Census, it was recorded that 30% of the population in the town of Maynooth drove to work, school, college or childcare, and a further 13.3% recorded themselves as being a car passenger when travelling to work, school, college or childcare.⁶⁷ A large proportion of the population recorded themselves to travel by foot at 21%.

At present, the R148 Leixlip Road is the main east-west access road through Maynooth. The main north-south route is the Moyglare Road which attaches to both Parson Street and the R405. The R405 links in with the R406 to provide southern and south-eastern movements from Maynooth. The main access road within the east of the Maynooth Environs is the R157.

The M4 Motorway has taken significant volumes of through traffic out of Maynooth Town Centre and provides a well-connected road network to Dublin and to the northwest. The M4 Motorway is located within the south of the Joint LAP area.

Maynooth is served by several bus services and Maynooth Train Station is also located on a main line to Dublin. The train station is served by Irish Rail, whereby, the services provided include: the Commuter Service, Maynooth Service and the Sligo/Longford Service (Irish Rail, 2022).⁶⁸ The town centre has a large walking catchment area and walking statistics for Maynooth are good however, improvements can still be made as the majority of Maynooth residents are highly car dependent.

5.9.1.5 Electricity Supply

County Kildare's current energy supply is provided from the national grid which includes many sources of energy such as, wind and solar and also power from the United Kingdom (UK). The existing gas network within the county has capacity for connections and local distribution network extensions.

⁶⁵ National Transport Authority (2022) Transport Strategy for the Greater Dublin Area 2022-2042. Available at: [12. Public Transport \(Bus, Light & Heavy Rail\) | National Transport Authority Consultation Portal](#)

⁶⁶ AECOM (2022) Maynooth Transport Strategy. Available at: [Maynooth Transport Strategy - Phase 1 Consultation Summary Document.pdf \(kildarecoco.ie\)](#)

⁶⁷ CSO (2022) ED – Maynooth Commuting. Available at: [Census Local Statistics interactive mapping app | CSO Ireland](#)

⁶⁸ Irish Rail (2022) Maynooth. Available at: [Ireland rail travel information - Iamróid Éireann - Irish Rail](#)

5.9.1.6 Telecommunications

The County is served by a number of telecom providers, each using various forms of technology including fibre optic and wireless technology.

Two significant mast sites are located within the county, at Cappagh and Dunmurry Hill, both of which are primary collection masts for telecoms traffic from the west of the country to Dublin.

5.10 Transboundary Issues

No direct transboundary environmental effects are anticipated as a result of the implementation of the Joint LAP.

5.11 Likely Evolution of the Baseline Environment in the Absence of the Implementation of the Joint LAP

In the absence of the implementation of the Joint LAP, the baseline environment outlined in Section 5 is likely to continue as follows.

5.11.1 Population and Human Health

In the absence of the Joint LAP, the Population & Human Health baseline environment is likely to evolve as follows:

- Ireland's NPF projects that Ireland will be home to an additional one million people by 2040, projected population increases will increase pressure on land use;
- The extent of potential health benefits correlated with increased active travel objectives incorporated into the Joint LAP may not be realised and similarly, the reduced emissions and improved air quality associated with these objectives may not be realised;
- The potential for economic growth aided by increased development and re-development within the Joint LAP area would be limited to the existing levels; and
- The number of people employed in the Joint LAP area would potentially remain constant.

5.11.2 Biodiversity

In the absence of the Joint LAP, the biodiversity baseline environment is likely to evolve as follows:

- Potential impacts will continue to arise through climate change and pollution, these impacts may continue to alter species and habitat ranges; and
- Biodiversity levels in the Joint LAP area will continue to be protected, conserved and enhanced by Maynooth's Biodiversity Action Plan 2023-2028, the Kildare County Biodiversity Plan and Meath Biodiversity Action Plan 2015-2020. However, likely to a lesser extent than what would be facilitated through the implementation of the Joint LAP.

5.11.3 Land and Soils

In the absence of the Joint LAP, the land and soils baseline environment is likely to evolve as follows:

- In the absence of the Joint LAP, connecting the Environs to Maynooth would not be facilitated. The Environs are located on the northern periphery of Maynooth town.

5.11.4 Water

In the absence of the Joint LAP, the water baseline environment is likely to evolve as follows:

- Potential impacts to water quality in the Joint LAP area may continue to arise as a result of climate change; and
- Any current issues relating to water quality would potentially remain constant.

5.11.5 Air Quality and Climate (including Noise)

In the absence of the Joint LAP, the Air Quality & Climate (including Noise) baseline environment is likely to evolve as follows:

- Potential improvements on local air quality correlated with increased active travel objectives may not be realised. Similarly, the levels of reduced emissions and improved air quality associated with these objectives may not be realised;
- In the absence of the Joint LAP, there would potentially be less use of machinery and or construction works, compared to existing trends in the Joint LAP area which has potential to result in positive impacts to air quality and noise;
- In the absence of the Joint LAP, impacts of climate change and pollution will continue to impact air quality and climate, the extent of these impacts may have been reduced through the facilitation of increased charging infrastructure, green energy usage or active travel improvements outlined in the Joint LAP. However, in the absence of the Joint LAP local pollution and air quality may remain constant; and
- In the absence of the Joint LAP, mitigation of the impacts of climate change through potential CO² reduction may not be realised.

5.11.6 Archaeological, Architectural and Cultural Heritage

In the absence of the Joint LAP, the Archaeological, Architectural and Cultural Heritage baseline environment is likely to evolve as follows:

- Legislation and guidance at both international and national and local level afford both the architectural and archaeological elements a high level of protection and will continue to do so; and
- No further variation is likely in the evolution of the baseline environment in the absence of the Joint LAP in relation to, the archaeological, architectural and cultural heritage baseline environment.

5.11.7 Landscape and Visual

In the absence of the Joint LAP, the Landscape and Visual baseline environment is likely to evolve as follows:

- Without the Joint LAP, the landscape and visual appearance around the Joint LAP area would potentially remain as it is at the existing baseline.

5.11.8 Material Assets

In the absence of the Joint LAP, the Landscape and Visual baseline environment is likely to evolve as follows:

- In the absence of the Joint LAP, all infrastructure and local services would potentially remain constant, and it is likely that the active travel potential of Maynooth and Environs may not be fully realised; and
- In the absence of the Joint LAP, transport infrastructure is likely to continue to be developed and enhanced in line with the Greater Dublin Area Transport Strategy 2022-2042 and the Maynooth and Environs Area Based Transport Assessment.

6. SEA Objectives, Targets and Indicators

6.1 Introduction

The SEA is designed to assess the potential environmental effect of the policies of the Joint LAP against the environmental baselines established. The policies and associated recommendations are assessed against a

range of established environmental objectives and targets. Indicators that are recommended in the SEA are utilised over the lifetime of the Joint LAP to quantify the level of impact that the policies and recommendations have on the environment.

6.2 Objectives and Targets

Strategic Environmental Objectives (SEOs) are methodological measures against which the environmental effects of the Joint LAP can be assessed. If complied with in full, SEOs would result in an environmentally positive, or neutral impact from realisation of the Joint LAP.

The SEOs are set out under a range of topics and are used as standards against which the provisions of the Joint LAP can be evaluated in order to help identify areas in which potential significant adverse impacts may occur. SEOs are distinct from the objectives of the Joint LAP and are developed from international and national policies which generally govern environmental protection objectives. Such policies include those of various European Directives which have been transposed into Irish law and which are intended to be implemented across the country.

The SEA Directive requires that the evaluation of the Joint LAP be focused upon the relevant aspects of the environmental characteristics of areas likely to be significantly affected. In compliance with this requirement the SEA will focus upon the most relevant aspects of the environmental characteristics.

The SEOs are linked to indicators which can facilitate monitoring the environmental effects of the Joint LAP, as well identifying targets which the Joint LAP can help work towards.

6.3 SEA Indicators

The assessment of aims and commitments with respect to the Environmental Objectives and Targets is required to be measurable. The Environmental Indicators need to be capable of the following:

- Describing trends in the baseline environment;
- Demonstrating the likely significant effect of the implementation Joint LAP;
- Being used in a monitoring programme;
- Providing an early warning of significant unforeseen adverse effects;
- Prioritising key environmental effects; and
- Ensuring the number and range of environmental indicators are manageable in terms of time and resources.

Strategic Environmental Objectives, Targets and Indicators for the Joint LAP have been listed in Table 6.1.

Table 6.1 Strategic Environmental Objectives, Targets and Indicators for the Joint LAP

Environmental Component	Strategic Environmental Objective	Targets	Indicators
<p>Population and Human Health</p>	<ul style="list-style-type: none"> • Protect, enhance and improve people’s quality of life based on high quality residential, community, educational, working and recreational environments and on sustainable travel patterns; • To protect human health from hazards or nuisances arising from incompatible land uses/developments; and • Provision of green spaces for amenity and recreational uses. 	<ol style="list-style-type: none"> 1. As follows: <ul style="list-style-type: none"> – Minimise population exposure to high levels of noise, vibration, and air pollution. – Increase modal shift to public transport and co-ordinate land use and transportation policies. – Improve access to recreation opportunities, e.g., increase in the number of green spaces and amenities available to the public. 2. No spatial concentrations of health problems arising from environmental factors and or any new development that may occur as a result of the Joint LAP. 3. As follows: <ul style="list-style-type: none"> – Increase in the number of green spaces and amenities available to the public. – Appropriate enhancement and presentation of heritage resources for local communities. 	<ol style="list-style-type: none"> 1. As follows: <ul style="list-style-type: none"> – Noise and dust monitoring data from any developments taking place during the lifetime of the Joint LAP. – Statistics on access to sustainable modes of transport. – Number of new and or improved recreational facilities and or routes related to the Joint LAP. 2. Perceived health/disturbance to the local community. 3. As follows: <ul style="list-style-type: none"> – Number of new and or improved recreational facilities and or routes related to the Joint LAP. – Level of enhancement and presentation of heritage resources within the Joint LAP area and the number of people visiting heritage resources within the Joint LAP area.
<p>Biodiversity</p>	<ul style="list-style-type: none"> • Protect, conserve, enhance where possible and avoid loss of diversity and integrity of the broad range of habitats, species, and wildlife corridors; • To achieve the conservation objectives of European Sites (SACs and SPAs) and other sites of nature conservation; • Conserve and protect other sites of nature conservation including NHAs, pNHAs, National Parks, Nature Reserves, Wildlife Sanctuaries as well as protected species outside these areas as covered by the Wildlife Act; • To minimise and, where possible, eliminate threats to biodiversity including invasive species; and • Promote green infrastructure networks, including riparian zones and wildlife corridors 	<ol style="list-style-type: none"> 1. As follows: <ul style="list-style-type: none"> – No loss of diversity and integrity of the broad range of habitats, species, and wildlife corridors, during the lifetime of the Joint LAP. – No net biodiversity loss. – No ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity to be lost without remediation (e.g., forest/woodland in Maynooth (mixed and broad leaved), bog, wetlands, improved grassland (for agriculture) and urban/built land). 2. Improve/maintain protection for protected sites and species and protection for important wildlife sites, particularly wildlife corridors. 3. Maintenance of favourable conservation status for all habitats and species protected under the Habitats and Birds Directives. 4. Prevent the introduction of new invasive or alien species. Control/manage existing regulated invasive species. 	<ol style="list-style-type: none"> 1. Presence and status of existing biodiversity in the Joint LAP area. 2. Level of biodiversity gain achieved as a result of the implementation of the Joint LAP. 3. Conservation status/habitat quality for all sites and species positively impacted over the lifetime of Joint LAP. 4. Level of biodiversity lost as a result of the implementation of the Joint LAP. 5. As follows: <ul style="list-style-type: none"> - Location and scale of new development arising as a result of the Joint LAP. - The number of provisions of green/blue infrastructure within the Joint LAP area.

Environmental Component	Strategic Environmental Objective	Targets	Indicators
		5. Ensure any new development is setback from rivers or tributaries.	
Land and Soil	<ul style="list-style-type: none"> Protect soil quality, particularly against pollution; To maximise the sustainable reuse of the existing built environment, derelict, disused and infill sites (brownfield sites), rather than greenfield sites; and Minimise the amount of waste to landfill from site. 	<ol style="list-style-type: none"> No incidences of soil contamination through adoption of appropriate environmental protection procedures during any construction, operation or maintenance works during the lifetime of the Joint LAP. Preference for development on brownfield site over greenfield / limited and controlled development of greenfield sites. Compliance with the Eastern-Midlands Region Waste Management Plan 2015-2021. 	<ol style="list-style-type: none"> Incidences of spillages/leaks reported during any construction, operation or maintenance works during the lifetime of the Joint LAP. Rates of brownfield/greenfield sites and contaminated land reuse and development. Achievement of the Objectives of the Eastern-Midlands Region Waste Management Plan 2015-2021.
Water	<ul style="list-style-type: none"> No negative impacts on the status of transitional waters, surface waters and groundwater, and to provide no impediment to the achievement of water body objectives under the WFD; Implement appropriate Nature-Based Solutions in the area; and No negative impacts on flood risk management activity, and to provide no impediment to the implementation of the Floods Directive. 	<ol style="list-style-type: none"> All waterways within the Joint LAP area to achieve the objectives of the Water Framework Directive and the relevant River Basin Management Plan by 2027, in particular to the area of Maynooth and Environs, the Royal Canal, the Lyreen and the Rye Water River. Prioritising appropriate Nature-Based Solutions within the Joint LAP area. Minimise flood risk through appropriate management of flood vulnerable zones. 	<ol style="list-style-type: none"> As follows: <ul style="list-style-type: none"> Status and quality of waterbodies, and status of related species in and surrounding the Joint LAP area. Compliance of surface and ground waters with national and international standards. Number and location of Nature-Based Solutions incorporated into the Joint LAP area. As follows: <ul style="list-style-type: none"> Number of past flood risk events within the Joint LAP area. Annual costs of damage related to flood events within the Joint LAP area.
Air, Noise and Climate	<ul style="list-style-type: none"> To avoid, prevent or reduce harmful effects on human health resulting from emissions to air or noise from any construction/operation of any development occurring with the Joint LAP area; Maintain and promote continuing improvement in air quality and climate through the reduction of emissions in the Joint LAP area; Minimise emissions of greenhouse gases and contribute to a reduction and avoidance of human - induced global climate change; and Reduce car dependency within the Joint LAP area by way of an integrated approach to sustainable urban transport. 	<ol style="list-style-type: none"> No breaches of legislative standards or limits resulting from any development or activity that may occur as a result of the Joint LAP. No breaches in compliance (air quality) from any development and operations related to the Joint LAP. As follows: <ul style="list-style-type: none"> Maintain ambient air quality through reduction of private vehicle usage and the promotion of public transport and active travel. Establish incentives and or increase the number of permissions for renewable energy projects in or around the Joint LAP area. As follows: 	<ol style="list-style-type: none"> General air quality / noise monitoring results within and surrounding the Joint LAP area. Traffic, Transport and Vehicular survey data with the Joint LAP area. As follows: <ul style="list-style-type: none"> Implementation of the Joint LAP, which will contribute towards the overall CDPs and facilitate climate action and the relevant targets for emission reductions. Energy consumption, the amount of uptake in renewable options and solid fuels for residential heating. As follows:

Environmental Component	Strategic Environmental Objective	Targets	Indicators
		<ul style="list-style-type: none"> - Provide for increased use of public transport. - Increase number of cycle lanes and pedestrian routes in the Joint LAP area. - An increase in the percentage of the population travelling to work or school by public transport or active travel (walking and cycling) means e.g., implementation of the Greater Dublin Area Transport Strategy and the Maynooth and Environs Area Based Transport Assessment. 	<ul style="list-style-type: none"> - Travel patterns and the number of modes of active transport within the Joint LAP area. - Proportion of journeys made by private fossil fuel-based car compared to previous levels. - Proportion of people reporting regular cycling / walking to school and work above previous CSO figures.
Archaeological, Architectural and Cultural Heritage	<ul style="list-style-type: none"> • Protect and conserve the cultural heritage including the built environment and settings; archaeological recorded and unrecorded monuments, architectural (Protected Structures, Architectural Conservation Areas, vernacular buildings, materials and urban fabric) and manmade landscape features (e.g., field walls, footpaths, gate piers, etc.); and • To ensure the restoration and reuse of existing uninhabited and derelict structures where possible opposed to demolition and new build (to promote sustainability and reduce landfill). 	<ol style="list-style-type: none"> 1. As follows: <ul style="list-style-type: none"> - Minimise the deterioration and provide maintenance and enhancement of features of archaeological / architectural / cultural significance as a result of the implementation of the Joint LAP. - No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservation Areas and landscape features. 2. As follows: <ul style="list-style-type: none"> - To increase the number of uninhabited and derelict structures that are restored opposed to demolition. - Improve appearance of areas with particular townscape character. 	<ol style="list-style-type: none"> 1. As follows: <ul style="list-style-type: none"> - No deterioration of features of archaeological / architectural / cultural significance as a result of the implementation of the Joint LAP. - Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Joint LAP in line with Kildare CDP and Meath CDP (as varied). - Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Joint LAP in line with Kildare CDP and Meath CDP (as varied). 2. As follows: <ul style="list-style-type: none"> - Number of uninhabited and derelict structures within the Joint LAP area. - Recorded numbers of non-designated built heritage e.g., vernacular buildings.
Landscape and Visual	<ul style="list-style-type: none"> • Conserve and protect valued natural, cultural and built landscapes, views of local value and features including those of geological and aesthetic value; and • Maintain and where possible enhance landscape quality within the Joint LAP area by minimising visual impacts through appropriate design, assessment and siting. 	<ol style="list-style-type: none"> 1. Any construction works/development should be planned with cognisance of landscape sensitive areas and protected views/ prospects. 2. As follows: <ul style="list-style-type: none"> - Ensure development is sensitive to its surroundings, e.g., ensure no significant disruption of high 	<ol style="list-style-type: none"> 1. No deterioration of landscape or areas with scenic value e.g., landscape sensitive areas, protected views etc., as a result of the implementation of the Joint LAP. 2. As follows: <ul style="list-style-type: none"> - Compliance with planning conditions relating to landscape and development.

Environmental Component	Strategic Environmental Objective	Targets	Indicators
		landscape values / no significant visual impact from development occurs. - Maintain clear urban and or rural distinctions.	- Number of planning permissions granted in areas of high value landscape. - Number of permissions granted within 500m of a scenic route.
Material Assets	<ul style="list-style-type: none"> • Make best use of existing infrastructure and promote the sustainable development of new infrastructure. • As follows: <ul style="list-style-type: none"> - Maximise sustainable modes of transport and encourage use of walkways / cycle paths as alternative routes to school, work, and shops. - Provide for ease of movement for all road users and to promote development patterns that protect and enhance road safety; • Implement the waste hierarchy and encourage reuse/recycling of material wherever possible; and • To ensure adequate and clean drinking water supplies and to ensure that all zoned lands (existing and proposed) are connected to the public sewer network ensuring treatment of wastewater which meets EU requirements prior to discharge. 	<ol style="list-style-type: none"> 1. As follows: <ul style="list-style-type: none"> - Improve availability and accessibility of commercially provided facilities and public services. - Improve efficiencies of transport, energy and communication infrastructure. 2. Promotion of sustainable transport infrastructure i.e., increased public transport through the implementation of the Maynooth and Environs Area Based Transport Assessment and the Greater Dublin Area Transport Strategy. 3. Increased rates of reuse and recycling on and around the Joint LAP area, and reduced levels of waste being sent to landfill. 4. Upgrading existing water treatment plants and wastewater treatment plants as and if necessary, within the Joint LAP area. 	<ol style="list-style-type: none"> 1. Location and or level of infrastructure arising as a result of the Joint LAP, including renewable energy developments granted planning permission. 2. Travel patterns and the number of sustainable modes of transport within the Joint LAP area. 3. Quantity of waste generated, and levels of waste reused or recycled in the Joint LAP area. 4. Level of capacity upgrades to existing water treatment plants.

7. Alternatives Considered

7.1 Introduction

Article 5.1 of the SEA Directive requires the Environmental to consider “*reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme*”. Annex 1(h) of the SEA Directive, as replicated in paragraph (h) of Schedule 2B of the Planning and Development Regulations 2001, as amended, requires “*an outline of the reasons for selecting the alternatives*”. This suggests that there are three stages to the consideration of alternatives:

1. Identify reasonable alternatives (Refer to Section 7.2);
2. Evaluate and compare the alternatives (Refer to Section 7.3); and
3. Provide reasons for the choice of preferred alternative(s) (Refer to Section 7.4).

Alternatives have been assessed as part of the Joint LAP development process and discussed as follows. As per the best practice guidance within the ‘SEA – Guidelines for Regional Assemblies and Planning Authorities’ (2022). This guidance document details that ‘*It is the responsibility of the plan-makers to identify the alternatives to be considered and this should commence early in the SEA process, at the scoping stage. The higher the level/ tier of the plan (such as Regional Spatial and Economic Strategies), the more strategic the alternatives, which are likely to be available, will be. Conversely, lower tier plans, such as Local Area Plans, will be framed in a policy context set by the level(s)/ tier(s) above them. However, rational choices identifying reasonable alternatives need to be made – and demonstrated – at the level of each particular plan*’.

7.2 Identification of Reasonable Alternative

As discussed in Section 2, the Joint LAP is positioned within an overall plan hierarchy under the NPF, the RSES for the Eastern and Midland Regional Assembly and both the Kildare CDP and the Meath CDP (as varied), which pre-determine the scope of the strategic alternatives. The following Sections outline the reasonable alternatives identified by KCC throughout the Joint LAP process.

7.2.1 Background: Population Growth

Maynooth has been assigned a significant growth allocation from national, regional, and local planning policy.

Under National Policy Objective 68 (NPO 68) of the NPF, the Eastern and Midlands Regional Assembly (EMRA) in consultation with the MASP Implementation Group, allocated an additional population growth target of 10,000 persons to Maynooth in County Kildare up to 2031.

To test the impact of 10,000 additional people on the towns movement network, an Area Based Transport Assessment for the Maynooth and Environs area (MEABTA) was prepared to inform the Joint LAP. The MEABTA concluded that notwithstanding the delivery of public transport investment projects (listed below) along with other improvements, the road network of the town would be unable to cope with the volume of traffic generated by 10,000 additional population as well as allocated core strategy growth. A revised growth scenario at 50% allocation (i.e., 5,000 population over the remaining period of the RSES to 2031) indicated that the transport infrastructure of the town would be more likely to have the capacity to accommodate this reduced level of growth over the lifetime of the Joint LAP.

Furthermore, the Core Strategy of the Kildare CDP 2023-2029 allocates 997 units to Maynooth for the period 2023-2029. The Core Strategy of the Meath CDP 2021-2027 (as varied) allocates 1,000 population to the Maynooth Environs for the period 2021-2027. These figures have been annualised for both KCC and MCC to extend past the life of their respective CDPs to align with the life of the Joint Plan to Q1 2031.

Having regard to the foregoing, the combined growth allocated to Maynooth and Environs from 2025-2031 as detailed in Chapter 3 of the Joint Plan is 3,670 residential units, or 9,906 persons, over the lifetime of the plan.

7.2.2 Background: Devising Alternative Scenarios

In the context of formulating alternatives, the following policy parameters are of note for Maynooth and Environs:

- Maynooth is a designated Key Town in the Dublin MASP;
- Maynooth is a designated Decarbonising Zone through the KCC Local Authority Climate Action Plan 2024-2029;
- At the last census (2022) the town had a population of 17,259 people;
- The RSES identifies specific locations in Maynooth and Environs for regeneration, economic development, residential development and phasing/enabling infrastructure;
- Significant public transport projects are planned for Maynooth including DART+ West, a second train station for Maynooth and BusConnects;
- The population growth and housing target being brought forward in this Joint Plan is 3,670 residential units or 9,906 people. This figure derives from growth allocated by NPO 68/MASP allocation (at 50%), the Kildare County Core Strategy allocation and the Meath County Core Strategy (as varied) Allocation (as adapted to 2031);
- To achieve a job ratio of 1, an additional 6,568 jobs are required during the lifetime of the Plan;
- The Social Infrastructure Audit carried out to inform the Joint LAP indicates that additional schools, open spaces, sports facilities and childcare will be required to cater for the population growth;
- It is an objective of KCC to embed the 10-minute settlement principle in LAPs;
- There is an ACA within the Joint LAP area, which includes much of the town centre and Carton Avenue;
- The town is rich in both green and blue infrastructure, and includes the Rye Water Valley / Carton SAC, the Royal Canal pNHA and Rye Water Valley pNHA; and
- Maynooth University and St Patrick's College are both significant amenity areas within the town.

Having regard to these specific overarching policy parameters and population targets, the following five scenarios were established by KCC, these alternatives are considered to be realistic, reasonable, viable and implementable,⁶⁹ listed and detailed as follows.

- Alternative Scenario 1: Concentric Growth;
- Alternative Scenario 2: Northern Growth;
- Alternative Scenario 3: Eastern Growth;
- Alternative Scenario 4: Western Growth; and
- Alternative Scenario 5: Town centre consolidation, rail-based development to west, phased and connected development to east and north.

7.2.2.1 Scenario 1: Concentric Growth

This scenario includes:

⁶⁹ **Note:** A southern growth scenario was not considered realistic, reasonable, viable or implementable by KCC given the significant distance of lands from the town centre and regional planning policy pertaining to new residential and employment growth.

- Focus on consolidating the town centre by the development of infill, vacant and underutilised sites; and
- Develop lands sequentially from the town centre outwards, with an emphasis on sites proximate to strategic transport infrastructure, such as the train station and along with planned BusConnects services.

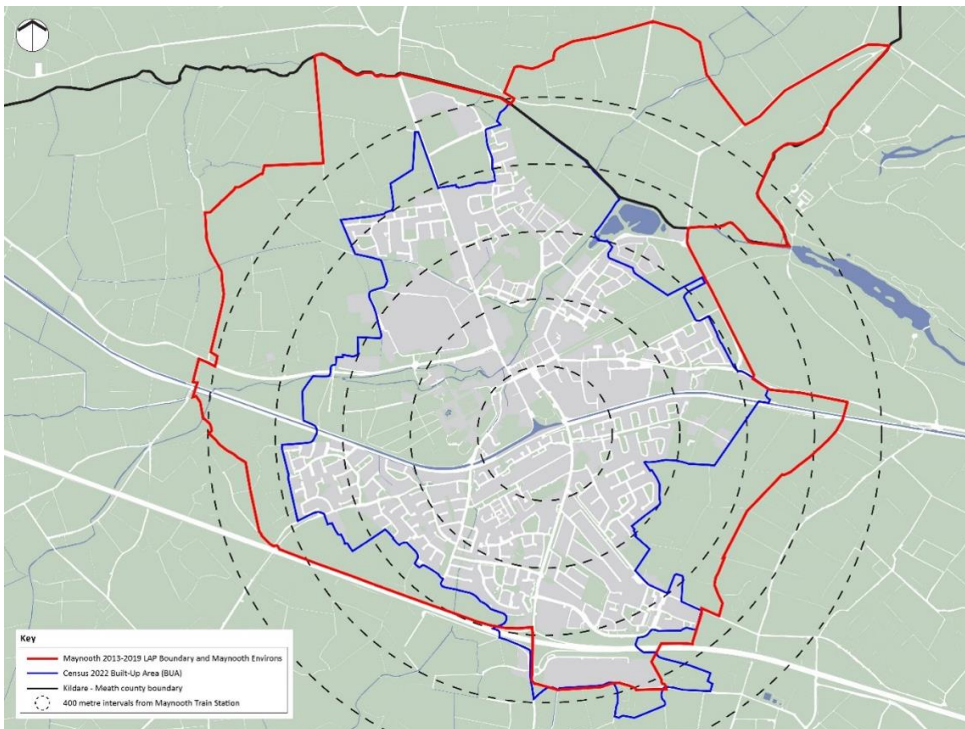


Figure 7.1 Scenario 1: Concentric Growth⁷⁰

Positives Identified:

- This approach is in line with national/regional planning policies relating to compact growth, urban renewal, and sequential development;
- This would consolidate the existing urban footprint of the settlement and have environmental benefits in terms of promoting low carbon development, active travel, greater utilisation of existing town centre facilities;
- Leap-frogging can be avoided and urban sprawl prevented;
- Benefit of existing blue and green infrastructure; and
- Opportunity for public realm improvements.

Challenges Identified:

- There is limited scope for significant new development within the CSO boundary, due to lack of many brownfield sites within the defined built-up area. A large amount of residential development has taken place in the built-up area of the town since 2016;
- There are town centre sensitivities in terms of the ACA, including Carton Avenue, which will require sensitive development within the area;
- The special character of St Patrick’s College grounds and potential impact of new development;
- Identified flood risk, particularly on sequential lands to the west of the town centre; and
- There may be issues with sequentially appropriate lands relating to infrastructure delivery.

⁷⁰ **Note:** Concentric circles are drawn at intervals of 400m (a 5-minute walk) from Maynooth Train Station.

7.2.2.2 Scenario 2: Northern Growth

This scenario includes:

- A focus on all new development on zoned lands to the north of the town, i.e., Maynooth Environs located in County Meath and adjoining infill lands in County Kildare;
- The development of greenfield sites for new residential, employment and social infrastructure uses; and
- The provision of new roads infrastructure and active travel links from the Maynooth Environs (Moygaddy, County Meath) to Maynooth Town Centre.

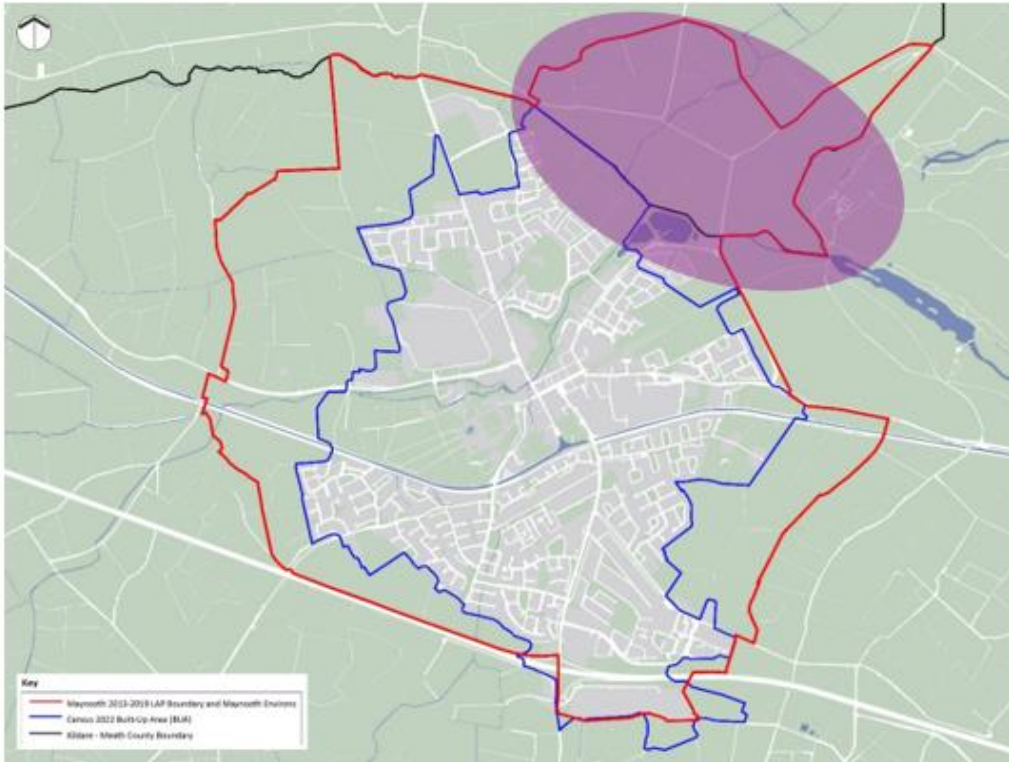


Figure 7.2 Scenario 2: Northern Growth

Positives identified:

- Lands in the Maynooth Environs (Moygaddy, County Meath) are identified in RSES for strategic employment development. Land availability would address the jobs requirement of the Plan;
- Lands are currently zoned in the Meath CDP 2021-2027 (as varied) for residential, tourism and employment uses; and
- Some lands may be sequentially appropriate and proximate to Maynooth, especially the Education Campus and amenity lands on the Moyglare Road.

Challenges identified:

- The location is removed from Maynooth Town Centre and access to public transport services. Development at this location would be predominantly car-based which would have impacts for low-carbon developments;
- The area is not in a location that has been identified for future public transport services such as DART+ West and BusConnects;
- Proximity to Rye Water Valley / Carton SAC and potential for environmental impacts;

- Areas along the Rye Water River are subject to flood risk;
- There are areas of significant established woodland, scrub, treelines and hedgerows; and
- Servicing infrastructure (Outer Orbital Route) dependent on delivery by MCC / private developers.

7.2.2.3 Scenario 3: Eastern Growth

This scenario includes:

- Focus new development to the east of the town, between the railway/canal corridor and the motorway (i.e., Railpark), towards Leixlip; and
- New development to be accessed from the Maynooth Eastern Ring Road (MERR) which has obtained Part 8 planning permission, and the CPO for the lands has been approved by An Bord Pleanála.

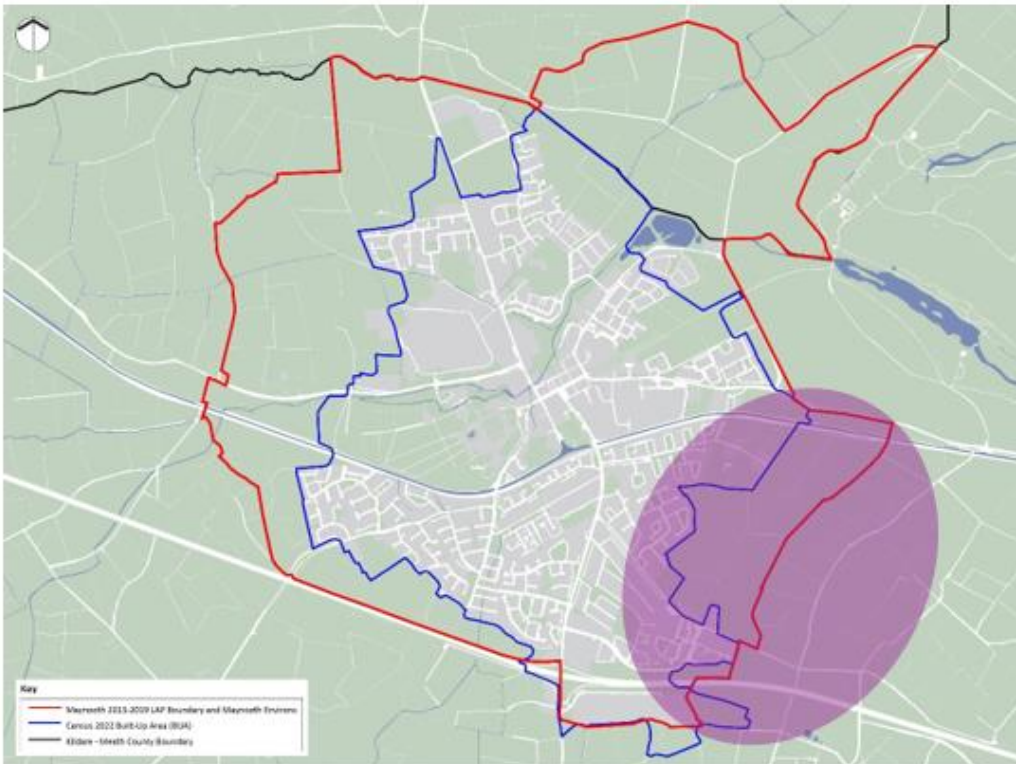


Figure 7.3 Scenario 3: Eastern Growth

Positives identified:

- Good access to bus services from northern and southern portions of lands (Leixlip/Celbridge and future BusConnects routes);
- Good access to Royal Canal Greenway (and by extension Maynooth Train Station);
- No identified flood risk;
- MERR has secured planning permission and CPO has been approved by ABP; and
- Opportunity to implement 10-minute settlement principle at Railpark.

Challenges identified:

- Area removed from town centre services, train station and Maynooth University;
- Dependent on delivery of Maynooth Eastern Ring Road;

- Insufficient land to meet all Core Strategy allocation; and
- Land ownership issues / one-off housing in area.

7.2.2.4 Scenario 4: Western Growth

This scenario includes:

- Focus all new development to the west of the town, i.e., Collegelands and Laraghbryan;
- High density development surrounding planned new train station; and
- Access from planned Maynooth Outer Orbital Route (MOOR).

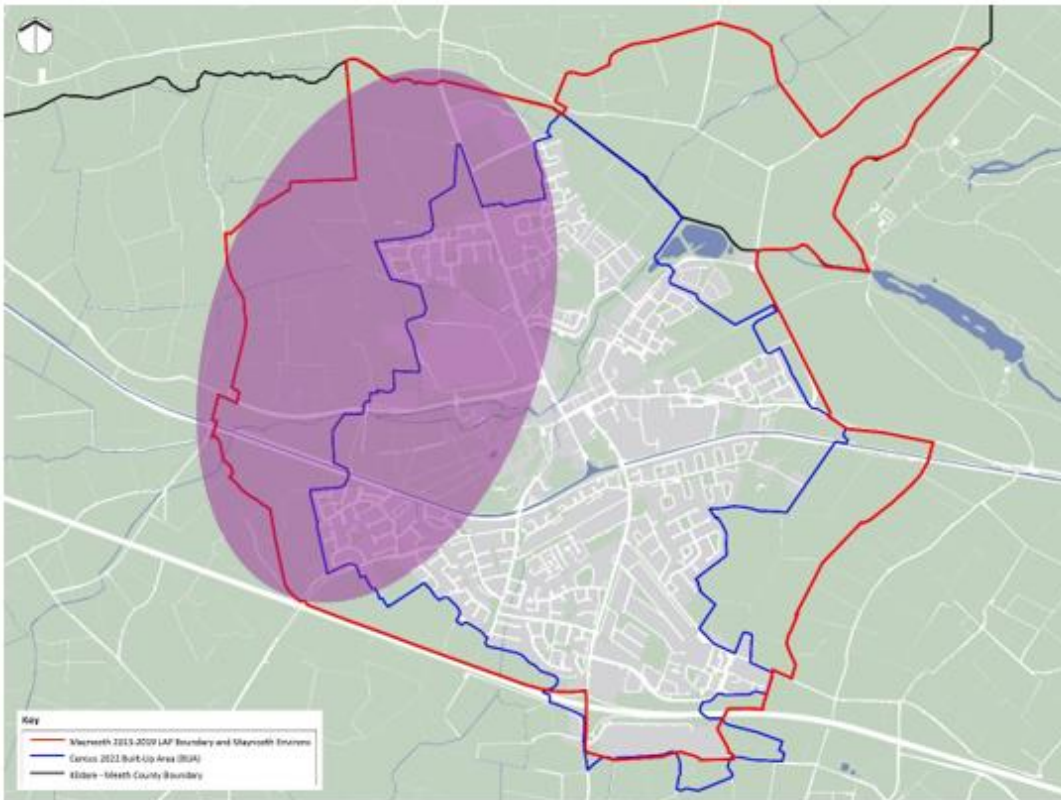


Figure 7.4 Scenario 4: Western Growth

Positives identified:

- New future train station to be located within this area;
- In line with RSES requiring transitional population growth to be focused on high capacity planned/existing public transport corridors;
- Opportunities for compact growth which could integrate low-car and no-car residential developments in proximity to planned DART+ West infrastructure;
- Strategically located next to Maynooth University therefore would facilitate planned growth of the University;
- Most of land under single ownership (St Patrick's College);
- In line with RSES' strategic growth of the town and potential for job creation;
- Potential to deliver 10-minute settlement principle;
- Preferred location for a new urban neighbourhood park; and

- Potential for District Heating opportunities.

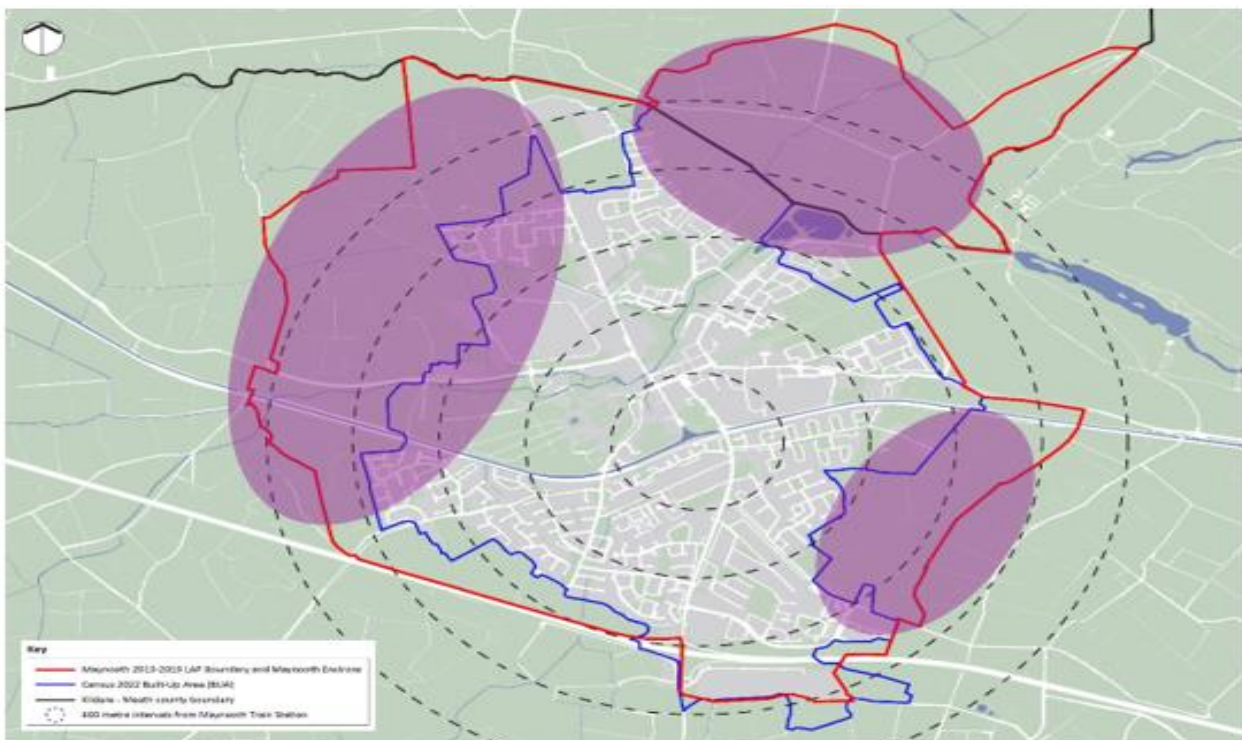
Challenges identified:

- Potential impact on town centre;
- Significant servicing infrastructure required;
- Dependent on the delivery of infrastructure (train station / DART+ West Project); and
- Lands to the south of the railway line subject to significant flooding and uncertainties relating to the delivery of future transport infrastructure such as the M4 Maynooth-Leixlip Project.

7.2.2.5 Scenario 5: Town centre consolidation, Rail-based Development to West, Phased and Connected Development to East and North⁷¹

This scenario includes:

- Focus on consolidating the town centre by development of vacant and underutilised sites for residential and economic development;
- Focusing on developing infill and sequentially appropriate sites within the defined built-up area (BUA) of the town;
- Rail-based development surrounding planned new railway station;
- Development of new communities in Railpark to east of the town accessed from MERR and connected to the town centre;
- Phased development of zoned lands in the Maynooth Environs (Moynagaddy, County Meath) with new active travel and green infrastructure links to Maynooth town centre; and
- Phased development of the Maynooth Outer Orbital Route (MOOR) to provide for the realisation of transformative place-based change within the town centre which will facilitate the delivery of a people-centred environment that prioritises sustainable movement transport modes.



⁷¹ It is important to note that Scenario 5 is not a mere combination of all other alternatives. Scenario 5 take elements of the other alternatives to form a new scenario

Figure 7.5 Scenario 5: Town centre consolidation, Rail-based Development to West, Phased and Connected Development to East and North.

Positives identified:

- This approach is in line with national/regional planning policies relating to compact growth, urban renewal and sequential development;
- In line with RSES requiring transitional population growth to be focused on high capacity planned/existing public transport corridors;
- Aligns with lands in the Maynooth Environs identified in RSES for strategic employment development and lands at Railpark identified for residential purposes;
- Opportunities for compact growth which could integrate low-car and no-car residential developments;
- Opportunities to deliver 10-minute settlement principle at Railpark and Collegeland/Laraghbryan;
- Opportunity to deliver an Urban Neighbourhood Park and Municipal Sports Facility; and
- Greater ability to provide social infrastructure at various locations.

7.3 Assessment of Alternatives

The assessment process categorised environmental impacts using the ratings outlined in Table 7.1 which is based on the impact assessment criteria defined by the EPA for environmental impact assessment.

Table 7.1 Impact Ratings

Significance of Effects	
Neutral	Neutral
Positive	Positive
Negative	Negative
Uncertain	Uncertain

The potential environmental impact is assessed under the following headings:

- Population and Human Health (P&HH);
- Biodiversity (Bio);
- Land and Soil (L&S);
- Water (Wat);
- Air Quality, Climate and Noise (AQ, C&N);
- Archaeology, Architectural and Cultural Heritage (AA&CH);
- Landscape and Visual (L&V); and
- Material Assets (MA)

Table 7.2 identifies the likely unmitigated impacts associated with each of the alternatives considered.

Table 7.2 Alternatives Assessment

Alternative Number	Description of Alternative Scenario:	P&HH	Bio	L&S	Wat	AQ,C&N	AA&CH	L&V	MA
Alternative 1	Concentric Growth	Green	Blue	Blue	Blue	Green	Red	Green	Red
Alternative 2	Northern Growth	Green	Red	Red	Red	Red	Red	Yellow	Yellow
Alternative 3	Eastern Growth	Yellow	Red	Red	Red	Red	Red	Yellow	Green
Alternative 4	Western Growth	Green	Red	Red	Red	Green	Red	Yellow	Red
Alternative 5	Town centre consolidation, rail-based development to west, phased and connected development to east and north.	Green	Yellow	Yellow	Yellow	Green	Red	Green	Green

This section provides a detailed assessment of those alternatives⁷² outlined in Table 7.2.

7.3.1 Scenario 1: Concentric Growth

Scenario 1 relates to the concentric growth of the Maynooth and Environs area, with the view to consolidate the town centre by the development of infill, vacant and underutilised sites. This Scenario also seeks to develop lands sequentially from the town centre outwards, with an emphasis on sites proximate to strategic transport infrastructure.

Scenario 1 involves the consolidation of the existing town centre by encouraging the regeneration and appropriate development of vacant and under-utilised sites in the town. Urban regeneration and redevelopment can substantially contribute to the sustainable development of urban areas and are likely to result in an overall positive impact on the environment. For the purposes of this assessment, it is assumed that development will be occurring predominantly on brownfield sites, in this case environmental components such as biodiversity and land and soils are predicted to result in predominantly neutral impacts.

Overall, positive impacts are anticipated for air quality, climate and noise and population and human health as a result of this Scenario. It is likely to consolidate the existing urban footprint of the settlement and provide environmental benefits in terms of promoting low carbon development, active travel (where lands will be developed sequentially from the town centre outwards, with an emphasis on sites proximate to strategic transport infrastructure), and finally, greater utilisation of existing town centre facilities. However, the high population density in the town centre of Maynooth could put a strain on utilities and services, and it should be ensured that there is sufficient water and wastewater capacity to facilitate any additional residential development. Further to this, there may be issues with sequentially appropriate lands relating to infrastructure delivery. Thus, potential for negative impacts has been assessed for material assets.

Positive impacts are anticipated for landscape and visuals as a result of this Scenario, in that, it presents an opportunity for public realm improvements, including restoration and reuse of currently underutilised and or vacant sites, which is likely to improve the visual appearance of Maynooth Town Centre. However, it must be noted that there are scenic viewpoints located in the town centre, and so any development that is likely to occur in the town centre must be sensitive to these viewpoints.

There may also be potential for negative impacts on archaeological, architectural and cultural heritage, in that, there are a number of National Monuments, sites of Architectural Heritage, Protected Structures and an ACA recorded in and surrounding the town centre. All of which will require sensitive development within the area.

Lastly, there is potential for negative impacts to water in that, a number of waterways traverse Joint Lap area and the sequential lands to the west of the town centre have been identified as having flood risk potential. Flooding can negatively impact water quality in that, flood water can carry eroded material and suspend

⁷²**Note:** Any development detailed in the Alternative Scenarios is contingent on the delivery of certain infrastructure projects that are ongoing/ granted planning permission. Refer to Chapter 15 ‘Development Management Standards’ in the KCDP for further details.

sediment in the water, along with contaminants and pollutants. If flooding were to occur, there may also be potential for negative impacts to occur on population and human health and biodiversity, particularly where flooding occurs in close proximity to densely populated areas and areas of biodiverse green space.

7.3.2 Scenario 2: Northern Growth

Scenario 2 relates to focussed development on zoned lands to the north of the town, i.e., Maynooth Environs located in County Meath and adjoining infill lands in County Kildare. This Scenario includes development of greenfield sites for new residential, employment and social infrastructure uses, as well as the provision of new road infrastructure and active travel links from the Maynooth Environs (Moynagaddy, County Meath) to Maynooth Town Centre.

Scenario 2 is likely to result in overall negative environmental impact (biodiversity, water, land and soils, air quality, climate and noise) as it will focus new development predominantly on greenfield sites. Any greenfield development is likely to result in significant negative environmental impacts. In this Scenario, both construction and operational stages of development are likely to result in negative environmental impact.

Scenario 2 is likely to provide a key piece of transport infrastructure for the town which may have potential to relieve traffic flow in the town centre. This is positive from a Material Assets perspective. However, increased road infrastructure also has potential to increase reliance on private vehicle use, which can have negative implications to air quality, climate and noise. Embodied carbon and operational carbon from increased vehicle usage will likely be produced as a result of the construction and operational phases of new road infrastructure.

The development area for this Scenario is in proximity to the sensitive Rye Water Valley / Carton SAC. Due to the sensitivity of this site significant negative environmental impacts are anticipated. A number of sites are also noted to include a potential surface water corridor that traverses the site. Areas along the Rye Water River are also subject to flood risk, flooding can negatively impact water quality as flood water can carry eroded material and suspend sediment in the water, along with contaminants and pollutants.

Positive impacts are likely for population and human health in that, lands in the Maynooth Environs (Moynagaddy, County Meath) are identified in RSES for strategic employment development. Land availability in this Scenario could address the jobs requirement of the Joint LAP and increase local employment in the area. However, as there is no access to public transport services in this area, commuting may be an issue for surrounding population and human health. Furthermore, this area is not in a location that has been identified for future public transport services such as DART+ West and BusConnects. As previously discussed, lack of public transport infrastructure can increase reliance on private vehicle usage which can negatively impact low-carbon development in the Maynooth and Environs area.

Uncertain impacts have been identified for material assets in that, provision of increased infrastructure will be positive, however, servicing infrastructure (Maynooth Outer Orbital Route) is dependent on delivery by MCC/private developers and so, the outcomes are currently uncertain.

Impacts to landscape and visuals are also considered to be uncertain as the extent, scale and location of development likely to take place is currently unknown.

Lastly, there is potential for negative impacts on archaeological, architectural and cultural heritage as a result of this Scenario in that, there is a number of National Monuments within the surrounding the area. Thus, this area will require sensitive development.

7.3.3 Scenario 3: Eastern Growth

Scenario 3 relates to focussed development in the east of the town, between the railway/canal corridor and the motorway (i.e., Railpark), towards Leixlip. New development in this Scenario is to be accessed from the Maynooth Eastern Ring Road (MERR) which has obtained Part 8 planning permission, and the CPO of the lands has been approved An Bord Pleanála.

Scenario 3 is likely to result in overall negative environmental impact (biodiversity, water, land and soils, air quality, climate and noise) as it will focus new development predominantly on greenfield sites. Any

greenfield development is likely to result in significant negative environmental impacts, where both construction and operational stages of development are likely to result in negative environmental impact.

Potential uncertain impacts have been assessed for population and human health where the provision of increased housing is likely to be facilitated, however the provision of which will be located in areas where only bus links in the south and north portions of the land will be available. Challenges are further identified in that, this area is removed from town centre services, the train station, and Maynooth University. Access to this area is also dependent on delivery of Maynooth Eastern Ring Road and overall, this land is considered to be insufficient to meet all Core Strategy allocation.

Impacts to landscape and visuals are also considered to be uncertain as the extent, scale and location of development likely to take place is currently unknown.

Positive impacts are anticipated for material assets, in that, the provision of infrastructure is likely to be facilitated and improved in this Scenario.

Lastly, there is potential for negative impacts on archaeological, architectural and cultural heritage in this Scenario as there is a number of National Monuments on and surrounding the area. Thus, this area will require sensitive development.

7.3.4 Scenario 4: Western Growth

Scenario 4 relates to focussing all new development in the west of the town, i.e., Collegeland and Laraghbryan. This Scenario also relates to high density development surrounding the planned new train station and access to the area being facilitated by the planned Maynooth Outer Orbital Route (MOOR).

Overall positive impacts are anticipated for population and human health where transitional population growth will be focused on high capacity planned/existing public transport corridors. Strategic growth of the town and the potential for job creation will be facilitated in line with RSES in this Scenario. High-density development will also be located next to Maynooth University in order to facilitate the planned growth of Maynooth University.

This Scenario is likely to result in overall negative environmental impact (biodiversity, water, land and soils, air quality, climate and noise) as it will focus new development predominantly on greenfield sites. Any greenfield development is likely to result in significant negative environmental impacts. Further relating to Water, the lands south of the railway line are subject to significant flooding. Flooding can negatively impact water quality in that, flood water can carry eroded material and suspend sediment in the water, along with contaminants and pollutants. If flooding were to occur, there is also potential for negative impacts to occur on population and human health and biodiversity, particularly if flooding occurs in proximity to densely populated areas and areas of biodiverse green space.

Both potential for positive and negative impacts are anticipated for air quality, climate and noise. In this Scenario population growth will be focused on high capacity planned/existing public transport corridors in line with RSES, which is likely to provide opportunities for compact growth. Compact growth in turn could integrate low-car and no-car residential developments in proximity to planned DART+ West infrastructure and has potential to deliver 10-minute settlement principle. As previously mentioned where new development will be taking place there is potential for negative environmental impact, including impacts to air quality, climate and noise. However, overall, it is anticipated that predominantly positive long-term impacts on air quality, climate and noise are likely in relation to this Scenario. Opportunities for compact growth along existing public transport corridors can potentially reduce long-term transport emissions, particularly relating to private vehicle usage.

It is considered that significant servicing infrastructure will be required in support of this Scenario. It is also anticipated that increased population density as a result of this Scenario could put a strain on utilities and services in the town centre, until which time that servicing infrastructure can be provided. Where any new development is occurring, it should be ensured that there is sufficient water and wastewater capacity to facilitate the additional development. It is considered that material assets has potential to be negatively impacted upon in this Scenario.

Impacts to landscape and visuals are considered to be uncertain as the extent, scale and location of development likely to take place is currently unknown.

Lastly, there is potential for negative impacts on archaeological, architectural and cultural heritage as there is a number of National Monuments and sites of Architectural Heritage on and surrounding the area. Thus, this area will require sensitive development.

7.3.5 Scenario 5: Town centre consolidation, Rail-based Development to West, Phased and Connected Development to East and North.

It is important to note that Scenario 5 is not a mere combination of all other alternatives. Scenario 5 take elements of the other alternatives to form a new scenario. This Scenario involves the consolidation of the existing town centre by encouraging the regeneration and appropriate development of vacant and under-utilised sites for residential and economic development. In this Scenario, development will be focussed on developing infill and sequentially appropriate sites within the defined BUA of the town. Rail-based development will be facilitated surrounding the planned new railway station, and new active travel and green infrastructure links to Maynooth town centre will be facilitated. This Scenario aims to prioritise a people-centred town centre and environment that prioritises sustainable movement transport modes.

Urban regeneration and redevelopment can substantially contribute to the sustainable development of urban areas and are likely to result in an overall positive impact on the environment. For the purposes of this assessment, it is assumed that development will be occurring predominantly on brownfield sites, in this case environmental components such as biodiversity, water and land and soils are predicted to result in predominantly neutral impacts. However, it is assumed that greenfield development will also be occurring in the north-west, north-east and the south-east of the Joint LAP area. Any greenfield development is likely to result in significant negative environmental impacts. Uncertain effects are identified for the purposes of this assessment.

Overall, positive impacts are anticipated for air quality, climate and noise and population and human health, as this Scenario is likely to consolidate the existing urban footprint of settlement and provide environmental benefits in terms of promoting low carbon development, active travel, green infrastructure and the prioritisation of sustainable transport modes. Further in relation to population and human health, this Scenario aligns with RSES for strategic employment and residential development in the Maynooth Environs and has potential to deliver a ten-minute settlement principle at Railpark and Collegeland/Laraghbryan. Finally, this Scenario can support and aid wellbeing for surrounding population and human health in delivering an Urban Neighbourhood Park, Municipal Sports Facility, and greater ability to provide social infrastructure at various locations.

Positive impacts are anticipated for material assets, in that, sequential development will be facilitated, as well as the provision of improved infrastructure.

In this Scenario, there may be potential for negative impacts on AA&CH, in that, there are a number of National Monuments, sites of Architectural Heritage, Protected Structures and an ACA recorded in and surrounding the town centre. All of which will require sensitive development within the area.

Lastly, there is potential for positive impacts on L&V in that, this Scenario presents an opportunity for public realm improvements, including restoration and reuse of currently underutilised and or vacant sites. These improvements are likely to improve the visual appearance of Maynooth Town Centre and surrounding areas. There are, however, scenic viewpoints located in the town centre, and so any development that is likely to occur in the town centre must be sensitive to these Viewpoints.

7.4 Emerging Preferred Scenario

The emerging preferred alternative is Alternative 5. As noted in Section 7.3, Alternative 5 relates to town centre consolidation, rail-based development to west, phased and connected development to east and north of the Joint LAP area.

8. Assessment of Significant Effects

8.1 Introduction

The approach used for assessing likely significant effects was objectives led. The assessment was primarily qualitative in nature, with some assessment based on expert judgement. This qualitative assessment compares the likely effects against the Strategic Environmental Objectives to see which aims and commitments of KCC and MCC meet the SEOs and which, if any, contradict these.

Particular reference was made to the potential for cumulative effects in association with other relevant plans and programmes.

Regard was also had to the need for the sustainable development of ecological resources (including the conservation of fish and other species of fauna and flora, habitats and the biodiversity of water ecosystems and commercial and natural fisheries) as economic resources.

8.2 Assessment of Environmental Effects

The environmental effects of the Joint LAP aims and commitments were assessed with respect to the existing environmental baseline as outlined in Section 5 and the environmental objectives listed in Section 6. The assessment process categorises environmental effects using the ratings outlined in Table 8.1 which is based on the impact assessment criteria defined by the EPA for environmental impact assessment.

Table 8.1 Significance Ratings

Significance of Effects	
	Neutral
	Positive
	Negative
	Uncertain

The potential environmental impact is assessed under the following headings:

- P&HH;
- Bio;
- L&S;
- Wat;
- AQ,C&N;
- AA&CH;
- L&V; and
- MA.

8.3 Principal Environmental Effects

The environmental effects of the Joint LAP were assessed, having regard to the baseline environmental assessment (Section 5). This assessment outlines an unmitigated scenario. The matrix outlined in Table 8.2 highlights these potential effects.

Where potential effects are identified, it is expected that these can be mitigated through the implementation of the mitigation measures outlined in Section 9. This Section also includes a site-specific zoning assessment relative to the Joint LAP (Table 8.3).

Table 8.2 Strategic Environmental Assessment – Policies and Objectives of the Joint LAP

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives								SEA Commentary	
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V	MA		
Decarbonisation Objectives											
DO 1.1	Support the full implementation of the Local Authority Climate Action Plan 2024–2029 for Kildare County Council and the Local Authority Climate Action Plan 2024–2029 for Meath County Council, or any succeeding plans, with regards to their contents relating to the planning and development within the Maynooth and Environs Joint Plan area. This also includes objectives and actions outlined in Chapter 5 of the Kildare Local Authority Climate Action Plan 2024–2029 that relate to the Maynooth Decarbonising Zone (DZ).										An overall positive environmental impact has been identified in supporting the full implementation of the Local Authority Climate Action Plan 2024–2029 for Kildare County Council and the Local Authority Climate Action Plan 2024–2029 for MCC. Neutral impacts are anticipated otherwise.
DO 1.2	Support applications for all climate action projects in Maynooth under the Climate Action Fund, the Community Climate Action programme, the Just Transition Fund and all other relevant funding streams.										An overall positive environmental impact has been identified in supporting the applications for all climate projects in Maynooth. Neutral impacts are anticipated otherwise
Compliance with the Core Strategies Objective											
CCSO 1.1	Support and facilitate compact growth development in Maynooth through the adoption of a quadrant-based planning approach to implementing the 10-minute settlement principle in the town. Such an approach shall seek the realisation of an integrated network of well-designed neighbourhoods that can meet the day-to-day needs of residents within a 10-minute walk of all homes in Maynooth. Quadrant-based planning also supports the sustainable intensification and consolidation of the town centre and established residential, commercial and employment areas.										<p>Compact growth of Maynooth will have a positive impact on population and human health, as well as air quality and climate as it discourages urban sprawl, reduces traffic movements and encourages more sustainable transport methods. It is not possible to fully ascertain the potential impact on heritage, as a large portion of the town centre has structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Development in this area, even re-development or regeneration could potentially negatively impact on sites or buildings of historical or architectural significance.</p> <p>A high population density in Maynooth town centre has potential to put a strain on material assets.</p> <p>High density housing can also result in a landscape and visual impact if residential units are too intrusive, however, at present the scale or density of development is not known.</p>

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary	
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V		MA
CCSO 1.2	Establish a Joint Local Area Plan Monitoring and Implementation Group following the adoption of the Plan who will prepare a Monitoring and Implementation Framework that will include an agreed co-ordinated approach for the monitoring of the Plan, along with ensuring the effective implementation and delivery of its provisions and objectives, for the respective local authorities.									The establishment of a Joint Local Area Plan Monitoring and Implementation Group is likely to result in a positive impact on the environment in general in that it will include an agreed co-ordinated approach for the monitoring of the Plan, along with ensuring the effective implementation and delivery of its provisions and objectives, for the respective local authorities.
CCSO 1.3	Ensure sufficient land is zoned at appropriate locations to satisfy the Core Strategy growth allocations of the Kildare and Meath County Development Plans, as well as the appropriate application of the Transitional Population Targets provided for under National Policy Objective 68 of the National Planning Framework.									An overall uncertain environmental effect is identified in that the type, scale and location of the land-zoning is unknown from this objective. Proceeding objectives contain further detail on specific land-use zonings and are assessed accordingly.
CCSO 1.4	Support new residential development and infill development that occurs in tandem with the delivery of supporting physical and social infrastructure.									Any new development has the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report. The delivery of physical and social infrastructure to support all residential development will result in a positive impact on Population & Human Health and Material Assets. Potential uncertain impacts have been identified for archaeological, architectural, and cultural heritage and landscape and visual, as the type, scale and location of the development has not been defined.
CCSO 1.5	Focus new enterprise development into lands identified for Research and Technology, Industry / Office Park and Warehousing and Enterprise and Employment uses.									An overall uncertain environmental effect is identified with regards to this objective. Refer to the site-specific zoning assessment for an assessment of any proposed new developments on, or zoning of lands for Enterprise and Employment, and Industry / Office Park and Warehousing uses. There is potential for positive impacts for population and human health where enterprise development may see increased economic activity in the area, however as the type and nature

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary	
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V		MA
										of developments are unknown, overall uncertain impacts are identified.
CCSO 1.6	Preserve the lands identified as ‘Maynooth West Long Term Strategic and Sustainable Development Site’ on the Map 11.2: Implementation, thereby controlling the level of piecemeal and haphazard development on these lands and safeguarding their strategic value in accommodating the orderly sequential expansion of the urban settlement beyond the current Plan period.									This objective relates to preservation of land for future development. No development is likely to occur within the plan period. An overall neutral environmental effect is therefore identified.
CCSO 1.7	Continue to actively seek funding from relevant agencies and government sources including the Urban Regeneration and Development Fund (URDF) to secure financial support for all regeneration and urban development projects in Maynooth.									As this objective relates to seeking funding only, a neutral environmental effect has been identified for the purposes of this objective.
CCSO 1.8	Ensure that projects giving rise to adverse effects on the integrity of European sites (cumulatively, directly, or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan.									Measures relating to the protection and conservation of European sites (cumulatively, directly, or indirectly) are likely to result in a positive effect on biodiversity, land and soil, water, air quality, noise and climate and landscape and visual.
Town Centre Consolidation and Renewal Objectives										
TCO 1.1	Promote the town centre as the priority location for commercial, civic, social and cultural development and facilitate the renewal of derelict sites and brownfield land to support compact growth development that consolidates and regenerates the existing urban core.									The re-development and regeneration of the town will have a positive impact on population and human health, as well as air, climate and noise as it discourages urban sprawl, reduces traffic movements, enhances the public realm and encourages more sustainable transport methods. It is not possible to fully ascertain the potential impact on heritage, as a large portion of the town centre is designated as an Architectural Conservation Area. Development in this area,

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives								SEA Commentary
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V	MA	
										<p>even re-development or re-generation could negatively impact on sites or buildings of historical or architectural significance.</p> <p>An overall likely neutral effect on biodiversity, water and landscape and visual is identified in that renewal of derelict sites and brownfield land is likely to result in predominantly neutral environmental impacts as existing buildings and previously developed are being utilised and renewed. Furthermore, the redevelopment of brownfield sites has the potential to result in a positive impact on land and soils, it involves the remediation of potentially contaminated land.</p> <p>A high population density in Maynooth Town Centre could however put a strain on material assets, however the recent upgrades to Lower Liffey Valley Regional Sewerage Scheme and sewer network should accommodate all development proposed under the plan.</p>
TCO 1.2	Encourage and facilitate the full use of existing buildings and sites and in particular the use of upper floors and backlands, having particular regard to high quality urban design and materials used, as well as integration and linkages.									<p>The re-development and regeneration of the town will have a positive impact on population and human health, as well as air quality and climate as it discourages urban sprawl, reduces traffic movements, enhances the public realm and encourages more sustainable transport methods.</p> <p>It is not possible to fully ascertain the potential impact on heritage, as a large portion of the town centre is designated as an Architectural Conservation Area. Development in this area, even re-development or re-generation could negatively impact on sites or buildings of historical or architectural significance.</p> <p>An overall likely neutral effect on biodiversity and water is identified in that renewal of derelict sites and brownfield land is likely to result in predominantly neutral environmental impacts as existing buildings and previously developed are being utilised and renewed. Furthermore, the redevelopment of brownfield sites has the potential to result in a positive impact on land and soils, it involves the remediation of potentially contaminated land.</p> <p>A high population density in Maynooth Town Centre could however put a strain on material assets, however the recent upgrades to Lower Liffey Valley Regional Sewerage Scheme</p>

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary	
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V		MA
										and sewer network should accommodate all development proposed under the plan. A potential positive impact is envisaged for landscape and visual as a result of having particular regard to high quality urban design and materials used, as well as integration and linkages.
TCO 1.3	Protect the inherent character of the town centre and ensure that new development responds positively to its established built form, fine urban grain, and human scale to sustain and improve its attraction for living, working, visiting and investment.									Ensuring that the quality of the built environment is enhanced will result in a positive impact on the population and human health. Landscape and visual and heritage will all be positively impacted through enhancement of the character of the townscape, where new development responds positively to the town's established built form, scale, and character.
TCO 1.4	Require that all new development enhances the quality of the public realm. This includes the facilitation of a connected network of streets and spaces which prioritise pedestrians and cyclists and provides for the possibility of connections to future development on adjacent lands.									Ensuring that the quality of the public realm is enhanced will result in a positive impact on the population and human health. Landscape and visual and heritage will all be positively impacted through enhancement of the character of the townscape, where new development responds positively to the town's established built form, scale, and character.
TCO 1.5	Protect the vibrancy, ambience, quality and vitality of the town centre by: i. Promoting an appropriate mix of day and night-time uses. ii. Preventing an excessive concentration of non-desirable uses including takeaways, off-licences, bookmakers, phone repair shops and vape shops (where planning permission is required). iii. Facilitating development that will attract and retain commercial and retail activities in the town centre. iv. Encouraging the re-use of vacant units for alternative functions and uses such as live-work units, residential units, remote working hubs, enterprise incubation, tourist spin-off enterprises, tourist accommodation, niche retail									The protection of vibrancy, ambience, quality and vitality of the town centre for the reasons listed will have a positive impact on population and human health, landscape and visual, as well as air, climate and noise as it discourages urban sprawl, provides a centralised retail core, reduces traffic movements, enhances the public realm and encourages the reuse of vacant units for alternative functions. It is not possible to fully ascertain the potential impact on heritage, as a large portion of Maynooth Town Centre is designated as an Architectural Conservation Area. Development in this area, even re-development or re-generation could negatively impact on sites or buildings of historical or architectural significance. Otherwise, this objective is likely to result in a neutral impact on the environment, in general.

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V	
	including food or craft enterprises and cultural offerings such as a theatre or museum.								
TCO 1.6	Continue to actively engage with the community, landowners, developers and other agencies to secure resources for the enhancement, renewal and regeneration of Maynooth Town Centre.								Increased engagement with community, landowners, developers and other agencies to pursue resources for the enhancement, renewal and regeneration of Maynooth Town Centre is likely to have a positive impact on the population and human health. An otherwise neutral environmental impact is predicted.
TCO 1.7	Support and facilitate the regeneration of the Maynooth Central Settlement Consolidation Site for town centre uses and compact growth development, in accordance with the Urban Design Framework set out in Section 11.1.								Urban development and regeneration within the town of Maynooth will contribute positively to the compact growth agenda. The development and regeneration of the town centre will provide greater opportunity to live and work in the town in addition to greater service provision. Thus, a potential positive effect on the population is identified. Compact growth also favours air, noise and climate factors in that it reduces the need for urban sprawl and subsequent traffic movements. An uncertain effect on heritage is identified at this time in that Maynooth, in particular the ACA is of unique heritage value. Development or regeneration in the town will need to be cognisant of any features or areas of architectural significance. Regeneration by its nature generally has a positive effect on the landscape and visual amenity of the town centre where previously derelict or poor quality buildings are targeted. An uncertain effect on material assets is identified in that urban development and regeneration of a town centre can lead to both positive and negative environmental effects. Positive effects on material assets as a result of regeneration and urban development stem from reductions in urban sprawl. Negative effects of compact growth include increased demand on existing services and utilities.

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary	
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V		MA
TCO 1.8	Support the preparation and implementation of a Town Renewal Masterplan for Maynooth. This plan will incorporate a Health Check and detailed urban design analysis and implement its recommendations on a phased basis over the lifetime of the Plan and beyond.									This objective relates to the preparation of a town renewal masterplan for Maynooth, and not the redevelopment itself. An overall neutral environmental effect is therefore identified until such time that a plan is prepared.
TCO 1.9	Prepare a Public Realm Strategy either as part of, or as an action of the Town Renewal Masterplan for Maynooth. Such a strategy shall prioritise the following areas within the town centre for spatial interventions and seek to implement its provisions on a phased basis over the life of the Plan and beyond: <ul style="list-style-type: none"> • Main Street • Laneways and side streets • Court House Square • Maynooth Castle Civic Space • Harbour Field Park (subject to an existing Part 8 Planning Scheme) 									This objective relates to the preparation of a Public Realm Strategy for Maynooth, and not the redevelopment itself. An overall neutral environmental effect is therefore identified until such time that a plan is prepared.
TCO 1.10	Support the Town Team and the Town Regeneration Officer in the carrying out of their duties in Maynooth in respect of prioritising the regeneration of the town centre through the application of the government's <i>Town Centre First</i> policy (2022).									<p>The regeneration of the town centre through the application of the Town Centre First policy approach will have a positive impact on population and human health, as well as air quality and climate as it discourages urban sprawl and can potentially reduce traffic movements.</p> <p>It is not possible to fully ascertain the potential impact on heritage, as a large portion of Maynooth Town Centre is designated as an Architectural Conservation Area. Development in this area, even re-development or re-generation could potentially negatively impact on sites or buildings of historical or architectural significance.</p> <p>A high population density in Maynooth Town Centre could however put a strain on material assets.</p>
Residential Development Objectives										

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives								SEA Commentary
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V	MA	
HCO 1.1	Promote new residential development that occurs in tandem with the delivery of supporting physical and social infrastructure identified in the Social Infrastructure Audit (SIA) and set out in Section 11.5 Implementation and Infrastructure Delivery Schedule.									<p>Any new development has the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report.</p> <p>The delivery of physical and social infrastructure to support all residential development will result in a positive impact on Population & Human Health and Material Assets.</p> <p>Cumulative negative environmental impacts are likely to occur as a result of supporting new residential development that occurs in tandem with the delivery of supporting physical and social infrastructure identified in the Social Infrastructure Audit (SIA) and set out in the Infrastructure Delivery Schedule.</p> <p>It is not possible to ascertain the whether the proposed objective has the potential to result in negative impacts on heritage and landscape and visuals, as the scale of the inclusive developments have not been defined. Refer to site-specific zoning assessment. A positive impact on population and human health is predicted through increased residential opportunities and likelihood of improved services.</p>
HCO 1.2	Encourage the appropriate redevelopment of brownfield and infill sites for a mix of uses (including residential) within the existing built-up area (BUA), including within Maynooth Central Settlement Consolidation Site (SCS).									<p>The development of brownfield and infill sites for residential uses within the footprint of the existing built-up areas will have a positive impact on population and human health, as well as air quality and climate as it provides new housing opportunities, discourages urban sprawl, reduces traffic movements, enhances the public realm and encourages more sustainable transport methods.</p> <p>An increase in the population density in existing built-up areas could however put a strain on material assets, and thus material assets has been identified as likely to result in uncertain impacts.</p> <p>An overall likely neutral effect on biodiversity, water and landscape and visual is identified in that renewal of derelict sites and brownfield land is likely to result in predominantly neutral environmental impacts as existing buildings and previously developed are being utilised and renewed.</p>

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives								SEA Commentary
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V	MA	
										Furthermore, the redevelopment of brownfield sites has the potential to result in a positive impact on land and soils it involves the remediation of potentially contaminated land.
HCO 1.3	Support and facilitate the application of the Residential Zoned Land Tax (RZLT) to all serviced residential zoned lands (including mixed-use lands) within the Joint Plan area.									<p>This objective is likely to result in a neutral impact on the environment, in general.</p> <p>The application of Residential Zoned Land Tax (RZLT) will have a positive impact on population due to increased revenue circulating in Maynooth.</p>
HCO 1.4	Manage the provision of one-off housing on lands zoned as 'I: Agricultural' within County Kildare. Limited one-off housing will be permitted in this zone subject to compliance with the rural housing policy of the Kildare County Development Plan and all other normal siting and design considerations.									<p>As outline in the Rural Housing Policy of Kildare County Development Plan 2023-2029, the provisions of the Rural Housing Policy consist of Zone 1 'Areas under Strong Urban Influence' and Zone 2 'Stronger Rural Areas' and are detailed as follows:</p> <p><i>In 'Areas under Strong Urban Influence', it will be an objective of the Council to facilitate the provision of single housing in the countryside based on the core considerations of:</i></p> <p><i>demonstrable 'economic or social' need to live in a rural area and build their home, and</i></p> <p><i>siting, environmental and design criteria for rural housing in statutory guidelines and plans</i></p> <p><i>In 'Stronger Rural Areas', it will be an objective of the Council to facilitate the provision of single housing in the countryside based on siting, environmental and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements. It is also recognised that certain parts of the county are of significant scenic value and must be protected to maintain and protect their landscape quality.</i></p> <p>On this basis, a neutral impact on all environmental aspects is predicted.</p>
Residential Density, Mix and Design Objectives										

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary	
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V		MA
HCO 2.1	Require that a good mix of housing types and sizes (including dwellings incorporating green and innovative designs) is provided in all new residential developments, to meet the needs of the population of Maynooth, including the provision of specific purpose-built housing for older people to facilitate ‘right sizing’ and assisted living accommodation designed for older people and people with disabilities.									<p>This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health is predicted through the provision of accessible housing options.</p> <p>It is not possible to ascertain whether the proposed developments will result in a negative impact on landscape and visual as their will locations and subsequent baseline environments will change, and so too will the size and density of the proposed developments. High density development can result in a landscape and visual impact if they are too intrusive.</p>
HCO 2.2	Require a high standard of urban design to be integrated into the layout and design of all new residential development in Maynooth and ensure compliance with the principles of healthy placemaking by integrating opportunities for physical activities, social interaction and active travel, through the creation of compact, permeable developments which feature high-quality pedestrian and cyclist connectivity.									<p>Requiring that all new residential development in Maynooth are designed in compliance with the principles of healthy placemaking will have a positive impact on population and human health, landscape and visual, and air, climate and noise as it has potential to reduce traffic movement, enhances the public realm and encourages more sustainable transport methods.</p> <p>This objective is likely to result in a neutral impact on the environment, in general.</p>
HCO 2.3	Support the actions set out in the Kildare Age Friendly Strategy 2023 – 2027 and the Meath Age Friendly Strategy 2023 – 2028 (and any subsequent strategies in each county) regarding the implementation of age friendly principles in the planning, design and delivery of physical infrastructure in Maynooth.									<p>This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health is predicted with regards to the implementation of age friendly principles in the planning, design and delivery of physical infrastructure in Maynooth.</p>
HCO 2.4	Seek to provide Traveller Specific Accommodation at appropriate locations close to key services, including education, community, health, recreation and public transport facilities in accordance with Kildare County Council’s Traveller Accommodation Programme 2019-2024, and any successive strategy.									<p>Provision of Traveller Specific Accommodation at appropriate locations close to key services and public transport facilities will have a positive impact on Population & Human Health.</p> <p>There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However, as the scale and location of this development not fully known at this time, an uncertain effect has been identified for the purposes of this assessment.</p>

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HCO 2.5	Support the development of age-friendly housing in Maynooth, particularly on lands located within Maynooth Town Centre or on 'UZI: University Zone' lands proximate to the town centre, subject to appropriate siting and design considerations.									<p>A positive impact on population and human health, as well material assets is predicted through the provision of age friendly housing.</p> <p>There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However, as the scale and location of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment.</p>
HCO 2.6	Require that residential schemes in close proximity to heavily trafficked roads or the rail line are designed and constructed to minimise noise disturbance. A suitably qualified acoustic specialist shall be engaged in the development design process, paying particular attention to the Kildare Noise Action Plan 2019-2023 (or any subsequent plan) and the EPA 'Environment and Wellbeing' Maps. An Acoustic Design Statement, including proposals for post-construction noise monitoring, clearly demonstrating that significant adverse noise impacts will be avoided shall be submitted with development applications.									<p>This objective is likely to result in a neutral impact on the environment, in general. Positive impacts on biodiversity and landscape and visuals are predicted through the provision detailed proposals for appropriate soft boundary treatments which should be in accordance with this Joint LAP.</p> <p>Requiring that residential schemes in close proximity to heavily trafficked roads or the rail line are designed and constructed to minimise noise disturbance will have a positive impact on both population and noise with regards those residents who will be living in close proximity to these roads/streets.</p>
Education and Training Objectives										
HCO 3.1	Support and facilitate new schools, and improvements/expansion of existing educational facilities, including third level and further educational opportunities which may arise, at appropriate locations in Maynooth.									<p>A positive impact on population and human health and material assets is predicted through the provision of additional schools, educational facilities and improved infrastructure.</p> <p>There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However as the type and location of this development is varied and not fully known at this time, an uncertain effect has been identified for the purposes of this assessment.</p>

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HCO 3.2	Continue to engage with the Department of Education in respect of the identification and phased delivery of one/two new primary school(s) (with a combined capacity for approximately 1,100 pupils) at Laraghbryan East on lands zoned as 'E (2): Community and Education' and a new post-primary school (with capacity for approximately 1,250 pupils) at Celbridge Road on lands zoned as 'E (3): Community and Education' to facilitate the projected population growth in this Plan.									A positive impact on population and human health and material assets is predicted through the provision of additional schools, educational facilities and improved infrastructure. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However as the scale of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment.
HCO 3.3	Support the Kildare and Wicklow Education and Training Board (KWETB) in respect of the delivery of a new post-primary school building for Gaelcholáiste Mhaigh Nuad on Moyglare Road.									A positive impact on population and human health and material assets is predicted through the provision of additional schools, education facilities and improved infrastructure. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring on Moyglare Road . It is not possible to ascertain the whether the proposed objective has the potential to result in negative impacts on heritage and landscape and visuals, as the scale of the inclusive developments have not been defined. Refer to site-specific zoning assessment.
Childcare Objectives										
HCO 4.1	Encourage the integration and co-location of childcare facilities with educational institutions to improve accessibility and convenience.									For the purposes of this assessment, it is assumed that no new development will be taking place as a result of this objective. Hence, this objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health and material assets is predicted with regards to improve accessibility and convenience for users.
HCO 4.2	Support the provision of appropriately located and purpose-built early learning and childcare facilities to resolve the current capacity issues and to meet the pro-rata childcare needs of housing development during the plan period. Childcare facilities will be required, by a condition of planning permission, to be developed within the first									A positive impact on population and human health is predicted through the provision of additional early learning and childcare facilities. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However as the scale and location of this

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	phase of any new residential development where childcare is required to be delivered.								development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.
Healthcare Objectives									
HCO 5.1	Support and co-operate with promoters and operators of public and private healthcare facilities by facilitating and encouraging the provision of improved facilities in appropriate locations in Maynooth in order to address the current deficit in provision and to meet future needs during the lifetime of the Plan.								A positive impact on population and human health is predicted through the provision of additional health care facilities. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However, as the scale and location of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.
HCO 5.2	Support the delivery of a new primary care centre on land zoned 'E(2): Community and Education' at Laraghbryan, subject to planning and design considerations.								A positive impact on population and human health and material assets is predicted through the provision of a new primary care centre in Maynooth. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.
HCO 5.3	Support the upgrading/redevelopment of the existing Maynooth Health Centre building located on Leinster								A positive impact on population and human health and material assets is predicted through the

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	Street in order to provide expanded and enhanced health services to meet the needs of the community.									<p>upgrading/redevelopment of the existing Maynooth Health Centre building located on Leinster Street.</p> <p>There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring.</p> <p>It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.</p>
HCO 5.4	Support the provision of GP practices in Maynooth within the town centre, in designated neighbourhood centres and on lands zoned for community purposes, subject to planning and design considerations.									<p>A positive impact on population and human health and material is predicted through the provision of additional health care facilities in the Joint LAP area.</p> <p>The provision of new GP practises on appropriately zoned land are not expected to give rise to significant environmental effects given the scale of the developments.</p> <p>It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage at this stage of the development, as the location of development is currently unknown. Refer to Mitigation Measures in Section 9.</p>
HCO 5.5	Require any planning application for new neighbourhood Centre developments within Maynooth to be accompanied by a feasibility study for a GP practice to be located within the respective development.									<p>This objective is likely to result in a neutral impact on the environment, in general.</p>
HCO 5.6	Support the provision of residential care facilities and services for older people, subject to appropriate siting and design considerations, in order to meet future needs during the lifetime of the Plan.									<p>A positive impact on population and human health and material assets is predicted through the provision of additional care facilities.</p> <p>There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However, as the scale and location of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment.</p>

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										It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.
Open Space, Sports and Recreation Objectives										
HCO 6.1	Support and facilitate the delivery of a public parks on 'F: Open Space and Amenity' and 'High Amenity' zoned Lands at the following locations: <ul style="list-style-type: none"> Lands at Carton Avenue Lands along the Lyreen and Rye Water Rivers Lands within the Railpark Key Development Area Lands within Maynooth West 									Overall neutral impacts have been assessed for this objective as it relates to delivery of public parks. Landscape and visuals are unlikely to be obstructed in this process and an increase in open space will result, thus potential positive impacts have been identified for landscape and visuals, amongst, population and human health where, increased recreational activity will be facilitated. Negative impacts have been assessed for biodiversity where increased recreation on these lands may disturb biodiversity such as along the Rye Water Valley.
HCO 6.2	Support the redevelopment of Harbour Field Park in accordance with the approved Part 8 planning scheme and ensure the commencement of its redevelopment within two years of the adoption of the Joint Plan, subject to funding availability.									Overall neutral impacts have been assessed for this objective as it relates to redevelopment and the delivery of a public park that has been previously approved. Landscape and visuals are unlikely to be obstructed in this process. Thus, potential positive impacts have been identified for landscape and visuals, amongst, population and human health where increased recreational activity will be facilitated.
HCO 6.3	Require all new housing developments to deliver safe areas for children to play as part of the public open space provision, in accordance with the standards for new developments set out in the relevant County Development Plan along with the applicable Section 28 Guidelines.									This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health and landscape and visual is envisaged through the provision of safe open spaces in housing developments
HCO 6.4	Improve existing open space areas in housing developments that have been taken in charge by Kildare County Council and to provide additional play facilities,									This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health and landscape and visual is envisaged through

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	pocket parks and outdoor seating where feasible and appropriate.									the improvement of existing open space areas in housing developments.
HCO 6.5	Facilitate the development of a network of universally designed playgrounds, amenity spaces and recreational areas throughout the town in accordance with Table 5.6 of this Plan.									<p>The development of a network of playgrounds, amenity spaces and recreational areas is likely to have a positive impact on population and human health and material assets through improved facilities in the Joint LAP area.</p> <p>However, where the development of playgrounds, amenity spaces and recreational areas will take place on greenfield development sites, there is potential for negative impacts to result on biodiversity, particularly from increased trampling and recreational activity.</p>
HCO 6.6	Promote community-managed gardens/allotments at appropriate locations in Maynooth, including but not limited to lands under the ownership of Kildare County Council at Carton Avenue and the Railpark Key Development Area.									This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health, biodiversity and landscape and visual is envisaged through the allocation of community-managed gardens/allotments to residents.
HCO 6.7	Facilitate sports clubs, community groups and educational institutions in the acquisition and/or use of lands for sports and recreation purposes and support the delivery of multi-use sports facilities (including play facilities and a swimming pool) on appropriately zoned land within the Joint Plan area.									<p>A positive impact on population and human health and material assets is likely to occur as a result of improved facilities in the Joint LAP area.</p> <p>There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However, as the scale and location of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment.</p> <p>It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.</p>
HCO 6.8	Support and facilitate the provision of appropriately sited accessible multi-functional community facilities to meet the needs of the population of Maynooth, including an all-weather Multi-Use Games Area (MUGA) in Crewhill Key Development Area as part of the Municipal Sports									<p>A positive impact on population and human health and material assets is likely to occur as a result of improved facilities in the Joint LAP area.</p> <p>There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development</p>

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	Facility, and on 'C: New Residential' zoned lands in Railpark Key Development Area.									occurring. However, as the scale of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.
HCO 6.9	Acquire lands zoned 'F(1): Open Space' at Crewhill for the delivery of a Municipal Sporting Facility and work with key stakeholders including the Kildare Sports Partnership, Maynooth University and St. Patrick's College to deliver a shared amenity for sports clubs and the general public.									A positive impact on population and human health and material assets is likely to occur as a result of improved facilities in the Joint LAP area. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However, as the scale or nature of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.
HCO 6.10	Actively seek funding from relevant agencies and government sources including the Large Scale Sports Infrastructure Fund (LSSIF) to secure financial support to development the proposed Municipal Sports Facility on lands zoned 'F(1): Open Space' at Crewhill.									A positive impact on population and human health and material assets is likely to occur as a result of improved facilities in the Joint LAP area. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However, as the scale of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.

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Social and Community Objectives									
HCO 7.1	Actively support the development of a new community hub for Maynooth within a central and universally accessible location within the town. This purpose-built community hub should incorporate a range of uses as outlined in Section 5.5.5 of this Plan.								<p>A positive impact on population and human health and material assets is predicted through the provision of a new community hub.</p> <p>There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However, as the scale of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment.</p> <p>It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to mitigation measures in Section 9.</p>
HCO 7.2	Actively support the relocation of Maynooth Community Library to a central and universally accessible location within the town to enable an enhanced level of service to be offered to the expanding population of Maynooth.								<p>Implementing this objective is likely to result in a positive effect on the population and human health and material assets, where enhanced level of service is offered to the expanding population of Maynooth.</p> <p>Given the scale and proposed location of the Maynooth Community Library within a central and universally accessible location within the town, there is no potential for likely significant environmental effects to occur.</p> <p>It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to mitigation measures in Section 9.</p>
HCO 7.3	Support the long term retention of the existing library building on Main Street for community uses, to ensure the property retains its role as a centre for community and civic activities, in accordance with the Government's <i>Town Centre First</i> policy (2022).								<p>This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health and material assets is envisaged through the long-term retention of existing library building for community uses.</p>
Arts and Culture Objectives									

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HCO 8.1	Support, promote and facilitate the development of cultural, arts and performance spaces in Maynooth.									Overall, neutral impacts have been assessed as likely to result from this objective as Maynooth consists of hardstanding urban areas; also, the location and scale of development is currently unknown. This objective will however likely result in a positive impact on population and human health through enhanced provision of social facilities.
Faith Facility Objective										
HCO 9.1	Support the development of an additional cemetery on the E: Community and Education zoned lands at Laraghbryan to the immediate north of the existing cemetery, subject to detailed design and environmental assessment.									The provision of a new cemetery has the potential to result in negative effects to biodiversity, land and soil and water, due to the likelihood of vegetation removal, excavation etc. There is potential for negative effects to occur with regards archaeology, where unknown features are identified. Neutral effects are otherwise identified.
Neighbourhood Centre Objectives										
HCO 10.1	Support and facilitate the development of a neighbourhood centre in the following locations: To the north of the town, adjacent to Moyglare Road, also serving Maynooth Environs (Moygaddy, County Meath) To the west of the town, adjacent to the proposed second train station within the designated Maynooth West Transit-Oriented Development (TOD) To the east of the Town serving the strategic residential lands at Railpark The provision of these neighbourhood centres shall have regard to (where relevant) the Implementation and Infrastructure Delivery Schedule set out in Section 11.5 as well as any other relevant provision set out in Chapter 11: Implementation.									A positive impact on population and human health and on material assets is predicted through the provision of additional neighbourhood centres. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to mitigation measures in Section 9.
Student Accommodation Objectives										
HCO 11.1	Support the provision of high-quality, professionally managed, undergraduate and graduate student accommodation, preferably on campus, or alternatively in									A positive impact on population and human health and material assets is predicted through the provision of student accommodation.

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	accessible locations adjacent to existing or planned high quality public transport corridors and cycle routes. Such accommodation should be developed in a manner which respects the residential amenities of the locality and does not impact negatively on the provision of other uses (including retail, commercial and general residential development) within Maynooth Town Centre.									There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to mitigation measures in Section 9.
HCO 11.2	Support the provision of new on and off-campus student accommodation in appropriate locations where high levels of design quality is achieved (including adequate communal facilities and external communal space). Where sites are developed for student accommodation, the portion of the site relating to this will be exempt from the social and affordable housing requirements of Section 96(1) of the Planning and Development Act 2000 (as amended).									A positive impact on population and human health and material assets is predicted through the provision of student accommodation. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to mitigation measures in Section 9.
HCO 11.3	Restrict applications for change of use from student housing to any other form of housing without adequate demonstration that an over-provision of student housing exists.									This objective will result in a positive effect on population, through the provision of necessary student housing. An otherwise neutral environmental effect is identified as the proposed objective does not relate to development.
Economic Development Objectives										
EDO 1.1	Encourage economic development and employment growth in Maynooth and Environs, in accordance with its designation as a 'Metropolitan Key Town', while adhering to the overall Economic Development Strategy of this Plan.									A likely positive effect on population is identified as a result of economic development and employment growth initiatives in Maynooth and Environs. An overall neutral environmental impact has been identified for this objective.
EDO 1.2	Encourage the development of existing enterprises in the town and promote new sectoral development opportunities for Maynooth and Environs, as identified in the Regional Spatial and Economic Strategy 2019 – 2031, whilst ensuring all such development takes place in a phased,									A positive impact on population and human health and material assets is predicted through the provision new sectoral employment opportunities.

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	sequential and sustainable manner which is co-ordinated by the two local authorities. Such designated employment lands will, notwithstanding exceptional circumstances, be protected from inappropriate development that would prejudice any long-term development for these uses.									There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to mitigation measures in Section 9.
EDO 1.3	Ensure that lands zoned for employment generating uses in Maynooth and Environs are developed in accordance with the principles of people-centred urban design and healthy placemaking, delivering high quality outcomes in terms of building design, use of materials and layout. Such development should also seek to incorporate both existing and new green and blue infrastructure features such as trees, hedgerows along with watercourses and waterbodies as an integral part any overall design scheme.									A positive impact on population and human health and material assets is predicted through the provision new sectoral employment opportunities. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to mitigation measures in Section 9.
EDO 1.4	Promote the development of Maynooth and Environs as a 'live-work' community in order to reduce unsustainable commuter patterns, particularly the dependency on the private car.									This objective is likely to result in a neutral impact on the environment, in general. Potential positive impacts have been identified for population and human health where, increased economic activity and employment are likely to be facilitated. Potential positive impacts have been identified for air and climate as it discourages urban sprawl and can potentially result in enhanced access to public transport facilities.
EDO 1.5	Ensure new enterprise and employment uses provide Workplace Travel Plans / Mobility Management Plans to reduce dependency on private modes of travel consistent with the principles set out in the National Transport Authority's guidance document for Local Authorities: 'Achieving Effective Workplace Travel Plans' (2013).									This objective is likely to result in a positive impact on population and human health as well as air, noise and climate through the provision and encouragement of sustainable transport in the Joint LAP area.

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EDO 1.6	Engage with IDA Ireland and the Department of Enterprise, Trade and Employment in seeking to attract Foreign Direct Investment within the employment zoned lands to the west of Maynooth University and in Maynooth Environs (Moygaddy).									This objective will result in a positive impact on population and human health due to the provision of further employment opportunities. A neutral impact on the environment in general is anticipated.
EDO 1.7	Promote innovative economic sectors and encourage business clusters that exploit links, and transfer knowledge and skills to develop synergies with one another and with third level education institutions, including Maynooth University.									This objective is likely to result in a positive impact on population and human health and material assets in that it will ensure that there will be no strain on utilities in the area as a result of the synergies between different businesses.
EDO 1.8	Actively support the growth of Maynooth University in accordance with national policies on Higher Education, including the phased and plan-led development and expansion of its campus, subject to planning and environmental considerations.									Supporting the growth of Maynooth University will have a positive impact on population and human health.
EDO 1.9	Actively support Maynooth University’s research-led activities, and in particular the role of MaynoothWorks in spearheading knowledge transfer, enterprise partnership and entrepreneurship innovation.									An overall likely neutral environmental effect is identified as a result of this objective. A positive effect on the population is likely however, as a result of spearheading knowledge transfer, enterprise partnership and entrepreneurship innovation.
EDO 1.10	Actively support the development of MakerCentral, a new integrated “makerspace” and low-cost pre-incubator for products and services to be developed under the auspices of MaynoothWorks in Maynooth University, subject to any planning and design considerations.									An overall likely neutral environmental effect is identified as a result of this objective.
EDO 1.11	Actively support the growth of St Patrick’s College, Maynooth, including the appropriate development of its campus for education and mixed-use opportunities, subject to planning and environmental considerations.									A positive impact on population and human health and material assets is predicted through the provision new educational opportunities. There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the

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		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V		MA
										scale of development is currently unknown. Refer to mitigation measures in Section 9.
EDO 1.12	Promote the provision of incubation/start-up units suitable for small businesses and start-up companies in general, and particularly within locations including the town centre, Maynooth University and St Patrick's College, Maynooth.									An overall neutral environmental effect is likely as a result of this objective. A positive effect on the population is likely however, as a result of increased employment.
EDO 1.13	Support and encourage 'living over the shop' initiatives, and the provision of ground floor live-work units and/or co-working spaces as part of mixed-use and residential developments in appropriate locations with access to high quality public transport and/or active travel routes, as a means of enlivening streets and to provide flexible accommodation for small businesses and remote working opportunities.									A likely positive effect on population is identified as a result of the potential provision of ground floor live-work units and co-working spaces through increased opportunities for small businesses in Maynooth. A likely positive effect on the landscape and visual amenity in Maynooth is also identified in that the initiative is set to enliven the streets and potentially rejuvenate previously derelict or poor-quality units. Potential positive impacts have been identified for air and climate as it discourages urban sprawl and can potentially result in enhanced access to public transport facilities. Overall neutral impacts have been assessed as likely to occur for biodiversity, water, land and soil, and material assets as living over the shop initiatives are unlikely to result in major development other than the regeneration of higher storey floor space in existing buildings, where existing services are likely to be incorporated into any such regeneration.
EDO 1.14	Facilitate home-working and other innovative forms of working which reduce the need to travel but are subordinate to the main residential use of the dwelling and do not result in a disamenity in an area.									An overall neutral environmental effect is likely as a result of this objective. A positive effect on the population is likely however, as a result of the provision of alternative working facilities. A likely positive effect on air quality, noise and climate is also identified in that home-working would reduce the level of commuting to/from Maynooth.
EDO 1.15	Encourage the development of equine related enterprises on agricultural zoned lands within the Joint Local Area Plan boundary.									The development of equine related enterprises will have a positive impact on population and human health with regards to provision of employment opportunities. A neutral impact on the environment is predicted through increased employment in equine industries.

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary	
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V		MA
Tourism Objectives										
EDO 2.1	Promote and facilitate the development and upgrading of tourism infrastructure in Maynooth and Environs with particular emphasis on utilising and harnessing, in an appropriate and sustainable manner, the potential of the town's natural and built heritage assets to increase its overall attractiveness as a key tourism destination.									Increased tourism attractions and activities will have a positive impact on population due to increased revenue entering and circulating within Maynooth. An otherwise neutral environmental effect is identified.
EDO 2.2	Support the development of the Royal Canal Greenway and Canal Harbour as a multi-use tourism and amenity resource, subject to planning and environmental considerations.									Overall negative environmental impacts have been identified for this objective. The Royal Canal is a proposed Natural Heritage Area (Site code: 002103) and so any increased trampling, littering and or recreational activities in or within the surrounding areas may pose negative impacts on the environment. Positive impacts have been identified for population and human health and air, noise and climate, with the likelihood of increased recreational and economic activity and also for the promotion of active travel.
EDO 2.3	Support and facilitate the development of Maynooth as a greenway destination town and an 'activity hub' for water-based activities and associated recreational uses, including safe and convenient mooring facilities, subject to the required planning and environmental assessments.									
EDO 2.4	Support and facilitate the development of an integrated network of greenways, heritage/tourist trails and looped walks within the town centre, along the Royal Canal Greenway, Lyreen River, Ryewater River and the Blackhall Little Stream, subject to planning and environmental assessments.									
EDO 2.5	Encourage the sustainable development of alternative tourism activities including green/eco-tourism, religious tourism, agri-tourism, farmers' markets, as well as local and other craft type activities to diversify the overall tourism offering in Maynooth.									This objective is likely to result in a positive impact on population and human health through provision and enhancement of the amenity value of the area. As the forms of proposed activities are not fully defined at this time, it is not possible to fully ascertain the impacts of the same on water quality and biodiversity- aquatic biodiversity in particular. Increased green/eco-tourism may impact biodiversity.
EDO 2.6	Support the continued operation and appropriate development of Maynooth Castle, as a key tourist attraction, including the extension of its opening hours.									This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and

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										human health is predicted through enhancement of tourism opportunities.
EDO 2.7	Support the continued operation and development of National Science and Ecclesiology Museum as a key tourist attraction, including the extension of its opening hours.									This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health is predicted through enhancement of tourism opportunities.
EDO 2.8	Encourage the sympathetic reuse or rehabilitation of Moygaddy House and outbuildings and encourage their sensitive conversion to residential or tourist accommodation or other appropriate use in accordance with the land use objective applicable to the lands.									An overall neutral environmental impact has been identified for this objective where, the sympathetic reuse or rehabilitation of Moygaddy House and outbuildings and the encouragement of their sensitive conversion to residential or tourist accommodation or other appropriate use, is likely to have minimal potential for negative impacts on the surrounding environment. Positive impacts have been identified for population and human health, landscape and visual and material assets where rehabilitation works, and the re-use of an existing building in the town is likely to have an overall positive impact to these areas. However, development must be sensitive to protect the architectural heritage of this building.
EDO 2.9	To facilitate the erection of bespoke bilingual signage (Irish and English) for tourism amenities throughout the town, including bilingual interpretative panels and directional signage along designated tourist trails.									This objective is likely to result in an overall neutral impact on the environment the erection of signage constitutes minor development. A positive impact on population and human health is envisaged through the enhanced identification and encouragement of use of tourism facilities and attractions throughout the town.
EDO 2.10	Support tourism initiatives including Fáilte Ireland's 'Ireland's Ancient East' tourism marketing platform which promotes Maynooth as a visitor destination.									This objective is likely to result in a neutral impact on the environment, in general. Increased tourism attractions and activities will have a positive impact on population due to increased revenue entering and circulating within Maynooth.
EDO 2.11	Promote festivals and sporting events to increase the tourism, cultural and lifestyle profile of Maynooth including the use of appropriate green areas throughout the town.									This objective is likely to result in a neutral impact on the environment, in general.

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										Increased tourism attractions and activities will have a positive impact on population due to increased revenue entering and circulating within Maynooth. As the forms of proposed activities are not fully defined at this time, it is not possible to fully ascertain the impacts on biodiversity particularly where trampling and large crowds on green areas are likely.
EDO 2.12	Facilitate the provision of a range of additional tourist accommodation types throughout Maynooth to facilitate the expansion of the tourism offering, taking cognisance of the vibrancy and vitality of Maynooth Town Centre.									There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring. However, as the scale and location of this development is not fully known at this time, an uncertain effect has been identified for the purposes of this assessment. Although development is to take cognisance of the vibrancy and vitality of Maynooth Town Centre, uncertain impacts have been assessed for archaeological and cultural heritage, landscape and visual as the type, scale and location of the potential development has not been defined.
EDO 2.13	Support Maynooth in gaining and retaining a ‘Purple Flag’ status as a high-quality evening and night-time destination.									This objective is likely to result in a neutral impact on the environment, in general.
EDO 2.14	Continue to apply for funding from the relevant national sources to support the development of the projects/proposals outlined in Section 6.5.3 Tourism Development Opportunities.									As this objective relates to applying for funding, an overall neutral environmental effect is identified. Increased tourism attractions and activities will have a positive impact on population due to increased revenue entering and circulating within Maynooth.
Retail Objectives										

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary	
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V		MA
EDO 3.1	Protect and promote the vitality and viability of the Core Retail Area of Maynooth as illustrated in Figure 6.8, as the primary location for retail development, through the application of a sequential approach to retail development, in accordance with the Retail Planning Guidelines for Planning Authorities (DECLG, 2012) or any subsequent guidelines.									<p>The protection and promotion of the vitality and viability of the Core Retail Area of Maynooth is likely to result in a positive effect on the population.</p> <p>An overall likely neutral effect on other environmental factors is identified in that it is assumed any development in the Core Retail Area will be infill/brownfield development or regeneration.</p> <p>An uncertain impact has been identified for heritage as Maynooth Town is inclusive to an Architectural Conservation Area (ACA).</p>
EDO 3.2	Encourage the retention of the retail function of ground floor uses within the Core Retail Area identified in Figure 6.8 and carefully consider development which would individually or cumulatively undermine the primary use of the Core Retail Area for retail purposes taking cognisance of the need to address vacancy and the move towards 'experience-led' retailing.									<p>This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health is envisaged through the provision and maintenance of a centralised retail core and the move to 'experience-led' retailing.</p>
EDO 3.3	Support and facilitate the development of retail, retail services, independent retailers and niche retailing in the town centre area, including new/infill development and redevelopment of an appropriate scale.									<p>The development of retail, retail services, independent retailers and niche retailing in the town centre area is likely to result in a positive effect on the population.</p> <p>An overall likely neutral effect on other environmental factors is identified in that it is assumed any development in the Core Retail Area will be infill/brownfield development or regeneration.</p> <p>An uncertain impact has been identified for heritage as Maynooth Town is inclusive to an Architectural Conservation Area (ACA).</p>
EDO 3.4	Align, as far as is practicable, new retail development with existing and proposed public transport infrastructure and services and encourage access by active modes of travel (walking and cycling), in accordance with the 10-minute settlement principle.									<p>The alignment of new retail development with existing and proposed transport infrastructure will have a positive impact on population and human health, as well as air quality and climate as it discourages urban sprawl and can potentially</p>

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										reduce traffic movements and encourages more sustainable transport methods.
EDO 3.5	Ensure the scale of retail development within neighbourhood centres shall reflect the size of the catchment population of the area it is intended to serve in order to provide for the immediate needs of local residents.									Overall, a potential neutral environmental impact has been identified with regards to this objective. Potential positive impacts have been identified relating to population and human health where local residents can have access to adequate food supplies.
EDO 3.6	Support the provision of accommodation for a high-quality regular farmers' market at a central and universally accessible location in Maynooth.									For the purpose of this assessment it is assumed that "provision of accommodation" entails the use of an existing building hence a neutral effect is envisaged for biodiversity, land and soil and water. Potential positive effect on the population, air and climate and material assets as a result of, increased economic activity in Maynooth. Potential uncertain impacts have been identified for archaeological, architectural, and cultural heritage and landscape and visual, as the type, scale and location of the development has not been defined.
EDO 3.7	Ensure that new shopfront and signage design within Maynooth (County Kildare) contributes positively to and enhances the streetscape and is in accordance with the guidance set out in the County Kildare Shopfront Guidelines (July 2013) and Kildare County Council Policy on Signage (April 2013).									A likely positive effect on landscape and visual amenity is identified as a result of the objective to ensure that new shopfront and signage design within contributes positively to and enhances the streetscape in Maynooth (County Kildare).
EDO 3.8	Encourage the upkeep of retail properties within Maynooth Town Centre through the application of Kildare County Council's Shopfront Improvement, Accessibility and Age Friendly Grant Scheme, or any successor of same.									A likely positive effect on landscape and visual amenity is identified as a result of the objective to encourage the upkeep of retail properties within Maynooth Town Centre through the application of the Shop Front Grant Scheme, or any successor of same.
Sustainable Movement and Accessibility Objectives										
MATO 1.1	Adopt a 'whole journey approach' to delivering transport infrastructure in Maynooth, to ensure universal accessibility is integrated into all stages of a person's									A positive impact on population and human health is predicted through this approach as it's likely to ensure universal accessibility for all. As this approach is based on sustainable

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	journey from starting point to destination. This includes making all footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, greenways and bus stops / shelters fully accessible to older people, people with disabilities and people with young children.								transport and active travel, it is likely to result in a positive impact on air, noise and climate. This objective is likely to result in a neutral impact on the environment, in general.
MATO 1.2	Support the implementation of the actions and outputs arising from any future Walkability Audit Report for Maynooth.								Overall, a potential neutral environmental impact has been identified with regards to this objective. It is assumed that any actions emanating from this future report will not relate to significant development.
Walking, Permeability and Cycling Objectives									
MATO 2.1	Support and promote the use of sustainable active transport modes in Maynooth and seek to implement a connected network of active travel infrastructure in the town as detailed in Tables 7.2, 7.3 and 7.4 and illustrated on Maps 7.1 and 7.2, in conjunction with the National Transport Authority, and other relevant stakeholders. The indicative measures will form the basis for individual projects. Each project will be subjected to a detailed design process, including environmental and/or ecological assessment, where applicable. All measures shall incorporate nature-based surface water management drainage solutions.								Through maximising connectivity for pedestrians and cyclists, a positive impact on population and human health and air, noise and climate is anticipated through increased sustainable transport opportunities. It is assumed that the connected network of walking and cycling infrastructure in the town here refers to pedestrian and cyclist links, which constitute minor development. A neutral impact on the environment is therefore anticipated. The measures included in Table 7.2 and Table 7.3 and illustrated in Map 7.1 and Map 7.2 of the Joint LAP have been assessed at high-level in this assessment table.
MATO 2.2	Ensure that all development allows for universally accessible connectivity for active travel modes to adjacent lands in accordance with the National Transport Authority's Permeability Best Practice Guide (2015) or any updated version of same.								Through maximising connectivity for pedestrians and cyclists, a positive impact on population and human health and air noise and climate is anticipated through increased sustainable transport opportunities.
MATO 2.3	Work with the National Transport Authority (NTA) to implement the updated Greater Dublin Area Cycle Network Plan (2022) proposals for Maynooth, subject to detailed engineering design and any mitigation measures presented in the Strategic Environmental Assessment								Through maximising connectivity for pedestrians and cyclists, a positive impact on population and human health and air noise and climate is anticipated through increased sustainable transport opportunities.

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	(SEA) and Appropriate Assessment (AA) accompanying the NTA Plan.								
MATO 2.4	Continue to work with Waterways Ireland to progress the completion of the Royal Canal Greenway route by 2025.								Overall, a potential negative environmental impact has been identified with regards to this objective. The Royal Canal is a proposed Natural Heritage Area (Site code: 002103) and so any increased trampling, littering and or recreational activities in or within the surrounding areas may pose negative impacts on the environment. Positive impacts have been identified for population and human health and air, noise and climate, with the likelihood of increased recreational and economic activity and also for the promotion of active travel.
MATO 2.5	Seek to improve and promote looped walks, including heritage walks, in conjunction with Slí na Sláinte, Waterways Ireland and other relevant bodies recognising them as important health and recreation infrastructure within the town.								A positive impact on population and human health as well as air noise and climate are predicted through the improvement and promotion of walkways. The improvement and promotion of these walkways is expected to have a neutral impact on other aspects of the environment as pedestrian infrastructure is likely to constitute minor development. An uncertain effect on biodiversity is identified however, as any new looped walks may impact previously untouched biodiversity.
Public Transport Objectives									
MATO 3.1	Support sustainable mobility within Maynooth by focusing people-intensive land uses around existing and planned public transport nodes, and along existing and planned high-capacity public transport corridors.								It is not possible to ascertain whether this objective relates to greenfield development, or development on already zoned or developed lands. As such an 'unknown' impact is predicted. A positive impact on population and human health and air, noise and climate is likely to occur through the provision of residential or employment opportunities in close proximity to sustainable transport nodes.
MATO 3.2	Actively engage and co-operate with the Department of Transport, National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Irish Rail, Local Link and other stakeholders to improve the provision of public transport in Maynooth, including the implementation of								Engaging and co-operating with the Department of Transport, National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Irish Rail, Local Link and other stakeholders to improve the provision of public transport in the town is likely to result in positive impacts on population and human health

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary
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	the measures outlined in Table 7.5 and illustrated on Map 7.3 of this Joint Plan.								and air and climate as no major development is anticipated as a result of these measures. The measures included in Table 7.5 and illustrated on Map 7.3 of the Joint LAP have been assessed at high-level in this assessment table.
MATO 3.3	Support the ongoing roll-out of the BusConnects programme in Maynooth and support any potential expansion in BusConnects routes which would serve new and expanding areas of Maynooth including Maynooth West and Moygaddy.								Through maximising connectivity for public transport, a positive impact on population and human health and air, noise and climate is anticipated through increased sustainable transport opportunities. Supporting the ongoing roll-out of the BusConnects programme in Maynooth and supporting any potential expansion in BusConnects routes is unlikely to result in negative impacts on the surrounding environment. As such a neutral impacts is envisaged on the environment, in general.
MATO 3.4	Support retaining the C4 Dublin Bus route service to/from Maynooth, in the interests of promoting greater levels of connectivity and sustainable mobility in the town.								Through maximising connectivity for public transport, a positive impact on population and human health and air, noise and climate is anticipated through increased sustainable transport opportunities.
MATO 3.5	Support the delivery of the DART+ West services in Maynooth, including the development of ancillary supporting infrastructure, subject to planning and environmental considerations.								Through maximising connectivity for public transport, a positive impact on population and human health and air, noise and climate is anticipated through increased sustainable transport opportunities and lowered emissions. Supporting the delivery of the DART+ West services in Maynooth is unlikely to result in negative impacts on the surrounding environment. A neutral impact is envisaged on the environment as it is assumed ancillary development will entail only minor development.
MATO 3.6	Support and facilitate the National Transport Authority and Irish Rail in delivering a second train station to the west of Maynooth, including the development of ancillary supporting infrastructure, subject to planning and environmental considerations.								Any new development- especially the proposed new station has the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9.1 of this report. The implementation of these measures however is likely to result in a positive effect on the population, air and climate and material assets as a result of enhanced public transport facilities.

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										Potential uncertain impacts have been identified for archaeological, architectural, and cultural heritage and landscape and visual, as size, scale and location of the train station is currently unknown.
Roads and Streets Network Objectives										
MATO 4.1	<p>(a) Maintain and improve, as required, the local road network to ensure a high standard of road quality and safety in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) or any subsequent guidelines.</p> <p>(b) Safeguard the development and carrying capacity of the national road infrastructure along the existing M4 Motorway and associated Junction 7, in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) or any subsequent guidelines.</p>									Through providing the maintenance and improvement, as required, of the local road network to ensure a high standard of road quality and safety in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) or any subsequent guidelines, also safeguarding the development and carrying capacity of the national road infrastructure along the existing M4 Motorway and the associated Junction 7, positive impacts on population and material assets are anticipated through increased safety and quality of transport infrastructure. For the purposes of this assessment, it is not anticipated that development will be likely to occur as a result of this objective and thus overall neutral impacts have been assessed.
MATO 4.2	Ensure the implementation of the road measures outlined in Table 7.6 and illustrated on Map 7.4, in accordance with the DMURS standards for urban roads and streets and where necessary preserve the identified routes free from development. All road measures shall incorporate nature-based surface water management drainage solutions.									<p>Through providing the maintenance and improvement, as required, of the local road network to ensure a high standard of road quality and safety in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) or any subsequent guidelines, a positive impact on population is anticipated through increased safety and quality of transport infrastructure. For the purposes of this assessment, it is not anticipated that development will be likely to occur as a result of this objective and thus overall neutral impacts have been assessed.</p> <p>Water is identified as having potential positive impacts as this objective details all road measures shall incorporate nature-based surface water management as a solution for surface water management.</p>

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MATO 4.3	Support and prioritise the development of the Maynooth Eastern Ring Road (MERR) within the life of the Joint Plan.									Any new development especially proposed new roads have potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report. The implementation of this objective however is likely to result in a positive effect on the population and material assets as a result of enhanced transport facilities.
MATO 4.4	Support the phased delivery of the Maynooth Outer Orbital Road (MOOR), subject to planning and environmental considerations.									Any new development especially proposed new roads have the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report The implementation of these measures however is likely to result in a positive effect on the population and material assets as a result of enhanced transport facilities.
MATO 4.5	Support and facilitate the delivery of the M4 Maynooth-Leixlip Project, subject to planning and environmental considerations.									Any new development especially proposed new roads have the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report. The implementation of these measures however is likely to result in a positive effect on the population and material assets as a result of enhanced transport facilities.
MATO 4.6	Ensure that the new southern access route to Leinster Street from Parson Street (Measure RD 7) is developed as an urban street that incorporates a high quality and people-centred public realm and is addressed and delineated by building frontages, as far as practicable.									Any new development especially proposed new roads have the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report. The implementation of these measures however is likely to result in a positive effect on the population and material assets as a result of enhanced transport facilities.
Parking Objectives										
MATO 5.1	Support and facilitate the implementation of the preferred car parking measures, as outlined in Table 7.7 and illustrated on Map 7.5 of this Joint Plan.									A positive impact on population and human health, and air noise and climate are predicted through the provision of sustainable transport facilities. Provision of car parking constitutes development of a minor scale, a neutral impact on other aspects of the environment is therefore anticipated.

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MATO 5.2	Apply the cycle parking and car parking standards in the Kildare and Meath County Development Plans (as applicable), and relevant Section 28 Guidelines, to all planning applications within the plan area, with the exception of those sites identified for no-car or low-car developments under MATO 5.3.									This is existing policy, and therefore represents the baseline situation. A neutral environmental impact is envisaged.
MATO 5.3	Provide for car-free or low car developments in 'Centre and Urban Neighbourhood' locations and 'Accessible Suburban / Urban Extension Locations' within Maynooth, as defined in the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (DHLGH, 2024).									The provision of car-free or low-car zones is likely to result in a positive effect on air quality and climate. . Positive effects on population are likely to occur from the provision of a safe walkable neighbourhood centre, with improved air quality and streetscapes. Otherwise, neutral environmental effects are identified.
MATO 5.4	Provide appropriate, secure and sheltered bicycle parking facilities subject to demand analysis, at appropriate locations at: <ul style="list-style-type: none"> • Maynooth Town Centre • Designated neighbourhood centres • Adjacent to heritage, community and amenity destinations 									A positive impact on population and human health, and air noise and climate are predicted through the provision of sustainable transport facilities. Provision of bicycle parking constitutes development of a minor scale, a neutral impact on other aspects of the environment is therefore anticipated.
MATO 5.5	Support the provision of charging infrastructure for electric vehicles (EVs) on public and private land in accordance with County Development Plan standards.									A positive impact on population and human health, and air noise and climate are predicted through the provision of sustainable transport facilities. Provision of charging infrastructure constitutes development of a minor scale, a neutral impact on other aspects of the environment is therefore anticipated.
MATO 5.6	Engage with Zero Emissions Vehicles Ireland (ZEVI) and local stakeholders to prepare an EV Charging and Implementation Plan to focus primarily on provision of residential area charging networks.									A positive impact on population and human health, and air noise and residential area charging climate are predicted through the likely provision of residential area charging networks. Provision of charging infrastructure constitutes development of a minor scale, a neutral impact on other aspects of the environment is therefore anticipated.

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MATO 5.7	Require developers of Large Scale Residential Developments (of 100 units or more) or residential schemes located within 800 metres of high capacity public transport routes (i.e., existing or planned train stations and BusConnects stops) to provide reserved space for Car Sharing Schemes									A positive effect on population and air quality and climate is predicted from the implementation of Car Sharing Scheme.
Protected Structure Objectives										
BHO 1.1	Safeguard the architectural heritage of Maynooth and Environs by ensuring the protection and conservation of all protected structures (or parts of structures) including the curtilage and attendant grounds of structures detailed in Table 8.1, Map 8.1 and Map 8.2 or any additional structure placed on the Record of Protected Structures of the Kildare County Development Plan and the Meath County Development Plan.									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on heritage through increased conservation and protection efforts.
BHO 1.2	Support the sensitive conservation of protected structures, their curtilage and attendant grounds, and to operate flexibility with regard to the use of these buildings to facilitate their ongoing use, subject to best practice conservation principles.									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on heritage through increased conservation and protection efforts.
BHO 1.3	Strongly resist the demolition of any structure (or parts of any structure) that is registered on the National Inventory of Architectural Heritage (NIAH) unless, on the basis of evidence provided as part of any planning application, the local authority is satisfied that exceptional circumstances exist.									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on heritage through increased conservation and protection efforts.
BHO 1.4	Support the sensitive and appropriate development of Maynooth Castle and Moygaddy Castle as important tourism and heritage assets for the town.									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on heritage through increased conservation and protection efforts. A positive impact on population and human health is predicted through increased tourism and commercial opportunities.
BHO 1.5	Support the sensitive and appropriate development of St Patrick's College campus taking into full consideration its location within and adjacent to Maynooth Architectural									This objective is likely to result in a positive impact on landscape and visual and architectural, archaeological and cultural heritage through maintenance of the character,

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	Conservation Area, along with the concentration of protected structures on the college grounds. Any significant development proposals are required to be accompanied by an Architectural Heritage Impact Assessment, as per the requirements of Appendix B of the <i>Architectural Heritage Protection – Guidelines for Planning Authorities</i> (2011).									Architectural Conservation Area and protection efforts from inappropriate development. Otherwise, an overall neutral impact has been identified for this objective.
Maynooth Architectural Conservation Area Objectives										
BHO 2.1	<p>Preserve the character of the designated Maynooth Architectural Conservation Area (ACA) by ensuring that new development, extensions, renovation works and infill development within or adjacent to the ACA is sympathetic to the distinctive character of the area and enhances the special character and visual setting of the ACA including <i>inter alia</i> vistas, streetscapes, established building lines, fenestration patterns and architectural features.</p> <p>Proposals for development shall include an analysis of how the new development complements the setting, character and appearance of the Maynooth ACA referring to the findings of the ACA Statement of Character (2023) and the Architectural Heritage Protection Guidelines for Planning Authorities (DoAHG, 2011) (including ‘Advice Series’).</p>									Protection of the Architectural Conservation Area will positively impact heritage in Maynooth Town Centre. The publication of a Statement of Character of the Architectural Conservation Area and the reference to such will further promote conservation the heritage of Maynooth Town Centre. This enhancement of the ACAs will positively impact the landscape and visual aspect of Maynooth Town Centre.
BHO 2.2	Encourage the sensitive restoration and enhancement of shopfronts and signage of architectural merit or heritage value, and promote the replacement of inappropriate shopfronts and signage, within the Maynooth Architectural Conservation Area having regard to the Statement of Character (Appendix C) and the Kildare Shopfront Guidelines. Proposals for new shopfronts and signage, contemporary or traditional, will be required to respond positively to the proportions of the building and complement the character of the area in terms of design, detail, lighting and materials. Such applications will be									<p>A likely positive effect on landscape and visual amenity is identified as a result of the objective to ensure new shopfront and signage design contributes positively and enhances the streetscape in Maynooth.</p> <p>Visually intrusive elements and unnecessary clutter on existing shopfront / façades / commercial premises can negatively impact the cultural heritage and landscape and visuals of an area. Removal of these elements is likely to result in positive impacts on AA&CH and L&V. Otherwise, overall neutral environmental impacts have identified for this objective.</p>

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	required to include a study of the overall façade and include proposals to remove visually intrusive elements (inappropriate signage, lighting, cables, ducts) and to reinstate historical features where appropriate. The use of the Irish language within signage should be considered.								
BHO 2.3	Seek to protect and enhance all important views within Maynooth Architectural Conservation Area (ACA) as illustrated in Figure 8.2 by requiring a Visual Impact Assessment for developments which have the potential to impact on the character, value or sensitivity of the ACA. Where it is considered that a development may impact on a protected view, proposals must have regard to the significance of any such impact and incorporate appropriate mitigation measures.								This objective is likely to result in a positive impact on landscape and visual, architectural, archaeological and cultural heritage and population and human health through maintenance of the character, Architectural Conservation Area and amenity value within the Joint LAP area. Otherwise, an overall neutral impact has been identified for this objective.
BHO 2.4	Require careful consideration of urban development within or adjoining the Architectural Conservation Area ensuring that the design rationale and the overall site context act as the main driver for the overall scale, mass, height and design in order to achieve the most appropriate development in sensitive areas.								This objective is likely to result in a positive impact on landscape and visual and architectural, archaeological and cultural heritage through maintenance of the character, conservation areas and amenity value of the Joint LAP area from inappropriate development. Otherwise, an overall neutral impact has been identified for this objective.
BHO 2.5	Reduce, prevent and encourage the removal of visual and urban clutter within the Architectural Conservation Area including: <ul style="list-style-type: none"> Excessive traffic management structures and related signage; Utility structures and signage; Commercial related signage (including signs protruding from the façade) at ground and upper floor levels; Obsolete/unnecessary lighting, electrics, cables, ducts; External roller shutters and shutter boxes; and Internally affixed stickers and internally illuminated signage, where planning permission is required. 								This objective is likely to result in a positive impact on population and human health, landscape and visual as well as heritage in that it will reduce the street clutter in the town centre and improve the urban environment.

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BHO 2.6	Seek appropriate high quality screening measures where the provision of above ground utility boxes/structures within the Architectural Conservation Area is deemed unavoidable.									This objective is likely to result in a positive impact on population and human health, landscape and visual as well as heritage in that it will reduce the visual impact of street clutter in the town centre and improve the urban realm.
BHO 2.7	Proactively address dereliction, endangerment, neglect and vacancy in the town centre, particularly within its network of back lanes, through the application of the Derelict Sites Act 1990 and the Residential Zoned Land Tax as well as through the promotion of appropriate uses and the sensitive conservation of historic buildings, in conjunction with other relevant initiatives.									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on heritage through increased conservation and protection efforts and landscape and visual through improvements to the public realm. A positive impact on population and human health is predicted through provision of new commercial or residential opportunity in the town centre.
BHO 2.8	Seek the preparation and implementation of heritage-led regeneration plans (including for the public realm) within the Architectural Conservation Area through relevant funding sources, including the Historic Towns Initiative and the Urban Regeneration and Development Fund (URDF).									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on heritage through increased conservation and protection efforts. A positive impact on population and human health as well as landscape and visual is anticipated through the implementation of heritage led regeneration plans for the town centre.
BHO 2.9	Provide for the protection and enhancement of Carton Avenue along with the adjoining area, including its historic field boundaries, that are contained within the Maynooth ACA.									This objective is likely to result in a positive impact on population and human health, heritage and landscape and visual through the protection and enhancement of Carton Avenue.
Archaeological Heritage Objectives										
BHO 3.1	Protect and promote the archaeological heritage of Maynooth and Environs, in particular those sites illustrated on Map 8.1 and Map 8.2 and listed in Table 8.3, and avoid negative impacts on sites, monuments, features or objects of significant historical or archaeological interest by ensuring archaeological assessments are undertaken to inform proposed development in accordance with the National Monuments Acts 1930–2014 or the Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 (when commenced).									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on archaeological heritage through increased conservation and protection efforts.

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BHO 3.2	Prioritise the protection/preservation in situ (or upon agreement preservation by record) of items of archaeological interest as listed in Table 8.3 and shown on Map 8.1 and Map 8.2 from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on archaeological heritage through increased conservation and protection.
BHO 3.3	Protect the historic core of Maynooth and retain, except in exceptional circumstances, the existing street layout, historic building lines and traditional plot widths where these derive from 18 th Century or earlier origins.									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on heritage through increased conservation and protection efforts and landscape and visual through maintenance of the historic core of Maynooth.
BHO 3.4	Encourage, where practicable, the provision of public access to sites identified on the Sites and Monuments Record under the direct ownership or control of the Local Authority and the State.									This objective is likely to result in a neutral impact on the environment, in general. A positive impact on population and human health is envisaged through promoting economic activity and tourism.
BHO 3.5	Provide for the protection of historic burial grounds within Maynooth, in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Housing, Local Government and Heritage.									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on heritage through increased conservation and protection efforts.
BHO 3.6	Support the protection, preservation and promotion of the archaeological value of underwater or archaeological sites within the Plan area including any associated with the River Lyreen, Rye Water River, the Royal Canal and associated features.									This objective is likely to result in a neutral impact on the environment in general, and a positive impact on heritage through increased conservation and protection efforts.
Natural Heritage and Biodiversity Objectives										
GBIO 1.1	Protect, conserve and manage the Rye Water Valley / Carton SAC by ensuring that screening for Appropriate Assessment (AA), in accordance with Article 6(3) of the Habitats Directive is carried out with respect to any plan or project, including masterplans.									Measures relating to the protection and conservation of biodiversity and protected sites are likely to result in a positive effect on biodiversity, land and soil, water, air quality, noise and climate.
GBIO 1.2	Ensure that any proposal for development within or adjacent to the Royal Canal pNHA is located and designed									Measures relating to the protection and conservation of biodiversity- including habitats, species, stepping-stones etc.

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	to minimise its impact on the biodiversity, geological, water, landscape and amenity value of the pNHA.								are likely to result in a positive effect on biodiversity, land and soil, water, air quality, noise and climate and landscape and visual.
GBIO 1.3	Support the full implementation of the targets and actions outlined in the Maynooth Biodiversity Action Plan 2023–2028 and any subsequent or amended Plan prepared for Maynooth.								An overall positive environmental impact has been identified in supporting the full implementation of the Maynooth Biodiversity Action Plan 2023-2028. Neutral impacts are anticipated otherwise.
GBIO 1.4	Require that expert advice is sought from a suitably qualified bat expert, in developing lighting proposals along river and stream corridors or other important locations or corridors for wildlife, to mitigate impacts of lighting on bats and other species. The use of artificial lighting shall be avoided in streamside zones and artificial lighting should be restricted unless absolutely necessary in the middle zone, as illustrated in ‘ <i>Planning for Watercourses in the Urban Environment</i> ’ (pp.8-9) (Inland Fisheries Ireland, 2020). LEDs should, where permitted, be warm white in colour to minimise disturbance to wildlife.								Measures relating to the protection and conservation of biodiversity and protected sites are likely to result in a positive effect on biodiversity, land and soil, water, air quality, noise and climate and landscape and visual.
GBIO 1.5	Ensure that development along urban watercourses must comply with the Inland Fisheries Ireland Guidance ‘ <i>Planning for Watercourses in the Urban Environment</i> ’ (2020), including the maintenance of a minimum riparian zone of 35 metres for river channels greater than 10 metres in width, and 20 metres for watercourses less than 10 metres in width, including the Royal Canal. Development within this zone will only be considered for water compatible developments. Strategic green routes and trails will only be open for consideration within the extremities of the biodiversity protection zone away from the waterbody, subject to appropriate safeguards and assessments.								Measures relating to the protection and conservation of biodiversity- including habitats, species, stepping-stones, etc. are likely to result in a positive effect on biodiversity, land and soil, water, air quality, noise and climate and landscape and visual.

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Green and Blue Infrastructure Objectives										
GBIO 2.1	Protect and enhance identified key Green and Blue Infrastructure (Map 9.1) and stepping-stone habitats and prohibit developments that would fragment or otherwise degrade the Green and Blue Infrastructure network. New developments shall appropriately utilise existing and new green infrastructure as an essential urban design and placemaking tool to integrate built form into their surrounding contexts. Site specific ecology surveys should be carried out to inform proposed development and assess and mitigate potential ecological impacts.									Measures relating to the protection and conservation of biodiversity - including habitats, species, green infrastructure, stepping-stones, etc. are likely to result in a positive effect on biodiversity, land and soil, water, air quality, noise and climate and landscape and visual.
GBIO 2.2	Ensure that all development proposals on sites where hedgerows and treelines are located (identified in Map 9.1) are retained and fully integrated as a focal point of the development in the first instance. In exceptional circumstances, where they are demonstrably required to be removed, development proposals shall be accompanied by a planting scheme of similar quantity and species mix to ensure no net biodiversity loss over the longer term.									This objective is likely to result in a neutral impact on the environment in general. Potential positive impacts on human health, air quality and biodiversity are identified in retaining or integrating these areas and or, where in exceptional circumstances, removal is required, ensuring development proposals are accompanied by a planting scheme of similar quantity and species mix to ensure no net biodiversity loss. Potential positive impacts on landscape and visual are also anticipated through protecting, retaining and integrating green areas in Maynooth.
GBIO 2.3	Require proposals for development to demonstrate how they protect and integrate/respond to Green and Blue Infrastructure and include measures to protect and enhance such Green and Blue Infrastructure during construction periods.									Green infrastructure is a broad concept, and includes natural features, such as parks and hedgerows as well as man-made features, such as cycle paths. It is not possible to ascertain the type of green infrastructure being proposed here. Most natural green infrastructure features are likely to result in a positive impact on biodiversity and water, through species and habitat provision, while often man-made features such as greenways can result in a negative impact on existing biodiversity or surface water quality through increased human interaction. Either type of green infrastructure - man made or natural is likely to result in a positive impact on air quality, noise and climate. The provision of natural features will benefit air quality through the provision of additional trees and greenery, and the provision of man-made features such as cycle track

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										will result in increased sustainable transport opportunities in the Joint LAP area. Green infrastructure is also positive from a landscape and visual perspective.
GBIO 2.4	Ensure new development proposals have regard to the future function and variety of open spaces with a view to making provision for new areas of biodiversity, tree planting and/or pollinator friendly planting.									The provision of open spaces is likely to result in an overall positive effect population and human health, biodiversity, landscape and visual.
GBIO 2.5	Support and facilitate the creation of a linear park along the Lyreen and Rye Water Rivers on lands zoned F: Open Space and Amenity and High Amenity (Moygaddy, County Meath) over the medium to long term, and ensure that all landscaping schemes contribute to the enhancement of the corridor as a significant Green and Blue Infrastructure asset in the town.									Overall, a potential negative environmental impacts has been identified with regards to this objective. Any increased trampling, littering and or recreational activities in or within the surrounding areas of Lyreen and Rye Water Rivers may pose negative impacts on the environment. The creation of a linear park is likely to result in a positive effect on population and human health and air, noise and climate through the provision of additional open spaces for recreational activities and also for promotion of active travel.
GBIO 2.6	Ensure that the existing trees on Main Street and Carton Avenue are maintained and retained. In circumstances, whether through disease or damage, they are demonstrably required to be removed due to public safety, they be replaced with similar species (i.e., Lime trees) in order to maintain the ecological integrity of this important Green Infrastructure feature whilst also protecting the established character of Maynooth Architectural Conservation Area.									Measures relating to the protection and conservation of biodiversity- including habitats, species, green infrastructure, stepping-stones etc. are likely to result in a positive effect on biodiversity, land and soil, water, air quality, noise and climate and landscape and visual.
GBIO 2.7	Support the preparation of a Conservation Plan and a Masterplan for Kildare County Council owned lands at Carton Avenue and ensure that they integrate measures (as outlined in Section 9.8) to enhance the existing Green and Blue Infrastructure of the area.									Whilst the preparation of a Conservation Plan is positive, it is unclear what the impacts of implementing the Masterplan may be on the environment, as it implies development will occur. An overall uncertain environmental effect is therefore identified.
GBIO 2.8	Encourage the integration of innovative Green and Blue Infrastructure features, including rain gardens, bioretention beds, filter strips and green roofs into the design of new developments in Maynooth.									Measures relating to the protection and conservation of biodiversity- including habitats, species, green and blue infrastructure, stepping-stones etc. are likely to result in a positive effect on biodiversity, population and human health,

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										land and soil, water, air quality, noise and climate and landscape and visual.
GBIO 2.9	Incorporate items of historical or heritage importance within the Green and Blue Infrastructure network as amenity features, where practical.									This objective is likely to result in uncertain impacts on heritage/historical importance in the area as there is potential for these areas to be positively and or negatively impacted upon, through increased human interaction.
Water Supply and Wastewater Objectives										
IO 1.1	Work in conjunction with Uisce Éireann to promote and facilitate the provision of adequate water and wastewater infrastructure, including the Maynooth Wastewater Transfer Pipeline, to ensure that such infrastructure is provided prior to, or in tandem with new development in accordance with the Implementation and Infrastructure Delivery Schedule (Section 11.5, refers).									Any new development, particularly facilitating the provision of adequate water and wastewater infrastructure, has the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report. The implementation of these measures is, however, likely to result in a positive effect on population and human health and material assets as a result of enhanced wastewater services. Potential uncertain impacts have been identified for archaeological, architectural, and cultural heritage, as size, scale and location of development is currently unknown.
IO 1.2	Maximise the sustainable and efficient use of existing capacity in water services in the planning of new development and support Uisce Éireann in reducing rates of leakage to minimise the demand for capital investment.									Protection of existing water infrastructure will positively impact both the population and human health and material assets of Maynooth.
IO 1.3	Ensure that surface run-off does not discharge to the existing wastewater treatment infrastructure in Maynooth and Environs so that developments do not have a negative impact on the capacity of the wastewater treatment network.									Ensuring that there is no negative impact on the capacity of the wastewater treatment network from surface water run-off management is likely to result in a positive effect on population and material assets.
Surface Water and Ground Water Objectives										
IO 2.1	Protect surface waterbodies and groundwater aquifers from deterioration and maintain, or where necessary, improve their quality over the period of the Joint Plan and beyond.									This objective is likely to result in a positive impact on the environment in general through the protection and conservation of natural resources.

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IO 2.2	Incorporate nature-based water drainage solutions as part of all plans and projects in the plan area. Proposals for new development shall align with the Maynooth and Environs Surface Water Strategy (that accompanies this plan) and the Kildare County Council Sustainable Drainage Systems Guidance Document 2024 (for projects within County Kildare).									This objective is likely to result in a positive impact on the environment, in general. Nature-based water drainage solutions can be designed to improve the biodiversity and provide the opportunity for habitat enhancement of an area, as well as improving water quality and controlling water quantity. They also reduce the possibility of flooding in an area and contribute to the successful overall running of utilities in an area.
IO 2.3	Ensure areas indicated as Nature-Based Management Areas (NBMAs) on Map 10.1 are reserved free from development and integrated into design proposals for nature-based surface water drainage purposes.									This objective is likely to result in a positive impact on the environment, in general. Ensuring areas indicated as Nature-Based Management Areas (NBMAs) on Map 10.1 are reserved free from development and integrated into design proposals for nature-based surface water purposes.
IO 2.4	Pursue opportunities within the Railpark area to divert surface water drainage away from the town centre by developing a surface water drainage network which discharges into the Rye Water River down stream of Maynooth, subject to Appropriate Assessment (AA).									Any new development, particularly development of a new surface water drainage networks with outfall to the Rye Water Valley / Carton SAC, has the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report. The implementation of these measures is, however, likely to result in a positive effect on material assets and population and human health as a result of the diversion of surface water away from the town centre.
IO 2.5	Support Uisce Eireann's Maynooth Surface Water Separation programme to alleviate system surcharge and facilitate additional foul network capacity.									This objective is likely to result in positive effects on population, water and material assets through improved surface water and foul network facilities. An otherwise neutral environmental effect is identified.
IO 2.6	Identify opportunities to integrate nature based surface water management objectives in Local Authority-led projects.									This objective is likely to result in a positive impact on the environment in general through the integration of nature based surface water management objectives in Local Authority-led projects.
Flood Risk Management Objectives										
IO 3.1	Manage flood risk in Maynooth and Environs in conjunction with the Office of Public Works, and in accordance with the requirements of <i>The Planning System and Flood Risk Management Guidelines for Planning</i>									The management of flood risk in Maynooth and Environs will result in an overall positive environmental effect.

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	<i>Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).</i>									
IO 3.2	Ensure development proposals within the areas where Kildare County Council and Meath County Council have applied a Justification Test and where residual flood risk remains as outlined on the Flood Risk Map (Map Ref. 2) are the subject of a Site-Specific Flood Risk Assessment, appropriate to the nature and scale of the development proposed.									A beneficial effect on population and material assets has been identified due to the preparation of Site-Specific Flood Risk Assessments (FRA) for developments located within areas where KCC and MCC have applied a Justification Test and where residual flood risk remains as outlined on the Flood Risk Map (Map Ref. 2). Otherwise, neutral impacts are anticipated.
IO 3.3	Maintain all existing overland flow routes.									This is the existing scenario and as such, an overall neutral environmental effect is identified.
IO 3.4	Support and co-operate with the OPW in augmenting the Lyreen and Meadowbrook Flood Relief Scheme and in carrying out other minor flood relief works within Maynooth, subject to the statutory environmental considerations.									Lyreen and Meadowbrook Flood Relief Scheme is existing, and therefore represents the baseline situation in Maynooth. A neutral environmental impact is envisaged.
Energy and Communication Infrastructure Objectives										
IO 4.1	Support the statutory providers of electricity and gas infrastructure by safeguarding existing infrastructure and strategic corridors from encroachment by development that might compromise the operation, maintenance and provision of energy networks.									While safeguarding existing infrastructure and strategic corridors from encroachment by development has the potential to result in a positive impact on population and human health, through maintenance of energy provision, there is also the potential for a negative impact in that the safeguarding of strategic corridors might hinder the progression of other forms of development such as residential or commercial. Thus, an uncertain impact is predicted. This objective has the potential to result in a positive impact on material assets through the provision of additional energy capacity in the Joint LAP area.
IO 4.2	Support and facilitate the provision of telecommunications infrastructure, including broadband services in Maynooth, subject to safety and amenity requirements.									This objective is likely to result in a positive impact on population and human health and material assets through provision of required services.

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										It is assumed only minor development is anticipated to occur as a result of this objective, thus neutral environmental impacts have been identified.
IO 4.3	Engage with EirGrid, ESB Networks and telecommunications providers in relation to the rationalisation of transmission and telecommunications infrastructure and/or underground routing of all electricity, telephone, broadband and television cables within built-up areas of the town.									This objective is likely to result in a positive impact on landscape and visual and population where existing overhead cables would be removed from the Joint LAP area and placed underground which would be less visually intrusive. A neutral impact on other environmental aspects is expected as the undergrounding will take place in previously developed areas.
IO 4.4	Promote and encourage the use of local-based and/or community-owned renewable energy technologies in existing and proposed building stock and in commercial developments, including district heating, micro-generation (solar, photovoltaic, micro-wind, micro-hydro and micro combined heat and power), and other renewable energy technologies.									The promotion and encouragement of local-based and/or community-owned renewable energy infrastructure is likely to result in an overall positive impact on the environment, in general, as it would play a key role in the Council's climate change mitigation plan.
IO 4.5	Actively support the development of a district heating network in Maynooth West Masterplan Area (as outlined in Map 11.2: Implementation) by requiring the undertaking of a feasibility study prior to the completion of any masterplan being carried out for the lands. Where feasibility is proven, Kildare County Council will require the establishment of a district heating scheme in the area as part of its phased development.									Any new development, particularly the development of a district heating network, has the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report. The implementation of these measures is, however, likely to result in a positive effect on population and material assets as a result of enhanced energy services. Potential uncertain impacts have been identified for air quality and climate, as the sustainability of the energy source remains unknown.
IO 4.6	Support the undertaking of feasibility studies for district heating networks in Maynooth, including within the Town Centre, and within large sites identified for development including the Maynooth Environs (Moygaddy, County Meath) and the strategic residential lands at Railpark.									Overall, this objective is likely to result in neutral impacts. However, positive impacts on the population and human health, and material assets are anticipated through feasibility studies for district heating networks in Maynooth.

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Pollution and Environmental Services Objectives										
IO 5.1	Adequately maintain recycling facilities, secure the expansion of existing facilities as required and provide for the development of additional facilities in conjunction with new development, in particular within Maynooth University, the Maynooth Environs (Moygaddy) and in any new neighbourhood centre.									Any new development has the potential to give rise to negative environmental effects. Refer to mitigation measures in Section 9 of this report. The implementation of these measures is, however, likely to positively impact on population and human health and material assets as a result of the enhanced provision of services. A positive impact is also anticipated where the increased facilitation of recycling in line with new developments in the town is likely to result in positive impacts on climate. Potential uncertain impacts have been identified for archaeological, architectural, and cultural heritage and landscape and visual, as size, scale and location of development is currently unknown.
IO 5.2	Seek to ensure that all future recycling facilities in Maynooth are universally accessible to all members of the community.									The provision of accessible facilities is likely to result in a positive effect on population.
IO 5.3	Support the development of dedicated green waste composting areas integrated into the public open space provision of existing and future residential developments, where appropriate, for the purposes of composting the grass cuttings and other organic material generated within public open space areas.									The development of green waste composting facilities in Maynooth is likely to result in a positive effect on Biodiversity, Land and Soil, Population and Material Assets.
IO 5.4	Support the take-up and use of ultra-low/zero emissions vehicles and encourage, through the development management process the provision of electric vehicle charging infrastructure, where appropriate.									The promotion of alternative energy use particularly in the transport sector is likely to result in a positive effect on air, climate and material assets, through the provision of charging infrastructure. Overall, this objective is likely to result in neutral impacts as it is assumed that minor development will be facilitated.

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IO 5.5	Support local schools, town and community groups such as Maynooth Tidy Towns in their efforts to improve the local environment through education and awareness programmes and where available, through the provision of grant aid.									Support of these groups through education and awareness programmes and the provision of grant aid will have a positive impact on population and human health.
Maynooth West Objectives										
MWO 1.1	Support and facilitate development of a Transit-Oriented Development (TOD) surrounding the location of a new train station at Maynooth West by continuing to engage with key stakeholders including landowners, government departments, state agencies, Iarnród Éireann, utility providers and other interested parties and by actively seeking funding from relevant agencies and government sources for key transport infrastructure to realise the full potential of Maynooth West as a Transit-Oriented Development.									<p>A positive impact on population and human health is predicted through the provision of TOD.</p> <p>There is potential for negative environmental impacts to occur as this objective refers to a likelihood of development occurring.</p> <p>It is not possible to ascertain whether the proposed developments will result in a negative impact on heritage and landscape & visual at this stage of the development, as the scale of development is currently unknown. Refer to Mitigation Measures in Section 9.</p>
MWO 1.2	<p>Require the preparation of Masterplan for the lands at Maynooth West located north of the Royal Canal / rail line (as outlined on Map 11.2). This Masterplan shall be submitted by the landowner, for the written agreement of the Chief Executive of Kildare County Council, alongside any application for development on the lands that is not located within or linked to activities taking place within the existing built environs of St Patrick's College campus. The Masterplan should provide a comprehensive design scheme for the lands which contribute to realising the development of a Transit-Oriented Development at this location. The Masterplan shall be subject to the considerations and requirements outlined in Section 11.2.2 of this Joint Plan and be developed in conjunction with the relevant environmental assessments.</p> <p>The Masterplan shall include (but not be restricted to): A comprehensive phasing programme which details how critical infrastructure including physical, social and</p>									This objective relates to the preparation of a masterplan for the lands at Maynooth West located north of the Royal Canal / rail line, and not the redevelopment of Maynooth as a whole. An overall neutral environmental effect is therefore identified until such time that a plan is prepared.

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	<p>transport infrastructure will be delivered either prior to, or in tandem with residential and commercial development.</p> <p>A Site-Specific Flood Risk Assessment for the Masterplan lands.</p> <p>A Transport Impact Assessment.</p> <p>Outline water and wastewater network requirements including assessments regarding the capacity of receiving environment.</p> <p>A building heights strategy demonstrating how the Masterplan addresses the provisions of Table 14.4 of the Kildare County Development Plan 2023-2029 which identifies the portions of Maynooth West as suitable for increased building height (6+ storeys).</p> <p>A statement detailing climate proofing measures that demonstrates consistency with the provisions of Kildare County Council’s Climate Action Plan 2024-2029 relating to Maynooth Decarbonising Zone (DZ).</p> <p>The development of a comprehensive landscaping scheme for the Masterplan area which integrates ‘mitigation banking’ measures to protect and enhance the ecological coherency and potential of Green and Blue Infrastructure assets, as set out in Section 9.8 of the Plan.</p> <p>A statement of compliance with regard to the provisions of the Maynooth and Environs Surface Water Management Plan, as well as provision of a comprehensive surface water management scheme for the lands focusing on nature-based solutions (NBS).</p>									
Maynooth Environs Objectives										
MEO 1.1	Require the submission of a Master Plan alongside any application for the development of lands identified as ‘Master Plan Area 16’ on Map 11.2: Implementation for the prior written agreement of the Executive of the Meath County Council which shall address the following:									This objective relates to the submission of a masterplan alongside any application for the development of lands identified as ‘Master Plan Area 16’ on Map 11.2: Implementation for the prior written agreement of the Executive of the MCC.

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V	
	<p>A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.</p> <p>Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.</p> <p>Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development.</p> <p>Proposals for piped water services to be agreed with Uisce Eireann compliant with any existing consents in place.</p> <p>Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.</p> <p>Urban design and landscape design statement.</p> <p>Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.</p>								An overall neutral environmental effect is therefore identified until such time that a plan is prepared.
MEO 1.2	<p>Require the submission of a Master Plan alongside any application for the development of lands identified as ‘Master Plan Area 17’ on Map 11.2: Implementation for the prior written agreement of the Executive of Meath County Council for development of lands in the Maynooth Environs located within Carton Demesne which shall address the following:</p> <p>An assessment prepared by a suitably qualified conservation architect which demonstrates and concludes that the proposed development is sited and scaled such that it ensures that the character and integrity of this sensitive designed landscape and setting of Carton House</p>								This objective relates to the submission of a masterplan alongside any application for the development of lands identified as ‘Master Plan Area 17’ on Map 11.2: Implementation for the prior written agreement of the Executive of the MCC for development of lands in the Maynooth Environs located within Carton Demesne. An overall neutral environmental effect is therefore identified until such time that a plan is prepared.

Objective and or Policies	Aims / Commitments	SEA Environmental Objectives							SEA Commentary	
		P & HH	Bio	L & S	Wat	AQ, C & N	AA & CH	L & V	MA	
	<p>within this landscape is respected and not adversely impacted upon. The assessment shall include reference to the significance of the designed landscape within the Development Framework lands to the overall evolution of the demesne.</p> <p>Proposals for piped water services to be agreed with Uisce Eireann and compliant with any existing consents in place,</p> <p>Proposals for the accessing of lands identified which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road; inclusive of works to the Moygaddy Gate entrance to the demesne.</p> <p>A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.</p> <p>Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.</p> <p>Urban design and landscape design statement.</p> <p>Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive.</p>									

8.4 Summary of Potential Environmental Effects

8.4.1 Population and Human Health

The potential impacts for Population and Human Health are predominantly positive with regards the provision of residential, economic, and sustainable transport opportunities in the Joint LAP area.

The Joint LAP proposes to consolidate the town centre through the regeneration and redevelopment of vacant and under-utilised sites. This will likely result in a positive impact on Population and Human health, as it discourages urban sprawl, reduces traffic movements, enhances the public realm and encourages more sustainable transport methods.

Objectives relating to improvements to the public realm and accessibility of the town centre will also positively impact the population of Maynooth and Environs.

The Joint LAP also proposes to retain areas of land with extant (active) planning permissions for residential development previously zoned for new residential purposed under the Maynooth Local Area Plan 2013-2019 during the lifetime of the Joint LAP. Residential development will be provided predominantly in the extant permission sites, namely the Parson Street, Mill Street, Mariavilla (Dunboyne Road), Celbridge Road, Old Greenfield (Part 8 Scheme) and infill sites located within the town centre. This will seek to ensure that the longer-term development of Maynooth is provided for, aligning with the Core Strategy of the Kildare CDP 2023-2029 and Meath CDP 2021-2027 (as varied).

The promotion of enterprise and employment throughout the town, in addition to the lands located to the west of Maynooth University which are zoned for research and technology, will also result in a positive impact on the population of Maynooth, through increased job opportunities.

Positive impacts are also likely to occur where new transport infrastructure is provided for, or existing infrastructure is upgraded through the provision of improved access through the Joint LAP area. This is particularly true in considering new sustainable transport infrastructure/opportunities.

8.4.2 Biodiversity

The land use zonings and objectives of the Joint LAP will primarily result in a neutral impact on Biodiversity. Development will be largely consolidated within existing zoned or developed lands, with a large portion of development within the existing urban centre of the Joint LAP area.

However, there is the potential for negative impacts to occur where greenfield lands have been zoned for development - such as the lands to the west of the Joint LAP area, which has the potential, even with the provision of mitigation, to impact on habitats and species. Similarly, potential negative effects on biodiversity are identified where large-scale infrastructure is proposed such as new road schemes. An example of this is, the construction of a new southern access route to Leinster Street from Parson Street and close Main Street access from Leinster Street or the creation of a walking trail / greenway along the Royal Canal Greenway, Lyreen River, Ryewater River and the Blackhall Little Stream.

Uncertainties exist where the precise nature and extent of development is unknown. This is particularly relevant to the various green infrastructure objectives, where it is difficult to ascertain if the proposals relate to natural features, such as parks and hedgerows, or man-made features, such as cycle paths. Most natural green infrastructure features are likely to result in a positive impact on biodiversity, through species and habitat provision, while often man-made features such as greenways can result in a negative impact on the existing biodiversity through increased human interaction.

8.4.3 Land and Soils

Potential impacts for Land and Soils are predominantly neutral as development will primarily be consolidated within existing zoned or developed lands.

The redevelopment of brownfield and infill sites has the potential to result in a positive impact on land and soils, as it involves the remediation of potentially contaminated land. Also, the redevelopment of derelict sites can lead to more efficient land use, discourage urban sprawl and preserve natural areas.

Additionally, potential positive impacts have been identified where the incorporation of nature-based surface water management drainage solutions are proposed, as it can reduce soil erosion and improve groundwater recharge.

However, there is also the potential for negative impact to occur where greenfield lands have been zoned for development, such as the land at the west of the Joint LAP area, as well as any proposed new roads.

Uncertainties have been assessed where the precise nature and extent of proposed new development is unknown.

8.4.4 Water

The land use zonings and objectives of the Joint LAP will primarily result in a neutral impact on Water as development will largely take place on existing zoned or developed lands.

However, there is the potential for negative impacts to occur where greenfield lands have been zoned for development, such as the lands to the west of the Joint LAP area. Similarly, potential negative effects on Water are identified where large-scale infrastructure is proposed such as new road schemes, the construction of new southern access to Leinster Street from Parson Street and close Main Street access from Leinster Street or the creation of a walking trail/greenway along the Royal Canal, Lyreen River, Ryewater River and the Blackhall Little Stream.

A SFRA has been carried out in support of the Joint LAP. The SFRA has recommended a number of flood risk management objectives for specific areas, ensuring planning applications, where applicable, will require a FRA of appropriate detail. The level of detail within the FRA will depend on the risks identified and the proposed land use. A Surface Water Management Strategy (SWMS) was also prepared as a precursor to the SFRA. The aim of the SWMS is to find a municipal-level, multi-site nature-based solution(s) to surface water management for Maynooth and Environs.

8.4.5 Air, Noise and Climate

The potential impacts on Air, Noise and Climate are predominantly positive or neutral as the proposals to consolidate the town centre will likely result in a reduction in traffic movements.

The Joint LAP also promotes sustainable travel modes while making provisions for improved pedestrian and cycle routes in, and around the town centre. Such measures are likely to have a positive effect on air, noise and climate.

This Joint LAP comprises a range of climate change adaptation objectives relating to the promotion of sustainable transport, renewable energy uptake etc. These objectives will likely result in a positive impact on air quality and climate.

Uncertainties have potential to occur where the precise nature and extent of proposed new development is unknown. There is the potential for negative impacts to occur where new roads objectives are proposed. Proposed new road schemes are likely to result in a negative air quality, noise, and climate impacts due to both the materials used in construction and also by means of the encouragement of private vehicle use.

8.4.6 Heritage

The land use zonings and objectives of the Joint LAP will primarily result in neutral impact on Heritage as development will predominantly take place on existing zoned or developed lands.

Where urban regeneration or redevelopment is proposed in the town centre, it is not possible to fully ascertain if this is likely to result in a negative impact on heritage, as much of the town comprises an ACA. There are certain implications for development within an ACA where protection generally relates to the external appearance of structures and features of the streetscape. Generally, any works that may have a potential impact on the exterior of any protected structure would require planning permission, including changes to the original roofing material, windows and boundary walls. The aim of ACA designation is not to prevent development, rather to guide sensitive, good quality development, which will enhance both the historical character of the area and the amenity of those who enjoy it.

Other uncertainties have potential to occur where the precise nature and extent of proposed new development is unknown and where the discovery of previously unknown heritage features cannot be ruled out.

The Joint LAP does however place a significant emphasis on the retention, protection and enhancement of existing heritage features within the Joint LAP area hence, there is a potential for positive impacts.

Lastly, there is potential for negative impacts to occur where greenfield lands have been zoned for development - such as the land at west of the Joint LAP area, as this development has the potential to impact on archaeology.

8.4.7 Landscape and Visual

Potential impacts for Landscape and Visual have been assessed as predominantly neutral as existing buildings and previously developed areas are being utilised and renewed.

Positive impacts on the townscape of Maynooth town are likely to occur as a result of the range of regeneration and public realm proposals included in the Joint LAP.

However, there is also potential for negative impacts to occur where greenfield lands have been zoned for development - such as the land at west of the Joint LAP area, or where new roads objectives are proposed. This is particularly relevant with regards the proposed new road schemes.

Uncertainties exist where the precise nature, extent or scale of proposed development is unknown.

8.4.8 Material Assets

In general, potential impacts on Material Assets are considered predominantly positive or neutral. This is because development is likely to occur in a manner that is balanced and self-sustaining occurring in tandem with physical and social infrastructure.

The proposed consolidation of development in Maynooth Town Centre, however, has the potential to result in a negative impact on material assets. High population density could put a strain on material assets, and it should be ensured that there is sufficient water and wastewater capacity to facilitate any residential development. It is noted that the recent upgrades to the Lower Liffey Valley Regional Sewerage Scheme should accommodate all development proposed under the Joint LAP. Deficiencies in the surface water network are addressed, in part, by the Surface Water Management Strategy and recommended objectives of the Joint LAP.

8.5 Interactive and Cumulative Effects

8.5.1 Interactive Effects

The SEA Directive requires the ER to include information on the likely significant effects on the environment, including on issues such as biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

The presence of significant interactive effects between environmental factors is identified on Table 8.4.

Table 8.3 Interactive Effects

Environmental Aspect	Bio	P & HHH	L & S	Wat	A, Q & C	AA&C H	L & V	MA
Bio								
P & HH	No							
L & S	Yes	Yes						
Wat	Yes	Yes	Yes					
A, Q & C	Yes	Yes	Yes	No				
AA & CH	No	No	Yes	No	No			

Environmental Aspect	Bio	P & HHH	L & S	Wat	A, Q & C	AA&CH	L & V	MA
L & V	Yes	Yes	No	No	No	Yes		
MA	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

Potential negative interactive effects are identified between P&HH, BIO, WAT, L&S and AQ, C&N in that, increased development across Maynooth and Environs is likely to be facilitated through the Joint Plan. Any new development situated on green spaces could impact the local ecosystem and biodiversity of the site, which in turn can affect AQ and WAT quality. Also, any development that involves excavation could result in dust arisings which has potential to impact AQ for surrounding P&HH and BIO. Additionally, there is risk of excavating potential contaminated ground during construction of new development which has the potential to impact soil quality and to enter the watercourse and impact water quality; contaminated water run off can lead to waterborne disease, affecting P&HH. Furthermore, habitat destruction as a result of development can lead to soil erosion and loss of BIO, which in turn affects ecosystem services that support P&HH.

Potential uncertain interactive effects have been identified for AA&CH and L&V where the type, scale and location of new developments likely to be facilitated through the Joint LAP are not defined. This is because a significant portion of the town centre contains structures of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest. Development, including re-development or regeneration in this area, could potentially have negative effects on sites or buildings of historical or architectural significance. Additionally, high density housing has a potential to result in a landscape and visual impact if residential units are too intrusive, however, at present the scale or density of this development is not known.

Potential positive interactive impacts are envisaged for P & HH and AQ, C&N in relation to the proposed compact growth of Maynooth Town Centre. However, an uncertain effect on MA is identified in that compact growth and regeneration of a town centre can lead to both positive and negative environmental effects. Potential positive effects on MA as a result of regeneration and compact growth stem from reductions in urban sprawl. Negative effects of compact growth include the likelihood for increased demand on existing services and utilities.

The incorporation of nature-based water drainage solutions as part of all plans and projects in the Joint LAP area is likely to result in positive interactive and cumulative impacts to P&HH, BIO, L&S, WAT and MAT. Nature-based water drainage solutions can be designed to improve the biodiversity and provide the opportunity for habitat enhancement of an area, as well as improving water quality and controlling water quantity. They also reduce the possibility of flooding in an area and contribute to the successful overall running of utilities in an area.

8.5.2 Cumulative Effects

Cumulative effects are one of the types of effects which have been considered by the assessment of the alternatives. Cumulative effects can be described as the addition of many small impacts to create one larger, more significant, impact.

Potential inter-Plan cumulative effects arise when the effects of the implementation of one plan occur in combination with those of other plans, programmes, developments, etc. Other policies, plans and programmes, as outlined in Section 3.2 have therefore been considered for their potential to give rise to potential cumulative effects with the Joint LAP.

Examples include:

- Land use policy, plans, and programmes (e.g., Kildare CDP and Meath CDP (as varied));
- Energy/Climate policy, plans and programmes (e.g., the National Energy & Climate Plan (NECP) 2021 – 2030);

- Water services, waste management, transport and energy infrastructure plans (e.g., Eastern Midland Region Waste Management Plan 2015-2021); and
- Environmental protection and management plans (e.g., River Basin Management Plan, emerging Marine Spatial Plan and Flood Risk Management Plans).

Potential cumulative effects include:

- Contribution towards sustainable development, environmental protection, and environmental management – various provisions for which are provided for in the aforementioned plans;
- Need for and use of services, infrastructure, and other development (to service development, including tourism), including those related to water services, transport, access, or accommodation, that are planned for and consented through the statutory framework – and associated potential adverse environmental effects on various environmental components including biodiversity and flora and fauna, the status of waters, human health, soil, emissions, cultural heritage and landscape;
- Contribution towards climate adaptation and mitigation through measures such as those relating to walking and cycling, charging infrastructure, facilitating use of public transport, flood risk management and resilience;
- Contribution towards travel related greenhouse gas and other emissions to air as a result of increases in tourist numbers; and
- Contribution towards the protection and management of biodiversity and flora and fauna (in designated sites, including European Sites and Wildlife Sites, and Annexed habitats and species, listed species, ecological connectivity, and non-designated habitats) through visitor management strategies, as relevant and appropriate.

These plans and programmes are subject to their own environmental assessment requirements as relevant. Some of these potential cumulative effects are mitigated by measures which are integrated into the Plans/Programmes while some will be mitigated by measures arising out of separate consent procedures.

The potential cumulative effects of the Joint LAP in combination with relevant legislation, plans and programmes as detailed in Section 3.3 of this report, are discussed furthermore in Table 8.4, relating to each environmental component.

Table 8.4 Potential cumulative effects of the Joint LAP and relevant legislation, plans and programmes.

Environmental Component	Potential Cumulative effects that could generally occur across environmental components:
Population and Human Health	There is potential for cumulative positive impacts on communities and or individuals to occur as a result of increased development, particularly in relation to increased economic activity and housing emanating from the Joint LAP, in combination with the increased development and land-use change emanating from Kildare CDP and Meath CDP (as varied) and other land use plans. However, all such plans will be subject to SEA in line with the SEA Directive (2001/42/EC), AA as necessary in line with Article 6 of the Council Directive 92/43/EEC. It is anticipated that any negative impacts to population and human health resulting from development plans will be minimised insofar as possible, through the relevant mitigation and monitoring outlined in SEA and AA processes. Thus, there is no potential for likely significant cumulative effects to occur on population and human health as a result of the implementation of development plans and the Joint LAP.

Environmental Component	Potential Cumulative effects that could generally occur across environmental components:
Biodiversity	<p>There is potential for cumulative negative impacts on biodiversity to occur as a result of increased development, associated construction works and land use change emanating from the Joint Plan, in combination with the increased development, land-use change and associated development emanating in line with Kildare CDP and Meath CDP (as varied) and other land use plans, that may affect areas in and or in close proximity to the Maynooth and Environs boundary. However, all such plans will be subject to SEA in line with the SEA Directive (2001/42/EC), AA as necessary in line with Article 6 of the Council Directive 92/43/EEC. It is anticipated that any negative impacts to biodiversity resulting from development plans will be minimised insofar as possible, through the relevant mitigation and monitoring outlined in SEA and AA processes. Thus, there is no potential for likely significant cumulative effects to occur on biodiversity as a result of the implementation of development plans and the Joint LAP.</p> <p>There is also potential for cumulative, positive impacts on biodiversity as a result of the implementation of the Joint LAP, particularly where policies and objectives within relate to biodiversity and nature conservation. The Joint LAP in combination with all Management Plans for Natura 2000 sites, Threat Response Plans, the EU (2030) Biodiversity Strategy and the 4th National Biodiversity Action Plan all promote the restoration and protection of biodiversity at local, national and EU level, to promote well-functioning ecosystems in order to boost resilience, protect endangered species and habitats, and prevent the emergence and spread of future diseases. Threat Response Plans and Management Plans for Natura 2000 sites will specifically focus on protected habitats and species across Ireland. These Plans are subject to SEA in line with the SEA Directive (2001/42/EC) and AA as necessary in line with Article 6 of the Council Directive 92/43/EEC. The purpose of the EU Biodiversity Strategy is to adapt and mitigate climate change, whilst prioritising biodiversity enhancement and sustainable forest management. Overall, it is not anticipated that negative cumulative effects are likely to occur as a result of the aforementioned Plans and or Strategies in combination with the Joint LAP, where all relevant mitigation and monitoring are undertaken.</p>
Land and Soils	<p>There is potential for cumulative negative impacts on land and soils to occur as a result of increased development, associated construction works and land use changes emanating from the Joint LAP, in combination with the increased development, land-use change and associated construction emanating in line with Kildare CDP and Meath CDP (as varied) and other land use plans. The cumulative effect of such plans may affect soil quality in and or in close proximity to Maynooth and Environs. However, all such plans will be subject to SEA in line with the SEA Directive (2001/42/EC), AA as necessary in line with Article 6 of the Council Directive 92/43/EEC. It is anticipated that any negative impacts to land and soils resulting from development plans will be minimised insofar as possible, through the relevant mitigation and monitoring outlined in SEA and AA processes. Thus, there is no potential for likely significant cumulative effects to occur on land and soils as a result of the implementation of development plans and the Joint LAP.</p>
Water Resources	<p>There is potential for cumulative negative impacts on water quality to occur as a result of increased development, associated construction works and land use changes emanating from the Joint LAP, in combination with increased development, land-use change and associated development that may emanate from Kildare CDP and Meath CDP (as varied) and other land use plans. Water resources in and or in close proximity to the Maynooth and Environs boundary have potential to be affected, however, all such plans will be subject to SEA in line with the SEA Directive (2001/42/EC), AA as necessary in line with Article 6 of the Council Directive 92/43/EEC.</p> <p>It is anticipated that any negative impacts to water resources and quality resulting from development plans will be minimised insofar as possible, through the relevant mitigation and monitoring outlined in SEA and AA processes.</p> <p>Thus, there is no potential for likely significant cumulative effects to occur on water resources as a result of the implementation of developments plans and the Joint LAP.</p> <p>There is potential for cumulative, positive impacts on water quality as a result of the implementation of the Joint LAP and particularly policies and objectives that relate to water conservation, the implementation of nature-based surface water management in Maynooth and Environs in combination with the Eastern Catchment Flood Risk Assessment Management (CFRAM) Study, Flood Risk Management Plans, Uisce Eireann’s Capital Investment Plan 2020-2024, the Nitrates Directive, Drinking Water Directive, Bathing Water Directive, Water Framework Directive and associated Directives. These Plans are subject to SEA, with the exception of the Directives, in line with the SEA Directive (2001/42/EC) and AA as necessary in line with Article 6 of the Council Directive 92/43/EEC. The Directives listed are all tailored towards the protection of water resources in Ireland and thus, overall, it is not anticipated that negative cumulative effects are likely to occur as a result of the aforementioned Plans and or Directives in combination with the Joint LAP, where all relevant mitigation and monitoring are undertaken.</p>

Environmental Component	Potential Cumulative effects that could generally occur across environmental components:
Air and Climate	<p>There is potential for cumulative, positive impacts on air quality and climate as a result of the implementation of the Joint LAP and particularly where objectives relate to facilitating net zero emissions, sustainable transport methods and renewable energy projects etc., in combination with the Paris climate conference (COP21) 2015 (Paris Agreement), European Green Deal, EU 2030 Framework for Climate and Energy, EU (2018) Clean Air Policy Package, Policy Position on Climate Action and Low-Carbon Development, the National Policy Position Ireland (2014), Clean Air Strategy for Ireland, Climate Action Plan 2024 and Maynooth and Environs Area Based Transport Assessment. These plans, frameworks and policies are climate focused and aim to achieve net zero emissions in Ireland. Overall, it is not anticipated that cumulative effects are likely to occur as a result of the aforementioned plans, frameworks and policies, in combination with the Joint LAP, where all relevant mitigation and monitoring are undertaken.</p>
Archaeology, Architectural and Cultural Heritage	<p>There is potential for cumulative negative impacts on archaeology, architectural and cultural heritage to occur as a result of increased development, associated construction works and land use changes emanating from the Joint LAP, in combination with the increased development and land-use change emanating in line with Kildare CDP and Meath CDP (as varied) and other land use plans, that may affect archaeology, architectural and cultural heritage in and or in close proximity to the Maynooth and Environs boundary. Examples of potential negative impacts include certain developments and activities on or near sites of heritage value, where visual amenities and or the character of urban/rural areas and items of architectural, archaeological, and historical importance may be under threat by such works. It is also acknowledged that development works can often have a positive impact on our cultural heritage too. All of the aforementioned plans will be subject to SEA in line with the SEA Directive (2001/42/EC), AA as necessary in line with Article 6 of the Council Directive 92/43/EEC. It is anticipated that any negative impacts to archaeology, architectural and cultural heritage resulting from development plans will be minimised insofar as possible, through the relevant mitigation and monitoring outlined in SEA and AA processes. Thus, there is no potential for likely significant cumulative effects to occur on archaeology, architectural and cultural heritage as a result of the implementation of developments plans and the Joint LAP.</p>
Landscape and Visual	<p>There is potential for cumulative negative impacts on landscape and visual to occur as a result of increased development, associated construction works and land use changes emanating from the Joint LAP, in combination with the increased development and land use change emanating in line with Kildare CDP and Meath CDP (as varied) and other land use plans, that may affect landscape and visual in and or in close proximity to the Maynooth and Environs boundary. Examples of potential negative impacts include developments and activities having potential to impact upon visually sensitive areas including designated landscape. However, all such plans will be subject to SEA in line with the SEA Directive (2001/42/EC), AA as necessary in line with Article 6 of the Council Directive 92/43/EEC. It is anticipated that any negative impacts to landscape and visual resulting from development plans will be minimised insofar as possible, through the relevant mitigation and monitoring outlined in SEA and AA processes. Thus, there is no potential for likely significant cumulative effects to occur on landscape and visual as a result of the implementation of developments plans and the Joint LAP.</p>
Material Assets	<p>There is potential for cumulative, positive impacts on material assets as a result of the implementation of the Joint LAP and particularly where policies and objectives relate, e.g., to new or existing infrastructural services, facilities, agricultural lands, and or water resources, where there is potential for similar activities to emanate in line with the Kildare CDP and Meath CDP (as varied), other land use plans and or the Eastern Midland Region Waste Management Plan 2015-2021. However, these plans will be subject to SEA in line with the SEA Directive (2001/42/EC), AA as necessary in line with Article 6 of the Council Directive 92/43/EEC. It is anticipated that any negative impacts to landscape and visual resulting from development plans will be minimised insofar as possible, through the relevant mitigation and monitoring outlined in SEA and AA processes. Thus, there is no potential for likely significant cumulative effects to occur on landscape and visual as a result of the implementation of developments plans and the Joint LAP.</p>

9. Mitigation Measures and Monitoring

9.1 Mitigation

Mitigation measures are measures envisaged and designed to prevent, reduce and as fully as possible offset any significant adverse impacts on the environment of implementing the Joint LAP. All mitigation measures have been developed and agreed with KCC and MCC as part of the SEA iterative process.

The primary mitigation measure is to ensure the sustainable and appropriate development of the Joint LAP area without compromising the integrity of the natural and built environment.

It is recommended that all legislation, policies and guidelines outlined in this ER and are adhered to. In addition, future legislation, policies and guidelines should also be fully integrated into the Joint LAP and ER. In addition, many impacts will be more adequately identified and mitigated at project and EIA level. In general terms, all proposals for development will be required to have due regard to environmental considerations outlined in this ER and associated Combined Screening for AA and AA Report (Natura Impact Report).

In this section the mitigation measures are discussed under each environmental parameter heading. Refer to Table 9.1 for proposed mitigation measures, and recommendations of the SEA.

Table 9.1 Mitigation Measures

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
Population and Human Health	Ensure that access to adequate health and education facilities to meet the demand of the current and projected populace are included in development plans.	HO O32, HO O44, SC O16, SC A2, SC O31, SC P7, SC P14, SC O78, SC O80, SC O82, SC O83, SC O84, SC O85, SC A16, SC O79, RE O59, RE O61, TM T1, TM O21, TM T3, TM T6, EC O87, RD O17, SC O10, SC O16, SC A2, SC P12, SC O58, SC O63, SC O64, SC O66, SC O68, SC O69, AH O27.	CS 1, CS 2, CS 12, SH 2, SH 24, ED 7, ED 8, ED 12, ED 14, ED 18, ED 29, ED 76, SOC 1, SOC 4, SOC 5, SOC 6, SOC 18, SOC 19, SOC, 20, SOC 21, RUR DEV SO 1, RD 1, DM 22, DM 47, DM 48, DM 67, DM 69, DM 71, DM 72, DM 74.	CCSO 1.1, HCO 1.1, HCO 1.2, HCO 2.1, HCO 2.5, HCO 2.6, HCO 3.1, HCO 3.2, HCO 3.3, HCO 4.1, HCO 4.2, HCO 5.1, HCO 5.2, HCO 5.3, HCO 5.4, HCO 5.5, HCO 6.8, HCO 7.2, EDO 1.8, EDO 1.1, EDO 1.2, EDO 1.13.
	To consult with and have regard to the technical advice of the Health and Safety Authority and assessing planning applications where the Major Accidents Directive and any associated regulations are relevant	RE P9, RE P10.	MOV 57, MOV 69, DM 111, DM 112.	-
	Encourage the further development of regional sustainable and public transport infrastructure including rail and bus corridors.	TM A2, TM O27, RET O6, CSO 1.12, RE	CS 15, CS 16, CS 17, ED 1, ED 10, ED 16,	EDO 2.4, MATO 1.1, MATO 2.1,

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
		O9, RE P12, TM O3, TM O8, TM O11, TM A5, TM A7, TM A10, TM P3, TM O23, TM O24, TM O27, TM T5, TM T6, TM O67, TM A18, TM O88, TM O90, SC O26, SC O41, LR O85.	ED 25, ED 27, ED 52, ED 55, ED 79, ED 80, MOV 1, MOV 3, MOV 4, MOV 5, MOV 6, MOV 7, MOV 8, MOV 9, MOV 10, MOV 11, MOV 12, MOV 14, MOV 15, MOV 16, MOV 17, MOV 18, MOV 19, MOV 23, MOV 24, MOV 26, MOV 27, MOV 28, MOV 29, MOV 30, MOV 31, MOV 32, MOV 33, MOV 34, MOV 51, MOV 52, DM 68, DM 71, DM 72, DM 74, DM 75, DM 76, DM 96, DM 97, DM 98, DM 99, DM 100.	MATO 2.3, MATO 2.4, MATO 2.5, MATO 3.2, MATO 3.3, MATO 3.5, MATO 3.6, MATO 5.2, MATO 5.4, MATO 5.7, MWO 1.1, MEO 1.1, MEO 1.2.
Biodiversity	<p>To afford the highest level of protection to all designated European sites and species in accordance with the relevant legislation</p> <p>To require all planning applications for development must balance or outweigh any potential impacts on biodiversity, by measures taken to avoid and minimise the impacts and to restore affected areas and offset the residual impacts, so that no loss remains.</p> <p>To ensure no increase in nitrogen deposition at ecologically sensitive sites.</p>	EC O56, RE O101, RE O108, AH P1, AH P2, AH P3, AH O40, LR T1, LR O19, LR O21, LR O22, LR O20, LR O18, LR T2, RD O32, AH P2, TM A21, IN O64, RD O11, RD O38, AH O1, AH O4, AH A1, AH A2, AH A3, AH A4, AH O8, AH P5, LR O8, LR T1, RE P26, EC O26, AH O5, AH O6, AH O7, AH O10.	ED 56, ED 62, INF 22, INF 39, INF 45, SOC 6, HER 34, HER 60, DM 64, DM 65, DM 76.	CCSO 1.8, MATO 2.1, GBIO 1.1, GBIO 1.3, GBIO 2.4.
	To require all planning applications for development that may have (or cannot rule out) likely significant effects on European Sites in view of the site's Conservation Objectives, either in isolation or in combination with other plans or projects, to submit a Natura Impact	RD O34, RD O38, AH P1, AH O1, AH O3, AH O4, AH A1, AH A2, AH O8,	ED 56, ED 62, INF 39, INF 45, SOC 6, HER 34, HER 60, DM	CCSO 1.8, GBIO 1.1.

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
	Statement in accordance with the requirements of the EU Habitats Directive and the Planning and Development Act, 2000 (as amended)	AH O13, AH O16, AH P8, LR O8, LR T1, LR O38, EC O56, RE O101, RE O108, AH P1, AH P2, AH P3, AH O40, LR T1, LR O19, LR O21, LR O22, LR O20, LR O18, LR T2, RD O32, RE O122, RE P26, EC O26, AH O5, AH O6, AH O7, AH O10, LR O6, LR O2.	64, DM 65, DM 76, DM 77.	
	To recognise and afford appropriate protection to any existing, new, or modified SPAs or SACs that are identified during the lifetime of the LAP			
	To implement Article 6(3) and where necessary 6(4) of the Habitats Directive and to ensure that Appropriate Assessment is carried out in relation to works, plans and projects likely to impact on European sites (SACs and SPAs), whether directly or indirectly or in combination with any other plan(s) or project(s)	D O34, AH O8, AH O24, AH O35, LR O2, LR O3, EC O54, RD O34, RD O38, RD O39, AH O4, AH O10, AH O23, AH O33, AH O48, AH O51, AH O64, LR A1, LR O38, RD O32, AH P2, AH P3, LR O21, LR O22.	ED 78, MOV 36, MOV 39, MOV 39, MOV 45, MOV 47, MOV 49, MOV 53, MOV 55, INF 5, INF 24, INF 39, INF 45, INF 52, SOC 6, HER 8, HER 33, HER 34, HER 39, HER 42, RUR DEV SO 9, DM 64, DM 65, DM 76, DM 77.	CCSO 1.8, MATO 2.3, GBIO 1.1.
	To have regard to Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities 2009 or any updated version.			
	To actively promote the conservation and protection of areas designated as an NHA (including proposed sites) and to only consider proposals for development within or affecting an NHA where it can be clearly demonstrated that the proposed development will not have a significant adverse effect on the NHA or pNHA.	HO P26, RD O32, SC A11, AH A1, AH P2, AH P3, AH O8, AH O40, AH O51, HO P12, HO O48, HO A4, HO P26, RE O109, RE O120, RE O121, RE O135, RE O136, RE O137, RE O142, TM O101, EC O5, EC O17, EC O26, EC O62, EC O70, EC O75, RET O37, RET O39, RET O51, RD O32, SC O46, SC O88, AH P1,	ED 74, INF 39, INF 45, HER 34, DM 64, DM 65, DM 76, DM 77.	CCSO 1.8, GBIO 1.2.
	To identify and afford appropriate protection to any new, proposed or modified NHAs identified during the lifetime of this Joint LAP.			

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
		AH O1, AH O4, AH O15, AH O16, AH A5, AH A6, AH P4, AH O18, AH P5, AH P6, AH O21, AH O23, AH O28, AH O29, AH O31, AH O33, AH O39, AH P8, AH O54, AH O56, AH O64, LR O19, LR O24.		
	To ensure the protection and conservation of areas, sites, species and ecological networks/corridors of biodiversity value outside of designated sites throughout the country and to require an ecological assessment to accompany development proposals likely to impact on such areas or species.	AH P1, LR T1, EC O85, RD O29, AH O35, RE O97, RE O105, RE O111, IN O30, IN O63, EC O17, EC O54, RD O38, RD O39, AH O17, AH O24, AH O35, LR O2, LR O38.	INF 39, HER 39, HER 40, DM 77.	CCSO 1.8, MATO 2.1, GBIO 1.3, GBIO 2.4.
	To implement the EIA Directive, ensuring that all elements/stages or components of the project are included in one overall assessment and all reasonable alternatives are taken into consideration in choosing the option with the least environmental impact.	EC O56, RE O101, RE O108, AH P1, AH P2, AH P3, AH O40, LR T1, LR O19, LR O21, LR O22, LR O20, LR O18, LR T2, RD O32, AH P2, TM A21, IN O64, RD O11, RD O38, AH O1, AH O4, AH A1, AH A2, AH A3, AH A4, AH O8, AH P5, LR O8, LR T1, RE P26,	ED 22, ED 31, ED 62, ED 63, ED 74, ED 78, MOV 36, MOV 39, MOV 45, MOV 47, MOV 49, MOV 53, MOV 55, INF 24, INF 32, INF 39, INF 43, INF 45, INF 52, INF 59, INF 64, SOC 22, HER 8, HER 9, HER 30, HER 31, HER 39, HER 40, HER 41, HER 42, HER 59, RUR DEV SO 4, DM 11, DM 65, DM 76, DM 77, DM 83, DM 85, DM 88.	CCSO 1.8, MATO 2.1, MATO 4.4, MATO 4.5, GBIO 1.3, GBIO 2.1, GBIO 2.4.
	To have regard to “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessments (2013)’ when considering proposals for which an EIA is required.			
	To protect and promote the sustainable management of the natural heritage, flora and fauna of the county through the promotion of biodiversity, the conservation of natural habitats and the enhancement of new and existing habitats.			
	To promote the conservation of biodiversity through the protection of sites of biodiversity importance and wildlife corridors, both within and between the designated sites and the wider Joint LAP area;			
	To ensure that development proposals support and enhance the connectivity and integrity of habitats in the Joint LAP area by incorporating			
		EC O26, AH O5, AH O6, AH O7, AH O10, RD O34, RD O38, AH O4, AH A1, AH A2, AH O8, AH O13, AH O16, AH P8, LR O8, LR		

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
	natural features into the design of development proposals.	T1, LR O38, EC O56, RE O101, RE O108, AH P1, AH P2, AH P3, AH O40, LR T1, LR O18, LR T2, RD O32, RE O122, RE P26, EC O26, AH O5, AH O6, AH O7, AH O10, LR O6, LR O2, AH O24, AH O35, LR O2, LR O3, EC O54, RD O34, RD O38, RD O39, AH O4, AH O10, AH O23, AH O33, AH O48, AH O51, AH O64, LR A1, LR O38, RD O32, LR O21, LR O22, HO P26, RD O32, SC A11, AH O8, AH O40, AH O51, HO P12, HO O48, HO A4, HO P26, RE O109, RE O120, RE O121, RE O135, RE O136, RE O137, RE O142, TM O101, EC O5, EC O17, EC O26, EC O62, EC O70, EC O75, RET O37, RET O39, RET O51, RD O32, SC O46, SC O88, AH O1, AH O4, AH O15, AH O16, AH A5, AH A6, AH P4, AH O18, AH P5, AH P6, AH O21, AH O23, AH O28, AH O29, AH O31, AH O33, AH O39, AH P8, AH O54, AH		

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
		O56, AH O64, LR O19, LR O24, AH P1, LR T1, EC O85, RD O29, AH O35, RE O97, RE O105, RE O111, IN O30, IN O63, EC O17, EC O54, RD O38, RD O39, AH O17, AH O24, AH O35, LR O2.		
	To raise awareness of the threat of alien invasive species and take all necessary steps to prevent the spread of non-native invasive species and noxious weeds in the Joint LAP area, including requiring landowners, developers and boat operators to adhere to best practice guidance in relation to their control;	AH O4, AH P9, AH O37, AH O38, AH A12.	-	GBIO 1.3.
	To implement the requirements of EU Regulations 1143/2014 on the Prevention and Management of the Introduction and Spread of Invasive Alien Species.			
	The development of new infrastructure will be subject to site options assessment and environmental assessment, where required.	AH O35, HO P3, HO P9, RE O97, RE O105, RE O111, TM A2, TM O44, TM O53, TM A18, IN O30, IN O31, IN O32, IN O33, IN O63, EC O17, EC O24, AH P1, LR T1, EC O85, RD O29, RE O97, RE O105, RE O111, IN O30, IN O63, EC O17, EC O54, RD O38, RD O39, AH O17, AH O24, AH O35, LR O2, LR O38, RD O34, AH O8, AH O24, AH O35, LR O2, LR O3, EC O54, RD O34, RD O38, RD O39, AH O4, AH O10, AH O23, AH O33,	ED 31, ED 55, ED 78, ED 80, MOV 36, MOV 45, MOV 47, MOV 49, MOV 53, MOV 55, INF 5, INF 24, INF 45, INF 52, INF 64, HER 41, HER 42.	MATO 2.1, MATO 4.1, MATO 4.2, GBIO 2.1.

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
		AH O48, AH O51, AH O64, LR A1, LR O38, RD 032, AH P2, AH P3, LR O21, LR O22.		
Land and Soils	To ensure that contaminated soil is disposed of in accordance with the Waste Management Regulations (S.I.821 of 2007)	HO O46, IN O38, IN O41, IN O42, IN O43, IN O44, IN O46, IN O48, IN O51.	-	-
	Perform a survey of obsolete urban renewal areas and facilitate and promote the reuse and regeneration of brownfield sites, derelict land and buildings in and around urban centres.	CSO 1.11, HO P6, HO O9, HO P9, RE O20, RE P4, RE O30, RE O33, RE A5, RE O93, TM O92, RET O9, RET O19, RET O29, RET O34, RET O36, RET O40, RET O43, RET O46, RET O54, RET A1, RET O74, RET A3, AH O15, UDPR P2, UDPR O4, UDPR A1.	CS 4, CS 6, SH 12, ED 69, ED 71, ED 73, SOC 26, HER 10, RD 3, DM 16, DM 42.	CCSO 1.7, TCO 1.1, TCO 1.2, TCO 1.6, TCO 1.10, HCO 1.2.
	To recognise the importance of Geological Heritage Sites and to protect the character and integrity of these sites	CSO 1.11, HO P6, HO O9, HO P9, RE O20, RE P4, RE O30, RE O33, RE A5, RE O93, TM O92, RET O9, RET O19, RET O29, RET O34, RET O36, RET O40, RET O43, RET O46, RET O54, RET A1, RET O74, RET A3, AH O15, UDPR P2, UDPR O4, UDPR A1.	ED 22, ED 41, ED 74, ED 75, ED 76, HER 1, HER 4, HER 7, HER 8, HER 11, HER 34, RUR DEV SO 4, DM 64, DM 65.	GBIO 1.2.
	To work with the GSI and relevant stakeholders to undertake a review of Geological Heritage Sites in the county during the lifetime of this Joint LAP			
Water Resources	To work with all relevant stakeholders to protect and manage inland waters, river corridors and their floodplains, turloughs, lakes, fens and other water bodies from degradation and damage, and to recognise and promote	HO O48, HO P23, RE O10, RE O110, RE P21, RE P26, TM O5, TM O17, IN P1, IN	INF 2, INF 3, INF 6, HER 58, HER 59, RUR DEV SO 2, DM 64, DM 65.	GBIO 1.2, GBIO 1.5, GBIO 2.3.

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
	them as natural assets and key elements in the green infrastructure network in the county	P2, IN O2, IN O3, IN O5, IN O6, IN O7, IN O8, IN O9, IN O11, IN O14, IN O16, IN O18, IN O19, IN P4, IN O20, IN O23, IN O34, IN P7, IN O52, IN O53, IN O54, RD O9, RD O19, AH P7, AH O23, AH O25, AH O26, AH O27, AH O27, AH O31, AH P8, AH O52, AH O55, LR O20, LR O25, LR O26, LR O27, LR O32, LR O59.		
	To facilitate the implementation of the relevant River Basin Management Plan for ground, surface, estuarine, coastal and transitional waters in the Plan area as part of the implementation of the EU Water Framework Directive.	IN O18, IN P4, IN O20, IN O28, IN P5, IN P7, IN O52, AH P7, AH O23, IN O53, IN O54, RD O9, RD O19, AH O25, AH O26, AH O27, AH O27, AH O31, AH P8, AH O55, LR O25, LR O26, LR O27, LR O32, IN P2, IN O2, IN O5, RD O9, LR O59, IN O53, HO P23, HO O48, HO P23, RE O10, RE O110, RE P21, RE P26, TM O5, TM O17, IN P1, IN P2, IN O2, IN O3, IN O5, IN O6, IN O7, IN O8, IN O9, IN O11, LR O20.	INF 7, INF 8, INF 09, INF 10, INF 19, INF 29, INF 36, INF 37, INF 38, INF 39, SOC 22, RUR DEV SO 2, DM 64, DM 65, DM 65.	GBIO 1.2, GBIO 1.5, IO 2.1, IO 2.2, IO 2.6, MATO 4.2, MEO 1.1, MEO 1.2 .
	To protect groundwater resources in accordance with the statutory requirements and specific measures as set out in the relevant River Basin Management Plan	IN O18, IN P4, IN O20, IN O28, IN P5, IN P7, IN O52, AH P7, AH O23, IN O53, IN O54, RD O9, RD O19, AH O25, AH O26, AH O27, AH O27, AH O31, AH P8, AH O55, LR O25, LR O26, LR O27, LR O32, IN P2, IN O2, IN O5, RD O9, LR O59, IN O53, HO P23, HO O48, HO P23, RE O10, RE O110, RE P21, RE P26, TM O5, TM O17, IN P1, IN P2, IN O2, IN O3, IN O5, IN O6, IN O7, IN O8, IN O9, IN O11, LR O20.	INF 7, INF 8, INF 09, INF 10, INF 19, INF 29, INF 36, INF 37, INF 38, INF 39, SOC 22, RUR DEV SO 2, DM 64, DM 65, DM 65.	GBIO 1.2, GBIO 1.5, IO 2.1, IO 2.2, IO 2.6, MATO 4.2, MEO 1.1, MEO 1.2 .
	To consider proposals for development where it can be clearly demonstrated that the development will meet the requirements of the relevant River Basin Management Plan.	IN O18, IN P4, IN O20, IN O28, IN P5, IN P7, IN O52, AH P7, AH O23, IN O53, IN O54, RD O9, RD O19, AH O25, AH O26, AH O27, AH O27, AH O31, AH P8, AH O55, LR O25, LR O26, LR O27, LR O32, IN P2, IN O2, IN O5, RD O9, LR O59, IN O53, HO P23, HO O48, HO P23, RE O10, RE O110, RE P21, RE P26, TM O5, TM O17, IN P1, IN P2, IN O2, IN O3, IN O5, IN O6, IN O7, IN O8, IN O9, IN O11, LR O20.	INF 7, INF 8, INF 09, INF 10, INF 19, INF 29, INF 36, INF 37, INF 38, INF 39, SOC 22, RUR DEV SO 2, DM 64, DM 65, DM 65.	GBIO 1.2, GBIO 1.5, IO 2.1, IO 2.2, IO 2.6, MATO 4.2, MEO 1.1, MEO 1.2 .
	To ensure that developments that would have an unacceptable impact on water resources, including surface water and groundwater quality and quantity, designated sources protection areas, estuarine, coastal transitional waters, river corridors and associated wetlands will not be permitted;	IN O18, IN P4, IN O20, IN O28, IN P5, IN P7, IN O52, AH P7, AH O23, IN O53, IN O54, RD O9, RD O19, AH O25, AH O26, AH O27, AH O27, AH O31, AH P8, AH O55, LR O25, LR O26, LR O27, LR O32, IN P2, IN O2, IN O5, RD O9, LR O59, IN O53, HO P23, HO O48, HO P23, RE O10, RE O110, RE P21, RE P26, TM O5, TM O17, IN P1, IN P2, IN O2, IN O3, IN O5, IN O6, IN O7, IN O8, IN O9, IN O11, LR O20.	INF 7, INF 8, INF 09, INF 10, INF 19, INF 29, INF 36, INF 37, INF 38, INF 39, SOC 22, RUR DEV SO 2, DM 64, DM 65, DM 65.	GBIO 1.2, GBIO 1.5, IO 2.1, IO 2.2, IO 2.6, MATO 4.2, MEO 1.1, MEO 1.2 .
	In areas of potable groundwater resources or over vulnerable aquifer areas, development proposals will only be considered if the applicant can clearly demonstrate that the proposed development will not pose a risk to the quality of the underlying groundwater.	IN O18, IN P4, IN O20, IN O28, IN P5, IN P7, IN O52, AH P7, AH O23, IN O53, IN O54, RD O9, RD O19, AH O25, AH O26, AH O27, AH O27, AH O31, AH P8, AH O55, LR O25, LR O26, LR O27, LR O32, IN P2, IN O2, IN O5, RD O9, LR O59, IN O53, HO P23, HO O48, HO P23, RE O10, RE O110, RE P21, RE P26, TM O5, TM O17, IN P1, IN P2, IN O2, IN O3, IN O5, IN O6, IN O7, IN O8, IN O9, IN O11, LR O20.	INF 7, INF 8, INF 09, INF 10, INF 19, INF 29, INF 36, INF 37, INF 38, INF 39, SOC 22, RUR DEV SO 2, DM 64, DM 65, DM 65.	GBIO 1.2, GBIO 1.5, IO 2.1, IO 2.2, IO 2.6, MATO 4.2, MEO 1.1, MEO 1.2 .
	Prevent the alteration of natural drainage systems and in the case of development works require the provision of acceptable mitigation	TM O5, IN O22, IN O28, AH P15, AH	MOV 62, INF 1, INF 14, INF 15, INF 16, INF 17,	MTO 1.1, IO 2.3, IO 3.1, IO 3.2, MWO

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
	measures in order to minimise the risk of flooding and negative impacts on water quality.	O55, HO O46, TM O5, TM O55, TM O96, IN P4, IN O20, IN O21, IN O27, IN A3, AH O34, AH O35, AH P15, AH O53, AH A18, HO P28, IN P5, IN O29, IN O30, IN O31, IN O32, IN O33, IN O34, IN O35, IN A2, EC O56, RD O25, AH O30, AH O31, AH O32, AH P8, LR O25, LR O32.	INF 18, INF 20, INF 21, INF 22, INF 23, INF 24, INF 25, INF 28, INF 30, INF 35, HER 44, HER 45, DM 7, DM 64, DM 77.	1.2, MATO 4.2.
	Comply with the objectives and policies of the Eastern Catchment Flood Risk Assessment Management Study.			
	Promote SUDS principles for all drainage including the integration of storm water attenuation facilities for new developments and existing catchment areas.			
	Ensure that any new development does not present an inappropriate risk of flooding or does not cause or exacerbate such a risk at other locations			
	Comply with the DoECLG/OPW guidance on development and flood risk through the control of development in any flood plain so that new and existing developments are not exposed to increased risk of flooding and that any loss of flood storage is compensated for elsewhere in the river catchment.			
Air Noise and Climate	Ensure that the objectives and policies of EU Air Quality legislation are incorporated into plans and programmes upon implementation into Irish law. Ensure nitrogen deposition at ecological sensitive areas is in compliance with critical loads.	IN O55, IN O56, IN O57, TM 0115.	INF 71, INF 72.	MATO 2.1.
	Promote the reduction of emissions of greenhouse gases and facilitate measures which seek to reduce emissions of greenhouse gases to ensure Ireland's compliance with our emission targets.	EC O3, CSO 1.2, RE P12, EC P1, EC O3, TM A3, EC O30, EC O40, AH O35, LR O12, LR O13	MOV 64, INF 40, INF 41, INF 42, INF 43, INF 47, INF 48, INF 72.	IO 5.4, DO 1.1, DO 1.2, EDO 1.5.
	Facilitate sustainable transport modes and the use of walking, cycling and public transport.	TM A8, TM A16, TM O56, CSO 1.12, RE O21, RE O38, RE P12, RE O125, TM P1, TM O10, TM P2, TM O13, TM A2, TM O27, RET O6, CSO 1.12, RE O9, RE P12, TM O3, TM O8, TM O11, TM A5, TM A7, TM A10, TM P3, TM O23, TM O24,	CS 15, CS 16, CS 17, ED 1, ED 10, ED 16, ED 25, ED 27, ED 52, ED 55, ED 79, ED 80, MOV 1, MOV 3, MOV 4, MOV 5, MOV 6, MOV 7, MOV 8, MOV 9, MOV 10, MOV 11, MOV 12, MOV 14, MOV 15, MOV 16, MOV 17, MOV 18, MOV 19, MOV 23,	EDO 3.4, MATO 1.1, MATO 2.1, MATO 2.2, MATO 2.3, MATO 2.4, MATO 2.5, MATO 3.1, MATO 3.2, MATO 3.3, MATO 3.4, MATO 3.5, MATO 3.6, MATO 5.2, MATO 5.4, MATO 5.7, MWO 1.1,

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
		TM O27, TM T5, TM T6, TM O67, TM A18, TM O88, TM O90, SC O26, SC O41, LR O85, TM O14, TM O17, TM O20, TM O22, TM A5, TM T2, TM T3, TM O23, TM O31, TM O45, TM O82, RET O65, SC O20, SC O26, SC O41, SC O59, SC O79, SC O93, AH O32, LR O44, LR A11, LR O85, LR O86.	MOV 24, MOV 26, MOV 27, MOV 28, MOV 29, MOV 30, MOV 31, MOV 32, MOV 33, MOV 34, MOV 51, MOV 52, DM 68, DM 71, DM 72, DM 74, DM 75, DM 76, DM 96, DM 97, DM 98, DM 99, DM 100.	MEO 1.1, MEO 1.2.
	Consideration of existing noise policy in County Kildare and County Meath for example noise mapping and noise action plans produced by the Local Authority.	EC O30, TM O49, TM O50, TM O112, TM O127, IN P8, IN O59, IN O60, IN O61, IN O62, IN O63, EC O30, EC O56, SC O90.	MOV 56, MOV 68, MOV 70, INF 71, INF 73, SOC 22, DM 45, DM 65, DM 77.	HCO 1.1, HCO 2.6, CCSO 1.4.
	Consideration of likely noise impacts/effects associated with new developments. This includes being cognisant of proximity to sensitive receptors when siting new developments and consideration of existing noise sources when zoning lands for residential development.			
Archaeology, Architectural and Cultural Heritage	To ensure the protection of the architectural heritage through the identification of Protected Structures, the designation of Architectural Conservation Areas, the safeguarding historic gardens, and the recognition of structures and elements that contribute positively to vernacular and industrial heritage.	CSO 1.7, AH P6, AH O21, AH O23, AH O33, AH P8, AH O48, AH O64, AH A21, HO O48, HO P17, SC O88, AH O2, AH O6, AH O8, AH O12, AH O14, AH O16, AH A6, AH P5, AH A7, AH O20, AH O23, AH O26, AH O28, AH O31, AH O33, AH A9, AH A11, AH A12, AH A13, AH P7, AH P8, AH O44, AH O45, AH O50, AH A14, AH O58,	ED 41, ED 53, ED 74, ED 75, ED 76, ED 77, HER 2, HER 4, HER 14, HER 15, HER 18, HER 22, HER 26, HER 27, HER 28, RUR DEV SO 4, DM 58, DM 61, DM 64, DM 76, DM 104, DM 110.	BHO 1.1, BHO 1.2, BHO 1.3, BHO 3.5, BHO 3.6.
	To protect, as set out in the Record of Protected Structures, all structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest.			
	To review the Record of Protected Structures periodically and add structures of special interest as appropriate, including significant elements of industrial, maritime or vernacular heritage and any twentieth century structures of merit.			

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
		AH O59, LR O4.		
	To ensure that new developments within or adjacent to an ACA respect the established character context of the area and contribute positively to the ACA in terms of design, scale, setting and material finishes.	AH O64, AH A21, AH A14, AH O51, AH O64, AH A20, LR O30, LR A10, EC O70, EC O75, AH A14, AH P8, AH O44, AH O45, AH O50, AH A14, AH O58, AH O59, LR O4, RD O32, AH O20, AH O23, AH O26, AH O28, AH O31, AH O33, AH A9, AH 21, AH O27.	ED 41, ED 74, ED 76, ED 77, INF 52, INF 74, HER 3, HER 17, HER 20, HER 21, HER 22, DM 76, DM 104.	TCO 1.2, TCO 1.3, BHO 1.4, BHO 1.5, BHO 2.1, BHO 2.2, BHO 2.3, BHO 2.4, BHO 2.5, BHO 2.9, BHO 3.3, MATO 4.6.
	To protect existing buildings, structures, groups of structures, sites, landscapes and features such as street furniture and paving, which are considered to be intrinsic elements of the special character of the ACA, from demolition or removal and non-sympathetic alterations.			
	To ensure that all new signage, lighting, advertising and utilities to buildings within an ACA are designed, constructed and located in a manner that does not detract from its complementary to the character of the ACA.			
	To safeguard sites, features and objects of archaeological interest generally.	CSO 1.7, AH P6, AH O21, AH O23, AH O33, AH P8, AH O48, AH O64, AH A21, HO O48, HO P17, SC O88, AH O2, AH O6, AH O8, AH O12, AH O14, AH O16, AH A6, AH P5, AH A7, AH O20, AH O23, AH O26, AH O28, AH O31, AH O33, AH A9, AH A11, AH A12, AH A13, AH P7, AH P8, AH O44, AH O45, AH O50, AH A14, AH O58, AH O59, LR O4.	ED 41, ED 56, ED 59, ED 74, ED 77, SOC 46, HER 2, HER 3, HER 4, HER 7, HER 8, HER 9, HER 28, DM 58, DM 64, DM 76, DM 104, DM 110.	BHO 1.3, BHO 2.7, BHO 3.1, BHO 3.2, BHO 3.6.
	To secure the preservation (i.e., preservation in situ or in exceptional cases preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act, 1994, and of sites, features and objects of archaeological and historical interest generally;			
	To have regard to the government publication Framework and Principles for the Protection of the Archaeological Heritage 1999 in relation to protecting sites, features and objects of archaeological interest.			
	To protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places.			
	To protect the Zones of Archaeological Potential located within both urban and rural areas as identified in the Record of Monuments and Places.			
	To have regard to archaeological concerns when considering proposed service schemes located in close proximity to Recorded Monuments and Places and the Zones of Archaeological Potential.			

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
Landscape and Visual	Ensure that all new plans and programmes incorporate the findings of Meath and Kildare Landscape Character Assessments.	CSO 1.7, HO O43, HO O48, RE O89, RE O98, RE O137, RE P24, TM O87, TM O96, TM O100, IN O46, EC O2, EC O27, EC O34, EC O35, EC O62, EC O66, EC O77, EC O78, RD O5, RD P6, RD O32, AH O9, AH O25, AH O26, AH O31, AH O38, AH P7, AH P8, AH O45, AH O48, AH O49, AH O50, AH A14, AH O64, AH P1, AH O8, AH O50, LR P1, LR O1, LR O2, LR O3, LR O4, LR O6, LR O7, LR O9, LR O10, LR O13, LR O15, LR A1, LR A2, LR O30, LR O59, HO P1, RE O39, RET O62, SC O48, AH O38, HO O8, HO O48, RE O111, RE O137, RE O142, TM O101, EC O27, EC O78, LR O7, LR O28.	ED 22, ED 34, ED 54, ED 72, ED 74, MOV 58, INF 34, INF 39, INF 52, INF 53, HER 11, HER 23, HER 29, HER 48, HER 49, HER 50, HER 51, HER 52, HER 53, HER 56, HER 57, HER 60, RUR DEV SO 4, RUR DEV SO 6, RD 7, RD 9, RD 10, DM 1, DM 2, DM 3, DM 4, DM 10, DM 42, DM 43, DM 44, DM 57, DM 58, DM 61, DM 62, DM 63, DM 64, DM 67, DM 76, DM 77, DM 79, DM 85, DM 88, DM 93, DM 103, DM 104, DM 109, DM 110.	TCO 1.2, TCO 1.4, TCO 1.5, HCO 2.2, MATO 4.6, MEO 1.1, MEO 1.2.
	To require that all proposed developments in Heritage Landscapes demonstrate that every effort has been made to reduce visual impact. This must be demonstrated for all aspects of the proposal from site selection through to details of siting and design. All other relevant provisions of the development plan must be complied with.			
	Protect and enhance the streetscape of Maynooth's Main Street through the appropriate control of alterations to existing buildings and the development of new structures; in particular building and roof lines and heights which diverge from the established form will require to be justified.			
	To protect sensitive areas from inappropriate development while providing for development and change that will benefit the rural community.			
	To ensure that proposed developments take into consideration their effects on views from the public road towards scenic features or areas and are designed and located to minimise their impact.			
	To ensure that appropriate standards of location, siting, design, finishing, and landscaping are achieved.			
Material Assets	Promote the implementation of the Waste Management Plan together with any future National or Regional Waste Management Plans. Additionally, ensure national policies and regulations regarding waste are adhered to.	IN O44, IN A4, RE O10, IN P6, IN O41, IN O43, IN O44, IN O45, IN O46, IN A4, RD O30, IN O39, IN O42, IN O50, IN O51, IN A4, IN A5, EC O15.	INF 54, INF 55, INF 56, INF 57, INF 58, INF 59, INF 60, INF 61, INF 62, INF 63, INF 64, INF 66, INF 67, INF 68, INF 69, DM 5, DM 51, DM 52, DM 53, DM 54, DM 61.	IO1.3, IO 5.1, IO 5.3.
	Encourage waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste.			

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
	Promote the development of sufficient energy resources to meet the needs of the Plan area and promote the use of renewable energies to meet those needs.	HO O12, HO O13, HO O19, HO O46, RE O26, RE O67, RE O68, RE O71, RE O71, RE O73, RE O74, RE O75, RE O80, RE O108, TM O94, TM O95, EC O1 , EC A1, EC P2, EC P3, EC O2, EC O3, EC O5, EC O6, EC O7, EC O8, EC O9, EC O10, EC A2, EC A3, EC P4, EC O11, EC O12, EC O13, EC O14, EC T1, EC P5, EC O18, EC O19, EC P6, EC O26, EC O30, EC P7, EC P9, EC O34, EC P10, EC P11, EC O36, EC A4, EC O38, EC P14, EC O42, EC O43, EC A5, EC T3, EC O49, EC O52, EC O54, EC O55, EC O56, EC O57, EC O58, EC O60, EC O61, EC O64, EC O68, RD P1, RD O2, RD O7, RD O10, RD O29, AH O37, LR O28, LR O60.	INF 39, INF 41, INF 42, INF 43, INF 47, INF 48, INF 50, DM 5, DM 76, DM 79, DM 81, DM 82, DM 88.	IO 4.3.
	Protect the hydrological environment from adverse effects of the wastewater discharges by ensuring that there is suitable wastewater treatment to meet demands before discharge to the environment.	IN O44, IN A4, RE O10, IN P6, IN O41, IN O43, IN O44, IN O45, IN O46, IN A4, RD O30, IN O39, IN O42, IN O50, IN O51, IN A4, IN A5, EC O15, HO P23, RE O10, RE O110,	INFO 11, INFO 13, INFO 19, ED 71, INF 11, INF 13, INF 19, DM 49.	IO 1.1, IO 1.3, IO 4.4, MWO 1.2.

Aspect	Mitigation Measures	Relevant Objectives		
		Kildare County Development Plan Objectives	Meath County Development Plan (as varied) Objectives	Joint LAP Objectives
		IN P3, IN O12, IN O13, IN O14, IN O15, IN O18, IN O19, IN O28.		
	Promote the development of sustainable transportation infrastructure where considered feasible.	TM A8, TM A16, TM O56, CSO 1.12, RE O21, RE O38, RE P12, RE O125, TM P1, TM O10, TM P2, TM O13, TM A2, TM O27, RET O6, CSO 1.12, RE O9, RE P12, TM O3, TM O8, TM O11, TM A5, TM A7, TM A10, TM P3, TM O23, TM O24, TM O27, TM T5, TM T6, TM O67, TM A18, TM O88, TM O90, SC O26, SC O41, LR O85, TM O14, TM O17, TM O20, TM O22, TM A5, TM T2, TM T3, TM O23, TM O31, TM O45, TM O82, RET O65, SC O20, SC O26, SC O41, SC O59, SC O79, SC O93, AH O32, LR O44, LR A11, LR O85, LR O86.	CS 15, CS 16, CS 17, ED 1, ED 10, ED 16, ED 25, ED 27, ED 52, ED 55, ED 79, ED 80, MOV 1, MOV 3, MOV 4, MOV 5, MOV 6, MOV 7, MOV 8, MOV 9, MOV 10, MOV 11, MOV 12, MOV 14, MOV 15, MOV 16, MOV 17, MOV 18, MOV 19, MOV 23, MOV 24, MOV 26, MOV 27, MOV 28, MOV 29, MOV 30, MOV 31, MOV 32, MOV 33, MOV 34, MOV 51, MOV 52, DM 68, DM 71, DM 72, DM 74, DM 75, DM 76, DM 96, DM 97, DM 98, DM 99, DM 100.	EDO 2.4, MATO 1.1, MATO 2.1, MATO 2.3, MATO 2.4, MATO 2.5, MATO 3.2, MATO 3.3, MATO 3.5, MATO 3.6, MATO 5.2, MATO 5.4, MATO 5.7, MWO 1.1, MWO 1.2, MEO 1.1, MEO 1.2.

9.2 Monitoring

Article 10 of the SEA Directive requires that monitoring should be carried out in order to identify at an early stage any unforeseen adverse impacts associated with the implementation of the plan or programme.

A monitoring programme is developed based on the indicators selected to track progress towards achieving strategic environmental objectives and reaching targets, enabling positive and negative impacts on the environment to be measured. As previously described, the environmental indicators have been developed to show changes that would be attributable to implementation of the Joint LAP.

As outlined in the EPA guidance document ‘*Guidance on SEA Statements and Monitoring*’ (EPA, 2020), SEA monitoring should reflect the nature and level of detail of the plan/programme (EPA, 2020).⁷³

Many national-level plans/programmes lack geographic specificity, contain only high-level strategic objectives and do not lend themselves to cause–effect models in terms of direct measuring of environmental effects. As such, SEA monitoring for these plans should focus on national indicators to examine environmental trends.

Refer to Table 9.2 for the proposed monitoring measures. The monitoring measures included are based on national indicators and informed by the content of the Joint LAP.

The SEA carried out has ensured that any potential significant environmental impacts have been identified and given due consideration.

KCC and MCC are responsible for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action.

⁷³ EPA (2020) *Guidance on SEA Statements and Monitoring*. Available at: [Strategic Environmental Assessment | Environmental Protection Agency \(epa.ie\)](https://www.epa.ie/publications-and-reports/strategic-environmental-assessment/strategic-environmental-assessment-guidance-on-sea-statements-and-monitoring)

Table 9.2 Proposed Monitoring for the Joint LAP

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
Population and Human Health	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – Noise and dust monitoring data from any developments taking place during the lifetime of the Joint LAP. – Statistics on access to sustainable modes of transport. – Number of new and or improved recreational facilities and or routes related to the Joint LAP; • Perceived health/disturbance to the local community. <ul style="list-style-type: none"> – Number of new and or improved recreational facilities and or routes related to the Joint LAP. – Level of enhancement and presentation of heritage resources within the Joint LAP area and the number of people visiting heritage resources within the Joint LAP area. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – Monitoring for KCC’s Third Noise Action Plan 2019 – 2023. – EPA Air Quality Monitoring. – CSO Census Reports – Health, Population and Transport Statistics. – Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); • CSO Census Reports – Health and Population Statistics; • Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); and • As follows: <ul style="list-style-type: none"> – Monitoring related to County Kildare Heritage Plan 2019-2025. – Monitoring related to County Meath Heritage Plan 2015-2020. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – KCC, varies. – EPA, continuously. – CSO, every 5 years. – In accordance with the monitoring provisions of EIA / AA; • CSO, every 5 years; • In accordance with the monitoring provisions of EIA/ AA; and • As follows: <ul style="list-style-type: none"> – KCC, County Kildare Heritage Forum, every six years. – MCC, varies.

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
Biodiversity	<ul style="list-style-type: none"> • Presence and status of existing biodiversity in the Joint LAP area; • Level of biodiversity gain achieved as a result of the implementation of the Joint LAP; • Conservation status/habitat quality for all sites and species positively impacted over the lifetime of Joint LAP; • Level of biodiversity lost as a result of the implementation of the Joint LAP; and • As follows: <ul style="list-style-type: none"> - Location and scale of new development arising as a result of the Joint LAP. - The number of provisions of green/blue infrastructure within the Joint LAP area. 	<ul style="list-style-type: none"> • The Status of EU Protected Habitats and Species in Ireland Article 17 Report (Department of Housing, Local Government and Heritage); • Monitoring related to the Joint LAP, e.g., stepping-stones habitats and associated biodiversity; • The Status of EU Protected Habitats and Species in Ireland Article 17 Report (Department of Housing, Local Government and Heritage); • As follows: <ul style="list-style-type: none"> - Monitoring related to Joint LAP, other relevant Local Area Plans and County/City Development Plans. - Monitoring related to Kildare’s Biodiversity Action Plan 2021-2025. - Monitoring related to County Meath’s Biodiversity Plan 2015-2020; and • Monitoring of the effects of capital investment project development required under separate processes (EIA, AA). 	<ul style="list-style-type: none"> • DHLGH, every 6 years; • KCC, varies; • DHLGH, every 6 years; • As follows: <ul style="list-style-type: none"> - In accordance with the monitoring provisions of the higher and same-level plans. - KCC, annual review of the of Biodiversity Action Plan. - MCC, varies; and • In accordance with the monitoring provisions of EIA/ AA.
Land and Soil	<ul style="list-style-type: none"> • Incidences of spillages/leaks reported during any construction, operation or maintenance works during the lifetime of the Joint LAP; • Rates of brownfield/greenfield sites and contaminated land reuse and development; and • Achievement of the Objectives of the Southern Region Waste Management Plan 2015-2021. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> - Monitoring of the effects of capital investment project development required under separate processes (EIA, AA) - EPA State of the Environment Report 2024; and • As follows: <ul style="list-style-type: none"> - Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES. - Tailte Éireann / EPA mapping resurvey. - The annual report on the implementation of the Eastern-Midlands Region Waste Management Plan. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> - In accordance with the monitoring provisions of EIA/ AA. - EPA, every 4 years; • As follows: <ul style="list-style-type: none"> - In accordance with the monitoring provisions of the same or higher-level plans. - Tailte Éireann/EPA, varies; and • The Regional Waste Office, annually.

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
Water	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – Status and quality of waterbodies, and status of related species in and surrounding the Joint LAP area. – Compliance of surface and ground waters with national and international standards; • Number and location of Nature-Based Solutions incorporated into the Joint LAP area; and • As follows: <ul style="list-style-type: none"> – Number of past flood risk events within the Joint LAP area. – Annual costs of damage related to flood events within the Joint LAP area. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – The Status of EU Protected Habitats and Species in Ireland Report (Department of Housing, Local Government and Heritage). – Ireland’s National Water Framework Directive Monitoring Programme, 2019-2021. River Basin Management Plan for Ireland 2018 -2021 (2022 – 2027). – EPA Water Quality of Ireland 2020 Report; • Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); • As follows: <ul style="list-style-type: none"> – Monitoring in the Review of Flood Risk Management Plans 2021; and • Monitoring for the EPA Catchments Unit and Local Authority Waters Programme. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – DHLGH, every 6 years. – EPA, continuously. – EPA, continuously; • In accordance with the monitoring provisions of EIA/ AA; and • As follows: <ul style="list-style-type: none"> – OPW, every 3 years. – EPA Catchment Unit, DHLGH and relevant local authorities, varies.
Air, Noise and Climate	<ul style="list-style-type: none"> • General air quality/ noise monitoring results within and surrounding the Joint LAP area; • As follows: <ul style="list-style-type: none"> – Number of compliances with existing legislation/regulations/conditions for air quality e.g., IPPC/IE. – Traffic, Transport and Vehicular survey data with the Joint LAP area; • As follows: <ul style="list-style-type: none"> – Implementation of the Joint LAP, which will contribute towards the overall CDP’s and facilitate climate action and the relevant targets for emission reductions. – Energy consumption, the amount of uptake in renewable options and solid fuels for residential heating; and • As follows: 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – Air Quality Monitoring Stations around Ireland. – Monitoring for KCC’s Third Noise Action Plan 2019 – 2023. – Monitoring for MCC’s Noise Action Plan 2019. – Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); • As follows: <ul style="list-style-type: none"> – Monitoring of licensed sites within the Joint LAP. – Air Quality Monitoring Stations around Ireland. – CSO Census Reports – Health, Population and Transport Statistics; • As follows: <ul style="list-style-type: none"> – Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES’s. – Sustainable Energy Authority of Ireland (SEAI) – Monitoring of Renewable Energy Sources in Ireland. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – EPA, continuous. – KCC, varies. – MCC, varies. – In accordance with the monitoring provisions of EIA/ AA; • As follows: <ul style="list-style-type: none"> – EPA, varies. – EPA, continuous. – CSO, every 5 years; • As follows: <ul style="list-style-type: none"> – In accordance with the monitoring provisions of the same or higher-level plans. – SEAI, varies. – KCC, every 5 years; and • As follows: <ul style="list-style-type: none"> – In accordance with the monitoring provisions of the same or higher-level plans. – KCC, every 5 years.

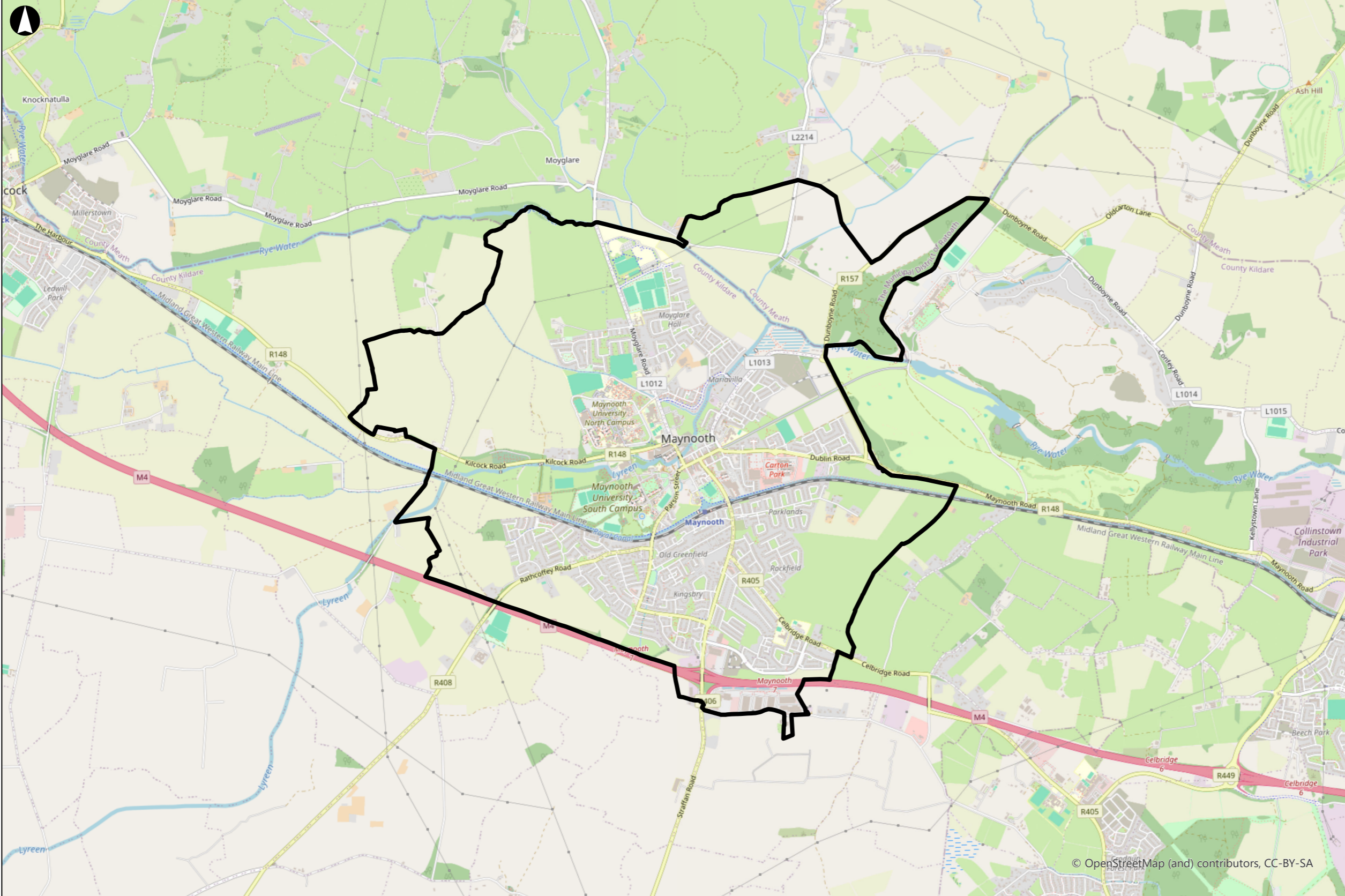
Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
	<ul style="list-style-type: none"> - Travel patterns and the number of modes of active transport within the Joint LAP area. - Proportion of journeys made by private fossil fuel-based car compared to previous levels. - Proportion of people reporting regular cycling / walking to school and work above previous CSO figures. 	<ul style="list-style-type: none"> - Monitoring related to Local Authority Climate Action Plans; and • As follows: <ul style="list-style-type: none"> - Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES. - Monitoring related to Local Authority Climate Action Plans. - CSO Census Reports – Population and Transport Statistics. 	<ul style="list-style-type: none"> - CSO, every 5 years.
Archaeological, Architectural and Cultural Heritage	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> - No deterioration of features of archaeological/ architectural/ cultural significance as a result of the implementation of the Joint LAP. - Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Joint LAP in line with Kildare CDP and Meath CDP (as varied). - Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Joint LAP in line with Kildare CDP and Meath CDP (as varied); • As follows: <ul style="list-style-type: none"> - Number of uninhabited and derelict structures within the Joint LAP area. - Recorded numbers of non-designated built heritage e.g., vernacular buildings. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> - An Bord Pleanála/Kildare County Council/ Meath County Council Planning Records. - Registers of nationally protected sites and structures. - The National Inventory of Architectural Heritage. - Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); and • As follows: <ul style="list-style-type: none"> - Monitoring related to relevant Local Area Plans and County/City Development Plans or RSES's. - County Kildare Heritage Plan 2019-2025. - County Meath Heritage Plan 2015-2020. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> - Planning records from An Bord Pleanála, KCC or MCC should be reviewed and recorded at least at the plan min-term review stage. Assessment and recording of trends are recommended on an annual basis if feasible. - NPWS (National Parks and Wildlife Services), NMS (National Monuments Service), UNESCO, continually. - The Department of Housing, Local Government and Heritage are responsible for monitoring the conditions of, recording the presence of, and conserving Ireland's protected sites on a routine basis. - In accordance with the monitoring provisions of EIA/ AA; and • As follows: <ul style="list-style-type: none"> - The Heritage Council, varies. - KCC, County Kildare Heritage Forum, every six years. - MCC, varies.

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
Landscape and Visual	<ul style="list-style-type: none"> • No deterioration of landscape or areas with scenic value e.g., landscape sensitive areas, protected views etc., as a result of the implementation of the Joint LAP; and • As follows: <ul style="list-style-type: none"> – Compliance with planning conditions relating to landscape and development. – Number of planning permissions granted in areas of high value landscape. – Number of permissions granted within 500m of a scenic route. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES. – Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); and • As follows: <ul style="list-style-type: none"> – An Bord Pleanála Planning Records. – Monitoring related to the Joint LAP, other relevant Local Area Plans and County/City Development Plans or RSES’s e.g., Landscape Character Assessments as part of County Development Plans. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – In accordance with the monitoring provisions of the same and higher-level plans. – In accordance with the monitoring provisions of EIA/ AA; and • As follows: <ul style="list-style-type: none"> – Planning records from An Bord Pleanála or relevant County Council Authority should be reviewed and recorded at least at the plan min-term review stage (3 years). Assessment and recording of trends are conducted on an annual basis where possible. – In accordance with the monitoring provisions of the lower-level plans – Relevant Local Authority - KCC, MCC continuously.
Material Assets	<ul style="list-style-type: none"> • Location and or level of infrastructure arising as a result of the Joint LAP; • Travel patterns and the number of sustainable modes of transport within the Joint LAP area; • Quantity of waste generated, and levels of waste reused or recycled in the Joint LAP area; and • Level of capacity upgrades to existing water treatment plants. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – An Bord Pleanála Planning Records. – Monitoring of the effects of capital investment project development required under separate processes (EIA, AA); • Monitoring related to the Joint LAP relevant Local Area Plans and County/City Development Plans or RSES’s; • As follows: <ul style="list-style-type: none"> – EPA National Waste Statistics Summary Report. – The annual report on the implementation of the Eastern-Midlands Region Waste Management Plan; and • As follows: <ul style="list-style-type: none"> – Monitoring for the EPA’s Remedial Action List. – EPA Urban Wastewater Treatment Reports. 	<ul style="list-style-type: none"> • As follows: <ul style="list-style-type: none"> – Planning records from An Bord Pleanála or relevant County Council Authority should be reviewed and recorded at least at the plan min-term review stage (3 years). Assessment and recording of trends are conducted on an annual basis where possible. – In accordance with the monitoring provisions of EIA/ AA. – In accordance with the monitoring provisions of the lower-level plans – Relevant Local Authority KCC, MCC continuously; • As follows: <ul style="list-style-type: none"> – EPA, annually. – The Regional Waste Office, annually; • The EPA releases a Remedial Action List every Quarter which identifies problems with drinking water supply. KCC should have regard to issues pertaining to Uisce Éireann wastewater treatment plants in County Kildare; and

Environmental Component	Indicators	Monitoring Sources	Frequency/Responsibility
			<ul style="list-style-type: none"> The EPA publish an Urban Wastewater Treatment Report each year which identifies areas in Ireland where there are issues with treatment and effluent quality as well as capacity issues. KCC should have regard to issues pertaining to Uisce Éireann wastewater treatment plants in County Kildare.

Appendix A

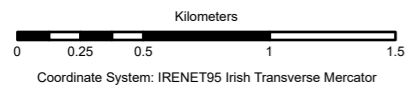
Combined Figures



Legend
 Maynooth LAP 2025-2031 Boundary

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Project Title

Maynooth and Environs Joint Local Area Plan 2025–2031

Drawing Title

Extent of the Plan (LAP Boundary)

Scale at A3

1:30,000

Date

13/02/2025

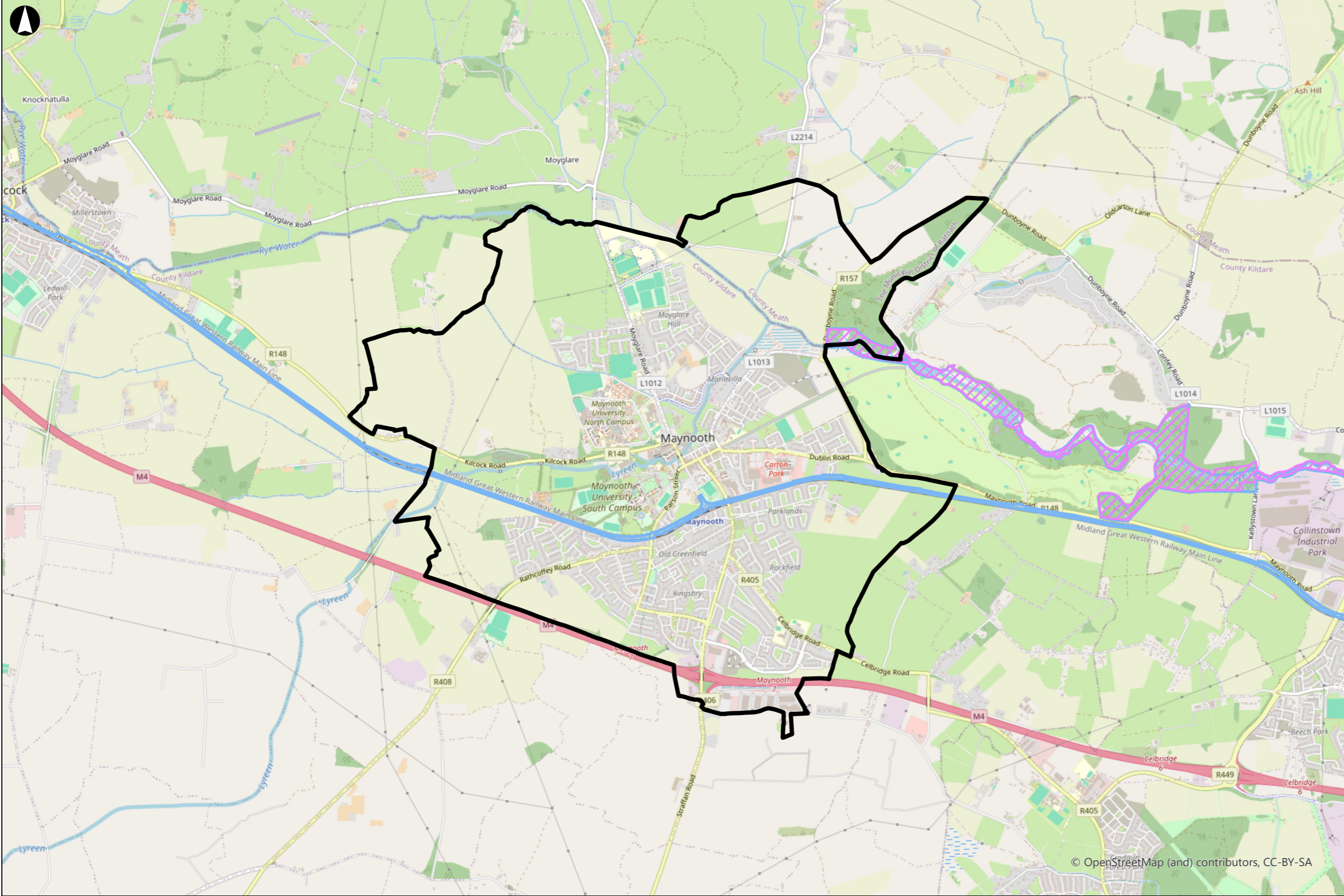
Figure Number

Fig A1

Arup Job No

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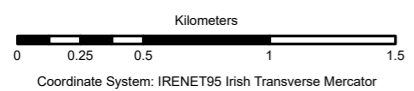
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Legend

- Maynooth LAP 2025-2031 Boundary
- Special Areas of Conservation (SAC)
- Proposed National Heritage Areas (pNHA)

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Project Title

Maynooth and Environs Joint Local Area Plan 2025–2031

Drawing Title

Natura 2000 Sites in the Republic of Ireland (National Parks & Wildlife Service)

Scale at A3

1:30,000

Date

13/02/2025

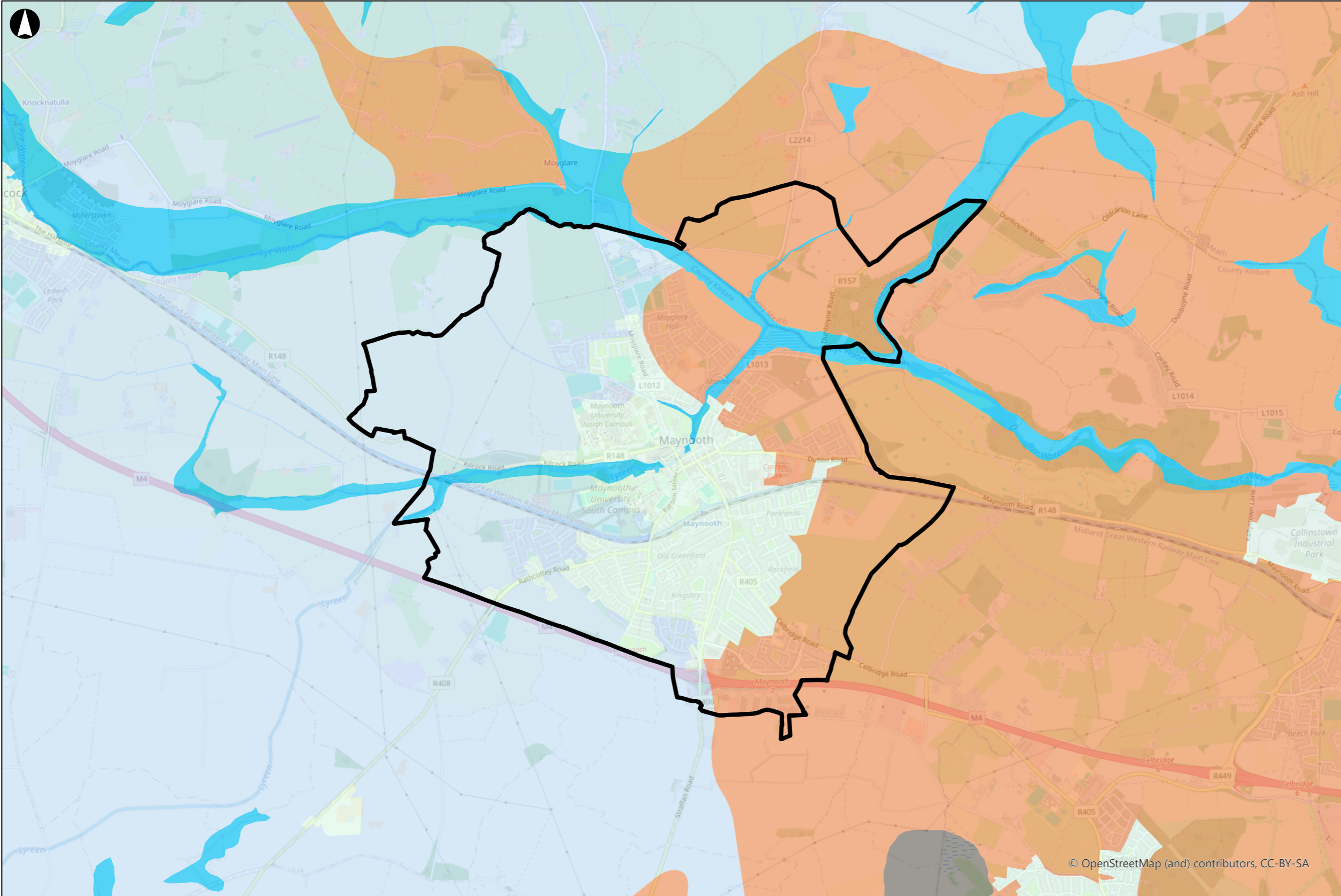
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Fig A2

Arup Job No

278388-00

Rev

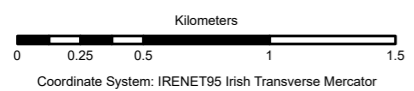


Legend

- Maynooth LAP 2025-2031 Boundary
- Soils (ISIS)**
- 05RIV - River
- 0700d - Straffan
- 1000x - Elton
- 1xx - Peat
- Urban

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
Teagasc Soils

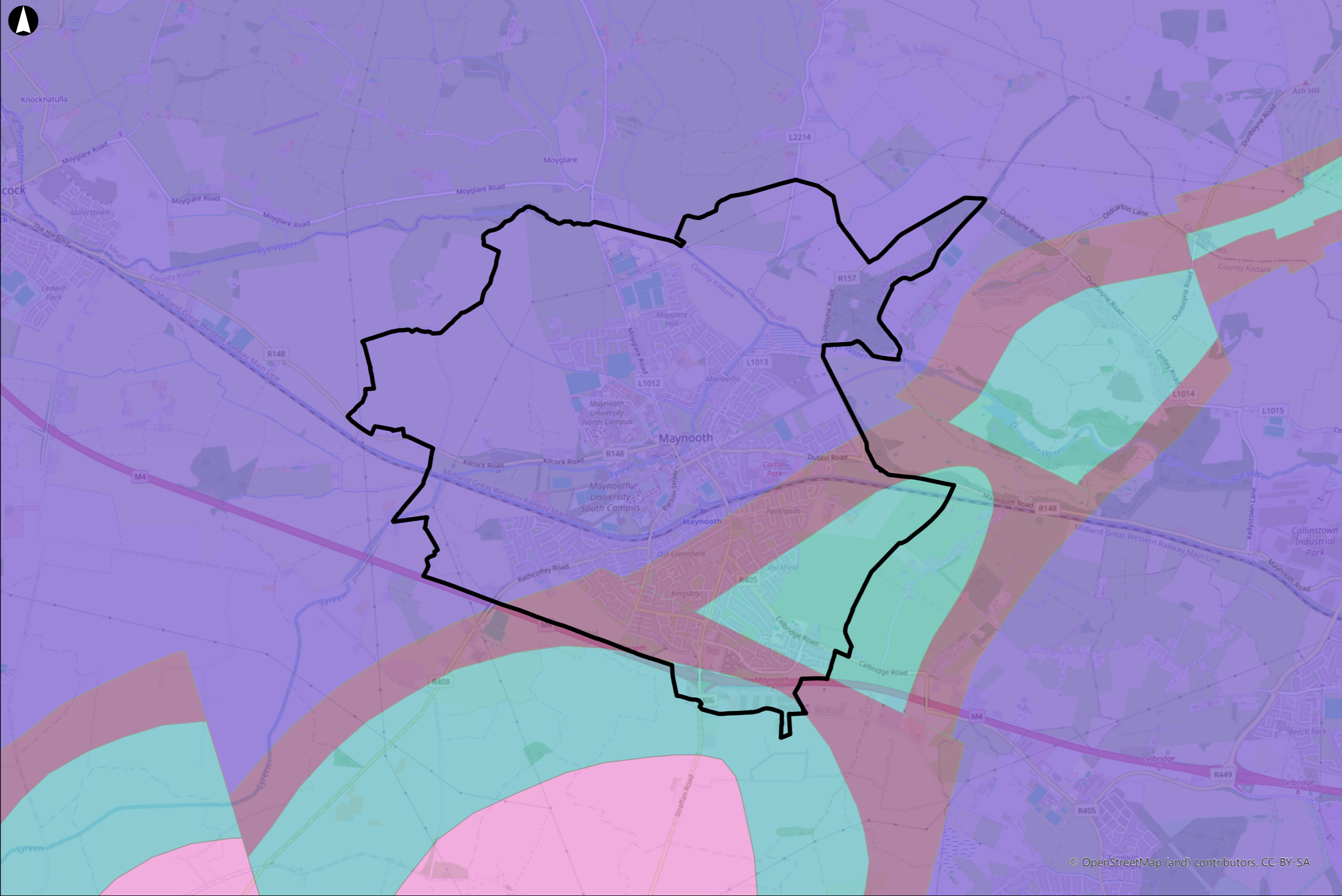
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Date
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Figure Number
Fig A3

Arup Job No
278388-00

Rev



Legend

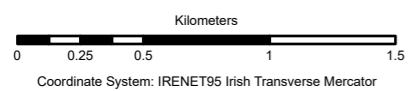
- Maynooth LAP 2025-2031 Boundary

Bedrock Geology

- Boston Hill Formation
- Lucan Formation
- Tober Colleen Formation
- Waulsortian Limestones

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
GSI Bedrock Geology

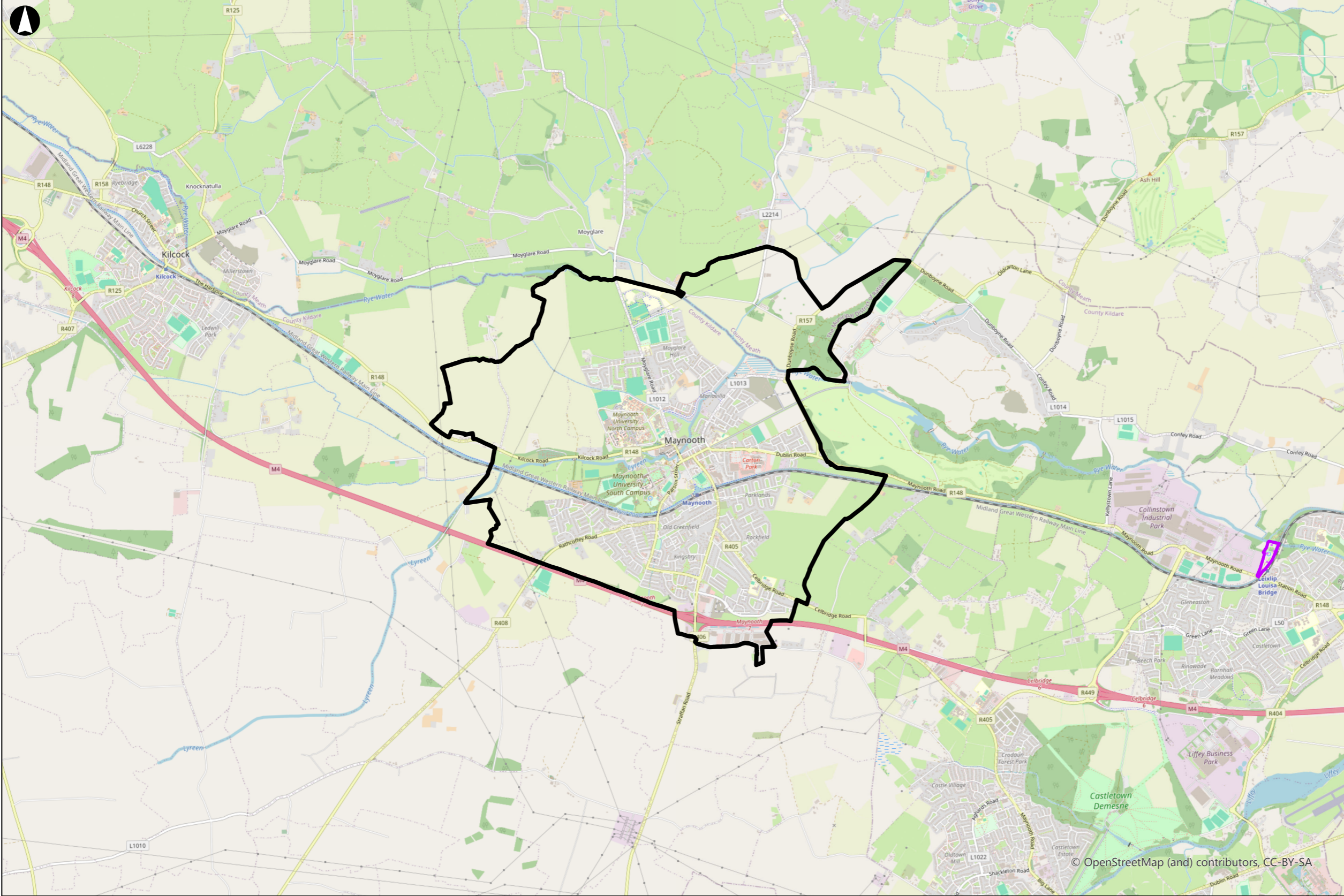
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Date
13/02/2025

Figure Number
Fig A4

Arup Job No
278388-00

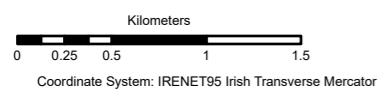
Rev



Legend

- Maynooth LAP 2025-2031 Boundary
- GSI Geological Heritage Sites

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Project Title
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Drawing Title
GSI Geological Heritage Sites

Scale at A3
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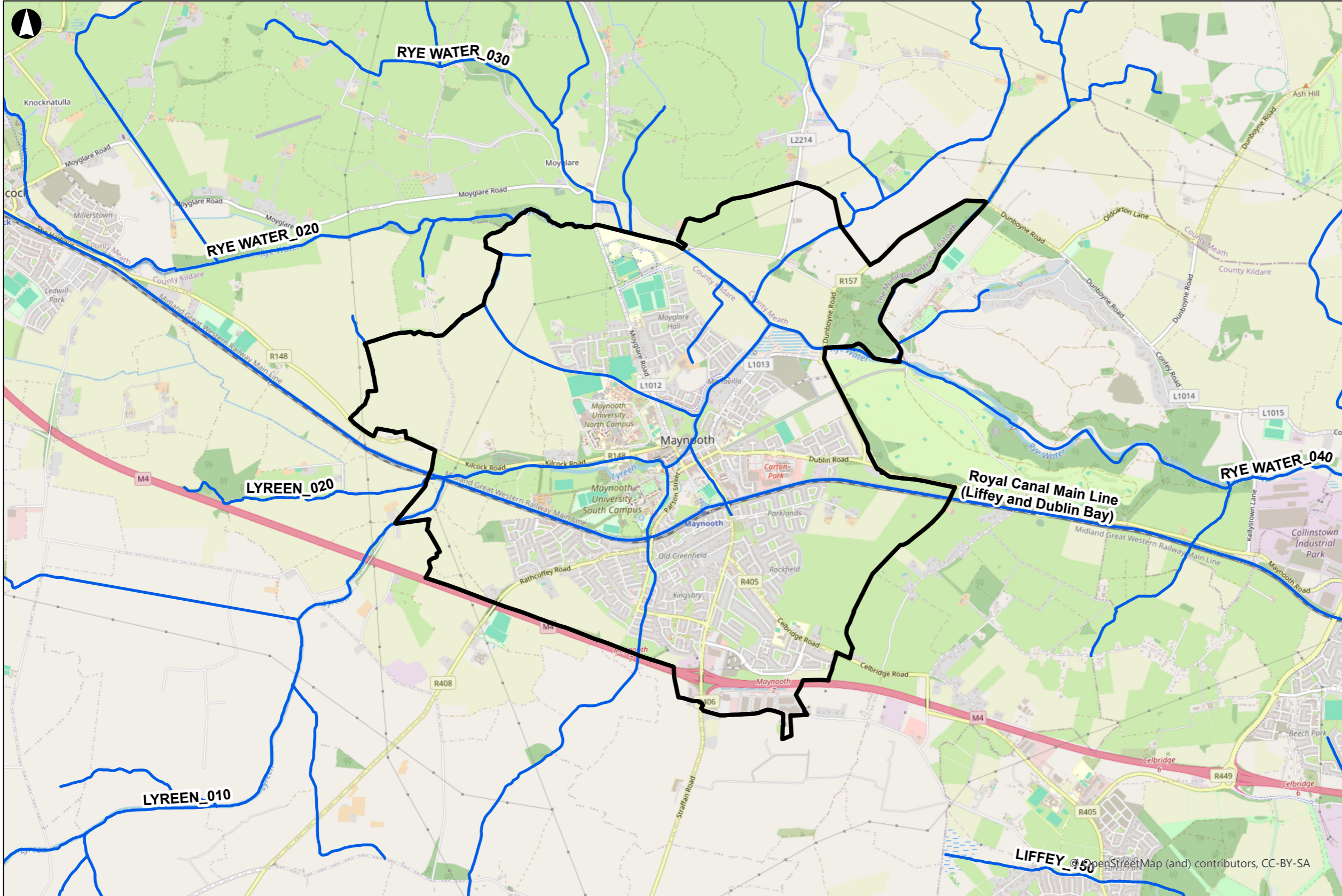
Date
13/02/2025

Figure Number
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Arup Job No
278388-00

Rev

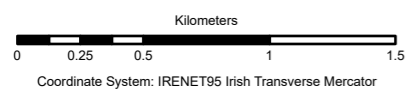
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Legend

- Maynooth LAP 2025-2031 Boundary
- EPA River Network

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
EPA River Network

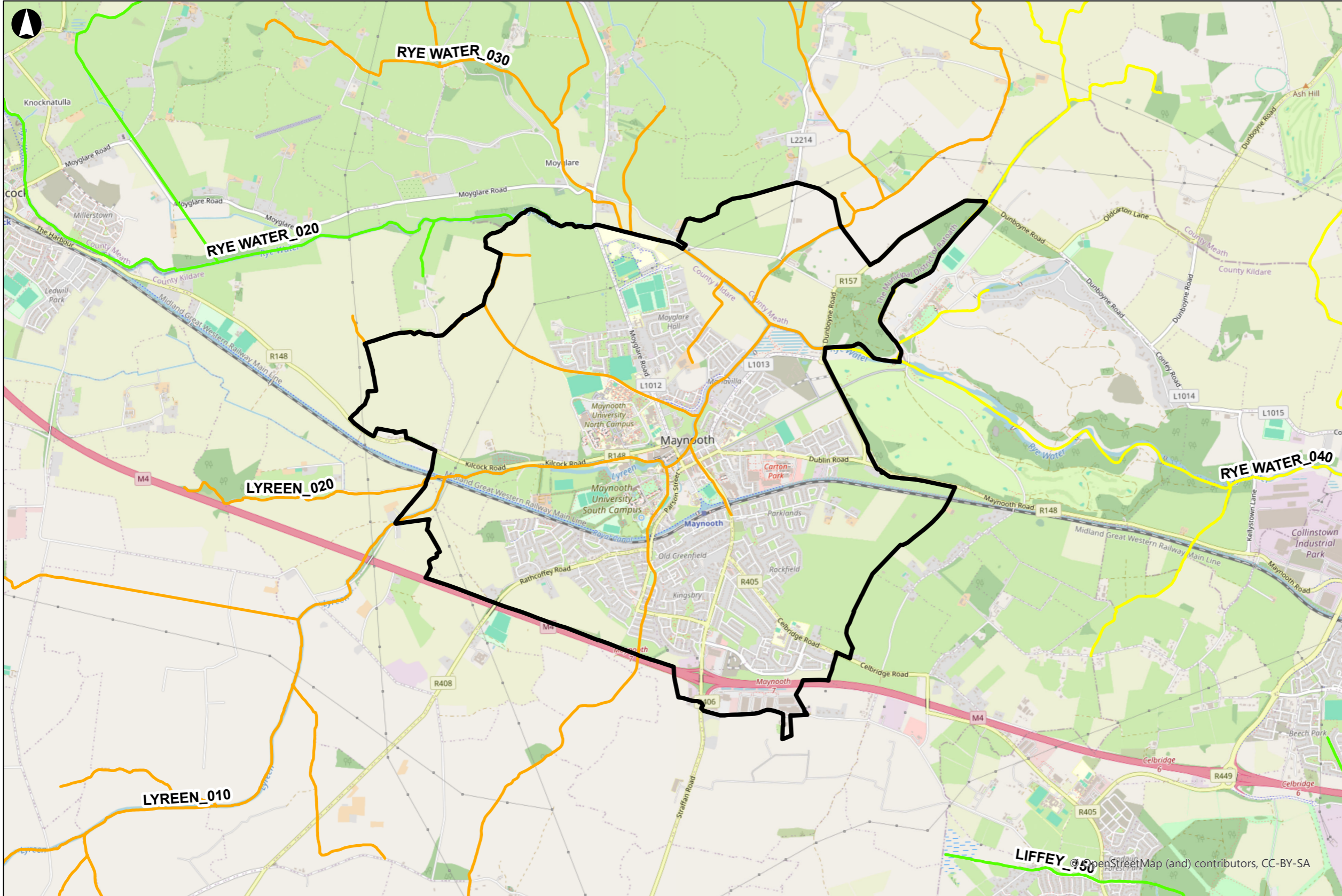
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Date
13/02/2025

Figure Number
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Arup Job No
278388-00

Rev



Legend

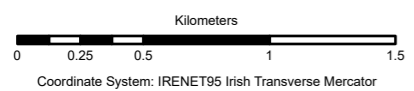
- Maynooth LAP 2025-2031 Boundary

WFD River Waterbody Status (2013 - 2018)

- Good
- Moderate
- Poor

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
WFD River Quality Status

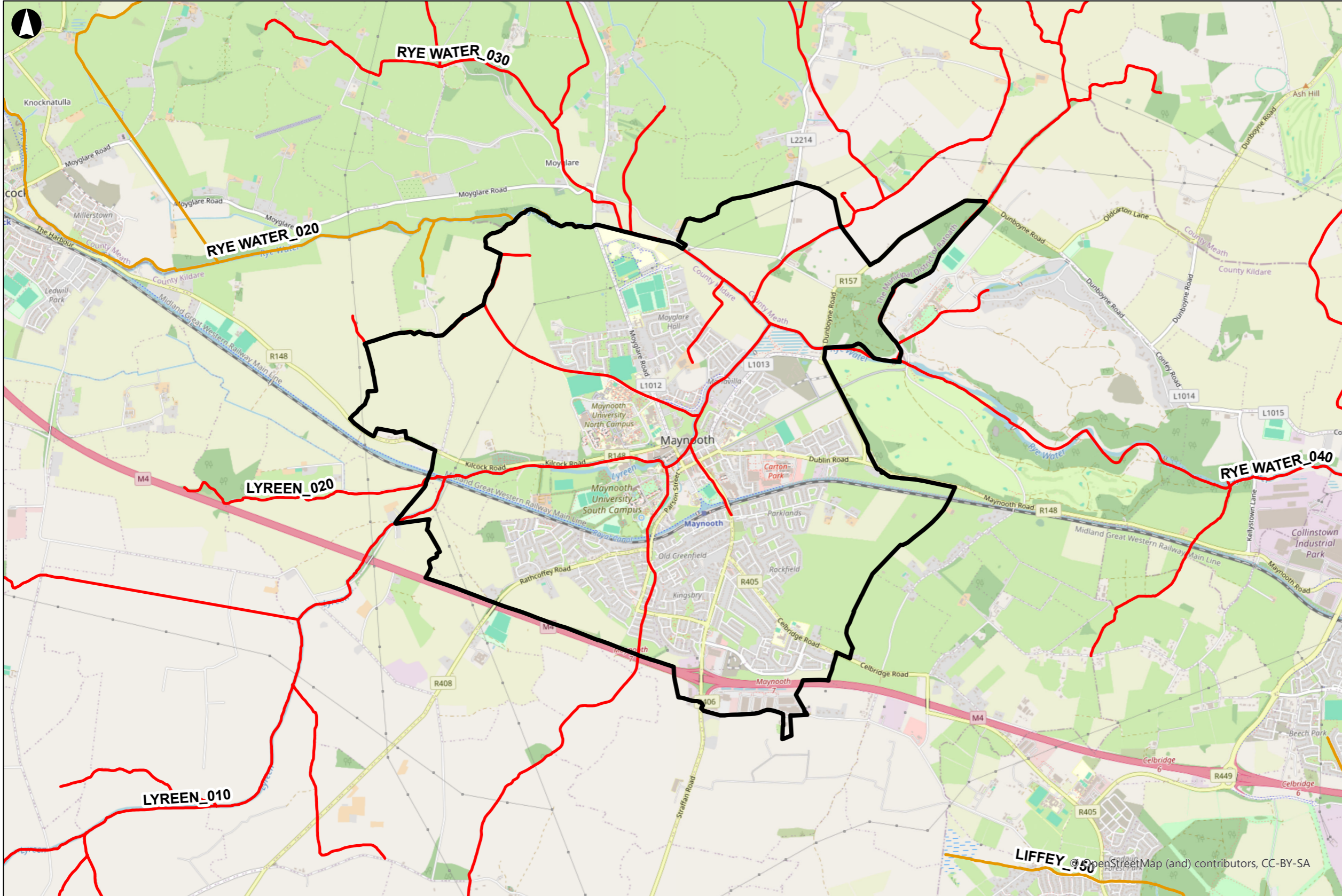
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Date
13/02/2025

Figure Number
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Arup Job No
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Rev

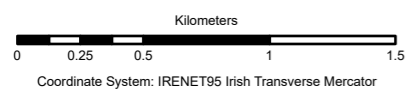


Legend

- Maynooth LAP 2025-2031 Boundary
- WFD River Waterbodies (Risk)**
 - At risk
 - Review

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
WFD River Risk Status

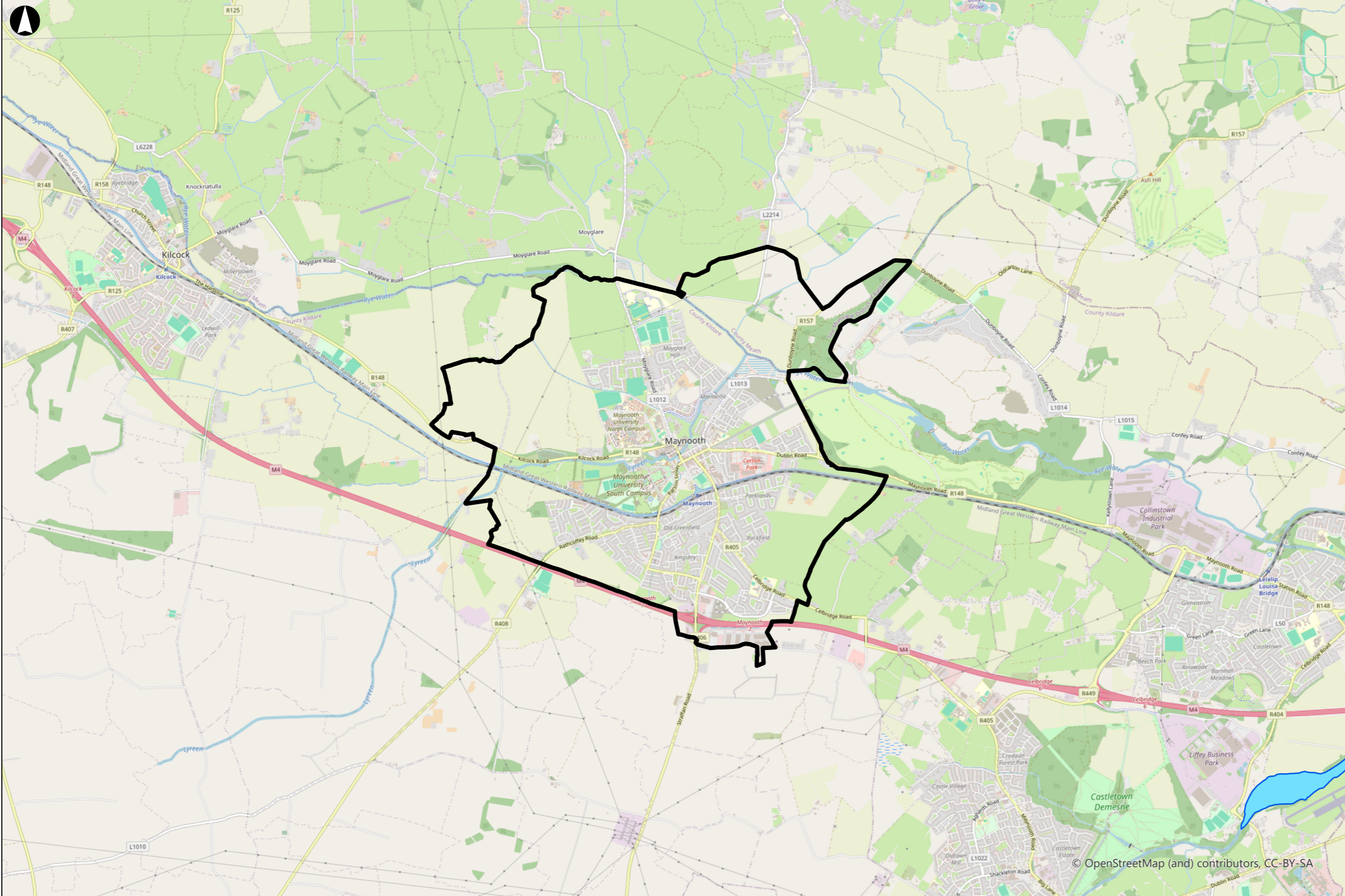
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Date
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Figure Number
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Arup Job No
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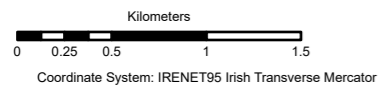
Rev



Legend

- Maynooth LAP 2025-2031 Boundary
- EPA Lake Waterbodies

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Drawing Title

EPA Lake Network

Scale at A3

1:40,000

Date

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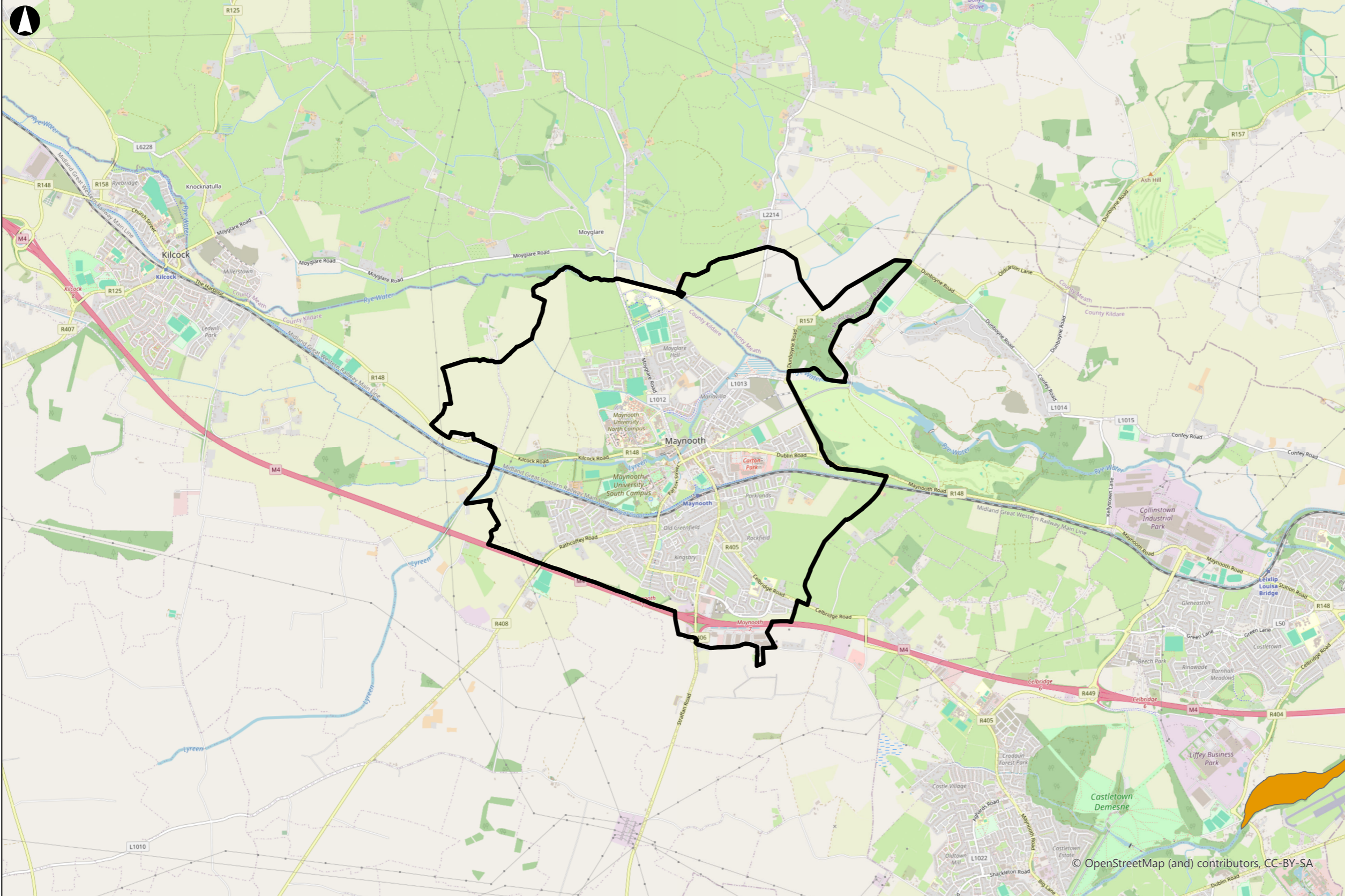
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Rev

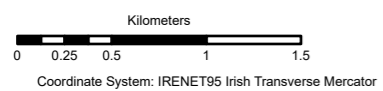


Legend

- Maynooth LAP 2025-2031 Boundary
- WFD Lake Waterbody Status (2013 - 2018)**
- Poor

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
WFD Lake Quality Status

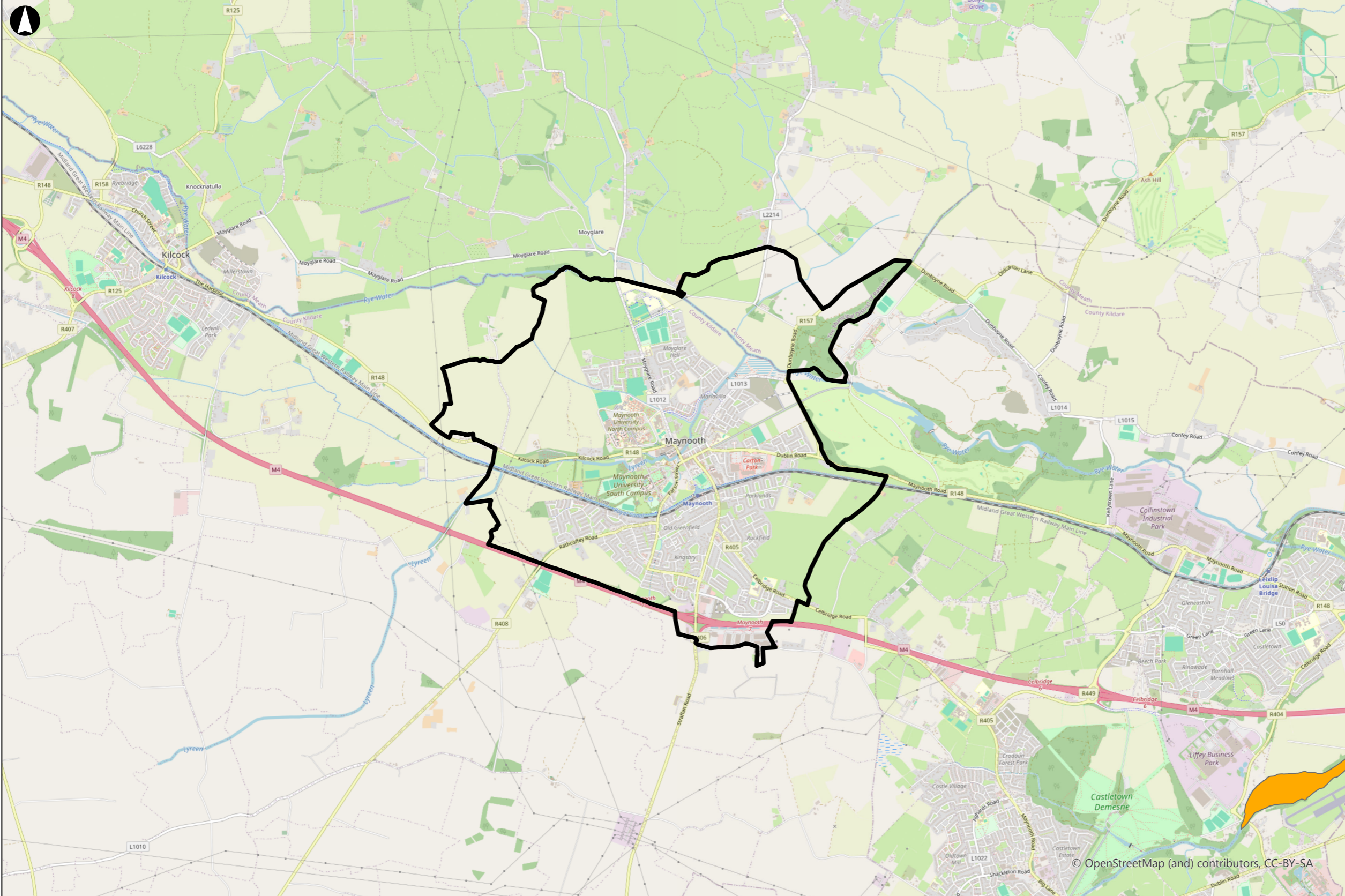
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Date
13/02/2025

Figure Number
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Arup Job No
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Rev

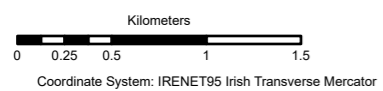


Legend

- Maynooth LAP 2025-2031 Boundary
- WFD Lake Waterbodies (Risk)**
- Review

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
WFD Lake Risk Status

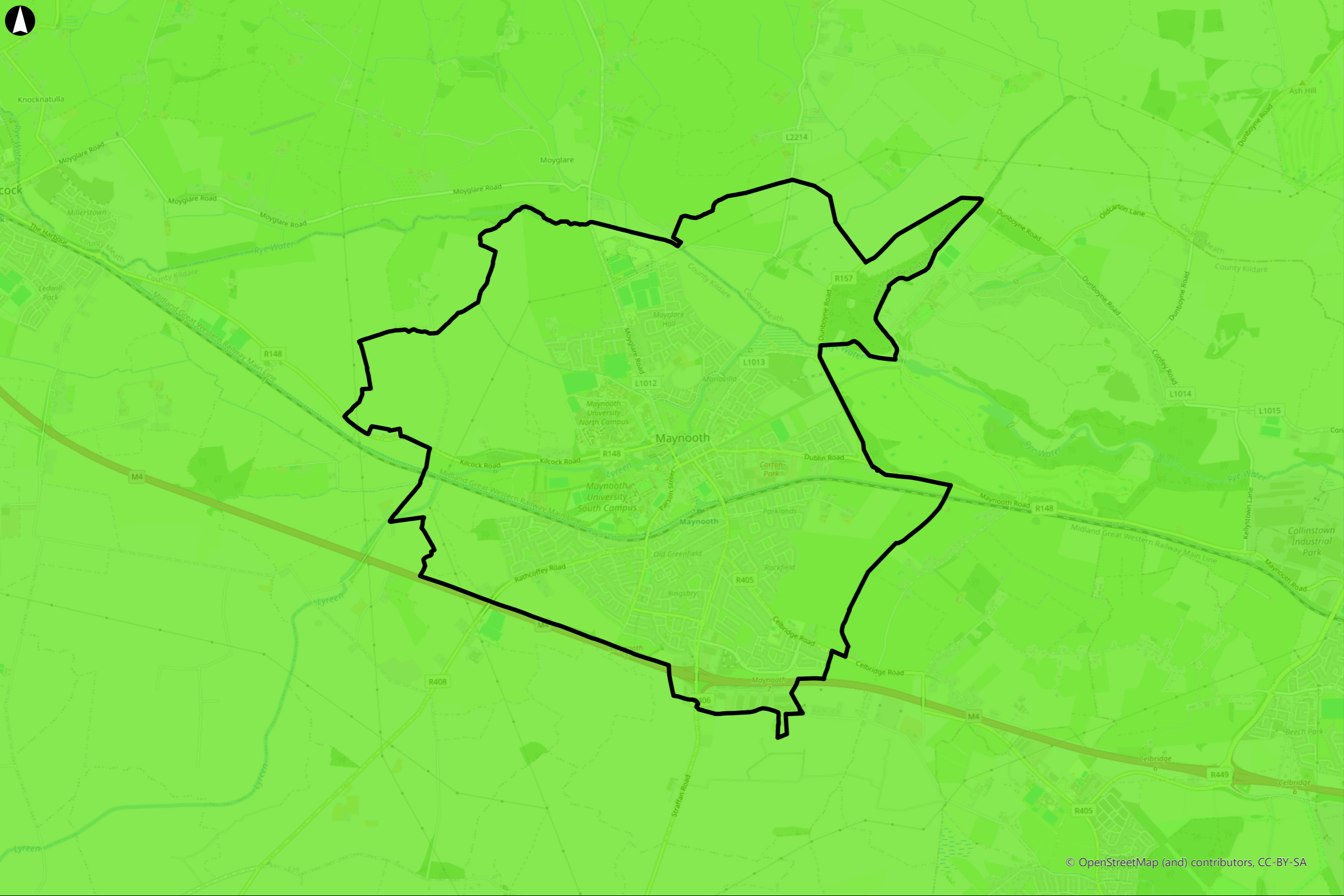
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Date
13/02/2025

Figure Number
Fig A11

Arup Job No
278388-00

Rev



Legend

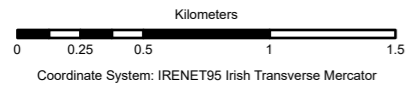
- Maynooth LAP 2025-2031 Boundary

WFD Groundwater Bodies Status (2013 - 2018)

- Good

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Project Title

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Drawing Title

WFD Groundwater Body Quality Status

Scale at A3

1:30,000

Date

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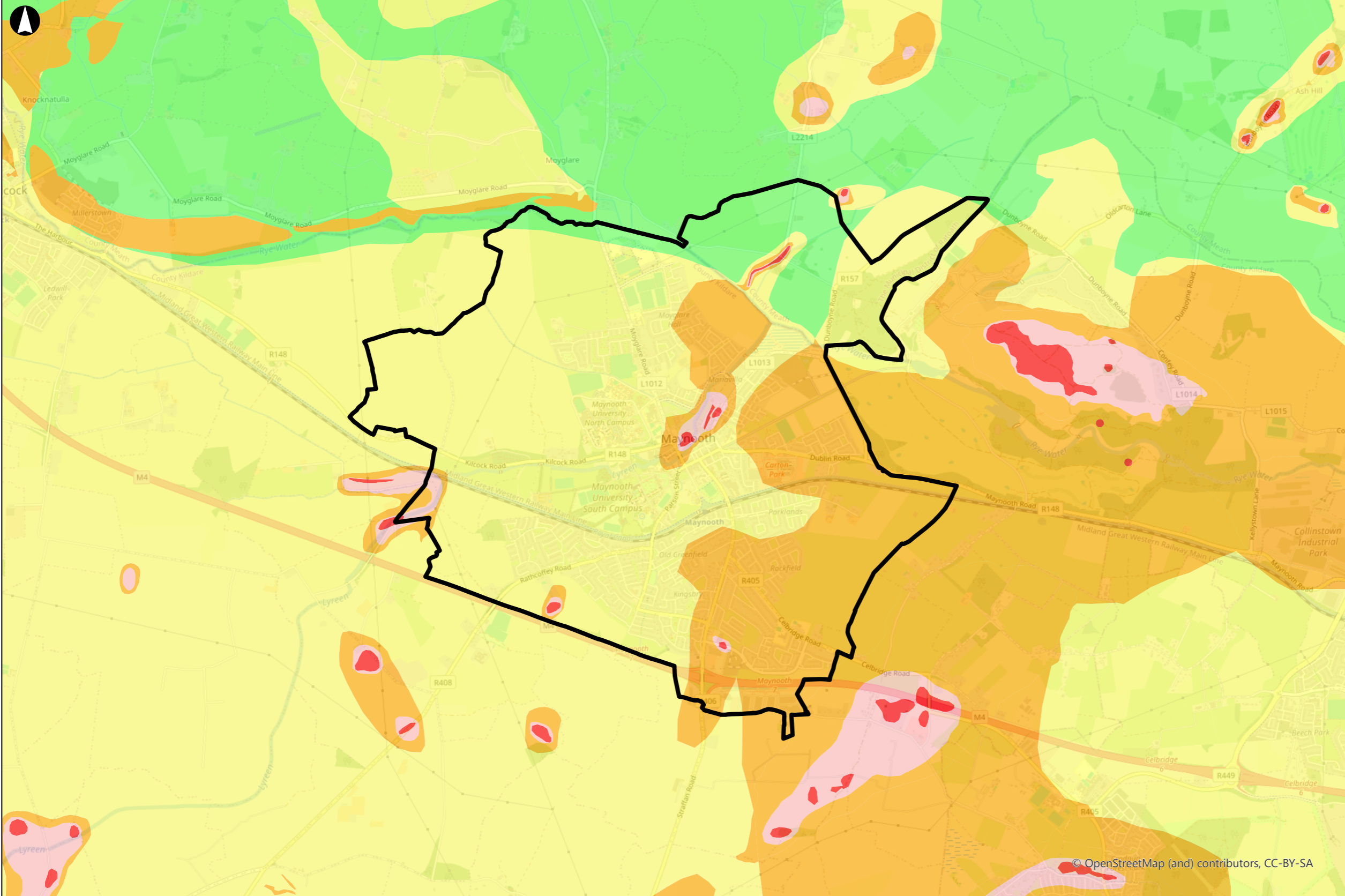
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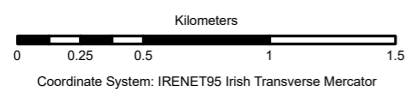
Rev



Legend

- Maynooth LAP 2025-2031 Boundary
- GSI Groundwater Vulnerability**
- Rock at or near Surface or Karst
- Extreme
- High
- Moderate
- Low

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
GSI Groundwater Vulnerability

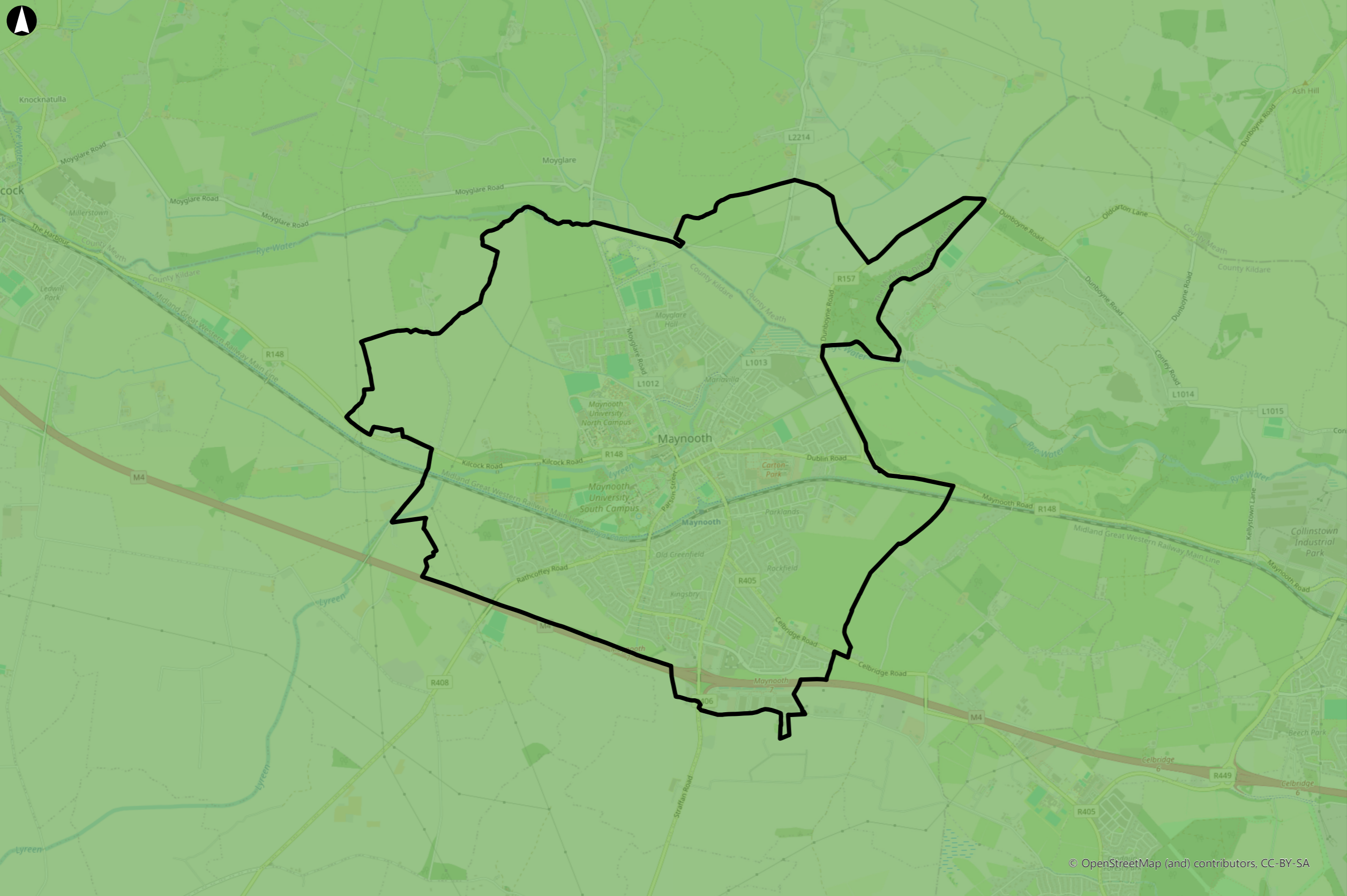
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Figure Number
Fig A13

Arup Job No
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Rev

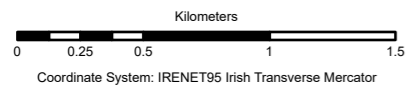


Legend

- Maynooth LAP 2025-2031 Boundary
- Protected Drinking Water (Groundwater)**
- Dublin

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Project Title

Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title

Protected Drinking Water (Groundwater)

Scale at A3

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Date

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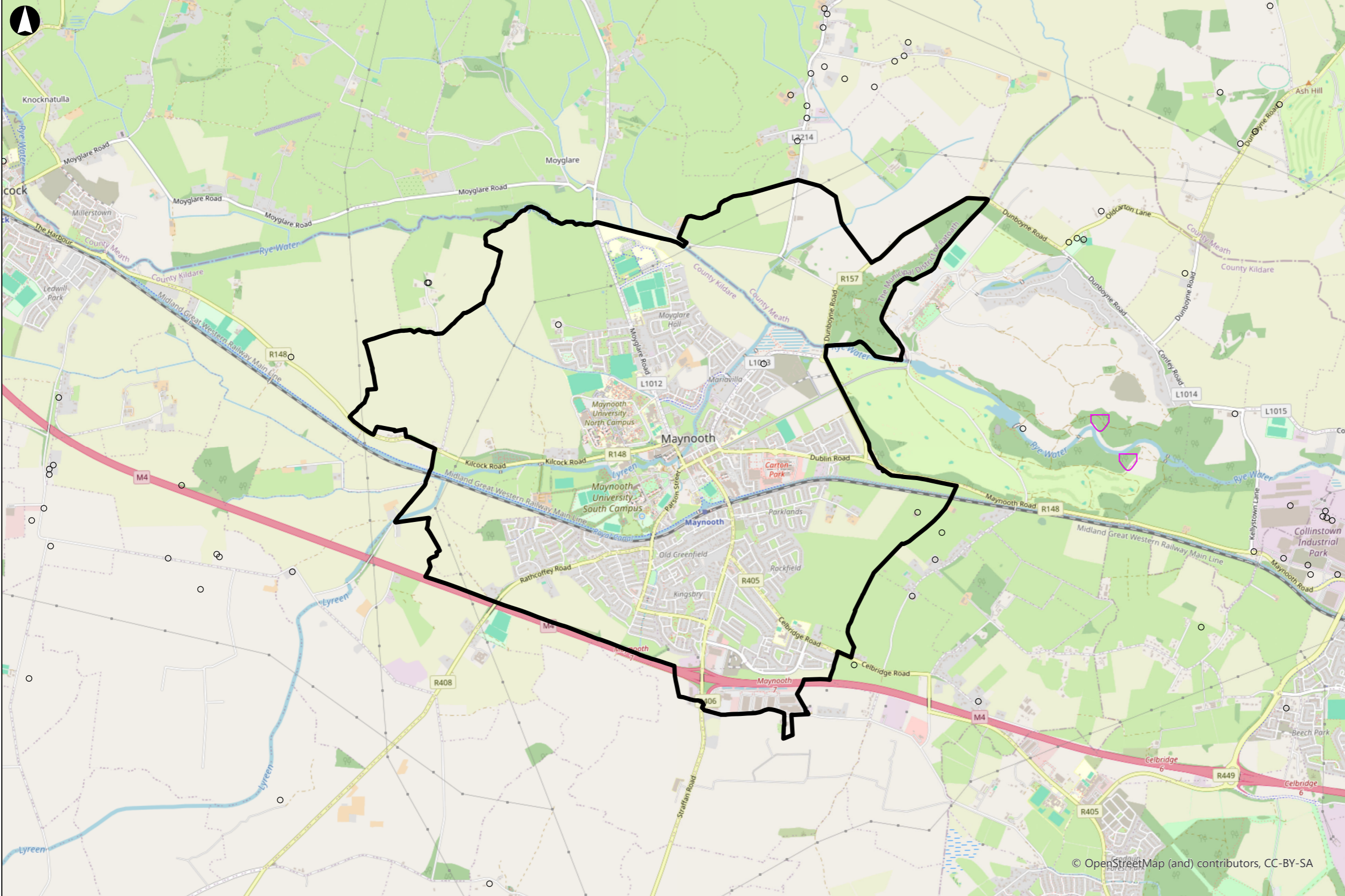
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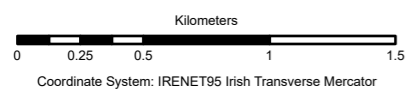
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Legend

- Maynooth LAP 2025-2031 Boundary
- GSI Karst Landforms**
 - Karst
 - Cave
- GSI Groundwater Wells and Springs**
 - GSI Groundwater Wells and Springs

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
GSI Groundwater Features and Public Supply Source Protection Zones

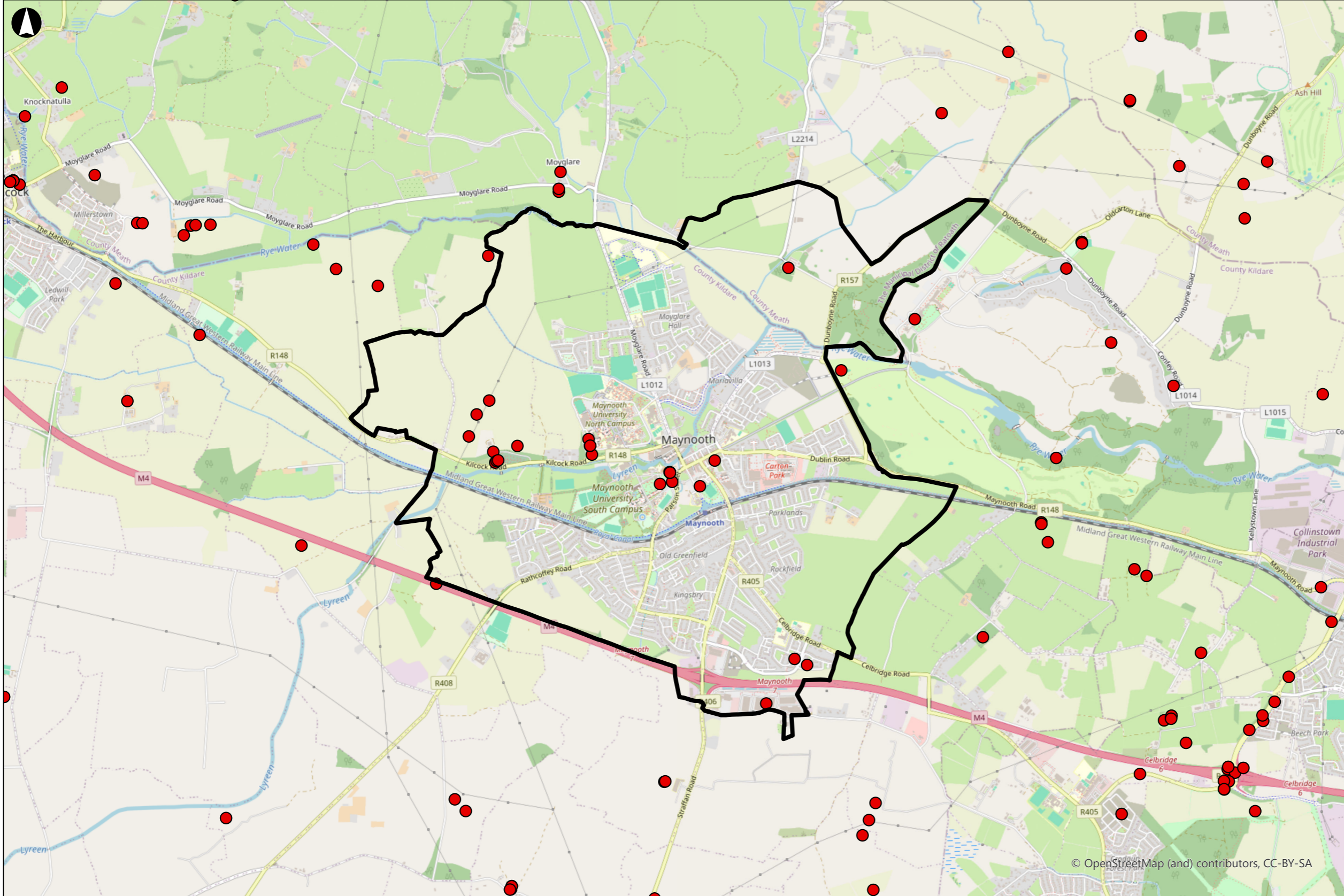
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Date
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Figure Number
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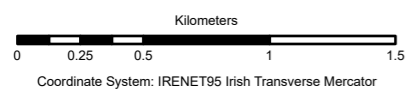
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278388-00

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Legend

-  Maynooth LAP 2025-2031 Boundary
- National Monuments**
-  National Monuments



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Project Title

Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title

National Monuments

Scale at A3

1:30,000

Date

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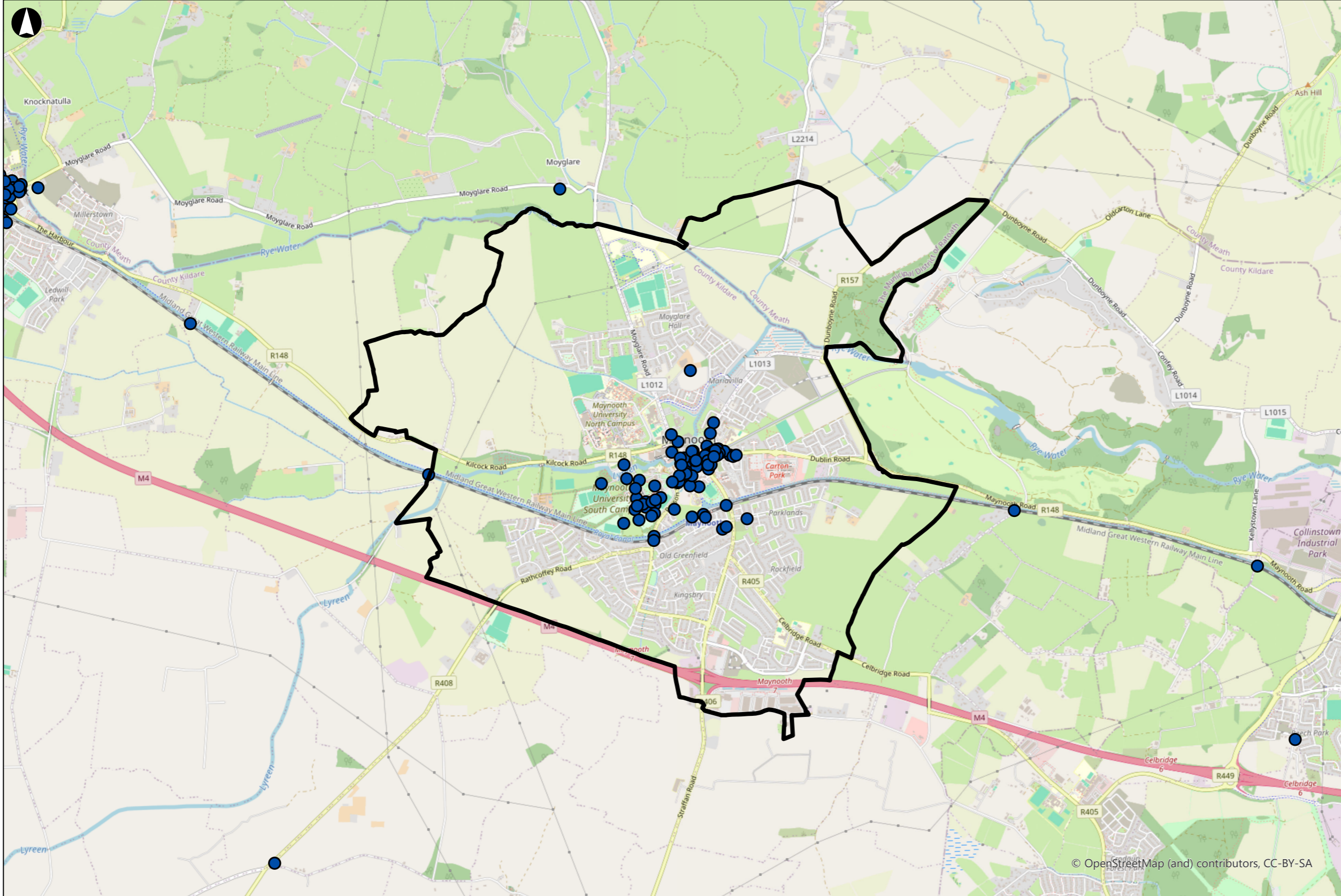
Figure Number

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Arup Job No

278388-00

Rev

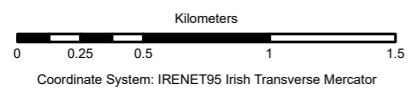


Legend

-  Maynooth LAP 2025-2031 Boundary
- National Inventory of Architectural Heritage**
-  National Inventory of Architectural Heritage

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Project Title

Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title

National Inventory of Architectural Heritage

Scale at A3

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Date

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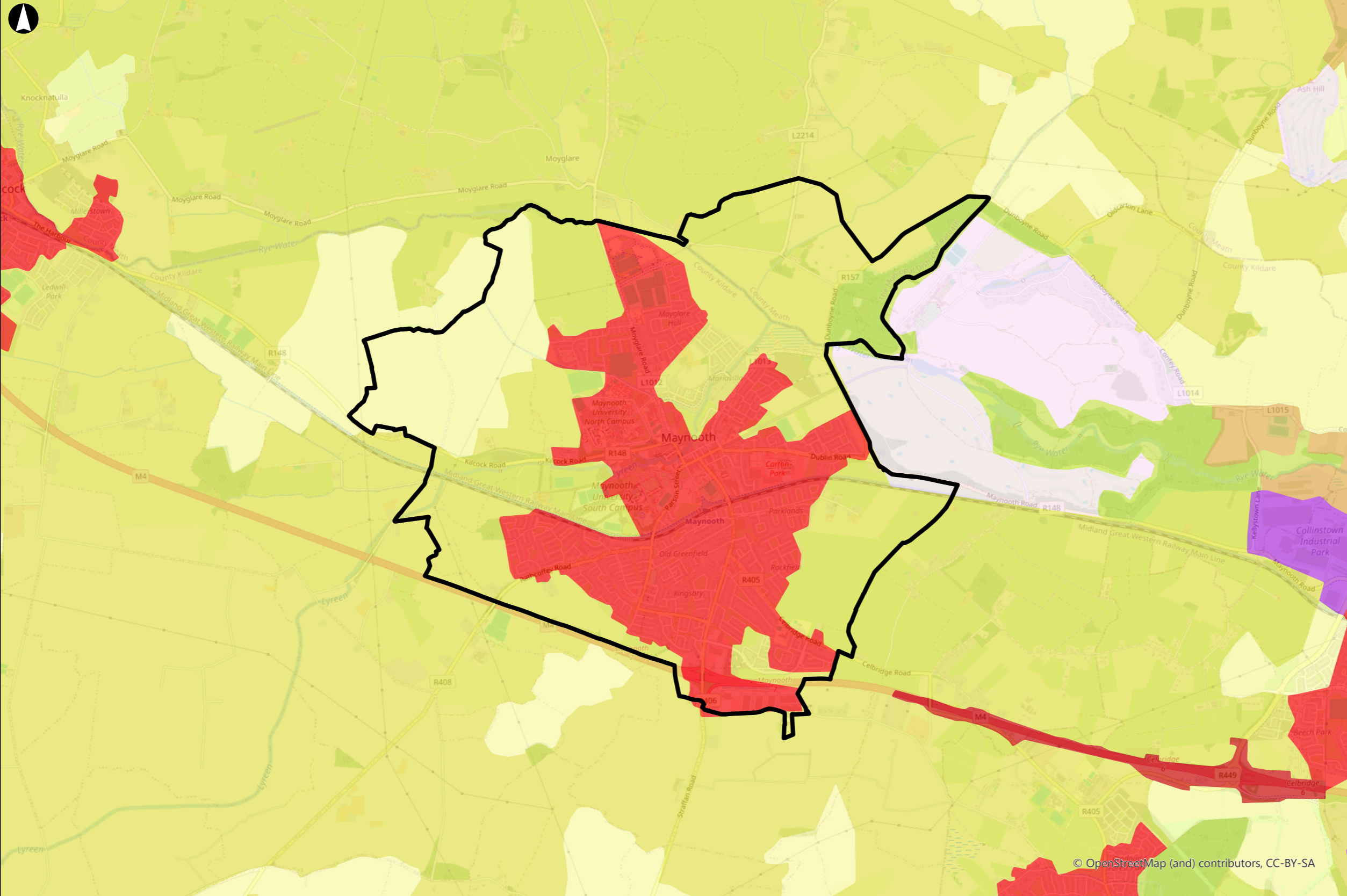
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278388-00

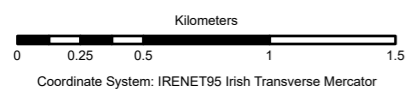
Rev



Legend

- Maynooth LAP 2025-2031 Boundary
- CORINE Landcover 2018**
- 112 Discontinuous urban fabric
- 121 Industrial or commercial units
- 122 Road and rail networks
- 142 Sport and leisure facilities
- 211 Non-irrigated land
- 231 Pastures
- 243 Land principally occupied by agriculture with areas of natural vegetation
- 313 Mixed forest

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Project Title
Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title
CORINE Landcover

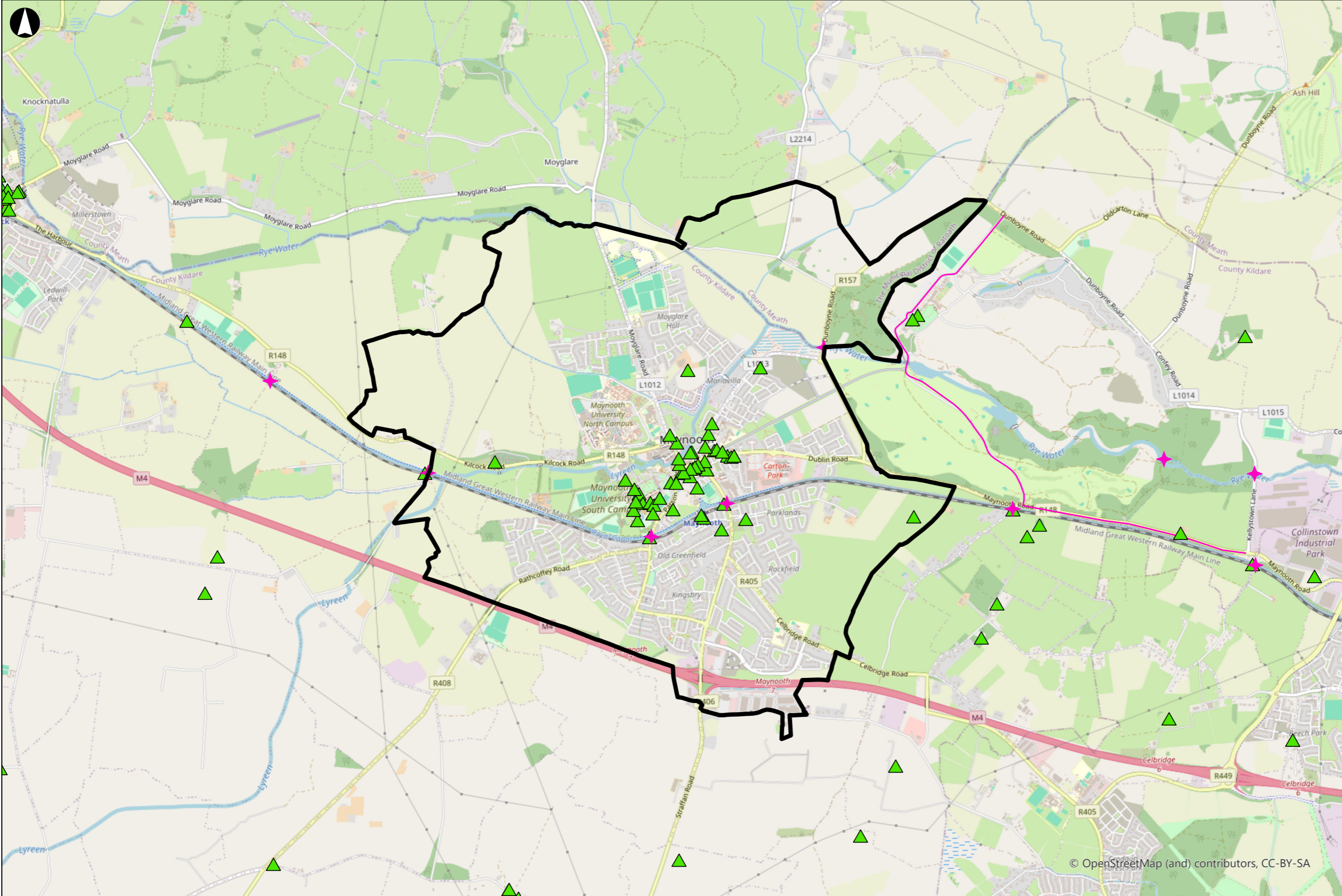
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Date
13/02/2025

Figure Number
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Arup Job No
278388-00

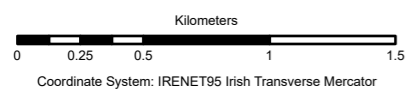
Rev



Legend

- Maynooth LAP 2025-2031 Boundary
- Record of Protected Structures
- Scenic Views
- Scenic Routes

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Project Title

Maynooth and Environs Joint Local Area Plan 2025-2031

Drawing Title

Protected Structures and Scenic Routes and Views

Scale at A3

1:30,000

Date

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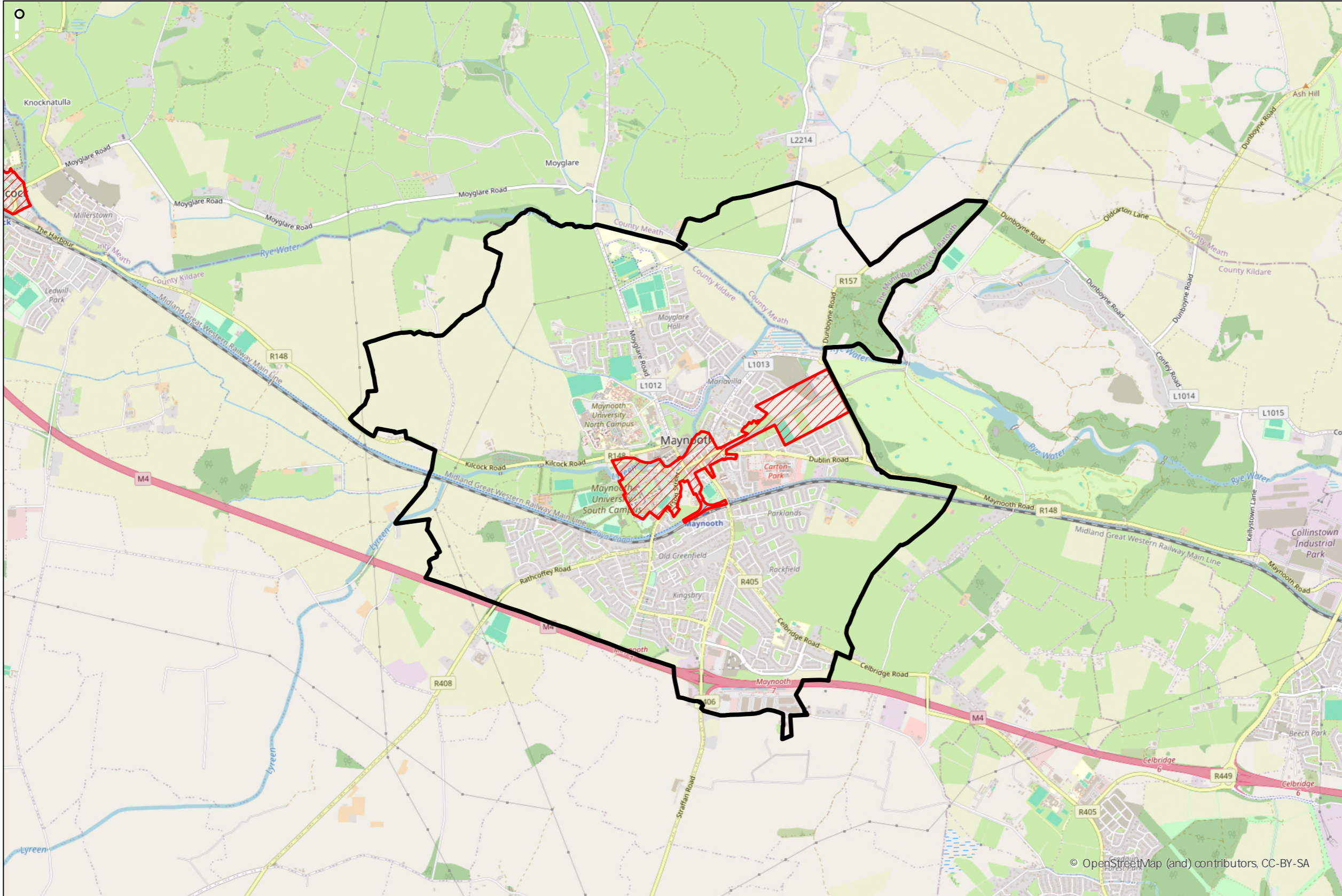
Figure Number

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Arup Job No

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Rev

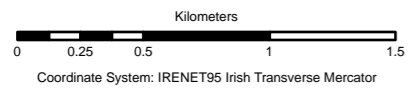


Legend

- Maynooth LAP 2025-2031 Boundary
- Maynooth Architectural Conservation Area

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Project Title

Maynooth and Environs Joint Local Area Plan 2025–2031

Drawing Title

Maynooth Architectural Conservation Area

Scale at A3

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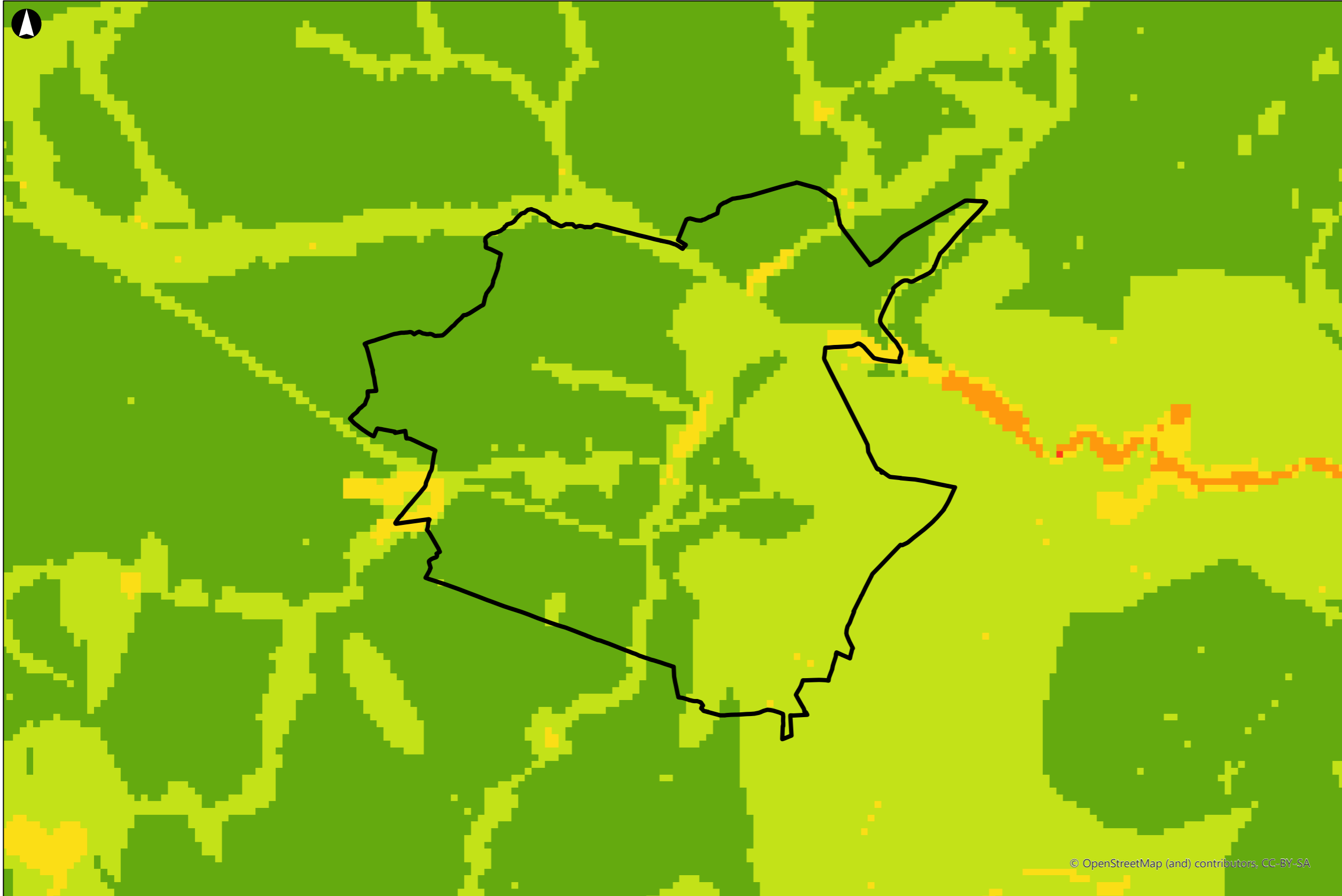
Figure Number

Fig A20

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Legend

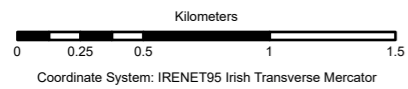
Maynooth LAP 2025-2031 Boundary

Environmental Sensitivity Rating

- 0 - 10
- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- 40 - 50
- >50

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Project Title

Maynooth and Environs Joint Local Area Plan 2025–2031

Drawing Title

Environmental Sensitivity Map

Scale at A3

1:30,000

Date

13/02/2025

Figure Number

Fig A21

Arup Job No

278388-00

Rev

Appendix B

Addendum 1 to SEA ER

Kildare County Council and Meath County Council

Draft Maynooth and Environs Joint Local Area Plan 2025-2031 Proposed Material Alterations

Addendum to Strategic Environmental Assessment (SEA) of Draft Maynooth and
Environs Joint Local Area Plan 2025-2031

Reference: Issue

Issue | 26 March 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 278388-00

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1. Introduction

Kildare County Council (KCC) and Meath County Council (MCC) are proposing to materially alter the Draft Maynooth and Environs Joint Local Area Plan 2025-2031 in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended).

This is the Strategic Environmental Assessment (SEA) Environmental Report of the Proposed Material Alterations (MAs) to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031 ('the Draft Plan'). This SEA Environmental Report presents the findings of the environmental assessment of the likely significant impacts on the environment as a result of the Proposed MAs to the Draft Plan, incorporating screening of the Proposed Material Alterations and further assessment where necessary.

This SEA Environmental Report contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (SI 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI 201 of 2011).

This report forms an addendum to the original SEA Environmental Report for the Draft Maynooth and Environs Joint Local Area Plan 2025-2031 and should be read in conjunction with the same.

The Material Alterations are outlined within the report '*Proposed Material Alterations to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031*' which should be read in conjunction with this addendum.

2. Background to the Draft Plan

The Draft Plan and associated Proposed MA provides the main public statement of planning objectives for Maynooth and Environs. The Draft Plan sets out an overall strategy for the proper planning and sustainable development of Maynooth and Environs in the context of the Kildare County Development Plan (CDP) 2023–2029, the Meath CDP 2021-2027 and the Regional Spatial and Economic Strategy (RSES) 2019-2031 for the Eastern and Midland Regional Assembly. It is also informed by Ministerial Guidelines issued pursuant to Section 28 of the Planning and Development Act 2000 (as amended) together with EU requirements regarding SEA and AA.

The Draft Plan will provide the main public statement of planning objectives for Maynooth and Environs for the plan duration (2025-2031). The policies and objectives are critical in determining the appropriate location and form of different types of development as the Draft Plan is the primary statutory land use policy framework against which planning applications are assessed. This draft Joint Local Area Plan will set out an overarching land use strategy for the proper planning and sustainable development of Maynooth and Environs over the period to 2031.

The Draft Plan will incorporate a framework for guiding the future development of transportation, housing, retail, heritage, employment, and social and community infrastructure in Maynooth¹.

The objectives of the Draft Plan are also used by KCC and MCC to guide their activities and to indicate priority areas for action and investment by the local authorities such as focusing on attracting employment into the town or enhancing Maynooth as a centre for education and tourism.

¹ KCC, MCC (2022) Maynooth and Environs Joint Local Area Plan 2025-2031. Available at: Kildare County Council

The Draft Plan was placed on public display for a six-week period between 19th June and 01th August 2024, during which time 1,314 submissions were received.

Following this period of public consultation, a Chief Executives Report on submissions and observations received, including an opinion thereon and any recommended amendments to the Draft Plan, was prepared and submitted to the Elected Members of Clane-Maynooth Municipal District and Meath County Council for their consideration on 10th September 2024.

This report was considered at two KCC and MCC meetings held on the 21st October, 2024. The meetings included a Special Meeting of Elected Members of Clane-Maynooth Municipal District and Special Meeting of the Elected Members of MCC. At these meetings, the Councils resolved that as these amendments constitute material alterations to the Draft Plan, therefore, the Proposed MAs would be placed on public display for a period of not less than four weeks in accordance with Section 20 of the Planning and Development Act 2000 (as amended).

3. SEA Screening of Proposed Material Alterations

This section considers the potential impacts of the Proposed MAs to the Draft Plan in order to determine if any significant effects on the environment are likely to occur and if an SEA of the Proposed MAs is required. Table 3.1² constitutes an SEA Screening Assessment of the Proposed MAs. Should it be determined that a Proposed MA has the potential to result in significant environmental effect(s), the Proposed MA will be subject to further assessment (i.e., SEA) in Section 3 of this Addendum.

Screening for the purposes of Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) have also been undertaken on the Proposed MAs to the Draft Plan.. The outcome of the AA assessment is included as a Screening Report and should be read in conjunction with this report and all other associated documents. The Proposed MAs did not require an addendum to the SFRA.

Text highlighted in *red italics* in Table 3.1 represents any proposed new text and text highlighted in ~~strikethrough blue~~ represents proposed text removals.

² **Note:** Proposed Material Alteration No. 91 and No. 92 relating to Strategic Flood Risk Assessment (SFRA) and SEA have not been included in Table 3.1, these Proposed Material Alterations have instead been updated and included within the relevant SFRA and SEA Reports.

Table 3.1 SEA Screening of Proposed Material Alterations to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Chapter 1: Introduction and Context		
Table 1.1	Text Amendments: <i>The delivery of improved levels of social infrastructure including a new library, community hub, an arts and cultural facility and a Municipal Sports Facility in the town.</i>	No
Chapter 2: Spatial Planning Context and Vision		
Section 2.2 - DO 1.3	Insert new Decarbonisation Objective: <i>Prepare a Strategic Land Use Zoning Emissions Study based on Map 11.1 [Land Use Zoning] and informed by the LACAP Baseline Emissions Inventory, Strategic Flood Risk Assessment and the Maynooth and Environs Area Based Transport Assessment, to enable a strategic assessment of:</i> <i>1. Climate impacts of developing zoned land to meet the planned growth and expansion requirements of the town to 2031.</i> <i>2. Opportunities for the prevention, reduction and elimination of emissions from the development of zoned land within the LAP.</i> <i>Implementation of the findings of this study will support the delivery of the Maynooth DZ and national climate obligations.</i>	No
Section 2.2 - DO 1.4	Insert new Decarbonisation Objective: <i>Require applicants for large new developments (i.e., 10 residential units or more, commercial developments on sites of 0.5ha or larger) to submit a detailed Climate Impact Assessment at planning application stage to demonstrate how the location, design and layout of the development contributes to the delivery of the national climate objective for a climate resilient, biodiversity rich, climate neutral economy by 2050.</i>	Yes
Chapter 3: Compliance with the Core Strategies		
Section 3.2.1	Insert additional footnote after title, as follows: 3.2.1 Metropolitan Area Strategic Plan Allocation under NPO 68 ^{Footnote} <i>Footnote It is noted that under the Draft First Review of the National Planning Framework (July 2024) there is no longer a specific National Policy Objective that relates to the transfer of up to 20% of the phased population growth targeted in the principal city and suburban area, to be redirected to the wider metropolitan area (i.e., to Maynooth, County Kildare). However, the provisions of the Draft First Review of the NPF continues to support this increased population allocation to MASP settlements such as Maynooth, on the proviso that such additional growth 'would be targeted towards the delivery of new sustainable communities at brownfield and greenfield locations along existing or planned high capacity public transport corridors in accordance with the principles of Transport Orientated Development' (p. 150, Draft First Review of the NPF). Accordingly, it is considered that the additional population allocation under NPO 68 given to Maynooth (County Kildare) as outlined below, remains unaffected by the NPF review.</i>	No
CCSO 1.3	Minor text amendments and removal, as follows: Ensure sufficient land is zoned at appropriate locations to satisfy the Core Strategy growth allocations of the Kildare and Meath County Development Plans, as well as the appropriate application of the Transitional Population Targets provided for under National Policy Objective 68 of the National Planning Framework or any revisions <i>review</i> thereof.	No

Proposed Material Alteration Reference	Overview of Proposed Material Alteration					Requirement for further Assessment?																																																																						
Table 3.9	<p>New text amendments into Table 3.9:</p> <table border="1" data-bbox="584 323 1854 1407"> <thead> <tr> <th data-bbox="584 323 797 515">Zoning Designation</th> <th data-bbox="804 323 1099 515">Location</th> <th data-bbox="1106 323 1229 515">Site Area (Ha.)</th> <th data-bbox="1236 323 1402 515">Site in Built-Up Area (BUA)</th> <th data-bbox="1408 323 1630 515">Estimated Residential Yield (approx. no. of units)</th> <th data-bbox="1637 323 1854 515">Net Density (dwellings per hectare - dph)</th> </tr> </thead> <tbody> <tr> <td data-bbox="584 520 797 834" rowspan="3">Units allocated to 'A: Town Centre' and 'B: Existing Residential and Infill' zoned lands</td> <td data-bbox="804 520 1099 611">Maynooth Town Centre and on infill sites</td> <td data-bbox="1106 520 1229 611">N/A</td> <td data-bbox="1236 520 1402 611">Yes</td> <td data-bbox="1408 520 1630 611">120 250^z</td> <td data-bbox="1637 520 1854 611">N/A</td> </tr> <tr> <td data-bbox="804 616 1099 743"><i>Settlement Consolidation Site</i></td> <td data-bbox="1106 616 1229 743">N/A</td> <td data-bbox="1236 616 1402 743">Yes</td> <td data-bbox="1408 616 1630 743">130* <i>(in addition to extant permissions)</i></td> <td data-bbox="1637 616 1854 743">100 dph</td> </tr> <tr> <td data-bbox="804 748 1099 834">Old Greenfield (Part 8 scheme)</td> <td data-bbox="1106 748 1229 834">1.9</td> <td data-bbox="1236 748 1402 834">Yes</td> <td data-bbox="1408 748 1630 834">65</td> <td data-bbox="1637 748 1854 834">N/A</td> </tr> <tr> <td data-bbox="584 839 797 1115" rowspan="4">Units with extant permission within 'A1: Town Centre' and 'C: New Residential zoned lands'</td> <td data-bbox="804 839 1099 892">Parson Street^z</td> <td data-bbox="1106 839 1229 892">1.29</td> <td data-bbox="1236 839 1402 892">Yes</td> <td data-bbox="1408 839 1630 892">169*</td> <td data-bbox="1637 839 1854 892">N/A</td> </tr> <tr> <td data-bbox="804 896 1099 949">Mill Street</td> <td data-bbox="1106 896 1229 949">1.05</td> <td data-bbox="1236 896 1402 949">Yes</td> <td data-bbox="1408 896 1630 949">115</td> <td data-bbox="1637 896 1854 949">N/A</td> </tr> <tr> <td data-bbox="804 954 1099 1007">Celbridge Road C(1)</td> <td data-bbox="1106 954 1229 1007">3.02</td> <td data-bbox="1236 954 1402 1007">Partially</td> <td data-bbox="1408 954 1630 1007">105</td> <td data-bbox="1637 954 1854 1007">N/A</td> </tr> <tr> <td data-bbox="804 1011 1099 1115">Mariavilla (Dunboyne Road) C(7)</td> <td data-bbox="1106 1011 1229 1115">c.2.4</td> <td data-bbox="1236 1011 1402 1115">Yes</td> <td data-bbox="1408 1011 1630 1115">81</td> <td data-bbox="1637 1011 1854 1115">N/A</td> </tr> <tr> <td data-bbox="584 1120 797 1173">Sub Total:</td> <td data-bbox="804 1120 1099 1173"></td> <td data-bbox="1106 1120 1229 1173">-</td> <td data-bbox="1236 1120 1402 1173">-</td> <td data-bbox="1408 1120 1630 1173">785</td> <td data-bbox="1637 1120 1854 1173"></td> </tr> <tr> <td data-bbox="584 1177 797 1407" rowspan="4"></td> <td data-bbox="804 1177 1099 1230">Railpark KDA C(2)</td> <td data-bbox="1106 1177 1229 1230">30.47</td> <td data-bbox="1236 1177 1402 1230">Partially</td> <td data-bbox="1408 1177 1630 1230">954</td> <td data-bbox="1637 1177 1854 1230">40 dph</td> </tr> <tr> <td data-bbox="804 1235 1099 1287">Dublin Road C(3)</td> <td data-bbox="1106 1235 1229 1287">3.55</td> <td data-bbox="1236 1235 1402 1287">Yes</td> <td data-bbox="1408 1235 1630 1287">124</td> <td data-bbox="1637 1235 1854 1287">42.5 dph</td> </tr> <tr> <td data-bbox="804 1292 1099 1345">St Patrick's College C(4)</td> <td data-bbox="1106 1292 1229 1345">4.84</td> <td data-bbox="1236 1292 1402 1345">Yes</td> <td data-bbox="1408 1292 1630 1345">310</td> <td data-bbox="1637 1292 1854 1345">80 dph</td> </tr> <tr> <td data-bbox="804 1350 1099 1407">Crewhill KDA C(5)</td> <td data-bbox="1106 1350 1229 1407">15.08</td> <td data-bbox="1236 1350 1402 1407">Partially</td> <td data-bbox="1408 1350 1630 1407">422</td> <td data-bbox="1637 1350 1854 1407">40 dph</td> </tr> </tbody> </table>					Zoning Designation	Location	Site Area (Ha.)	Site in Built-Up Area (BUA)	Estimated Residential Yield (approx. no. of units)	Net Density (dwellings per hectare - dph)	Units allocated to 'A: Town Centre' and 'B: Existing Residential and Infill' zoned lands	Maynooth Town Centre and on infill sites	N/A	Yes	120 250 ^z	N/A	<i>Settlement Consolidation Site</i>	N/A	Yes	130* <i>(in addition to extant permissions)</i>	100 dph	Old Greenfield (Part 8 scheme)	1.9	Yes	65	N/A	Units with extant permission within 'A1: Town Centre' and 'C: New Residential zoned lands'	Parson Street ^z	1.29	Yes	169*	N/A	Mill Street	1.05	Yes	115	N/A	Celbridge Road C(1)	3.02	Partially	105	N/A	Mariavilla (Dunboyne Road) C(7)	c.2.4	Yes	81	N/A	Sub Total:		-	-	785			Railpark KDA C(2)	30.47	Partially	954	40 dph	Dublin Road C(3)	3.55	Yes	124	42.5 dph	St Patrick's College C(4)	4.84	Yes	310	80 dph	Crewhill KDA C(5)	15.08	Partially	422	40 dph	No
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<p>Text removal and update of Table footnote:</p> <p><i>* Some 250 units have been allocated to identified sites within 'A: Town Centre' and 'B: Existing Residential and Infill' zoned lands as a targeted measure aimed at supporting compact growth inside the defined Built Up Area (BUA) of Maynooth. The Maynooth Central Settlement Consolidation Site has a combined potential residential yield of 299 units, i.e., 130 units in addition to the permitted development on Parson Street (169 units) referred to in this table.</i></p> <p>** This figure is for the area of lands zoned for 'C: New Residential' uses without extant permission.</p> <p>*** This figure represents an increase of 254 units on the 2,920 units allocated to Maynooth (County Kildare) the justification for which is set out below.</p>																																				
CCSO 1.2	<p>Amendment of Objective CCSO 1.2, as follows:</p> <p>Establish a Joint Local Area Plan Monitoring and Implementation Group following the adoption of the Plan who will prepare a Monitoring and Implementation Framework that will include an agreed co-ordinated approach for the monitoring of the Plan, along with ensuring the effective implementation and delivery of its provisions and objectives, for the respective local authorities. <i>This will include an update to be provided two years after the adoption of the Plan on the servicing and social infrastructure delivered in the town over the intervening period.</i></p>						No																													
CCSO X.X	<p>Insert new Objective:</p> <p><i>Address the deficit in social infrastructure in respect of the provision of a community centre and municipal sports facility, through the application of a Special Development Contribution where specific exceptional costs in respect of recreational and community facilities not covered by the councils' development contribution schemes are incurred.</i></p>						No																													
Chapter 4: Delivering Place Quality in a Low Carbon Town																																				
Section 4.5	<p>Section 4.5 Maynooth Town Centre Ground Floor Land Use Survey and Figure 4.11 Maynooth Town Centre Ground Floor Land Use Survey, amend Section 4.5 and Figure 4.11 by inserting a replacement updated Ground Floor Land Use Survey Map and accompanying narrative text dated Quarter 4 2024.</p>						No																													

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
TCO 1.7	<p>Text Amendments to Objective TCO 1.7:</p> <p>Support and facilitate the regeneration of the Maynooth Central Settlement Consolidation Site for town centre uses and compact growth development <i>with appropriate residential density</i>, in accordance with the Urban Design Framework set out in Section 11.1 <i>and the density ranges set out in Table 5.5 which align with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024).</i></p>	No
TCO 1.9	<p>Text Amendments to Objective TCO 1.9:</p> <p>Prepare a Public Realm Strategy either as part of, or as an action of the Town Renewal Masterplan for Maynooth. Such a strategy shall prioritise the following areas within the town centre for spatial interventions and seek to implement its provisions on a phased basis over the life of the Plan and beyond:</p> <ul style="list-style-type: none"> • Main Street • Laneways and side streets • Court House Square • Maynooth Castle Civic Space • Harbour Field Park (subject to an existing Part 8 Planning Scheme). <p><i>All public realm improvement must ensure universal accessibility.</i></p>	No
Chapter 5: Homes and Communities		
Section 5.4.2	<p>New paragraph:</p> <p><i>It is recognised that the reuse of existing historic buildings has a much-reduced overall environmental impact. It is acknowledged that historic building stock needs careful consideration in any energy-efficiency upgrading to avoid inadvertently compromising the proper functioning of historic fabric. In supporting the retrofit of existing historic building stock, due regard should be given to relevant best practice guidance including, 'Energy Efficiency in Traditional Buildings', 2012 and 'Improving Energy Efficiency in Traditional Buildings, Guidance Specifiers and Installers', 2023, published by the Department of Housing, Local Government and Heritage.</i></p>	No
Section 5.4.3	<p>Text removal and amendment:</p> <p>McAuley Place in Naas has become a best practice model for housing and the delivery of services for older people. The Kildare County Development Plan 2023-2029 includes a specific objective (SC O40) to emulate this model within each of the five municipal districts the county. In light of this <i>Accordingly</i>, the Joint Plan, the Joint Plan includes an objective which supports the development of such facilities in Maynooth, particularly on lands located within Maynooth Town Centre or on E: Community and Education zoned <i>UZI: University Zone 1</i> lands proximate to the town centre, subject to appropriate siting and design considerations.</p>	No

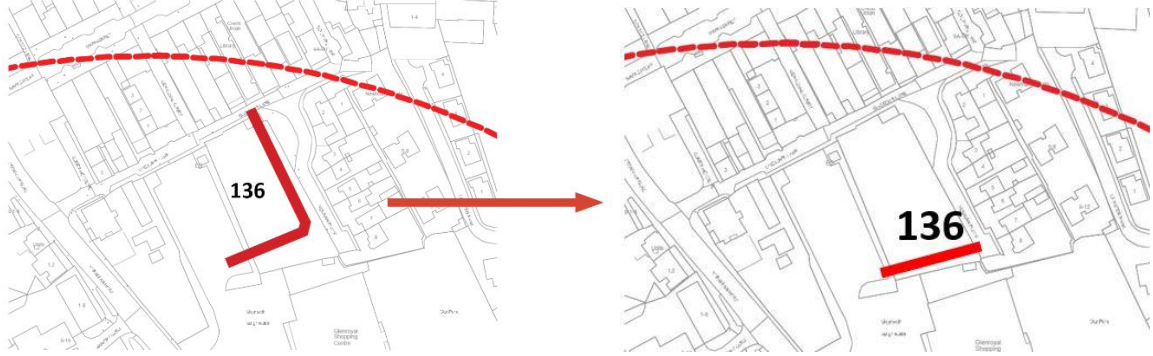
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
HCO 2.1	<p>Amendment of Objective HCO 2.1:</p> <p>Require that a good mix of housing types and sizes (including dwellings incorporating green, <i>universally accessible</i> and innovative designs) is provided in all new residential developments, to meet the needs of the population of Maynooth, including the provision of specific purpose-built housing for older people to facilitate ‘right sizing’ and assisted living accommodation designed for older people and people with disabilities.</p>	No
Section 5.5.1	<p>New sub-section, new footnote and new objective:</p> <p><i>Special Education Needs</i></p> <p><i>There is one special education needs school in Maynooth, Stepping Stones Special School located on Moyglare Road. It caters for pupils from 4 to 18 years of age and currently has capacity for 36 students. Special education needs within Maynooth are also served through special classes in mainstream schools. The National Council for Special Education (NCSE)^x listing as of August 2024 indicates a number of special education classes in the Presentation Girls Primary School, Maynooth BNS, Maynooth Educate Together NS, Maynooth Post Primary School and Maynooth Community College.</i></p> <p><i>Footnote X Source: NCSE List of Special Classes in Mainstream Schools August 2024 (dated 28-08-2024).</i></p> <p><i>HCO 3.X Support and facilitate the Department of Education in the expansion of existing facilities or the provision of new facilities for Special Education Needs at both primary and post primary level within the plan area.</i></p>	No
Section 5.5.1	<p>Amendment of Section:</p> <p><i>Further Education and Training Facilities</i></p> <p>Maynooth is home to two universities and two other education and training facilities.</p> <p>Maynooth University (National University of Ireland) <i>has an enrolment of 15,000 students in the 2024/25 academic year. This is envisaged to grow to 20,000 students and 2,000 staff within the next five years and the student body is anticipated to further expand to 22,000 over the lifetime of the Plan to Q1 2031²⁶. aims to grow its student population by an additional 4,000 students per decade from its current enrolment of approximately 15,000, which will bring the total number of students and staff up to 20,000 by 2030²⁶. This is in accordance with the National Strategy for Higher Education to 2030 (Hunt Report, 2011).</i> St Patrick’s College, Maynooth intends to maintain its present enrolment levels over the short to medium term.</p> <p>Footnote 26: <i>Communication with the Interim Director of Estates and Capital Development. 24 February 2022. Information obtained from submission received to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031 from Maynooth University (July 2024).</i></p>	No
HCO 4.1	<p>Amendment of Objective HCO 4.1:</p> <p>Encourage the integration and co-location of childcare facilities, <i>including after-school care facilities</i> with educational institutions to improve accessibility and convenience.</p>	No

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
HCO 5.X	<p>New Objective:</p> <p><i>Support and facilitate the Health Service Executive (HSE) and other key stakeholders in the expansion/upgrading of the Maynooth Community Care Unit building located on Leinster Street, subject to planning and environmental considerations.</i></p>	No
HCO 6.1	<p>Amendment of Objective HCO 6.1:</p> <p>Support and facilitate the delivery of public parks on ‘F: Open Space and Amenity’, ‘S: Carton Avenue’, ‘SR(1): Strategic Reserve’, and ‘HI: High Amenity’ zoned Lands at the following locations:</p> <ul style="list-style-type: none"> • Lands at Carton Avenue • Lands along the Lyreen and Rye Water Rivers • Lands within the Railpark Key Development Area • Lands within Maynooth West 	No
HCO 6.7	<p>Amendment of Objective HCO 6.7:</p> <p>Facilitate sports clubs, community groups and educational institutions in the acquisition and/or use of lands for sports and recreation purposes <i>(including the Maynooth Educate Together National School to address the deficit in recreational space for students)</i> and support the delivery of multi-use sports facilities (including play facilities and <i>a universally accessible</i> swimming pool) on appropriately zoned land within the Joint Plan area.</p>	No
HCO 6.8	<p>Amendment of Objective HCO 6.8:</p> <p>Support and facilitate the provision of appropriately sited accessible multi-functional community facilities to meet the needs of the population of Maynooth, including an all-weather Multi-Use Games Area (MUGA) <i>and the potential development of a swimming pool</i> in Crewhill Key Development Area as part of the Municipal Sports Facility, and a MUGA on ‘C: New Residential’ zoned lands in Railpark Key Development Area.</p>	No
HCO 6.X	<p>Additional Objective:</p> <p><i>HCO 6.X Investigate the feasibility of providing a dog park within lands designated for Open Space and Amenity.</i></p>	No
HCO 6.X	<p>Additional Objective:</p> <p><i>HCO 6.X Support Maynooth’s designation as an AsIAm Autism Friendly Town through supporting the development of a sensory garden on the grounds of the Maynooth Community Church.</i></p>	No

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Chapter 6: Economic Development		
Section 6.3.3	Text removal	No
Section 6.4.2 and Section 6.4.2.1	Text removal	No
EDO 1.9	Text removal	No
EDO 1.10	Deleted Objective	No
EDO 1.12	Amendment of Objective EDO 1.12: Promote the provision of incubation/start-up units <i>and office spaces</i> suitable for small businesses, startup <i>and scale-up</i> companies in general, and particularly within locations including the town centre, Maynooth University and St Patrick’s College, Maynooth.	No
EDO 2.1	Amendment of Objective EDO 2.1: Promote and facilitate the development and upgrading of <i>accessible</i> tourism infrastructure in Maynooth and Environs with particular emphasis on utilising and harnessing, in an appropriate and sustainable manner, the potential of the town’s natural and built heritage assets to increase its overall attractiveness as a key tourism destination.	No
EDO 2.2	Amendment of Objective EDO 2.2: <i>Work with Waterways Ireland to support the their</i> development <i>of a masterplan for</i> the Royal Canal Greenway and Canal Harbour <i>in Maynooth</i> as a multi-use tourism and amenity resource, subject to planning and environmental considerations.	No
EDO 2.3	Amendment of Objective EDO 2.3: Support and facilitate the development of Maynooth as a greenway destination town and an ‘activity hub’ for water-based activities and associated recreational uses, including safe and convenient mooring facilities, <i>and a service block</i> , subject to the required planning and environmental assessments.	Yes
EDO 2.4	Amendment of Objective EDO 2.4: Support and facilitate the development of an integrated network of greenways, heritage/tourist trails and looped walks <i>(and associated facilities)</i> within the town centre, along the Royal Canal Greenway, Lyreen River, Rye Water River and the Blackhall Little Stream, subject to planning and environmental assessments.	Yes

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
EDO 2.6	Amendment of Objective EDO 2.6: Support the continued operation and appropriate development of Maynooth Castle, as a key tourist attraction, including the extension of its opening hours, <i>and potential feasibility for arts and culture uses, subject to the agreement of the OPW.</i>	No
EDO 2.X	New Objective: <i>EDO 2.X Facilitate the provision of accessible public toilets (including a changing places toileting facility, or similar) within the town centre.</i>	Yes
EDO 2.X	New Objective: <i>EDO 2.X Work in conjunction with Into Kildare and Fáilte Ireland to develop a tourist information centre within the town centre.</i>	Yes
Chapter 7: Movement and Active Travel		
Section 7.3 and Table 7.1	Text and table removal	No
MATO 1.X	New objective: <i>MATO 1.X Prioritise and promote the development of high-quality, interconnected, safe and sustainable active travel infrastructure and public transport services, to achieve the modal share targets as set out in Section 7.3.3 of this Plan, to enable a shift from private vehicle use to sustainable modes of transport in order to decarbonise transport in Maynooth and to enhance the health of the community.</i>	Yes
Table 7.2	Text removal – permeability measures deleted	No
Table 7.2	New footnote to the text related to PERM 64: <i>PERM 64 - Mullen Park - Gaelscoil Uí Fhiaich^{Footnote}</i> <i>Footnote Kildare County Council will work closely with Gaelscoil Uí Fhiaich to determine the operating hours of PERM 64. It is envisaged that the school will have control of the gate at this location, ensuring it is only open during school drop-off and pick-up times.</i>	No
Table 7.2	Amendment of the footnote linked to permeability measure PERM 65: ⁵¹ A temporary vehicular connection will be opened in the short to medium term at this location for the purpose of facilitating new residential development. However, following the completion of the MERR, this connection will be active modes (<i>pedestrian and cycling</i>) only and the new residential development will be accessed <i>by vehicles</i> from the MERR <i>only</i> . <i>Kildare County Council anticipates construction on the MERR to begin in 2025</i> . Hence, this link is categorised as an active modes link in the strategy as this is the intended long-term situation.	No

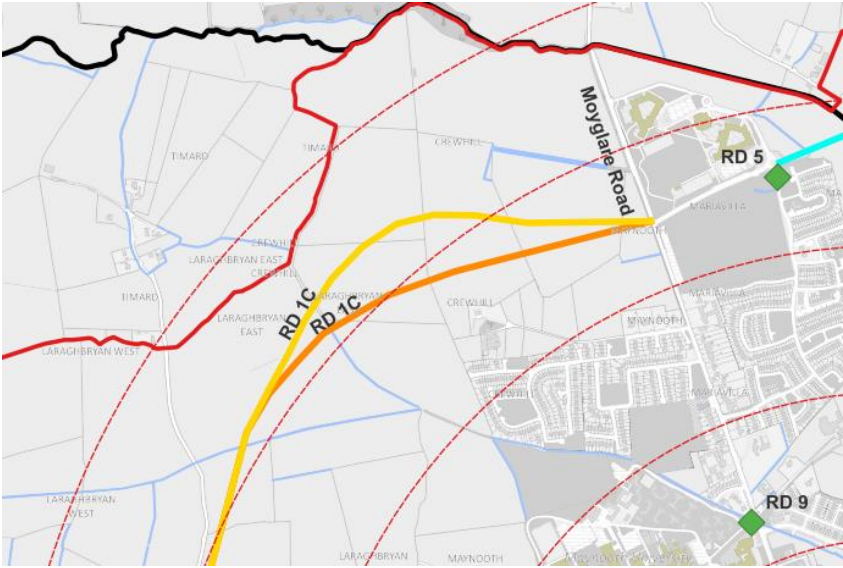
Proposed Material Alteration Reference	Overview of Proposed Material Alteration			Requirement for further Assessment?																		
Table 7.2	Amendment of permeability measure PERM 79: <table border="1" data-bbox="647 320 1787 438"> <thead> <tr> <th data-bbox="647 320 922 379">Ref. No.</th> <th data-bbox="922 320 1487 379">Description</th> <th data-bbox="1487 320 1787 379">Timeframe</th> </tr> </thead> <tbody> <tr> <td data-bbox="647 379 922 438">PERM 79</td> <td data-bbox="922 379 1487 438">Carton Avenue - Linden Demesne (direct) ^{Footnote}</td> <td data-bbox="1487 379 1787 438">Short Medium</td> </tr> </tbody> </table> <p data-bbox="501 456 1888 512"><i>Footnote The design and delivery of the proposed link will be informed by the Carton Avenue Conservation Plan and Masterplan, as per Objective GBIO 2.7 of the Plan.</i></p>			Ref. No.	Description	Timeframe	PERM 79	Carton Avenue - Linden Demesne (direct) ^{Footnote}	Short Medium	No												
Ref. No.	Description	Timeframe																				
PERM 79	Carton Avenue - Linden Demesne (direct) ^{Footnote}	Short Medium																				
GBIO 2.7	Amendment of GBIO 2.7: Support the preparation of a Conservation Plan and a Masterplan for Kildare County Council owned lands at Carton Avenue and ensure that they integrate <i>require these plans to integrate</i> measures (as outlined in Section 9.10) to enhance the existing Green and Blue Infrastructure of the area <i>whilst facilitating permeability and cycle measures (as included in Table 7.2 and Table 7.3). The Conservation Plan shall recommend a sensitive palette of high quality materials for any works required to implement active travel measures, appropriate to the special character of this part of the Maynooth Architectural Conservation Area.</i>			Yes																		
Table 7.2	<table border="1" data-bbox="701 738 1733 1356"> <thead> <tr> <th data-bbox="701 738 922 798">Ref. No.</th> <th data-bbox="922 738 1417 798">Description</th> <th data-bbox="1417 738 1733 798">Timeframe</th> </tr> </thead> <tbody> <tr> <td data-bbox="701 798 922 954">PERM 59</td> <td data-bbox="922 798 1417 954">Amenity walk/linear park along Lyreen River at Mariavilla, <i>to include an investigation into the feasibility of extending the proposed link southwards to connect with the existing amenity walk/linear park at Lyreen Lodge.</i></td> <td data-bbox="1417 798 1733 954">Short - <i>Medium</i></td> </tr> <tr> <td data-bbox="701 954 922 1082">PERM 74</td> <td data-bbox="922 954 1417 1082">Active modes bridge over rail line and canal between eastern site of future development area of Railpark and north side of Royal Canal Greenway (<i>indicative location</i>)</td> <td data-bbox="1417 954 1733 1082">Medium</td> </tr> <tr> <td data-bbox="701 1082 922 1185">PERM 92</td> <td data-bbox="922 1082 1417 1185">Path on section of MOOR between Moyglare Hall and Maynooth Environs (Moygaddy, County Meath)</td> <td data-bbox="1417 1082 1733 1185"><i>Medium -long short - medium</i></td> </tr> <tr> <td data-bbox="701 1185 922 1257">PERM 100</td> <td data-bbox="922 1185 1417 1257">North/south link in the southwest of the study area between MOOR and PERM 117</td> <td data-bbox="1417 1185 1733 1257">Medium – <i>long</i></td> </tr> <tr> <td data-bbox="701 1257 922 1356">PERM 101</td> <td data-bbox="922 1257 1417 1356">East/west link in south of study area between MOOR and Newtown Hall Glen (<i>indicative location</i>)</td> <td data-bbox="1417 1257 1733 1356">Medium – <i>long</i></td> </tr> </tbody> </table>			Ref. No.	Description	Timeframe	PERM 59	Amenity walk/linear park along Lyreen River at Mariavilla, <i>to include an investigation into the feasibility of extending the proposed link southwards to connect with the existing amenity walk/linear park at Lyreen Lodge.</i>	Short - <i>Medium</i>	PERM 74	Active modes bridge over rail line and canal between eastern site of future development area of Railpark and north side of Royal Canal Greenway (<i>indicative location</i>)	Medium	PERM 92	Path on section of MOOR between Moyglare Hall and Maynooth Environs (Moygaddy, County Meath)	<i>Medium -long short - medium</i>	PERM 100	North/south link in the southwest of the study area between MOOR and PERM 117	Medium – <i>long</i>	PERM 101	East/west link in south of study area between MOOR and Newtown Hall Glen (<i>indicative location</i>)	Medium – <i>long</i>	No
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Proposed Material Alteration Reference	Overview of Proposed Material Alteration				Requirement for further Assessment?						
		PERM 141	Active modes bridge over Rye River to Maynooth Environs (Moygaddy lands)	<i>Medium -long short - medium</i>							
		PERM 142	Rye River Greenway (north bank, Maynooth Environs -Moygaddy lands)	<i>Medium -long short - medium</i>							
		PERM 143	Blackhall Little Greenway, Maynooth Environs (Moygaddy lands)	<i>Medium -long short - medium</i>							
		PERM 144	Rye River Greenway connection to Dunboyne Road (north bank, Maynooth Environs (Moygaddy lands)	<i>Medium -long short - medium</i>							
Table 7.2	<p>Amendment of PERM 136 as follows:</p> <table border="1" data-bbox="622 667 1809 799"> <thead> <tr> <th data-bbox="631 673 808 722">Ref. No.</th> <th data-bbox="815 673 1597 722">Description</th> <th data-bbox="1603 673 1800 722">Timeframe</th> </tr> </thead> <tbody> <tr> <td data-bbox="631 727 808 794">PERM 136</td> <td data-bbox="815 727 1597 794">Glenroyal Shopping Centre (via carpark slightly to the north <i>Newman Place to the east</i>) - future development site</td> <td data-bbox="1603 727 1800 794">Long</td> </tr> </tbody> </table> <p><i>Map 7.1: Movement and Active Travel – Permeability Measures, amend route of measure PERM 136 to that outlined below:</i></p> 				Ref. No.	Description	Timeframe	PERM 136	Glenroyal Shopping Centre (via carpark slightly to the north <i>Newman Place to the east</i>) - future development site	Long	No
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PERM 136	Glenroyal Shopping Centre (via carpark slightly to the north <i>Newman Place to the east</i>) - future development site	Long									

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?																								
Table 7.3	Text removal (Cycling Measures and Phasing)	No																								
Table 7.3	<p>Amendment of cycle measures, as follows:</p> <table border="1" data-bbox="586 507 1848 975"> <thead> <tr> <th data-bbox="586 507 826 564">Ref. No.</th> <th data-bbox="826 507 1261 564">Description</th> <th data-bbox="1261 507 1563 564">Proposed Link Type</th> <th data-bbox="1563 507 1848 564">Timeframe</th> </tr> </thead> <tbody> <tr> <td data-bbox="586 564 826 647">CYCLE 30</td> <td data-bbox="826 564 1261 647">South Campus east/west link (Main entrance – Aula Maxima)</td> <td data-bbox="1261 564 1563 647">Shared Street</td> <td data-bbox="1563 564 1848 647">Short In existence</td> </tr> <tr> <td data-bbox="586 647 826 730">CYCLE 31</td> <td data-bbox="826 647 1261 730">North Campus perimeter road</td> <td data-bbox="1261 647 1563 730">Cycle track Shared Street</td> <td data-bbox="1563 647 1848 730">Medium In existence</td> </tr> <tr> <td data-bbox="586 730 826 802">CYCLE 48</td> <td data-bbox="826 730 1261 802">North-eastern MOOR at Maynooth Environs (Moygaddy lands)</td> <td data-bbox="1261 730 1563 802">Cycle track</td> <td data-bbox="1563 730 1848 802">Medium-long short - medium</td> </tr> <tr> <td data-bbox="586 802 826 903">CYCLE 55</td> <td data-bbox="826 802 1261 903">Maynooth Environs (Moygaddy, County Meath) existing local road upgrades (L22143 and L2214)</td> <td data-bbox="1261 802 1563 903">Cycle track</td> <td data-bbox="1563 802 1848 903">Medium-long short - medium</td> </tr> <tr> <td data-bbox="586 903 826 975">CYCLE 56</td> <td data-bbox="826 903 1261 975">Moyglare Hall link to Maynooth Environs (Moygaddy, County Meath)</td> <td data-bbox="1261 903 1563 975">Cycle track</td> <td data-bbox="1563 903 1848 975">Medium-long short - medium</td> </tr> </tbody> </table>	Ref. No.	Description	Proposed Link Type	Timeframe	CYCLE 30	South Campus east/west link (Main entrance – Aula Maxima)	Shared Street	Short In existence	CYCLE 31	North Campus perimeter road	Cycle track Shared Street	Medium In existence	CYCLE 48	North-eastern MOOR at Maynooth Environs (Moygaddy lands)	Cycle track	Medium-long short - medium	CYCLE 55	Maynooth Environs (Moygaddy, County Meath) existing local road upgrades (L22143 and L2214)	Cycle track	Medium-long short - medium	CYCLE 56	Moyglare Hall link to Maynooth Environs (Moygaddy, County Meath)	Cycle track	Medium-long short - medium	No
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MATO 2.1	<p>Amendment to Objective MATO 2.1:</p> <p>Support and promote the use of sustainable active transport modes in Maynooth and seek to implement a connected network of active travel infrastructure in the town as detailed in Tables 7.2, 7.3 and 7.4 and illustrated on Maps 7.1 and 7.2, in conjunction with the National Transport Authority, and other relevant stakeholders <i>including TII where interactions with the national road network occur</i>. The indicative measures will form the basis for individual projects. Each project will be subjected to a detailed design process, including environmental and/or ecological assessment, where applicable. All measures shall incorporate nature-based surface water management drainage solutions.</p>	No																								
MATO 2.3	<p>Amendment to Objective MATO 2.3:</p> <p>To work with the National Transport Authority (NTA) to implement the updated Greater Dublin Area Cycle Network Plan (2022) proposals for Maynooth <i>and with TII to implement the National Cycle Network (2024)</i>, subject to detailed engineering design and any mitigation measures presented in the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) accompanying the NTA Plan.”</p>	No																								

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?						
MATO 4.2	<p>Amendment to Objective MATO 4.2:</p> <p>Ensure the implementation of the road measures outlined in Table 7.6 and illustrated on Map 7.4, in accordance with the DMURS standards for urban roads and streets <i>and Transport Infrastructure Ireland Publications as appropriate</i>, and where necessary preserve the identified routes free from development. All road measures shall incorporate nature-based surface water management drainage solutions.</p>	No						
Section 7.7	<p>Additional text:</p> <p><i>In addition, having regard to the proximity of Junction 7 (Maynooth) of the M4 interchange to the MOOR its design and delivery shall have regard to the relevant requirements of Transport Infrastructure Ireland (TII) Publications in consultation with TII.</i></p>	No						
MATO 2.3	<p>Insert the following new objective after Objective MATO 2.2 and renumber all subsequent objectives:</p> <p><i>Collaborate with local communities including residents’ associations on planned permeability measures. For developments within Maynooth (County Kildare), Kildare County Council will ensure that permeability measures are subject to an onsite benefits assessment as per Kildare County Council’s Permeability Guidelines (2024), that all measures are of a high-quality design up to and including gates, bollards and railings where appropriate, that public safety and passive surveillance is prioritised in the layout or any measure, and public lighting be incorporated into measures wherever deemed appropriate.</i></p>	No						
MATO 2.X	<p>Insert a new objective as follows:</p> <p><i>Ensure that all cycle measures marked as “Shared Street” in Table 7.3 Cycling Measures and Phasing will first undergo a feasibility study for the purposes of segregating cycle and pedestrian lanes, where appropriate. In this regard, the exact degree of segregation to be provided will be determined at detailed design stage, with the overall aim being to ensure that to the greatest extent possible, the degree of protection provided from vehicular traffic incorporates a high level of perceived, as well as actual safety.</i></p>	No						
MATO 2.X	<p>Insert a new objective as follows:</p> <p><i>Facilitate and prioritise the upgrade of cycling infrastructure on Celbridge Road (as per measure CYCLE 8 in Table 7.3 and on Map 7.2).</i></p>	No						
Table 7.5 - PT2	Remove public transport measure PT 2 in its entirety from Table 7.5.	No						
Table 7.5	<p>Public Transport Measures and Phasing amendments:</p> <table border="1" data-bbox="568 1169 1868 1311"> <thead> <tr> <th data-bbox="568 1169 831 1225">Ref. No.</th> <th data-bbox="835 1169 1469 1225">Description</th> <th data-bbox="1473 1169 1868 1225">Timeframe</th> </tr> </thead> <tbody> <tr> <td data-bbox="568 1228 831 1311">PT 11</td> <td data-bbox="835 1228 1469 1311">Installation of bus priority route on Section 1B of outer orbital route</td> <td data-bbox="1473 1228 1868 1311"><i>Medium-Long</i> Term</td> </tr> </tbody> </table>	Ref. No.	Description	Timeframe	PT 11	Installation of bus priority route on Section 1B of outer orbital route	<i>Medium-Long</i> Term	No
Ref. No.	Description	Timeframe						
PT 11	Installation of bus priority route on Section 1B of outer orbital route	<i>Medium-Long</i> Term						

Proposed Material Alteration Reference	Overview of Proposed Material Alteration				Requirement for further Assessment?								
		PT 12	KCC will work collaboratively with the NTA to agree the upgrade of key bus stops within Maynooth <i>and the prioritisation of bus shelters wherever feasible</i>	Short Term									
		PT 14	KCC will work collaboratively with the NTA to agree the installation of new bus stops for new <i>and proposed bus services and the prioritisation of bus shelters wherever feasible</i>	Short Term									
		PT 15	New bus-rail interchange at Maynooth Train Station – involves the removal of general car parking <i>which will be minimised as far as is practicable</i>	Medium Term									
Table 7.6 – RD 5	Amendment of RD 5: <table border="1" data-bbox="584 667 1848 853"> <thead> <tr> <th data-bbox="584 667 734 751">Ref. No.</th> <th data-bbox="734 667 1149 751">Description</th> <th data-bbox="1149 667 1375 751">Timeframe</th> <th data-bbox="1375 667 1848 751">Dependency on Other Measures or Projects</th> </tr> </thead> <tbody> <tr> <td data-bbox="584 751 734 853">RD 5</td> <td data-bbox="734 751 1149 853">North-Eastern orbital MOOR to Moygaddy and filtered permeability in Moyglare Hall</td> <td data-bbox="1149 751 1375 853">Medium/ Long Term</td> <td data-bbox="1375 751 1848 853">Linked to the development of the Moygaddy site in Meath</td> </tr> </tbody> </table>				Ref. No.	Description	Timeframe	Dependency on Other Measures or Projects	RD 5	North-Eastern orbital MOOR to Moygaddy and filtered permeability in Moyglare Hall	Medium/ Long Term	Linked to the development of the Moygaddy site in Meath	No
Ref. No.	Description	Timeframe	Dependency on Other Measures or Projects										
RD 5	North-Eastern orbital MOOR to Moygaddy and filtered permeability in Moyglare Hall	Medium/ Long Term	Linked to the development of the Moygaddy site in Meath										
Section 7.7.3	Text amendment and removal: The M4 Maynooth to Leixlip Project seeks to assess the needs of the M4/N4 mainline corridor and junctions from Maynooth to Leixlip in terms of operational efficiency and safety in conjunction with examining alternative transport modes or routes within the study area. This project, which is wholly separate to the Joint Plan, is being progressed by the Kildare National Roads Office (KNRO) who has been appointed by Transport Infrastructure Ireland (TII) to project manage its planning, design and delivery. The project currently has two options with regards to Maynooth, one of which involves upgrading the existing Junction 7 and the second envisages the closing of the existing junction and the construction of a new junction further to the west. <i>The GDA Strategy seeks improvements to junctions 5, 6 and 7 on the M4 in order to address queuing onto the mainline and associated traffic safety issues plus the provision of bus priority between junctions 5 and 7. The National Development Plan 2021 – 2030 identifies the M4 Maynooth to Leixlip Project as amongst national roads projects subject to further approvals. Given that this project is supported by both the National Development Plan 2021 – 2030 and the Greater Dublin Area Transport Strategy 2022 – 2042, the Joint Plan includes a specific objective to support its delivery.</i>				No								
MATO 4.X	Insert a new objective after Objective MATO 4.4 and renumber all subsequent objectives, as follows: <i>Support and prioritise the development of the North-Eastern orbital MOOR to Moygaddy (as per Road Measure RD5 in Table 7.6 and on Map 7.4) within the life of the Joint Plan.</i>				Yes								


Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?															
Map 7.4	<p>Road Measures, amendment of alignment of RD 1C as shown in yellow below (original line shown in orange for context only):</p> 	No															
Table 7.7	<p>Amendment of parking measures as follows:</p> <table border="1" data-bbox="624 962 1807 1422"> <thead> <tr> <th data-bbox="631 967 790 1018">Ref. No.</th> <th data-bbox="790 967 1585 1018">Description</th> <th data-bbox="1585 967 1800 1018">Timeframe</th> </tr> </thead> <tbody> <tr> <td data-bbox="631 1018 790 1121">PK 1</td> <td data-bbox="790 1018 1585 1121">Relocate Parking from Main Street to facilitate active modes <i>and investigate solutions for providing accessible parking arrangements for individuals with disabilities.</i></td> <td data-bbox="1585 1018 1800 1121">Medium Term</td> </tr> <tr> <td data-bbox="631 1121 790 1225">PK 8</td> <td data-bbox="790 1121 1585 1225">Improve and reorganise drop-off <i>and pick-up</i> facilities at the Maynooth Education Campus <i>and investigate measures to improve traffic congestion related to Maynooth Education Campus.</i></td> <td data-bbox="1585 1121 1800 1225">Medium Term</td> </tr> <tr> <td data-bbox="631 1225 790 1329">PK 9</td> <td data-bbox="790 1225 1585 1329">Introduce Presentation Girls' School 'park and stride' facility in Carton Retail Park, <i>in consultation with all key stakeholders, including those from Carton Retail Park and Maynooth Presentation Girls' School.</i></td> <td data-bbox="1585 1225 1800 1329">Short Term</td> </tr> <tr> <td data-bbox="631 1329 790 1422">PK 10</td> <td data-bbox="790 1329 1585 1422">Provide public parking at Carton Retail Park⁵⁸, <i>in consultation with all key stakeholders, including those from Carton Retail Park and Maynooth Presentation Girls' School.</i></td> <td data-bbox="1585 1329 1800 1422">Short Term</td> </tr> </tbody> </table>	Ref. No.	Description	Timeframe	PK 1	Relocate Parking from Main Street to facilitate active modes <i>and investigate solutions for providing accessible parking arrangements for individuals with disabilities.</i>	Medium Term	PK 8	Improve and reorganise drop-off <i>and pick-up</i> facilities at the Maynooth Education Campus <i>and investigate measures to improve traffic congestion related to Maynooth Education Campus.</i>	Medium Term	PK 9	Introduce Presentation Girls' School 'park and stride' facility in Carton Retail Park, <i>in consultation with all key stakeholders, including those from Carton Retail Park and Maynooth Presentation Girls' School.</i>	Short Term	PK 10	Provide public parking at Carton Retail Park ⁵⁸ , <i>in consultation with all key stakeholders, including those from Carton Retail Park and Maynooth Presentation Girls' School.</i>	Short Term	No
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PK 8	Improve and reorganise drop-off <i>and pick-up</i> facilities at the Maynooth Education Campus <i>and investigate measures to improve traffic congestion related to Maynooth Education Campus.</i>	Medium Term															
PK 9	Introduce Presentation Girls' School 'park and stride' facility in Carton Retail Park, <i>in consultation with all key stakeholders, including those from Carton Retail Park and Maynooth Presentation Girls' School.</i>	Short Term															
PK 10	Provide public parking at Carton Retail Park ⁵⁸ , <i>in consultation with all key stakeholders, including those from Carton Retail Park and Maynooth Presentation Girls' School.</i>	Short Term															



































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	<table border="1"> <tr> <td data-bbox="629 263 790 341">PK 14</td> <td data-bbox="795 263 1583 341">PK 14 New 'park and ride' facility at Maynooth West Train Station, <i>in accordance with the GDA Transport Strategy.</i></td> <td data-bbox="1588 263 1807 341">Long Term – linked to new station</td> </tr> <tr> <td data-bbox="629 344 790 443">PK 15</td> <td data-bbox="795 344 1583 443">Create a local mobility hub at existing Maynooth Train Station and reduce car park capacity <i>which may consequently result in a reduction in car park capacity</i></td> <td data-bbox="1588 344 1807 443">Medium Term</td> </tr> <tr> <td data-bbox="629 446 790 523">PK 17</td> <td data-bbox="795 446 1583 523">Provide hidden disability/age friendly designated parking^{footnote} spaces (not shown on map)</td> <td data-bbox="1588 446 1807 523">Short Term</td> </tr> </table>	PK 14	PK 14 New 'park and ride' facility at Maynooth West Train Station, <i>in accordance with the GDA Transport Strategy.</i>	Long Term – linked to new station	PK 15	Create a local mobility hub at existing Maynooth Train Station and reduce car park capacity <i>which may consequently result in a reduction in car park capacity</i>	Medium Term	PK 17	Provide hidden disability/age friendly designated parking ^{footnote} spaces (not shown on map)	Short Term				
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<p><i>Footnote Hidden Disability Parking: Designated parking spaces for individuals with non-visible disabilities at a safe location with the same dimensions as a wheelchair accessible parking space. Age-Friendly Parking: Parking spaces designed for older adults, offering convenient access and safer features to accommodate reduced mobility and other age-related needs.</i></p>														
Table 7.7	Text removal – deletion of Measure PK 7 in its entirety.			No										
Chapter 8: Built Heritage and Archaeology														
Section 8.4	<p>Text removal and amendments:</p> <p><i>Whilst there is historical and documentary evidence of the development of Maynooth from the 12th Century, there is also archaeological evidence of Neolithic settlement beneath the site of Maynooth Castle. Whilst it was previously noted that Maynooth first developed as a town in the 12th Century there is archaeological evidence of an ancient neolithic settlement directly beneath the site of Maynooth Castle. Maynooth has been home to people for centuries and the settlement therefore represents a physical representation of mankind's endeavours over millennia.</i></p>			No										
BHO 3.1	<p>Text removal and amendment of Objective BHO 3.1:</p> <p>Protect and promote the archaeological heritage of Maynooth and Environs, in particular those sites illustrated on Map 8.1 and Map 8.2 and listed in Table 8.4, and avoid negative impacts on sites, monuments, features or objects of significant historical or archaeological interest by ensuring archaeological assessments are undertaken to inform proposed development in accordance with the <i>Framework and Principles for the Protection of the Archaeological Heritage (1999) (or any subsequent guidance)</i> National Monuments Acts 1930–2014 or the Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 (when fully commenced).</p>			No										
Section 8.5 - BHO 3.2	<p>Text removal in Objective BHO 3.2:</p> <p>Prioritise the protection/preservation in situ (or upon agreement preservation by record) of items of archaeological interest as listed in Table 8.4 and shown on Map 8.1 and Map 8.2 from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.</p>			No										

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Chapter 10: Infrastructure and Environmental Services		
Section 10.2.2	<p>New footnote:</p> <p>It is envisaged that this project will be completed within the life of the Joint Plan ^{Footnote}</p> <p><i>Footnote Section 5.3.2 of the Settlement Capacity Audit indicates that the Maynooth Wastewater Transfer Pipeline project would be completed by 2026 which Uisce Éireann has indicated may now not be the case.</i></p>	No
IO 1.1	<p>Text amendments to Objective IO 1.1:</p> <p>Work in conjunction with Uisce Éireann to promote <i>prioritise</i> and facilitate the provision of adequate water and wastewater infrastructure, including the Maynooth Wastewater Transfer Pipeline, to ensure that such infrastructure is provided prior to, or in tandem with new development in accordance with the Implementation and Infrastructure Delivery Schedule (Section 11.5, refers).</p>	No
IO 2.1	<p><i>Work with the Environmental Protection Agency and other key stakeholders to p</i>Protect surface waterbodies and groundwater aquifers from deterioration and maintain, or where necessary, improve their quality over the period of the Joint Plan and beyond.</p>	No
IO 2.2	<p>Text amendments to Objective IO 2.2:</p> <p>Incorporate Nature-based Solutions (NBS) as part of all plans and projects in the plan area. Proposals for new development shall align with the Maynooth and Environs Surface Water Strategy (that accompanies this plan), <i>the Best Practice Interim Guidance Document 'Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design' 2021</i> and the Kildare County Council Sustainable Drainage Systems Guidance Document 2024 (for project within <i>Maynooth</i>, County Kildare).</p>	No
Chapter 11: Implementation		
Section 11.2.2.2	<p>Additional sentence:</p> <p><i>The masterplan will ensure that the layout and design of built form bordering Maynooth University to the east will create a positive relationship that fully integrates with the expanding university campus.</i></p>	No
11.2.2.X	<p>Insert the following additional section after Section 11.2.2.4 Maynooth West Research and Technology Campus and renumber all subsequent sections:</p> <p><i>Maynooth West Urban Neighbourhood Village</i></p> <p><i>The Maynooth West Sustainable Urban Extension will centre around an urban neighbourhood village which will be located directly to the north of the proposed train station. This urban village will, in keeping with the 10-minute settlement principle, provide for the immediate needs of the local resident population. However, it is also intended to contain a mix of residential and commercial uses, in support of its status as a Transport Oriented Development (TOD). The village will incorporate car-free and low-car development and will at its centre have a pedestrian dominated and attractively landscaped main street or civic space that will open on to the Royal Canal.</i></p>	No

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MWO 1.2	<p>Amendment of MWO 1.2 (f):</p> <p>f) A statement detailing climate proofing measures that demonstrates consistency with the provisions of Kildare County Council’s Climate Action Plan 2024-2029 relating to Maynooth Decarbonising Zone (DZ) <i>or any subsequent/updated Climate Action Plans.</i></p>	No
MWO 1.3	<p>Insert the following new objective after Objective MWO 1.3:</p> <p><i>Support and facilitate the co-ordinated delivery of critical transportation infrastructure including the Maynooth Outer Orbital Route (MOOR), DART+ West, the second train station, a park and ride facility and any potential upgrade to the M4 Motorway on lands zoned as SR(2) Strategic Reserve.</i></p>	Yes
MEO 1.1	<p>Text removal and amendment to MEO 1.1:</p> <p>Require the submission of a Masterplan <i>alongside prior to any future</i> application for the development of lands identified as ‘Masterplan Area 16’ on Map 11.2: <i>The Masterplan will be agreed in writing with the Meath County Council unless it can be demonstrated that the application will not undermine the objectives of the Master Plan being achieved and-</i> Implementation for the prior written agreement of the Executive of the Meath County Council which shall address the following:…’</p> <p><i>7) Active travel measures to increase the number of people choosing to walk and cycle for everyday short journeys, and as part of longer journeys by public transport.</i></p>	No
MEO 1.2	<p>Text removal and amendment of MEO 1.2:</p> <p>Require the submission of a Masterplan <i>alongside prior to any future</i> application for the development of lands identified as ‘Masterplan Area 17’ on Map 11.2: <i>The Masterplan will be agreed in writing with the Meath County Council unless it can be demonstrated that the application will not undermine the objectives of the Master Plan being achieved and-</i> Implementation for the prior written agreement of the Executive of the Meath County Council which shall address the following:…’</p> <p>Maynooth Environs Objectives, amend Objective MEO 1.2 to incorporate additional point as follows:</p> <p><i>7) Active travel measures to increase the number of people choosing to walk and cycle for everyday short journeys, and as part of longer journeys by public transport.</i></p>	No

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Table 11.1	<p>Text amendments:</p> <table border="1" data-bbox="566 368 1868 1118"> <tr> <td data-bbox="566 368 1014 443">Strategic open space provision:</td> <td data-bbox="1014 368 1868 443">A 2.5-3 hectare local park <i>with a Multi-Use Games Area</i> and additional public open spaces throughout the KDA.</td> </tr> <tr> <td colspan="2" data-bbox="566 443 1868 691"> <p>Connectivity and Movement</p> <p>Vehicular access to this KDA shall be provided via the Maynooth Eastern Ring Road (MERR) which shall be constructed prior to or in tandem with the development of the KDA. The KDA should provide for a pedestrian and cycle friendly environment and integrate permeability and cycling routes to the Royal Canal Greenway to the north, as well as adjacent areas to the west and south. The KDA should also ensure the possibility of realising future links to potential development lands to the east. Particular attention should be given to the interface between the residential portion of the KDA and the site of the post-primary school to the south. <i>The point of access to the post-primary site for vehicular traffic will be agreed with the planning authority at planning application stage. Vehicular access to residential development within the KDA will be via the MERR only.</i></p> </td> </tr> <tr> <td colspan="2" data-bbox="566 691 1868 1118"> <p>Green and Blue Infrastructure, Open Spaces and Surface Water Drainage</p> <p>Natural features on the site such as existing hedgerows and treelines should be retained as far as practicable to protect the existing biodiversity and ecological networks on the site and help provide an established sense of place in the neighbourhood from the outset.</p> <p>Green open space should be designed to a high quality finish. Spaces should also be defined by a strong building edge and overlooked to provide passive supervision and legibility. The KDA should provide for a 2.5-3 hectare local park at a central location. This will incorporate an all-weather Multi-Use Games Area (MUGA) and playground., in addition to a <i>Notwithstanding the multiple ownership of lands within the KDA, the local park shall feature a comprehensive and integrated design scheme with a substantial landscaped parkland area, which will feature containing high levels of native planting. The MUGA should not form an overly dominant aspect of the park.</i> Appropriate urban trees should also be planted to help define internal streets as well as along the route of the MOOR <i>MERR</i>.</p> <p>Nature-Based Solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Maynooth and Environs Surface Water Management Strategy and Kildare County Council’s Sustainable Drainage Systems Guidance Document (2024), as per Objective IO 2.2 (Chapter 10).</p> </td> </tr> </table>	Strategic open space provision:	A 2.5-3 hectare local park <i>with a Multi-Use Games Area</i> and additional public open spaces throughout the KDA.	<p>Connectivity and Movement</p> <p>Vehicular access to this KDA shall be provided via the Maynooth Eastern Ring Road (MERR) which shall be constructed prior to or in tandem with the development of the KDA. 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Figure 11.7	<p>Figure 11.7 Railpark KDA Urban Design Framework, replace as follows:</p>  <p>Key</p> <table border="0"> <tr> <td>Maynooth Eastern Ring Road (Measure RD 3)</td> <td>↔</td> <td>Landscape reinforcement</td> <td></td> </tr> <tr> <td>Local route</td> <td>↔</td> <td>Approved residential scheme</td> <td></td> </tr> <tr> <td>Pedestrian/cyclist connections</td> <td>↔</td> <td>Wayleave</td> <td></td> </tr> <tr> <td>Residential block</td> <td></td> <td>Neighbourhood centre</td> <td></td> </tr> <tr> <td>Key building frontage</td> <td></td> <td>Landscaped civic plaza</td> <td></td> </tr> <tr> <td>Strategic open space</td> <td></td> <td>Playground</td> <td></td> </tr> <tr> <td>Existing green infrastructure</td> <td></td> <td>Nature-Based Management Area</td> <td></td> </tr> </table>	Maynooth Eastern Ring Road (Measure RD 3)	↔	Landscape reinforcement		Local route	↔	Approved residential scheme		Pedestrian/cyclist connections	↔	Wayleave		Residential block		Neighbourhood centre		Key building frontage		Landscaped civic plaza		Strategic open space		Playground		Existing green infrastructure		Nature-Based Management Area		No
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	<ul style="list-style-type: none"> Minor reduction to the size of the local park to align with the change in the text in Table 11.1 Railpark KDA Design Brief to amend its size from 3 hectares to 2.5-3 hectares. <p>Table 11.5 Implementation and Infrastructure Delivery Schedule – Residential Lands, amend as follows:</p> <table border="1" data-bbox="616 379 1821 1366"> <thead> <tr> <th colspan="3" data-bbox="616 379 1821 435">C(2): New Residential – Railpark Key Development Area</th> </tr> <tr> <th data-bbox="616 435 1131 507">Infrastructure</th> <th data-bbox="1131 435 1507 507">Delivery Schedule</th> <th data-bbox="1507 435 1821 507">Funding Sources</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="616 507 1821 555">Movement and Active Travel</td> </tr> <tr> <td data-bbox="616 555 1131 1058"> Implement measures identified on Map 7.1 and 7.2 as per Table 7.2 and 7.3 relating to the site. <ul style="list-style-type: none"> Active modes bridge (Measure PERM 74) Connection to Royal Canal Greenway Bus priority measure along Leixlip Road (PT 7) and Celbridge Road (PR 10) <p>Development of the site is contingent on the delivery of the Maynooth Eastern Ring Road (MERR) in its entirety. <i>Vehicular access to residential development within the KDA will be via the MERR only. The point of access to the Post-Primary school may be either from Celbridge Road or the MERR with the agreed location of the entrance to be determined at the planning application stage.</i></p> </td> <td data-bbox="1131 555 1507 1058">Medium Term – In tandem with new development.</td> <td data-bbox="1507 555 1821 1058">Developer, State, KCC</td> </tr> <tr> <td colspan="3" data-bbox="616 1058 1821 1106">Open Space Provision</td> </tr> <tr> <td data-bbox="616 1106 1131 1366"> Provision of open space and recreational areas including a local park extending to 2.5- 3 ha. in size and incorporating: <ul style="list-style-type: none"> An 1 ¹ hectare all-weather Multi Use Games Area (MUGA) <i>(up to 1-hectare)</i> A playground A well-designed and extensively planted parkland scheme on remaining lands </td> <td data-bbox="1131 1106 1507 1366">To be carried out in tandem with new development and completed <i>on a phased basis for each application site, subject to agreement with the planning authority. The Local Park shall be completed prior to the occupation of the 500th first</i> unit.</td> <td data-bbox="1507 1106 1821 1366">Developer</td> </tr> </tbody> </table>	C(2): New Residential – Railpark Key Development Area			Infrastructure	Delivery Schedule	Funding Sources	Movement and Active Travel			Implement measures identified on Map 7.1 and 7.2 as per Table 7.2 and 7.3 relating to the site. <ul style="list-style-type: none"> Active modes bridge (Measure PERM 74) Connection to Royal Canal Greenway Bus priority measure along Leixlip Road (PT 7) and Celbridge Road (PR 10) <p>Development of the site is contingent on the delivery of the Maynooth Eastern Ring Road (MERR) in its entirety. <i>Vehicular access to residential development within the KDA will be via the MERR only. The point of access to the Post-Primary school may be either from Celbridge Road or the MERR with the agreed location of the entrance to be determined at the planning application stage.</i></p>	Medium Term – In tandem with new development.	Developer, State, KCC	Open Space Provision			Provision of open space and recreational areas including a local park extending to 2.5- 3 ha. in size and incorporating: <ul style="list-style-type: none"> An 1 ¹ hectare all-weather Multi Use Games Area (MUGA) <i>(up to 1-hectare)</i> A playground A well-designed and extensively planted parkland scheme on remaining lands 	To be carried out in tandem with new development and completed <i>on a phased basis for each application site, subject to agreement with the planning authority. The Local Park shall be completed prior to the occupation of the 500th first</i> unit.	Developer	
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Table 11.2	<p>Table 11.2 amendment:</p> <table border="1" data-bbox="622 323 1816 1369"> <tr> <td data-bbox="622 323 1066 384">Site area:</td> <td data-bbox="1066 323 1816 384">15.0811 hectares (C: New Residential lands)</td> </tr> <tr> <td colspan="2" data-bbox="622 384 1816 903"> <p>Built Form and Urban Structure</p> <p>The built form should seek to fully integrate with the established residential estates to the south. Overall densities should be lower in areas directly adjacent to existing residential areas and higher along the northern and eastern edge of the KDA fronting onto Moyglare Road and the Maynooth Outer Orbital Route (MOOR). This will offer a defined urban edge and enhanced passive supervision of the MOOR. The layout of urban form should be both permeable and legible. To enable this, the size of the street blocks should, as far as practicable, be 80-120 metres in dimension (as per DMURS Guidelines). 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Built form on corner sites shall have dual frontages.</p> </td> </tr> <tr> <td colspan="2" data-bbox="622 903 1816 1174"> <p>Connectivity and Movement</p> <p>Vehicular access to this KDA will shall be provided via the Maynooth Outer Orbital Route (MOOR) which shall be constructed <i>in full, alongside residential development within the KDA, as far as its western boundary with the lands zoned SR(1) along the full northern boundary of the residential area. Vehicular access to the Municipal Sports Facility shall be via the MOOR to the south.</i> The KDA should provide for a pedestrian and cycle friendly environment and integrate permeability and cycling routes to adjacent areas to the south and also ensure the possibility of realising links to future development lands to the west. <i>The Municipal Sports Facility should also incorporate pedestrian and cyclist access points, in particular connecting with Moyglare Road to the east.</i></p> </td> </tr> <tr> <td colspan="2" data-bbox="622 1174 1816 1369"> <p>Green and Blue Infrastructure, Open Spaces and Surface Water Drainage</p> <p>Natural features on the site such as existing hedgerows, treelines and mature trees should be retained as far as practicable to protect the existing biodiversity and ecological networks on the site and help provide an established sense of place in the neighbourhood from the outset.</p> </td> </tr> </table>	Site area:	15.0811 hectares (C: New Residential lands)	<p>Built Form and Urban Structure</p> <p>The built form should seek to fully integrate with the established residential estates to the south. 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	<p>Green open space should also be defined by a strong building edge and overlooked to provide passive supervision and legibility. Green <i>All public open</i> spaces should be designed to a high quality finish and the KDA should also provide for a new playground at a central location within the new residential zoned lands and a Multi-Use Games Area (MUGA) within the Municipal Sports Facility. <i>Furthermore, the Municipal Sports Facility will feature a universally accessible walking and wheeling route around its perimeter.</i></p> <p>The hedgerows surrounding the eastern, northern and western boundaries of the Municipal Sports Facility shall be retained. Furthermore, the design scheme of the facility should seek to enhance the urban tree canopy area, as per Section 9.9.1 of the Joint Plan. Appropriate urban trees should also be planted to help define internal streets as well as along the route of the MOOR.</p> <p>Nature-based solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Maynooth and Environs Surface Water Management Strategy and Kildare County Council’s Sustainable Drainage Systems Guidance Document (2024), as per Objective IO 2.2 (Chapter 10).</p> <p>Boundaries and Entrance Treatments</p> <p>All entrances to the residential element of the KDA should be minimal, with the sense of arrival to the residential development should be <i>being</i> created by the design and layout of the built form and not the entrance itself. The new Municipal Sports Facility to the north of the KDA should integrate well with the surrounding lands and its boundary onto the MOOR should be understated and attractive and avoid presenting a closed-off or walled-in character.</p> <p>Overall, boundary and entrance treatments should be in keeping with Section 15.4.5 of the Kildare County Development Plan 2023-2029.</p>	

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Figure 11.7 Crewhill KDA Urban Design Framework, replace as follows:



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	 <p>Key</p> <table border="1" data-bbox="504 1125 1220 1348"> <tbody> <tr> <td>Maynooth Outer Orbital Route Measure RD 1C (Kilcock Road - Moyglare Road)</td> <td>←---→</td> <td>Strategic open space</td> <td></td> </tr> <tr> <td>Local route</td> <td>←- - - -></td> <td>Existing green infrastructure</td> <td></td> </tr> <tr> <td>Pedestrian/cyclist connections</td> <td>←- - - -></td> <td>Landscape reinforcement</td> <td></td> </tr> <tr> <td>Residential block</td> <td></td> <td>Neighbourhood centre</td> <td></td> </tr> <tr> <td>Key building frontage</td> <td></td> <td>Landscaped civic plaza</td> <td></td> </tr> <tr> <td>Playground</td> <td></td> <td>Nature-Based Management Area</td> <td></td> </tr> </tbody> </table>	Maynooth Outer Orbital Route Measure RD 1C (Kilcock Road - Moyglare Road)	←---→	Strategic open space		Local route	←- - - ->	Existing green infrastructure		Pedestrian/cyclist connections	←- - - ->	Landscape reinforcement		Residential block		Neighbourhood centre		Key building frontage		Landscaped civic plaza		Playground		Nature-Based Management Area		
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	<p>Table 11.5 Implementation and Infrastructure Delivery Schedule – Residential Lands, amend as follows:</p> <table border="1" data-bbox="551 349 1888 691"> <thead> <tr> <th colspan="3" data-bbox="551 349 1888 411">C(5): New Residential – Crewhill Key Development Area</th> </tr> <tr> <th data-bbox="551 411 1216 456">Infrastructure</th> <th data-bbox="1220 411 1637 456">Delivery Schedule</th> <th data-bbox="1641 411 1888 456">Funding Sources</th> </tr> <tr> <th colspan="3" data-bbox="551 459 1888 499">Movement and Active Travel</th> </tr> </thead> <tbody> <tr> <td data-bbox="551 502 1216 691"> Implement measures identified on Map 7.1 and 7.2 as per Table 7.2 and 7.3 relating to the site. <i>Residential development within the KDA of the site is contingent on the delivery of Section RD 1C of the Maynooth Outer Orbital Route (MOOR) as far as its western boundary with the lands zoned SR(1).</i> </td> <td data-bbox="1220 502 1637 691"> In tandem with new development. </td> <td data-bbox="1641 502 1888 691"> Developer </td> </tr> </tbody> </table>	C(5): New Residential – Crewhill Key Development Area			Infrastructure	Delivery Schedule	Funding Sources	Movement and Active Travel			Implement measures identified on Map 7.1 and 7.2 as per Table 7.2 and 7.3 relating to the site. <i>Residential development within the KDA of the site is contingent on the delivery of Section RD 1C of the Maynooth Outer Orbital Route (MOOR) as far as its western boundary with the lands zoned SR(1).</i>	In tandem with new development.	Developer	
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Table 11.3	Amendments to text.	No												
Table 11.5	Text removal - removing all references to public transport measure PT 2.	No												
Section 11.6	<p>Additional text at end of the third paragraph, as following:</p> <p><i>Vulnerable and less vulnerable uses shall not be permitted on any area where there is identified flood risk as shown in Map 10.2 Strategic Flood Risk Assessment.</i></p>	No												

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Table 11.7	<p>Table 11.7 text amendments:</p> <table border="1" data-bbox="566 323 1848 896"> <thead> <tr> <th data-bbox="566 323 674 379">Ref.</th> <th data-bbox="674 323 1122 379">Land Use</th> <th data-bbox="1122 323 1848 379">Land-Use Zoning Objectives</th> </tr> </thead> <tbody> <tr> <td data-bbox="566 379 674 896">C</td> <td data-bbox="674 379 1122 896">  </td> <td data-bbox="1122 379 1848 896"> <p>To protect future development lands within the Maynooth West Sustainable Urban Extension from inappropriate forms of development which would impede the sequential expansion and consolidation of the town in terms of providing for new residential development for future plans³.</p> <p>These lands form part of the Maynooth West Masterplan Area, as outlined in Map 11.2: Implementation and detailed in Section 11.2.2 of the Plan. No development proposals shall be considered on these lands until such time as a masterplan has been prepared by the landowner(s) in accordance with Objective MWO1.2 of this Plan and agreed with the planning authority (Kildare County Council). New residential development will be required to be phased and delivered in tandem with the delivery of DART+ West and Maynooth West Train Station. <i>The future development of the lands between the Kilcock Road and the Royal Canal/Railway corridor shall be informed by the masterplan to include village centre uses adjacent to the planned train station, connected via an active modes bridge (PERM 115).</i></p> </td> </tr> </tbody> </table>			Ref.	Land Use	Land-Use Zoning Objectives	C		<p>To protect future development lands within the Maynooth West Sustainable Urban Extension from inappropriate forms of development which would impede the sequential expansion and consolidation of the town in terms of providing for new residential development for future plans³.</p> <p>These lands form part of the Maynooth West Masterplan Area, as outlined in Map 11.2: Implementation and detailed in Section 11.2.2 of the Plan. No development proposals shall be considered on these lands until such time as a masterplan has been prepared by the landowner(s) in accordance with Objective MWO1.2 of this Plan and agreed with the planning authority (Kildare County Council). New residential development will be required to be phased and delivered in tandem with the delivery of DART+ West and Maynooth West Train Station. <i>The future development of the lands between the Kilcock Road and the Royal Canal/Railway corridor shall be informed by the masterplan to include village centre uses adjacent to the planned train station, connected via an active modes bridge (PERM 115).</i></p>	No
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³ The land identified as Phase 2 could be brought forward for New Residential through a statutory amendment under Section 20 of the Planning and Development Act 2000 (as amended) or through subsequent planning legislation.

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	<p><i>The development of community facilities and/or sports buildings are 'Permitted in Principle' on lands designated for the Municipal Sports buildings on the Crewhill lands to the north of the town, F(1) only. The land use is 'Not Normally Permitted' across all other sites zoned for Open Space and Amenity.</i></p>																																																																									
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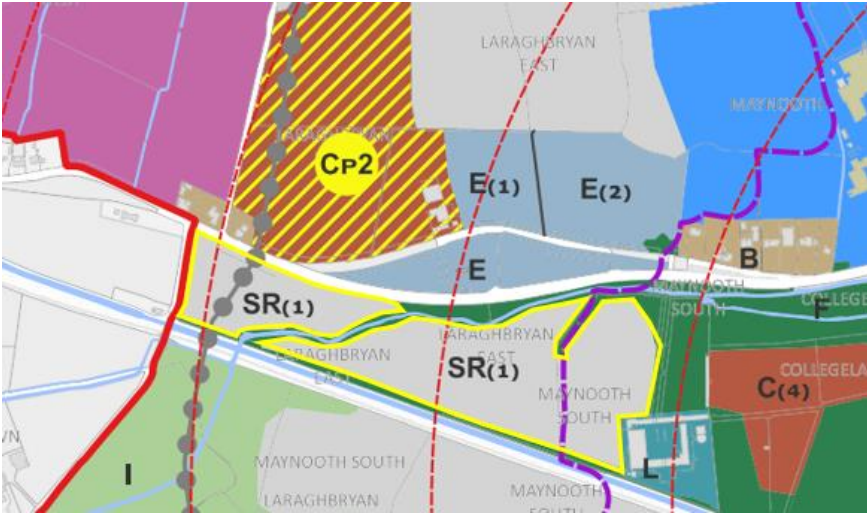
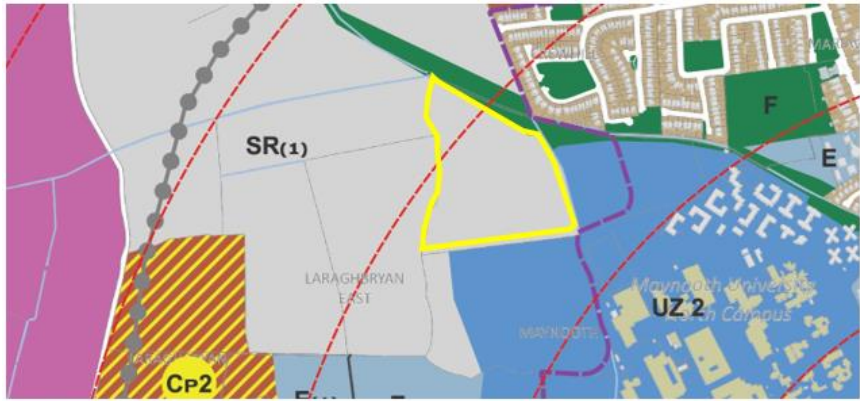
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LAND USE	A: Town Centre	A1: Town Centre Extension	B: Existing Residential / Infill	C: New Residential	E: Community and Education	F: Open Space and Amenity	H: Industry/Office Park/ Warehousing	I: Agriculture	J: Student Accommodation	L: Leisure and Tourism	N: Neighbourhood Centre	P: Research and Technology	Q: Enterprise and Employment	S: Carton Avenue	T: General Development	U: Transport and Utilities	University Zone																					
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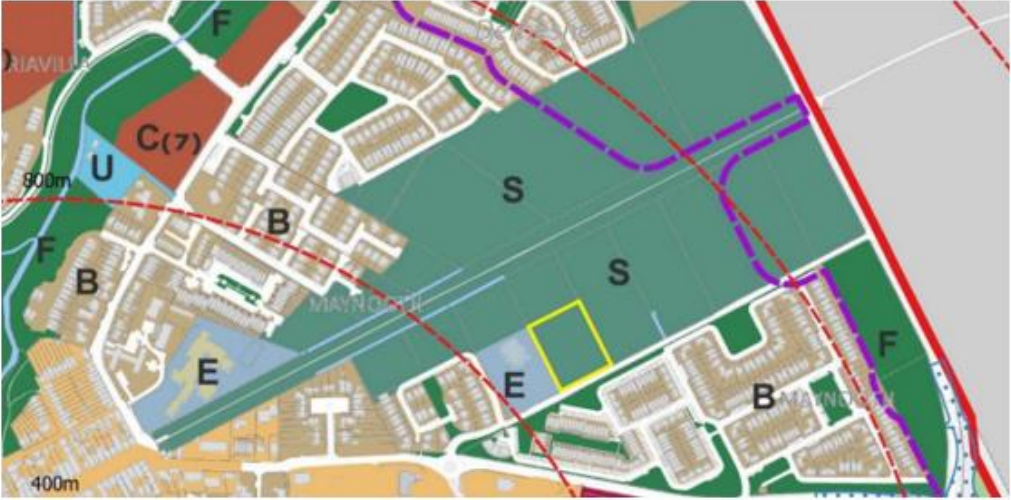
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Table 11.9	<p>Zoning updates and new footnotes:</p> <table border="1" data-bbox="510 331 1568 925"> <thead> <tr> <th data-bbox="510 331 676 785">LAND USE</th> <th data-bbox="676 331 725 785">A: Town Centre</th> <th data-bbox="725 331 775 785">A1: Town Centre Extension</th> <th data-bbox="775 331 824 785">B: Existing Residential / Infill</th> <th data-bbox="824 331 873 785">C: New Residential</th> <th data-bbox="873 331 922 785">E: Community and Education</th> <th data-bbox="922 331 972 785">F: Open Space and Amenity</th> <th data-bbox="972 331 1021 785">H: Industry/Office Park/ Warehousing</th> <th data-bbox="1021 331 1070 785">I: Agriculture</th> <th data-bbox="1070 331 1120 785">J: Student Accommodation</th> <th data-bbox="1120 331 1169 785">L: Leisure and Tourism</th> <th data-bbox="1169 331 1218 785">N: Neighbourhood Centre</th> <th data-bbox="1218 331 1267 785">P: Research and Technology</th> <th data-bbox="1267 331 1317 785">Q: Enterprise and Employment</th> <th data-bbox="1317 331 1366 785">S: Carton Avenue</th> <th data-bbox="1366 331 1415 785">T: General Development</th> <th data-bbox="1415 331 1464 785">U: Transport and Utilities</th> <th data-bbox="1464 331 1514 785">University Zone</th> </tr> </thead> <tbody> <tr> <td data-bbox="510 785 676 855">Agricultural Buildings</td> <td data-bbox="676 785 725 855">N</td> <td data-bbox="725 785 775 855">N</td> <td data-bbox="775 785 824 855">N</td> <td data-bbox="824 785 873 855">N</td> <td data-bbox="873 785 922 855">N</td> <td data-bbox="922 785 972 855">N</td> <td data-bbox="972 785 1021 855">N</td> <td data-bbox="1021 785 1070 855">Y^x</td> <td data-bbox="1070 785 1120 855">N</td> <td data-bbox="1120 785 1169 855">N</td> <td data-bbox="1169 785 1218 855">N</td> <td data-bbox="1218 785 1267 855">N</td> <td data-bbox="1267 785 1317 855">N</td> <td data-bbox="1317 785 1366 855">N</td> <td data-bbox="1366 785 1415 855">N</td> <td data-bbox="1415 785 1464 855">N</td> <td data-bbox="1464 785 1514 855">N</td> </tr> <tr> <td data-bbox="510 855 676 925">Residential unit(s)</td> <td data-bbox="676 855 725 925">Y</td> <td data-bbox="725 855 775 925">Y</td> <td data-bbox="775 855 824 925">Y</td> <td data-bbox="824 855 873 925">Y</td> <td data-bbox="873 855 922 925">O₈₂</td> <td data-bbox="922 855 972 925">N</td> <td data-bbox="972 855 1021 925">N</td> <td data-bbox="1021 855 1070 925">O₈₃</td> <td data-bbox="1070 855 1120 925">N</td> <td data-bbox="1120 855 1169 925">N</td> <td data-bbox="1169 855 1218 925">O₈₄</td> <td data-bbox="1218 855 1267 925">N</td> <td data-bbox="1267 855 1317 925">N</td> <td data-bbox="1317 855 1366 925">N</td> <td data-bbox="1366 855 1415 925">N</td> <td data-bbox="1415 855 1464 925">N</td> <td data-bbox="1464 855 1514 925">N</td> </tr> </tbody> </table> <p data-bbox="510 954 1881 1008"><i>Footnote X Less vulnerable developments such as stable yards or agricultural buildings will not be permitted where there is identified flood risk as shown in Map 10.2.</i></p> <p data-bbox="510 1027 1915 1082"><i>Footnote 83: Subject to Rural Housing Policy as outlined in the Kildare County Development Plan. One-off housing is a highly vulnerable use and will not be permitted where there is identified flood risk as shown in Map 10.2.</i></p>	LAND USE	A: Town Centre	A1: Town Centre Extension	B: Existing Residential / Infill	C: New Residential	E: Community and Education	F: Open Space and Amenity	H: Industry/Office Park/ Warehousing	I: Agriculture	J: Student Accommodation	L: Leisure and Tourism	N: Neighbourhood Centre	P: Research and Technology	Q: Enterprise and Employment	S: Carton Avenue	T: General Development	U: Transport and Utilities	University Zone	Agricultural Buildings	N	N	N	N	N	N	N	Y ^x	N	N	N	N	N	N	N	N	N	Residential unit(s)	Y	Y	Y	Y	O ₈₂	N	N	O ₈₃	N	N	O ₈₄	N	N	N	N	N	N	No
LAND USE	A: Town Centre	A1: Town Centre Extension	B: Existing Residential / Infill	C: New Residential	E: Community and Education	F: Open Space and Amenity	H: Industry/Office Park/ Warehousing	I: Agriculture	J: Student Accommodation	L: Leisure and Tourism	N: Neighbourhood Centre	P: Research and Technology	Q: Enterprise and Employment	S: Carton Avenue	T: General Development	U: Transport and Utilities	University Zone																																							
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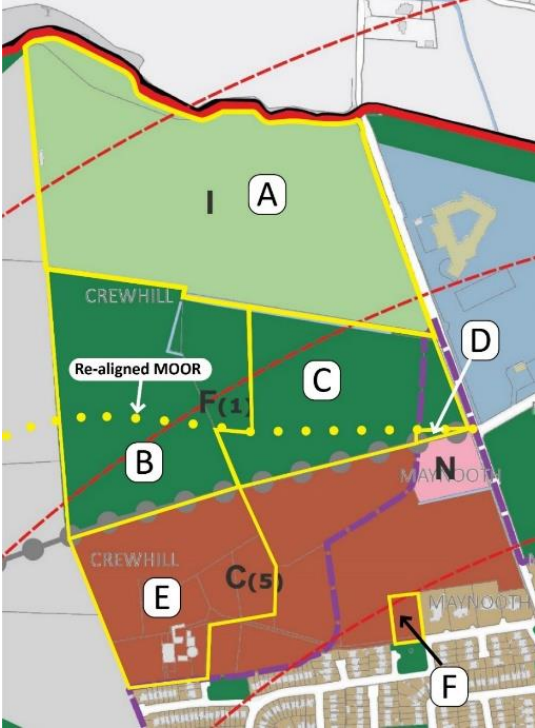
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?																																				
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LAND USE	A: Town Centre	A1: Town Centre Extension	B: Existing Residential / Infill	C: New Residential	E: Community and Education	F: Open Space and Amenity	H: Industry/Office Park/ Warehousing	I: Agriculture	J: Student Accommodation	L: Leisure and Tourism	N: Neighbourhood Centre	P: Research and Technology	Q: Enterprise and Employment	S: Carton Avenue	T: General Development	U: Transport and Utilities	University Zone																					
Student Accommodation	O ⁹⁶	O ⁹⁷	N	N	N ^z Y ^x	N	N	N	Y	N	N	N	N	N	N	N	Y																					
Map 11.1	<p>Map 11.1 Land Use Zoning, amendment of zoning objective of lands comprising 0.74 hectares as outlined in yellow on map below from 'J: Student Accommodation' to 'E: Community and Education', as follows:</p> 	No																																				

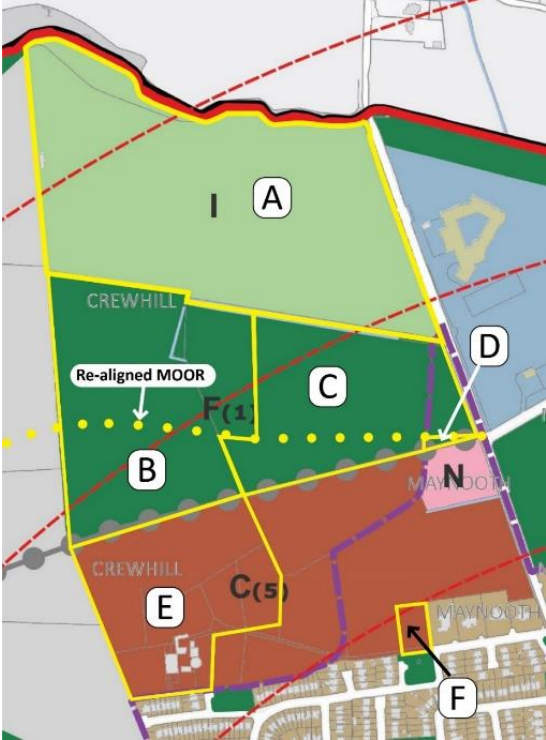
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Map 11.1	<p>Map 11.1: Land Use Zoning, amend zoning on lands comprising 0.66 hectares, as outlined in yellow on map below, from 'F(2): Open Space and Amenity' to 'J: Student Accommodation, as follows:</p> 	Yes

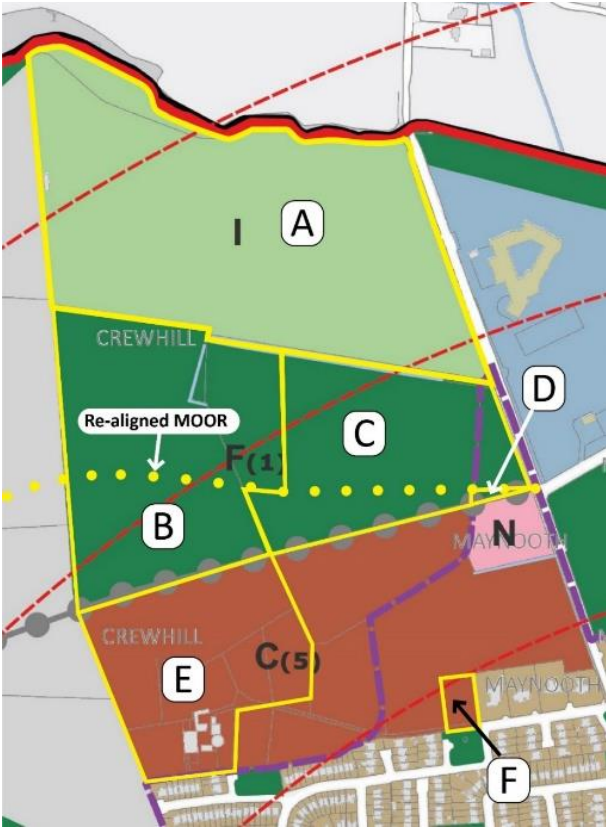
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Map 11.1	<p>Land Use Zoning Map 11.1, amend the zoning of the two plots of land outlined in yellow below from SR (1) to Phase 2 New Residential (Transport-Oriented Development). Site area is 3.3ha and 9.2ha accordingly.</p> 	No
Map 11.1	<p>Map 11.1 Land Use Zoning Map, amend zoning on lands comprising 6.42 hectares from 'SR (1): Strategic Reserve' to 'UZ 2: University Zone 2', as follows (see area highlighted in yellow on map below):</p> 	No

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Map 11.1	<p>Amendment of zoning on lands comprising 0.46 hectares, as outlined in yellow on map below, from ‘SR(1): Strategic Reserve’ to ‘F: Open Space and Amenity’, as follows:</p> 	Yes
Map 11.1	<p>Amendment of zoning on lands comprising 6.11 hectares, as outlined in yellow on map below, from ‘Q(2): Enterprise and Employment’ to ‘C: New Residential’, as follows:</p> 	No

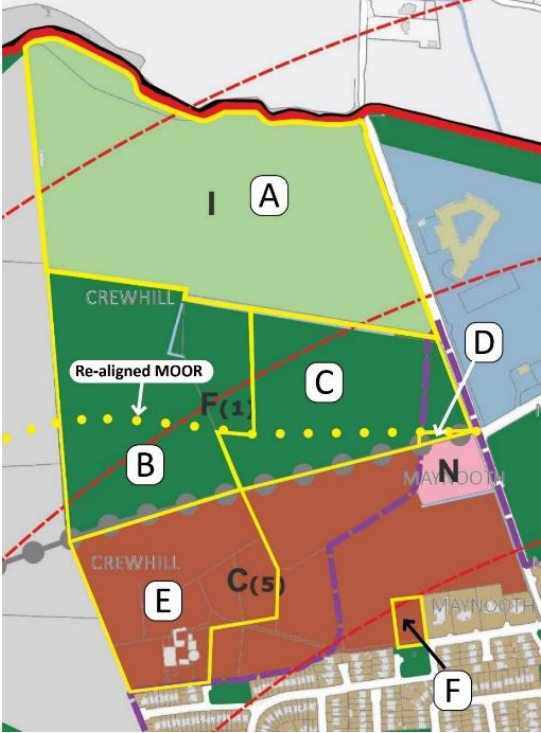
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?						
Map 11.1	<p>Amendment of zoning on lands comprising 0.72 hectares, as outlined in yellow on map below, from ‘S: Carton Avenue’ to ‘E(4): Community and Education’, as follows:</p>  <p>Table 11.7 Land Use Zoning Objectives for Lands in Maynooth (County Kildare), amend as follows:</p> <table border="1" data-bbox="638 965 1832 1181"> <thead> <tr> <th data-bbox="638 965 831 1023">Ref.</th> <th data-bbox="831 965 1153 1023">Land Use</th> <th data-bbox="1153 965 1832 1023">Land-Use Zoning Objectives</th> </tr> </thead> <tbody> <tr> <td data-bbox="638 1023 831 1181">E</td> <td data-bbox="831 1023 1153 1181">Community and Education</td> <td data-bbox="1153 1023 1832 1181"> To provide for education, recreation, community and health. <i>E(4) This site is designated for the provision of a community/arts centre. No development shall take place until the Carton Avenue Masterplan has been prepared and agreed.</i> </td> </tr> </tbody> </table>	Ref.	Land Use	Land-Use Zoning Objectives	E	Community and Education	To provide for education, recreation, community and health. <i>E(4) This site is designated for the provision of a community/arts centre. No development shall take place until the Carton Avenue Masterplan has been prepared and agreed.</i>	Yes
Ref.	Land Use	Land-Use Zoning Objectives						
E	Community and Education	To provide for education, recreation, community and health. <i>E(4) This site is designated for the provision of a community/arts centre. No development shall take place until the Carton Avenue Masterplan has been prepared and agreed.</i>						

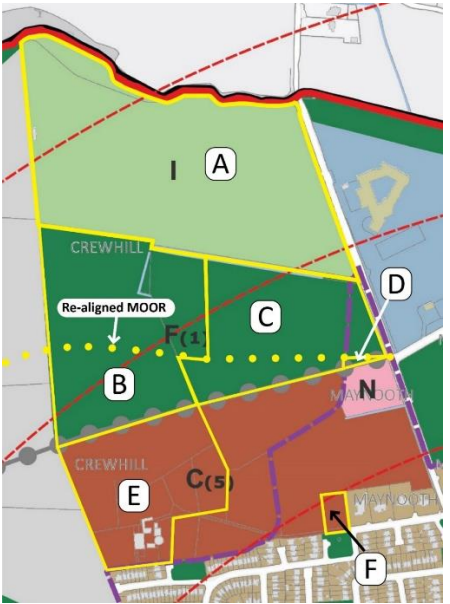
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Map 11.1	<p>Map 11.1 Land Use Zoning, amend as follows:</p>  <p>A - Lands measuring 16.71 hectares, amend from 'I: Agriculture' to 'F(1): Open Space and Amenity'</p>	Yes

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Map 11.1	<p>Map 11.1 Land Use Zoning, amend as follows:</p>  <p>B - Lands measuring 9.41 hectares, amend from 'F(1): Open Space and Amenity' to 'I: Agriculture'</p>	Yes

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Map 11.1	<p>Map 11.1 Land Use Zoning, amend as follows:</p>  <p>C - Lands measuring 6.26 hectares, amend from 'F(1): Open Space and Amenity' to 'C(5): New Residential'</p>	Yes

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Map 11.1	<p>Map 11.1 Land Use Zoning, amend as follows:</p> <p>D - Lands measuring 0.08 hectares from 'F(1): Open Space and Amenity' to 'N: Neighbourhood Centre'</p>	Yes

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Map 11.1	<p>Map 11.1 Land Use Zoning, amend as follows:</p>  <p>E - Lands measuring 5.88 hectares from 'C (5): New Residential' to 'I: Agriculture'</p>	Yes

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Requirement for further Assessment?
Map 11.1	<p>Map 11.1 Land Use Zoning, amend as follows:</p>  <p>F - Lands measuring 0.35 hectares from 'C (5): New Residential' to 'B: Existing Residential / Infill'</p>	No

3.1 SEA Screening Conclusion

Section 3 of this SEA Addendum assessed the potential for likely significant environmental impacts arising from the Proposed MAs to the Draft Plan.

During the SEA Screening process highlighted in Table 3.1, 13 Proposed MAs were identified to have the potential to result in significant environmental effect.

These Proposed MAs are therefore subject to further assessment in Section 4.

4. SEA of Proposed Material Alterations

4.1 Introduction

This Section of the Addendum is the SEA Environmental Report of the Proposed MAs to the Draft Plan. The SEA Environmental Report presents the findings of the environmental assessment of the likely significant impacts on the environment as a result of the Draft Plan.

Section 2 of this Addendum concluded that a SEA was required for 13 Proposed MAs.

4.2 Assessment of Likely Significant Impacts

The environmental impacts of the Proposed MAs identified were assessed with respect of the environmental objectives listed in Chapter 6 of the original SEA Environmental Report which accompanied the Draft Plan.

The assessment process categorised environmental impacts using the ratings outlined in Table 4.1 (Table 8.1 of the original SEA Environmental Report) which is based on the impact assessment criteria defined by the EPA for environmental impact assessment.

The Proposed MAs selected for further review constitute new policy objectives and actions and are considered in Table 4.2 below. These entries should be read in conjunction with the initial findings presented in in Table 8.2 of the SEA Environmental Report.

Table 4.1 Impact Ratings

Significance of Impact	
	Neutral
	Positive
	Negative
	Uncertain


Table 4.2 SEA of Proposed Material Alterations

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
Chapter 2: Spatial Planning Context and Vision										
Section 2.2 - DO 1.4	Insert new Decarbonisation Objective: <i>Require applicants for large new developments (i.e., 10 residential units or more, commercial developments on sites of 0.5ha or larger) to submit a detailed Climate Impact Assessment at planning application stage to demonstrate how the location, design and layout of the development contributes to the delivery of the national climate objective for a climate resilient, biodiversity rich, climate neutral economy by 2050.</i>									An overall positive environmental impact has been predicted in requiring that applicants for large new developments (i.e., 10 residential units or more, commercial developments on sites of 0.5ha or larger) to submit a detailed Climate Impact Assessment at planning application stage. Neutral impacts are anticipated otherwise.
Chapter 6: Economic Development										
EDO 2.3	Amendment of Objective EDO 2.3: Support and facilitate the development of Maynooth as a greenway destination town and an ‘activity hub’ for water-based activities and associated recreational uses, including safe and convenient mooring facilities, <i>and a service block</i> , subject to the required planning and environmental assessments.									For the purposes of this assessment, it is assumed that this textual amendment may result in more development than the original objective. Any new development has the potential to give rise to negative environmental effects. Thus biodiversity, land and soils, water and air quality, noise and climate have been assessed as having the potential to result in negative impacts. Overall, there is potential for negative environmental impacts due this objective. The Royal Canal is a proposed Natural Heritage Area (Site code: 002103) and so any increased trampling, littering and or recreational activities in or within the surrounding areas may pose negative impacts on the environment. Potential for positive impacts may arise on population and human health and air, noise and climate, with the likelihood of increased recreational and economic activity and also for the promotion of active travel.

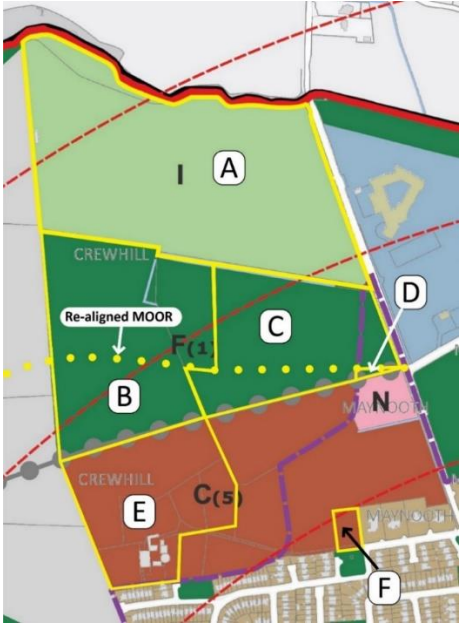
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
EDO 2.4	Amendment of Objective EDO 2.4: Support and facilitate the development of an integrated network of greenways, heritage/tourist trails and looped walks (<i>and associated facilities</i>) within the town centre, along the Royal Canal Greenway, Lyreen River, Rye Water River and the Blackhall Little Stream, subject to planning and environmental assessments.									For the purposes of this assessment, it is assumed that this textual amendment may result in more development than the original objective. Any new development has the potential to give rise to negative environmental effects. However, as the scale, type and location of associated facilities are currently unknown, biodiversity, land and soils, water, air quality, noise and climate, heritage and landscape and visual are considered uncertain. The delivery of new facilities to support recreational areas in Maynooth has the potential to result in a positive impact on Population & Human Health and Material Assets.
EDO 2.X	New Objective: <i>EDO 2.X Facilitate the provision of accessible public toilets (including a changing places toileting facility, or similar) within the town centre.</i>									Any new development has the potential to give rise to negative environmental effects. Thus, there is the potential for negative impacts on biodiversity, land and soils, water and air quality, noise and climate. The delivery of public toilets and changing facilities within the town centre has the potential to result in a positive impact on Population & Human Health and Material Assets, where increased facilities are provided. An uncertain impact has been identified for heritage as Maynooth Town is inclusive to an Architectural Conservation Area (ACA). Adverse visual impacts in the town centre are not anticipated, as the area is a built up, urbanised area.
EDO 2.X	New Objective: <i>EDO 2.X Work in conjunction with Into Kildare and Fáilte Ireland to develop a tourist information centre within the town centre.</i>									A positive impact on population and human health is predicted through increased tourism and commercial opportunities. However, any new development has the potential to give rise to negative environmental effects.

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
										<p>Thus biodiversity, land and soils, water and air quality, noise and climate have the potential to result in negative impacts.</p> <p>Potential uncertain impacts have been identified for archaeological, architectural, and cultural heritage and landscape and visual, as the scale and location of the development has not been defined.</p> <p>Otherwise, neutral impacts are likely on material assets.</p>
Chapter 7: Movement and Active Travel										
MATO 1.X	<p>New objective:</p> <p><i>MATO 1.X Prioritise and promote the development of high-quality, interconnected, safe and sustainable active travel infrastructure and public transport services, to achieve the modal share targets as set out in Section 7.3.3 of this Plan, to enable a shift from private vehicle use to sustainable modes of transport in order to decarbonise transport in Maynooth and to enhance the health of the community.</i></p>									<p>The potential for overall negative environmental impacts as development is likely to be facilitated through this objective.</p> <p>Positive impacts are likely on population and human health and air, noise and climate, with the likelihood of increased recreational and economic activity and also for the promotion of active travel.</p> <p>Potential uncertain impacts are likely on archaeological, architectural, and cultural heritage and landscape and visual, as the scale and location of the development has not been defined.</p>
MATO 4.X	<p>Insert a new objective after Objective MATO 4.4 and renumber all subsequent objectives, as follows:</p> <p><i>Support and prioritise the development of the North-Eastern orbital MOOR to Moygaddy (as per Road Measure RD5 in Table 7.6 and on Map 7.4) within the life of the Joint Plan.</i></p>									<p>For the purposes of this assessment, it is considered that major development will be occurring as a result of this objective, in the form of new road infrastructure. Thus, overall negative impacts on biodiversity, land and soils, water, air, noise and climate, heritage and landscape and visuals are anticipated.</p>

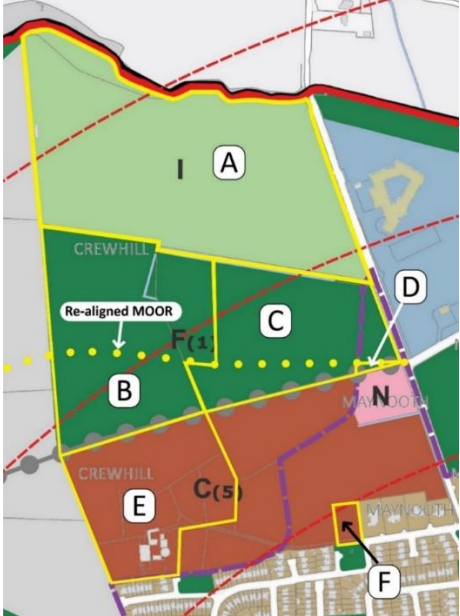
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
										<p>An uncertain impact on heritage as the area is rich in archaeological, architectural and cultural heritage is expected.</p> <p>Otherwise, positive impacts on population and human health and material assets are likely as a result of the provision of new transportation infrastructure.</p>
Chapter 9: Green and Blue Infrastructure										
GBIO 2.7	<p>Text removal and amendment of Objective GBIO 2.7: Support the preparation of a Conservation Plan and a Masterplan for Kildare County Council owned lands at Carton Avenue and <i>ensure that they integrate require these plans to integrate</i> measures (as outlined in Section 9.10) to enhance the existing Green and Blue Infrastructure of the area <i>whilst facilitating permeability and cycle measures (as included in Table 7.2 and Table 7.3). The Conservation Plan shall recommend a sensitive palette of high quality materials for any works required to implement active travel measures, appropriate to the special character of this part of the Maynooth Architectural Conservation Area.</i></p>									<p>Whilst the preparation of a Conservation Plan is positive, substantial development may occur. Where any new development is occurring, there is potential to give rise to negative environmental effects.</p> <p>Overall, it is considered that there is potential for positive impacts on heritage as a result of the preparation of a Conservation Plan and a Masterplan for KCC owned lands at Carton Avenue. The Conservation Plan will include recommendations that a sensitive palette of high-quality materials for any works will be required to implement active travel measures, appropriate to the special character of this part of the Maynooth Architectural Conservation Area.</p> <p>The conservation of Maynooth’s sensitive town centre, provision of additional open spaces for recreational activities and promotion of active travel is likely to result in a positive effect on population and human health, material assets and air, noise and climate.</p>
Chapter 11: Implementation										

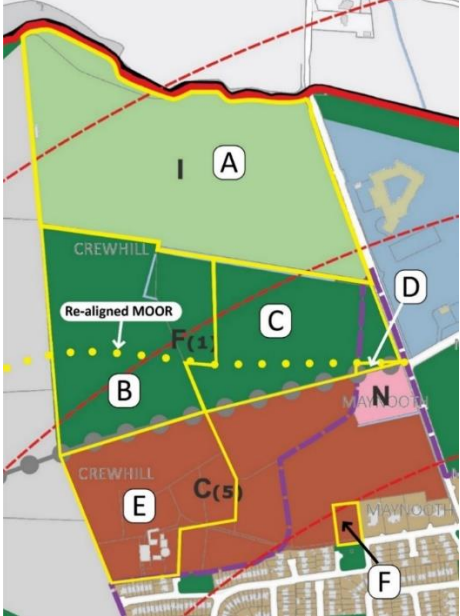
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
MWO 1.3	<p>New objective after Objective MWO 1.2:</p> <p><i>Support and facilitate the co-ordinated delivery of critical transportation infrastructure including the Maynooth Outer Orbital Route (MOOR), DART+ West, the second train station, a park and ride facility and any potential upgrade to the M4 Motorway on lands zoned as SR(2) Strategic Reserve.</i></p>									<p>Overall negative environmental impacts are likely due to this objective as development will be delivered in a co-ordinated manner.</p> <p>Positive impacts on population and human health and air, noise and climate, with the delivery of critical transportation infrastructure and reduced reliance on single vehicle usage are expected.</p> <p>Potential uncertain impacts on archaeological, architectural, and cultural heritage and landscape and visual are envisaged, as the scale and location of the development has not been defined.</p>
Map 11.1	<p>Map 11.1: Land Use Zoning, amend zoning on lands comprising 0.66 hectares, as outlined in yellow on map below, from 'F(2): Open Space and Amenity' to 'J: Student Accommodation, as follows:</p> 									<p>The amendment of this zoning from 'F(2): Open Space and Amenity' to 'J: Student Accommodation' is likely to result in predominantly negative environmental impacts due to new development is occurring. Thus, likely negative impacts on biodiversity, land and soils, water and air, noise and climate are expected.</p> <p>Potential uncertain on archaeological, architectural, and cultural heritage and landscape and visual are expected, as the scale of development has not been defined.</p> <p>The delivery of new residential infrastructure to support the growth and expansion of Maynooth town will result in a positive impact on Population & Human Health and Material Assets.</p>
Map 11.1	<p>Map 11.1 Land Use Zoning, amend zoning on lands comprising 0.46 hectares from 'SR(1): Strategic Reserve' to 'F: Open Space and Amenity', as follows (see area highlighted in yellow on map):</p>									<p>Overall, positive impacts are likely as this amendment proposes to change land use zoning in this area from 'SR(1): Strategic Reserve' to 'F: Open Space and Amenity'. As the original Strategic Reserve zoning had potential to result in any future land use and any level of development, it is considered that the amendment</p>

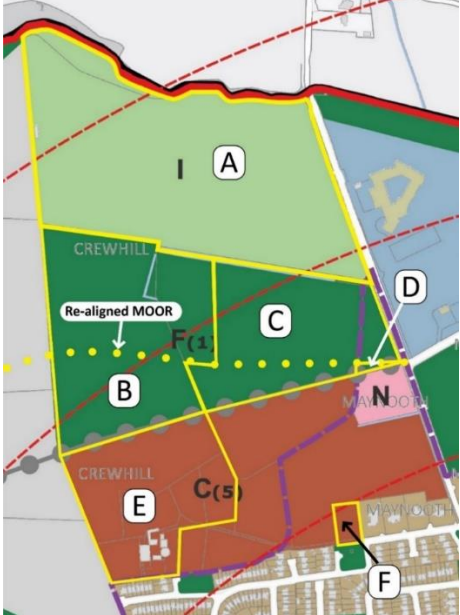
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
										<p>to Open Space and Amenity zoning is likely to result in predominantly positive impacts in comparison. This zoning will allow for ecological conservation within the area, maintenance of landscape and visuals and, provision of open space and recreational areas for the surrounding populations/ students. However, negative impacts may occur on land and soils and local biodiversity as a result of increased trampling and recreational activity in the area.</p> <p>Otherwise neutral impacts on heritage and material assets are likely.</p>
Map 11.1	<p>Amendment of zoning on lands comprising 0.72 hectares, as outlined in yellow on map below, from ‘S: Carton Avenue’ to ‘E(4): Community and Education’, as follows:</p> 									<p>Overall, negative environmental impacts are likely due to the change to land use zonings in a sensitive area from ‘F(2): Open Space and Amenity’ to ‘J: Student Accommodation’. It is considered that development is likely to occur in this area as a result of the zoning amendment. Where any development is likely to occur, there is potential for negative impacts on environmental components. Furthermore, there is an ACA within the draft Joint LAP study area, which includes much of the town centre and Carton Avenue.</p> <p>The delivery of community and education facilities to support the growth and expansion of Maynooth will likely result in a positive impact on Population & Human Health and Material Assets.</p>

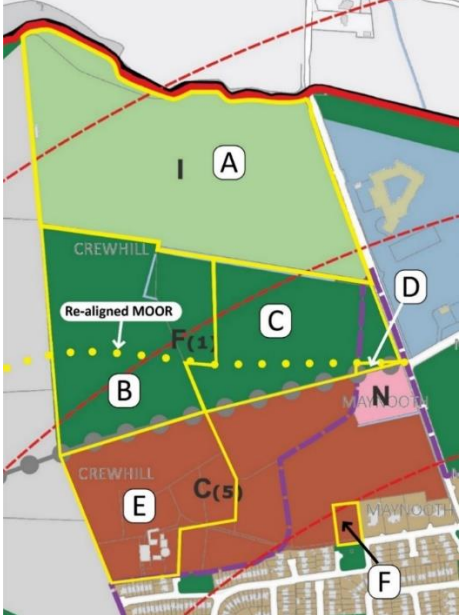
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
Map 11.1	<p>Map 11.1 Land Use Zoning, amend as follows⁴:</p>  <p>A - Lands measuring 16.71 hectares, amend from 'I: Agriculture' to 'F(1): Open Space and Amenity'</p>									<p>The amendment of area 'A' from 'I: Agriculture' to 'F(1): Open Space and Amenity' is likely to result in positive and neutral environmental impacts overall. Agricultural practices have potential to negatively impact biodiversity, water, land and soils and air quality, noise and climate, whereas open space and amenity areas are likely to result in predominantly positive and neutral environmental impacts, with the exception of biodiversity and land and soils as there is potential for increased trampling and recreational activity in the area as a result of the zoning.</p>
Map 11.1	<p>Map 11.1 Land Use Zoning, amend as follows⁴:</p>									<p>The amendment of area 'B' from 'F(1): Open Space and Amenity' to 'I: Agriculture' has the potential to result in negative environmental impacts overall.</p>

⁴ **Note:** The amendment of land zoning A, B, C, D, E and F pertains to Proposed Material Alteration No. 90, however, for the purposes of this assessment each zoning in Proposed Material Alteration No. 90 has been assessed separately, as follows.

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
	 <p>B - Lands measuring 9.41 hectares, amend from 'F(1): Open Space and Amenity' to 'I: Agriculture'</p>									<p>Agricultural practices have potential to negatively impact biodiversity, water, land and soils and air quality, noise and climate.</p> <p>Otherwise, neutral impacts on heritage, landscape and visuals and material assets are likely.</p> <p>Potential positive impacts on population and human health as a result of potential job creation and economic activity are likely.</p>
Map 11.1	Map 11.1 Land Use Zoning, amend as follows ⁴ :									<p>The amendment of area 'C' from 'F(1): Open Space and Amenity' to 'C(5): New Residential' is likely to result in predominantly negative environmental impacts due to new development is occurring. Thus, likely negative impacts on biodiversity, land and soils, water and air, noise and climate are expected.</p> <p>Potential uncertain on archaeological, architectural, and cultural heritage and landscape</p>

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
	 <p>C - Lands measuring 6.26 hectares, amend from 'F(1): Open Space and Amenity' to 'C(5): New Residential'</p>									<p>and visual are expected, as the scale of development has not been defined.</p> <p>The delivery of new residential infrastructure to support the growth and expansion of Maynooth town will result in a positive impact on Population & Human Health and Material Assets.</p>
Map 11.1	Map 11.1 Land Use Zoning, amend as follows ⁴ :									<p>The amendment of area 'D' from 'F(1): Open Space and Amenity' to 'N: Neighbourhood Centre' is likely to result in predominantly negative environmental impacts as new development is occurring. Thus, likely negative impacts on biodiversity, land and soils, water and air, noise and climate are expected.</p> <p>Potential uncertain impacts on archaeological, architectural, and cultural heritage and landscape</p>

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
	 <p>D - Lands measuring 0.08 hectares from 'F(1): Open Space and Amenity' to 'N: Neighbourhood Centre'</p>									<p>and visual are predicted, as the scale of development has not been defined.</p> <p>The delivery of new social and physical infrastructure to support the growth and expansion of Maynooth has the potential to result in a positive impact on Population & Human Health and Material Assets.</p>
Map 11.1	Map 11.1 Land Use Zoning, amend as follows ⁴ :									<p>The amendment of area 'E' from 'C (5): New Residential' to 'I: Agriculture' is likely to result in substantially less development than the original 'New Residential' zoning. However, agricultural practices also have potential to negatively impact the environment. In particular, impacts to water, land and soils, biodiversity and air quality and climate are likely as a result of (but not limited to) slurry, water and soil pollution, biodiversity degradation and GHG emissions from livestock and machinery.</p>

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Population and Human Health	Biodiversity	Land and Soil	Water	Air, Noise and Climate	Heritage	Landscape and Visual	Material Assets	SEA Comments
	 <p data-bbox="353 979 862 1034">E - Lands measuring 5.88 hectares from 'C (5): New Residential' to 'I: Agriculture'</p>									<p data-bbox="1653 352 2074 459">Uncertain impacts on heritage may arise as Maynooth town is a heritage rich area and otherwise neutral impacts on landscape and visuals and material assets are expected.</p>

5. Conclusion

This SEA Addendum concludes that most of the Proposed MAs to the Draft Plan satisfy the strategic environmental objectives and will not result in any significant negative impact on the environment.

13 No. Proposed MAs were identified as having potential to result in significant environmental effects. These Alterations have been subjected to SEA in this report.

It is considered that the mitigation measures set out in Chapter 9 of the SEA Environmental Report will work to avoid or reduce any potential negative environmental effects identified in this Addendum and should be complied with.

Further, in accordance with environmental legislation, where the potential for significant environmental effects exist, site-specific environmental assessment will be carried out, as required. These assessments will include the incorporation of site-specific detailed mitigation measures to ameliorate the potential for significant environmental effects.

Appendix C

Addendum 2 to SEA ER

Kildare County Council and Meath County Council

Draft Maynooth and Environs Joint Local Area Plan 2025-2031 Material Alterations

Addendum 2 - Strategic Environmental Assessment (SEA) of Draft Maynooth and
Environs Joint Local Area Plan 2025-2031

Reference: Issue

Issue | 26 March 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 278388-00

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1. Introduction

In 2024, Kildare County Council (KCC) and Meath County Council (MCC) prepared the Draft Maynooth and Environs Joint Local Area Plan 2025-2031 ('the Draft Plan'). The Draft Plan was subject to Strategic Environmental Assessment (SEA), and an SEA Environmental Report was prepared.

Following a period of public consultation, KCC and MCC put forward a proposal to materially alter the Draft Plan, in order to take into account submissions and observations received on the Draft Plan. These Material Alterations (MAs) were subject to SEA; the findings of which were set out in an Addendum to the SEA Environmental Report (the first Addendum to SEA of the Draft Plan). The Proposed MAs to the Draft Plan, as well as the first Addendum to SEA of the Draft Plan were put on public display from the 8th November to the 6th December 2024.

Based on submissions and observations received on the MAs, KCC and MCC have made further minor modifications to the Proposed MAs.

This Addendum to the SEA Environmental Report (the second Addendum to SEA of the Draft Plan) presents the findings of the environmental assessment of the likely significant impacts on the environment as a result of these final Material Alterations to the Draft Plan, incorporating screening of the Material Alterations and further assessment where necessary. This report (the second Addendum to SEA of the Draft Plan) should be read in conjunction with the SEA Environmental Report and the first Addendum to SEA of the Draft Plan.

This Addendum contains the information specified in Annex I of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (SI 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI 201 of 2011).

2. Background to the Draft Plan

The Draft Plan and associated MAs provide the main public statement of planning objectives for Maynooth and Environs. The Draft Plan sets out an overall strategy for the proper planning and sustainable development of Maynooth and Environs in the context of the Kildare County Development Plan (CDP) 2023–2029, the Meath CDP 2021-2027 and the Regional Spatial and Economic Strategy (RSES) 2019-2031 for the Eastern and Midland Regional Assembly. It is also informed by Ministerial Guidelines issued pursuant to Section 28 of the Planning and Development Act 2000 (as amended) together with EU requirements regarding SEA and AA.

The Draft Plan will provide the main public statement of planning objectives for Maynooth and Environs for the plan duration (2025-2031). The policies and objectives are critical in determining the appropriate location and form of different types of development as the Draft Plan is the primary statutory land use policy framework against which planning applications are assessed. This Draft Joint Local Area Plan will set out an overarching land use strategy for the proper planning and sustainable development of Maynooth and Environs over the period to 2031.

The Draft Plan will incorporate a framework for guiding the future development of transportation, housing, retail, heritage, employment, and social and community infrastructure in Maynooth.¹

The objectives of the Draft Plan are also used by KCC and MCC to guide their activities and to indicate priority areas for action and investment by the local authorities such as focusing on attracting employment into the town or enhancing Maynooth as a centre for education and tourism.

¹ KCC, MCC (2022) Maynooth and Environs Joint Local Area Plan 2025-2031. Available at: Kildare County Council

The Draft Plan was placed on public display for a six-week period between 19th June and 01st August 2024, during which time 1,311 valid submissions were received.

Following this period of public consultation, a Chief Executives Report on submissions and observations received, including an opinion thereon and any recommended amendments to the Draft Plan, was prepared and submitted to the Elected Members of Clane-Maynooth Municipal District and Meath County Council for their consideration on 10th September 2024.

This report was considered at respective KCC and MCC meetings held on the 21st October, 2024. The meetings included a Special Meeting of Elected Members of Clane-Maynooth Municipal District and Special Meeting of the Elected Members of MCC. At these meetings, the Councils resolved that these amendments constitute MAs to the Draft Plan. Therefore, the Proposed MAs went on public display for a period of not less than four weeks in accordance with Section 20 of the Planning and Development Act 2000 (as amended). As previously discussed, this consultation took place from Friday 8th November to Friday 6th December 2024 inclusive.

Following consideration of the submissions and observations received during the public consultation period, the Chief Executives proposed further (final) modifications to the following Proposed MAs:

- Proposed MA No. 4 (Item No. 4);
- Proposed MA No. 56 (Item No. 60);
- Proposed MA No. 63 (Item No. 67);
- Proposed MA No. 64 (Item No. 68);
- Proposed MA No. 65 (Item No. 69);
- Proposed MA No. 66 (Item No. 70);
- Proposed MA No. 70 (Item No. 75); and
- Proposed MA No. 73 (Item No. 78).

Having considered the Proposed MAs to the Draft Joint LAP 2025 – 2031 and the Chief Executive’s Report on submissions and observations received dated 10th January 2025 in relation to the Draft Joint LAP and pursuant to Section 20 of the Planning and Development Acts 2000 (as amended), incorporating the material alterations proposed and agreed by the Members of Clane-Maynooth Municipal District, KCC at their Special Planning Meeting on 17th February 2025 and the members of MCC at their Special Planning Meeting on 19th February 2025 resolved that the Joint LAP 2025 – 2031 be made.

3. SEA Screening of Material Alterations

This section considers the potential impacts of the final MAs to the Draft Plan in order to determine if any significant effects on the environment are likely to occur and if an SEA of the MAs is required.

Table 3.1² constitutes an SEA Screening Assessment of the final MAs. Should it be determined that a MA has the potential to result in significant environmental effect(s), the MA will be subject to further assessment (i.e., SEA) in Section 3 of this Addendum.

Screening for the purposes of Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) have also been undertaken on the final MAs to the Draft Plan. The outcome of the AA assessment is included as a Screening Report and should be read in conjunction with this report and all other associated documents. The MAs did not require an addendum to the SFRA.

² **Note:** Material Alteration No. 91 and No. 92 relating to Strategic Flood Risk Assessment (SFRA) and SEA have not been included in Table 3.1, these Material Alterations have instead been updated and included within the relevant SFRA and SEA Reports.

As detailed in Addendum 1, the Proposed MAs to the Draft Plan (published on 8th of November 2024) included proposed deletions that were shown in ~~striketrough blue~~ and recommended new text that was shown in *italics red*.

Following consideration of the submissions and observations received during the public consultation period, the Chief Executives proposed further minor modifications to a number of the Proposed MAs (full details as included in Section 2). The further, final changes in text are shown in this report (Addendum 2) in *green italics* for text additions ~~or striketrough green~~ for text deletions. Original text from the Draft Plan where no amendment has been made remains in black. Furthermore, in two items, Item No. 3 and Item No. 75 which relate to Proposed MA No. 3 and Proposed MA No. 70 respectively, there are further minor modifications which the Planning Department has incorporated for the purpose of updating and further clarifying the content of the Proposed MAs in question. In this instance additional text is highlighted *magenta italics* and text deletions is in ~~striketrough magenta~~.

Refer to Table 3.1 for the SEA Screening of the final MAs to the Draft Plan. Refer to Addendum 1 for the first round of MAs to the Draft Plan.

Table 3.1 SEA Screening of the final MAs to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031

Final Material Alteration Reference	Overview of Material Alteration	Requirement for further Assessment?																																	
Chapter 3: Compliance with the Core Strategies																																			
<p>MA No. 3: Section 3.2.1</p>	<p>Insert additional footnote after title, as follows:</p> <p>3.2.1 Metropolitan Area Strategic Plan Allocation under NPO 68^{Footnote}</p> <p><i>Footnote is noted that under the Draft First Review of the National Planning Framework (July 2024) Updated Draft Revised National Planning Framework (November 2024) there is no longer a specific National Policy Objective that relates to the transfer of up to 20% of the phased population growth targeted in the principal city and suburban area, to be redirected to the wider metropolitan area (i.e., to Maynooth, County Kildare). However, the provisions of the Draft First Review of the NPF continues to support this increased population allocation to MASP settlements such as Maynooth, on the proviso that such additional growth ‘would be targeted towards the delivery of new sustainable communities at brownfield and greenfield locations along existing or planned high capacity public transport corridors in accordance with the principles of Transport Orientated Development’ (p. 1502, Updated Draft Revised First Review of the NPF). Accordingly, it is considered that the additional population allocation under NPO 68 given to Maynooth (County Kildare) as outlined below, remains unaffected by the NPF review.</i></p>	No																																	
<p>MA No. 4: Table 3.9</p>	<p>New text amendments into Table 3.9:</p> <table border="1" data-bbox="584 754 1854 1377"> <thead> <tr> <th>Zoning Designation</th> <th>Location</th> <th>Site Area (Ha.)</th> <th>Site in Built-Up Area (BUA)</th> <th>Estimated Residential Yield (approx. no. of units)</th> <th>Net Density (dwellings per hectare - dph)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Units allocated to ‘A: Town Centre’ and ‘B: Existing Residential and Infill’ zoned lands</td> <td>Maynooth Town Centre and on infill sites</td> <td>N/A</td> <td>Yes</td> <td>120 250*</td> <td>N/A</td> </tr> <tr> <td><i>Settlement Consolidation Site</i></td> <td><i>N/A</i></td> <td><i>Yes</i></td> <td><i>130*</i> <i>(in addition to extant permissions)</i></td> <td><i>100 dph</i></td> </tr> <tr> <td>Old Greenfield (Part 8 scheme)</td> <td>1.9</td> <td>Yes</td> <td>65</td> <td>N/A</td> </tr> <tr> <td rowspan="2">Units with extant permission within ‘A1: Town</td> <td>Parson Street[±]</td> <td>1.29</td> <td>Yes</td> <td>169*</td> <td>N/A</td> </tr> <tr> <td>Mill Street</td> <td>1.05</td> <td>Yes</td> <td>115</td> <td>N/A</td> </tr> </tbody> </table>	Zoning Designation	Location	Site Area (Ha.)	Site in Built-Up Area (BUA)	Estimated Residential Yield (approx. no. of units)	Net Density (dwellings per hectare - dph)	Units allocated to ‘A: Town Centre’ and ‘B: Existing Residential and Infill’ zoned lands	Maynooth Town Centre and on infill sites	N/A	Yes	120 250*	N/A	<i>Settlement Consolidation Site</i>	<i>N/A</i>	<i>Yes</i>	<i>130*</i> <i>(in addition to extant permissions)</i>	<i>100 dph</i>	Old Greenfield (Part 8 scheme)	1.9	Yes	65	N/A	Units with extant permission within ‘A1: Town	Parson Street [±]	1.29	Yes	169*	N/A	Mill Street	1.05	Yes	115	N/A	No
Zoning Designation	Location	Site Area (Ha.)	Site in Built-Up Area (BUA)	Estimated Residential Yield (approx. no. of units)	Net Density (dwellings per hectare - dph)																														
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	Old Greenfield (Part 8 scheme)	1.9	Yes	65	N/A																														
Units with extant permission within ‘A1: Town	Parson Street [±]	1.29	Yes	169*	N/A																														
	Mill Street	1.05	Yes	115	N/A																														

Final Material Alteration Reference	Overview of Material Alteration						Requirement for further Assessment?	
	Centre' and 'C: New Residential zoned lands'	Celbridge Road C(1)	3.02	Partially	105	N/A		
		Mariavilla (Dunboyne Road) C(7)	c.2.4	Yes	81	N/A		
	Sub Total:		-	-	785			
		Railpark KDA C(2)	30.47	Partially	954	40 dph		
		Dublin Road C(3)	3.55	Yes	124	42.5 dph		
		St Patrick's College C(4)	4.84	Yes	310	80 dph		
		Crewhill KDA C(5)	15.08 15.11	Partially	422	40 dph		
		Rye Water Valley KDA C(6)	9.89	Yes	316	40 dph		
		Lyreen Avenue KDA C(8)	5.47	Yes	263	60 dph		
	Sub Total:		69.33**	-	2,389			
	TOTAL:			-	3,174***	-		
	Text removal and update of Table footnote:							
	* Some 250 units have been allocated to identified sites within 'A: Town Centre' and 'B: Existing Residential and Infill' zoned lands as a targeted measure aimed at supporting compact growth inside the defined Built Up Area (BUA) of Maynooth. Maynooth Central Settlement Consolidation Site has a combined potential residential yield of 299 units, i.e., 130 units in addition to the permitted development on Parson Street (169 units) referred to in this table. Potentially, 130 residential units could be delivered on half of the remaining area (5.7 ha-1.98ha = 3.72ha/2 =1.86ha) if brought forward at 70% net site area at 100 units per hectare.							
	** This figure is for the area of lands zoned for 'C: New Residential' uses without extant permission.							
*** This figure represents an increase of 254 units on the 2,920 units allocated to Maynooth (County Kildare) the justification for which is set out below.								

Final Material Alteration Reference	Overview of Material Alteration	Requirement for further Assessment?																											
	<p>As a consequential amendment resulting from Proposed Material Alteration No. 4 an additional section regarding the Maynooth Central Settlement Consolidation Site is recommended to be included in Table 11.5 Implementation and Infrastructure Delivery Schedule – Residential Lands, as follows:</p> <p><i>A: Town Centre – Maynooth Central Settlement Consolidation Site (SCS)</i></p> <table border="1" data-bbox="607 411 1832 1337"> <thead> <tr> <th data-bbox="607 411 1171 491"><i>Infrastructure</i></th> <th data-bbox="1171 411 1659 491"><i>Delivery Schedule</i></th> <th data-bbox="1659 411 1832 491"><i>Funding Sources</i></th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="607 491 1832 539"><i>Movement and Active Travel</i></td> </tr> <tr> <td data-bbox="607 539 1171 842"> <p><i>Implement measures identified on Map 7.1 and 7.2 as per Table 7.2 and 7.3 relating to the site.</i></p> <ul style="list-style-type: none"> - <i>PERM 66 – replace active modes bridge over Royal Canal and other active travel measures identified on Map 7.1 and Map 7.2</i> - <i>RD7 – new southern access to Parson Street from Leinster Street (Map 7.4)</i> - <i>PK 6 – Upgrade Leinster Street car park (Map 7.5)</i> - <i>Upgrades to existing infrastructure</i> </td> <td data-bbox="1171 539 1659 842"><i>Short - Medium Term – In tandem with new development.</i></td> <td data-bbox="1659 539 1832 842"><i>Developer, State</i></td> </tr> <tr> <td colspan="3" data-bbox="607 842 1832 890"><i>Education</i></td> </tr> <tr> <td data-bbox="607 890 1171 994"><i>Childcare facility – as per 'E: Community and Education' zoning.</i></td> <td data-bbox="1171 890 1659 994"><i>Provision of one facility providing for a minimum of 20 childcare places per 75 dwellings.</i></td> <td data-bbox="1659 890 1832 994"><i>Developer</i></td> </tr> <tr> <td colspan="3" data-bbox="607 994 1832 1042"><i>Open Space Provision</i></td> </tr> <tr> <td data-bbox="607 1042 1171 1193"><i>Provision of open space and recreational areas.</i></td> <td data-bbox="1171 1042 1659 1193"><i>To be carried out in tandem with new development and completed prior to the occupation of first unit.</i></td> <td data-bbox="1659 1042 1832 1193"><i>Developer</i></td> </tr> <tr> <td data-bbox="607 1193 1171 1289"><i>Maynooth Harbour Field Park</i></td> <td data-bbox="1171 1193 1659 1289"><i>Short – Medium Term (subject to funding)</i></td> <td data-bbox="1659 1193 1832 1289"><i>State, KCC</i></td> </tr> <tr> <td colspan="3" data-bbox="607 1289 1832 1337"><i>Water and Wastewater</i></td> </tr> </tbody> </table>	<i>Infrastructure</i>	<i>Delivery Schedule</i>	<i>Funding Sources</i>	<i>Movement and Active Travel</i>			<p><i>Implement measures identified on Map 7.1 and 7.2 as per Table 7.2 and 7.3 relating to the site.</i></p> <ul style="list-style-type: none"> - <i>PERM 66 – replace active modes bridge over Royal Canal and other active travel measures identified on Map 7.1 and Map 7.2</i> - <i>RD7 – new southern access to Parson Street from Leinster Street (Map 7.4)</i> - <i>PK 6 – Upgrade Leinster Street car park (Map 7.5)</i> - <i>Upgrades to existing infrastructure</i> 	<i>Short - Medium Term – In tandem with new development.</i>	<i>Developer, State</i>	<i>Education</i>			<i>Childcare facility – as per 'E: Community and Education' zoning.</i>	<i>Provision of one facility providing for a minimum of 20 childcare places per 75 dwellings.</i>	<i>Developer</i>	<i>Open Space Provision</i>			<i>Provision of open space and recreational areas.</i>	<i>To be carried out in tandem with new development and completed prior to the occupation of first unit.</i>	<i>Developer</i>	<i>Maynooth Harbour Field Park</i>	<i>Short – Medium Term (subject to funding)</i>	<i>State, KCC</i>	<i>Water and Wastewater</i>			
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	<p><i>Water Supply – No site-specific constraints envisaged. Some local network improvements may be required.</i></p>	<p><i>In tandem with new development.</i></p>	<p><i>Developer</i></p>	
	<p><i>Wastewater – No site-specific constraints envisaged - subject to modelling.</i></p>	<p><i>In tandem with new development.</i></p>	<p><i>Developer</i></p>	
	<p>Surface Water Drainage</p>			
	<p><i>A portion of site is considered to be significantly affected by fluvial flooding.</i></p> <p><i>Consideration should be given to utilising public green open space as multi-purpose spaces to include surface water attenuation to help improve the resilience of the system and maintain capacity under likely climate change scenarios.</i></p> <p><i>Infiltration at source to remove pollutants and minimal runoff through third-party lands/into road drainage.</i></p>	<p><i>On-going – In tandem with new development.</i></p>	<p><i>Developer</i></p>	
<p>Chapter 4: Delivering Place Quality in a Low Carbon Town</p>				
<p>MA No. 7: Section 4.5</p>	<p>Section 4.5 Maynooth Town Centre Ground Floor Land Use Survey, amend as follows:</p> <p>The ground floor land use survey¹⁶ (see Figure 4.11) highlights that Maynooth has a thriving town centre with a retail vacancy rate of just 5.2 5.1%¹⁷. This is in marked contrast to many other settlements in the State where elevated levels of vacancy well in excess of 20% have become an entrenched characteristic of town centres and represents a major challenge to their future viability. An analysis of the types of activities illustrates that there are a limited number of what is termed lower order uses such as charity shops (1), bookmakers (3) and discount shops (2). Conversely, the town centre has a disproportionate number of leisure service uses (46) (49) which (inter alia) includes pubs, cafés, <i>takeaways</i> and restaurants.</p> <p>Amend footnote 17, as follows:</p> <p>¹⁷ Retail vacancy is calculated on the vacancy rate of comparison, convenient and retail services units in the town centre (see Table 4.1, overleaf). The survey found that just 5 out of 97 5 out of 98 confirmed retail units in the town were vacant at the time of survey...</p> <p>Figure 4.11 Maynooth Town Centre Ground Floor Land Use Survey, replace as follows:</p>			<p>No</p>

Final Material Alteration Reference	Overview of Material Alteration	Requirement for further Assessment?

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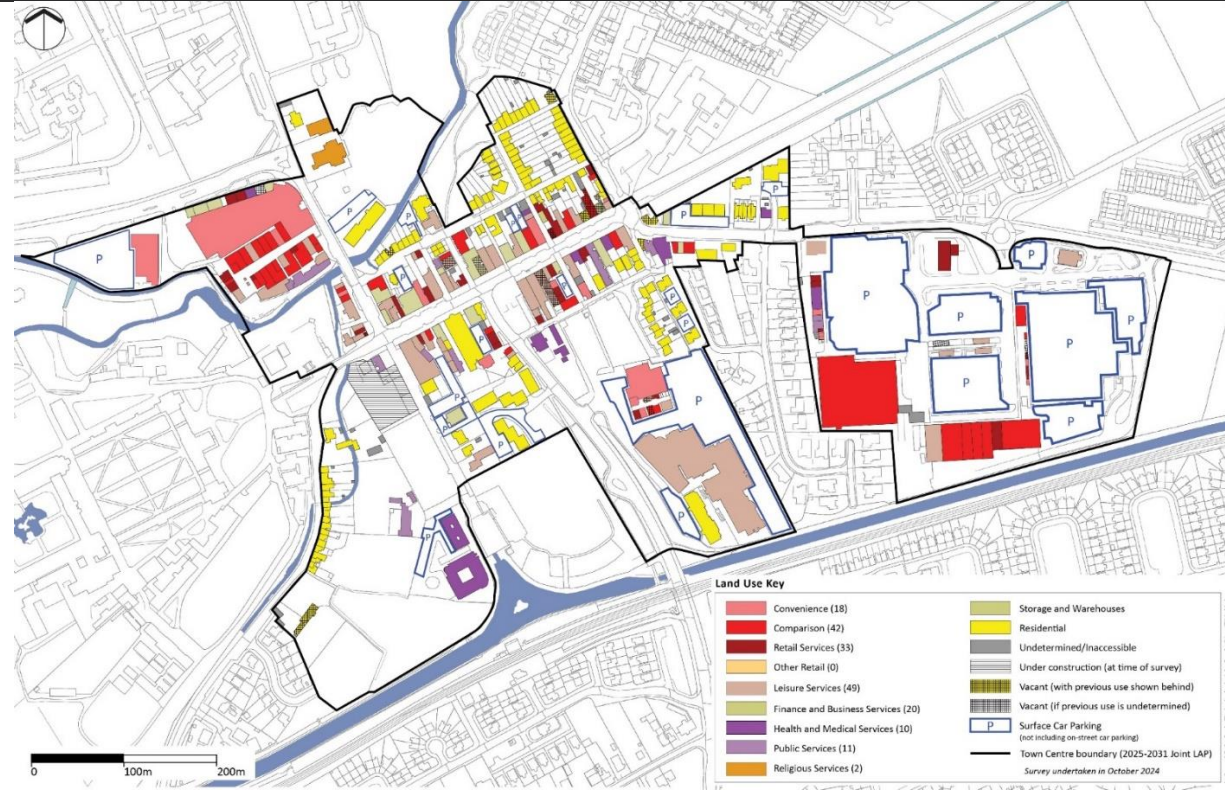



Figure 15: Extent of Car Parking within the Town Centre (not including on-street parking), delete in its entirety and replace as follows:

Final Material Alteration Reference	Overview of Material Alteration	Requirement for further Assessment?
		
Chapter 7: Movement and Active Travel		
MA No. 52: Table 7.7	<p>Text removal – deletion of Measure PK 7 in its entirety.</p> <p>Note: Proposed Material Alteration No. 52 was not agreed by the Elected Members. Accordingly, parking measure PK7 remains in the Plan.</p>	No
Chapter 10: Infrastructure and Environmental Services		
MA No. 56: Section 10.2.2	<p>New footnote:</p> <p>It is envisaged that this project will be completed within the life of the Joint Plan ^{Footnote}</p> <p><i>Footnote Section 5.3.2 of the Settlement Capacity Audit indicates that the Maynooth Wastewater Transfer Pipeline project would be completed by 2026 which Uisce Éireann has indicated may now not be the case. A revised timeline provided by UÉ in December 2024 envisages the project will be completed by end 2027 / early 2028.</i></p>	No
Chapter 11: Implementation		
MA No. 63: MWO 1.3	<p>Insert the following new objective after Objective MWO 1.3:</p> <p><i>Support and co-operate with Transport Infrastructure Ireland (TII), National Transport Authority (NTA), Córas Iompair Éireann (CIÉ), relevant landowners and other stakeholders to facilitate the co-ordinated delivery of critical transportation infrastructure including the Maynooth Outer Orbital Route (MOOR), DART+ West, the second train station, a park and ride facility and any potential upgrade to the M4 Motorway on lands zoned as SR(2) Strategic Reserve.</i></p>	No
MA No. 64: MEO 1.1	<p>Text removal and amendment to MEO 1.1:</p>	No

Final Material Alteration Reference	Overview of Material Alteration	Requirement for further Assessment?
	<p>Require the submission of a Masterplan alongside prior to any future application for the development of lands identified as ‘Masterplan Area 16’ on Map 11.2: The Masterplan will be agreed in writing with the Meath County Council unless it can be demonstrated that the application will not undermine the objectives of the masterplan being achieved and- Implementation for the prior written agreement of the Executive of the Meath County Council which shall address the following:…’</p> <p><i>7) Active travel measures to increase the number of people choosing to walk and cycle for everyday short journeys, and as part of longer journeys by public transport.</i></p>	
<p>MA No. 65: MEO 1.2</p>	<p>Text removal and amendment of MEO 1.2:</p> <p>Require the submission of a Masterplan alongside prior to any future application for the development of lands identified as ‘Masterplan Area 17’ on Map 11.2: The Masterplan will be agreed in writing with the Meath County Council unless it can be demonstrated that the application will not undermine the objectives of the masterplan being achieved and- Implementation for the prior written agreement of the Executive of the Meath County Council which shall address the following:…’</p> <p>Maynooth Environs Objectives, amend Objective MEO 1.2 to incorporate additional point as follows:</p> <p><i>7) Active travel measures to increase the number of people choosing to walk and cycle for everyday short journeys, and as part of longer journeys by public transport.</i></p>	<p>No</p>

Final Material Alteration Reference	Overview of Material Alteration	Requirement for further Assessment?		
<p>MA No. 66: Table 11.1</p>	<p>Text amendments:</p> <table border="1" data-bbox="568 327 1868 403"> <tr> <td data-bbox="568 327 1014 403">Strategic open space provision:</td> <td data-bbox="1014 327 1868 403">A 2.5-3 hectare local park <i>with a Multi-Use Games Area</i> and additional public open spaces throughout the KDA.</td> </tr> </table> <p>Connectivity and Movement Vehicular access to this KDA shall be provided via the Maynooth Eastern Ring Road (MERR) which shall be constructed prior to or in tandem with the development of the KDA. <i>Internal vehicular links between different landholdings within the KDA shall be subject to the agreement of the planning authority during the planning application stage.</i> The KDA should provide for a pedestrian and cycle friendly environment and integrate permeability and cycling routes to the Royal Canal Greenway to the north, as well as adjacent areas to the west and south. The KDA should also ensure the possibility of realising future links to potential development lands to the east. Particular attention should be given to the interface between the residential portion of the KDA and the site of the post-primary school to the south. <i>The A single point of access to the post-primary site for vehicular traffic will be agreed with the planning authority at planning application stage. This will be either via point A: Celbridge Road or point B: MERR, as identified in Figure 11.7. Vehicular access to residential development within the KDA will be via the MERR only.</i></p> <p>Green and Blue Infrastructure, Open Spaces and Surface Water Drainage Natural features on the site such as existing hedgerows and treelines should be retained as far as practicable to protect the existing biodiversity and ecological networks on the site and help provide an established sense of place in the neighbourhood from the outset.</p> <p>Green open space should be designed to a high quality finish. Spaces should also be defined by a strong building edge and overlooked to provide passive supervision and legibility. The KDA should provide for a 2.5-3 hectare local park at a central location. This will incorporate an all-weather Multi-Use Games Area (MUGA) and playground. <i>,in addition to a Notwithstanding the multiple ownership of lands within the KDA, the local park shall feature a comprehensive and integrated design scheme with a substantial landscaped parkland area, which will feature containing high levels of native planting. The MUGA should not form an overly dominant aspect of the park.</i> Appropriate urban trees should also be planted to help define internal streets as well as along the route of the MOOR MERR.</p> <p>Nature-Based Solutions (NBS) to surface water management within the KDA shall be prioritised and align with the Maynooth and Environs Surface Water Management Strategy and Kildare County Council’s Sustainable Drainage Systems Guidance Document (2024), as per Objective IO 2.2 (Chapter 10).</p>	Strategic open space provision:	A 2.5-3 hectare local park <i>with a Multi-Use Games Area</i> and additional public open spaces throughout the KDA.	<p>No</p>
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Final Material Alteration Reference	Overview of Material Alteration	Requirement for further Assessment?						
<p>MA No. 70: Table 11.6</p>	<p>Section 11.6 Land Use Objectives, insert additional text, with a minor modification as follows:</p> <p><i>Subject to Site-Specific Flood Risk Assessment (SSFRA) (as required on areas within the Flood Risk Assessment Area, Map 10.2) vulnerable and less vulnerable uses shall not be permitted on any area where there is an identified flood risk as shown in Map 10.2 Strategic Flood Risk Assessment, and on any CFRAMS flood extent maps for High End Future Scenario (HEFS) within the plan area, unless demonstrated through the SSFRA, to the satisfaction of the Planning Authority. A further exception to this will be made in respect of minor proposals for development in existing, developed, zoned areas at risk of flooding in accordance with Revised Section 5.28 of the Flood Risk Management Guidelines (Circular PL 2/2014) with respect to the HEFS and the MRFS flood maps.</i></p> <p>As a consequential amendment resulting from Proposed Material Alteration No. 70 the following additional text shall be included in the legends of Map 10.2: Infrastructure and Environmental Services – Strategic Flood Risk Assessment and Map 10.2a: Infrastructure and Environmental Services – SFRA Land Use Zoning Underlay:</p> <p><i>Note: The flood risk extents are based on the CFRAMS mid-range future scenario (MRFS) only. Regard should also be had to the High End Future Scenario (HEFS) flood risk mapping for the plan area available from: https://www.floodinfo.ie/</i></p>	<p>No</p>						
<p>MA No. 73: Table 11.7</p>	<p>Text amendments to Land Use Zoning Objectives, as follows:</p> <table border="1" data-bbox="622 842 1787 1251"> <thead> <tr> <th data-bbox="622 842 730 903">Ref.</th> <th data-bbox="730 842 994 903">Land Use</th> <th data-bbox="994 842 1787 903">Land-Use Zoning Objectives</th> </tr> </thead> <tbody> <tr> <td data-bbox="622 903 730 1251">SR</td> <td data-bbox="730 903 994 1251">Strategic Reserve</td> <td data-bbox="994 903 1787 1251"> <p>To protect the integrity of the lands to provide for the future strategic expansion of the town and ensure that any development that would prejudice the future orderly expansion of the town will be resisted.</p> <p>SR(2) To protect the integrity <i>and strategic nature</i> of lands to the south of the railway line and canal corridor from inappropriate <i>development</i> and vulnerable uses, and facilitate key infrastructure projects <i>with key stakeholders</i> (i.e. MOOR, Dart + West, Maynooth West Train Station, Park and Ride at Maynooth West Train Station and M4 Maynooth to Leixlip Project) <i>to facilitate the future Transport Oriented Development for Maynooth West</i> subject to site specific flood risk assessments and implementation of mitigation measures to address issues including flood displacement.</p> </td> </tr> </tbody> </table>	Ref.	Land Use	Land-Use Zoning Objectives	SR	Strategic Reserve	<p>To protect the integrity of the lands to provide for the future strategic expansion of the town and ensure that any development that would prejudice the future orderly expansion of the town will be resisted.</p> <p>SR(2) To protect the integrity <i>and strategic nature</i> of lands to the south of the railway line and canal corridor from inappropriate <i>development</i> and vulnerable uses, and facilitate key infrastructure projects <i>with key stakeholders</i> (i.e. MOOR, Dart + West, Maynooth West Train Station, Park and Ride at Maynooth West Train Station and M4 Maynooth to Leixlip Project) <i>to facilitate the future Transport Oriented Development for Maynooth West</i> subject to site specific flood risk assessments and implementation of mitigation measures to address issues including flood displacement.</p>	<p>No</p>
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3.1 SEA Screening Conclusion

Section 0 of this SEA Addendum assessed the potential for likely significant environmental impacts arising from the final MAs to the Draft Plan.

During the initial SEA Screening process (Addendum 1), 13 MAs were identified to have the potential to result in significant environmental effect.

Following the second SEA Screening process (this Addendum), none of the final MAs were identified to have the potential to result in significant environmental effect. The final MAs consisted of textual amendments, text removals and/or MAs related to lands that have already been zoned in the Draft Plan for expansion/development (e.g., New Residential, Town Centre Expansion Zonings etc.). Thus, these lands are considered to have been already assessed as part of the original SEA Environmental Report and as a result, do not necessitate further assessment.

This SEA Addendum concludes that none of the final MAs to the Draft Plan will result in any significant negative impact on the environment. Thus, no MAs were subject to further assessment in this Addendum.