

# Part C

## Specific Objectives



## 8.0 Land Use Zoning Objectives

The key method of implementing this Plan is through the identification of Land Use Zonings and Objectives for specific sites in Maynooth. These are shown on Map 6, attached, with terms and indicative land uses set out below.

The purpose of land use zoning is to indicate to property owners, and to the general public, the types of development that the Council considers most appropriate in each zone. It also promotes redevelopment and renewal, which allows developers to plan investment with some certainty. In the control of development, zoning seeks to limit competing and incompatible uses in order to promote greater sustainability and environmental quality.

With due consideration to the extent and types of land use zoning objectives, the following factors have been taken into consideration:

- (i) The present development area, recent trends in development and projections contained in this Plan;
- (ii) The amount of committed and uncommitted land within the existing development area;

- (iii) The accessibility, availability and location of land for development;
- (iv) The location and adequacy of existing social infrastructure (schools, community facilities, etc);
- (v) The character of the town with regard to the scale and pattern of development;
- (vi) The need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- (vii) Physical features and amenities of the town;
- (viii) The present and future situation regarding the provision of essential physical infrastructure - especially water, wastewater and roads.
- (ix) The emerging pattern of development in Maynooth and its environs and the need to rationalise connectivity and integration with the town centre.

The following specific planning and land use objectives refer to land zonings as identified on Map 6 and clearly set out in Table 16.

Table 16: Land Use Zoning Objectives Table

Zoning Reference	Land Use Zoning	Zoning Objective
A1	Town Centre	<p><b>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential, amenity and civic use.</b></p> <p>The purpose of this zone is to protect and enhance the special character of Maynooth town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the full use of buildings, backlands and especially upper floors. Warehousing and other industrial uses will not be permitted in the town centre.</p>
A2	Town Centre Extension	<p><b>To promote mixed use development as an extension of the town centre</b></p> <p>The purpose of this zoning is to provide for the future expansion of the town centre. Multi-storey, multi-functional buildings will be favoured. A broadly similar range of uses as 'A1;Town Centre' is acceptable subject to the amenity of adjacent premises being preserved. A strong emphasis will be placed on the urban design context of proposed development. New development should enclose space, as in traditional streets and squares, rather than be placed as isolated blocks in extensive areas of car parking.</p>
B	Existing Residential	<p><b>To protect and improve existing residential amenity; to provide for appropriate infill residential development and to provide for new and improved ancillary services.</b></p> <p>This zoning principally covers existing residential areas and also provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.</p>
C	New Residential	<p><b>To provide for new residential areas. This zoning provides for new residential development areas and for associated local shopping and other services incidental to new residential development.</b></p> <p>This zoning provides for new residential development and associated local services ancillary to residential development. While housing is the primary use in this zone, recreation, neighbourhood services, education, crèche / playschool, clinic / surgery uses and sheltered housing are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the provision and landscaping of public open space and play areas.</p>

<b>Zoning Reference</b>	<b>Land Use Zoning</b>	<b>Zoning Objective</b>
<b>E</b>	<b>Community and Educational</b>	<p><b>To protect and provide for the development of community and educational facilities.</b></p> <p>This zoning objective provides for community and educational facilities including schools, the University, St. Patrick's College, religious orders, health care, childcare, meeting halls and other community facilities.</p> <p>In relation to the university, this zoning is intended to facilitate its existing and evolving requirements including the university campus, associated student accommodation, recreational and cultural facilities and tourism and commercial development associated with the university.</p>
<b>F</b>	<b>Open Space and Amenity</b>	<p><b>To protect and provide for recreation, open space and amenity provision.</b></p> <p>This zoning objective covers both private and public owned open space dispersed throughout the town. The aim of this land use zoning objective seeks to protect, improve and provide for recreation, open space and amenity provision; to protect improve and maintain public open space and to provide for recreational and sports facilities.</p> <p>The Council will not normally permit development that would result in a loss of open space within the town except where specifically provided for in this Plan. Existing agricultural uses in open space areas will continue to be permitted, and reasonable development proposals in relation to this use will be considered on their merits.</p>
<b>S</b>	<b>Carton Avenue</b>	<p><b>To protect and provide for passive amenity use of a 60 metre buffer zone on either side of Carton Avenue / the Lime Walk.</b></p> <p>The area covered by this zoning objective shall remain undeveloped and shall include a management regime so that the character and setting of this historic walkway is protected and improved.</p>
<b>H2</b>	<b>Light Industry / Office Park Warehousing</b>	<p><b>To provide for new and existing light industrial, office park and warehouse development.</b></p> <p>High quality design, finish and landscaping of development will be particularly important on these lands, which are located on the approach roads to the town. The opportunity of developing offices within a landscaped setting will be encouraged. Other uses e.g. light industry and warehousing may be considered subject to amenity and other planning considerations. Residential or retail uses (including retail warehousing) will not be acceptable in this zoning. In particular uses such as intensive waste processing and recycling which are deemed incompatible with neighbouring residential areas will be prohibited and any existing incompatible uses will be encouraged to relocate</p>
<b>H4</b>	<b>Office</b>	<p><b>To provide for new office based development.</b></p> <p>High quality design, finish and landscaping of development will be particularly important on these lands, which are located on the approach roads to the town in close proximity to Carton Demesne.</p>

Zoning Reference	Land Use Zoning	Zoning Objective
P	Research and Technology	<p><b>To provide for Research and Technology based employment generating uses, related educational uses.</b></p> <p>The purpose of this zoning is to provide for a high quality employment based campus linked to the University. The envisaged Research and Technology based activities will be fostered through links with the University and the other high tech employers in the area and the region. All development proposals shall be contemporary in design and of the highest quality reflecting the landscape and townscape in the vicinity. The primary land uses will be for research and technology, education or employment purposes. However ancillary related uses such as limited residential, commercial and amenity uses may also be permitted.</p> <p>Prior to development a masterplan shall be agreed with the Planning Authority including:</p> <ul style="list-style-type: none"> <li>• Phasing of development</li> <li>• Landscape and habitat considerations</li> <li>• Visual Impact</li> <li>• Building Design and sustainability</li> <li>• Sustainable Transportation and pedestrian and cycling linkages</li> <li>• Ancillary uses, including Community, Recreational, Residential and Commercial</li> <li>• Residential amenity providing an appropriate set back / buffer zone as appropriate from neighbouring dwellings</li> <li>• Provision of an extension to the existing cemetery</li> </ul>
I	Agricultural	<p><b>To retain and protect agricultural uses.</b></p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Limited one-off housing will be permitted in this zone subject to compliance with the rural housing policy for Rural Housing Policy Zone 1 set out in the Kildare County Development Plan 2011–2017 or as may be amended. Tourism related projects such as tourist caravan parks or campsites and amenity uses such as playing fields and parks are also be open for consideration.</p>
N	Neighbourhood Centre	<p><b>To provide for and protect local neighbourhood facilities.</b></p> <p>Neighbourhood centres are intended to serve the immediate needs of the local working and residential population and complement, rather than compete with the established town centre. Medical clinics and professional offices, workshops, crèches, small convenience stores or cafes are all envisaged in this zone.</p>
T	General Development	<p><b>To provide for General Development</b></p> <p>This zoning allows for a mix of uses. In this zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to amenity.</p>
J	Transport and Utilities	<p><b>To provide for and protect transportation infrastructure and public utilities.</b></p> <p>This zoning objective provides for the development of the railway station, associated access, car parking, bus stops and general public utilities.</p>

## 8.1 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use-zoning objective. The Zoning Matrix (see Table 17) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones.

The land use-zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission.

## 8.2 Application of Zoning Policy

It is an objective of the Council to carry out its development management function in accordance with the Matrix Table for each zone. However, it should not be assumed that if a proposed development complies with the Matrix Table, it would necessarily be accepted. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors etc. are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and sustainable development of the area.

## 8.3 Definition of Terms

### 8.3.1 Permitted in Principle

The Council will seek to ensure the development of lands and properties in accordance with the zoning objectives set out in this section of the plan. Land uses designated under each zoning objective, as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in Part B of this Local Area Plan and the policies and objectives of the Kildare County Development Plan 2011–2017 or any subsequent County Development Plan.

### 8.3.2 Open for Consideration

Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.

### 8.3.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 17) will not be permitted.

### 8.3.4 Other Uses

Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the Table 17 and in relation to the general policies and zoning objectives for the area in question of the Plan.

### 8.3.5 Non Conforming uses

Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1<sup>st</sup> October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.

### 8.3.6 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity.

In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.

**Table 17: Land Use Zoning Matrix**

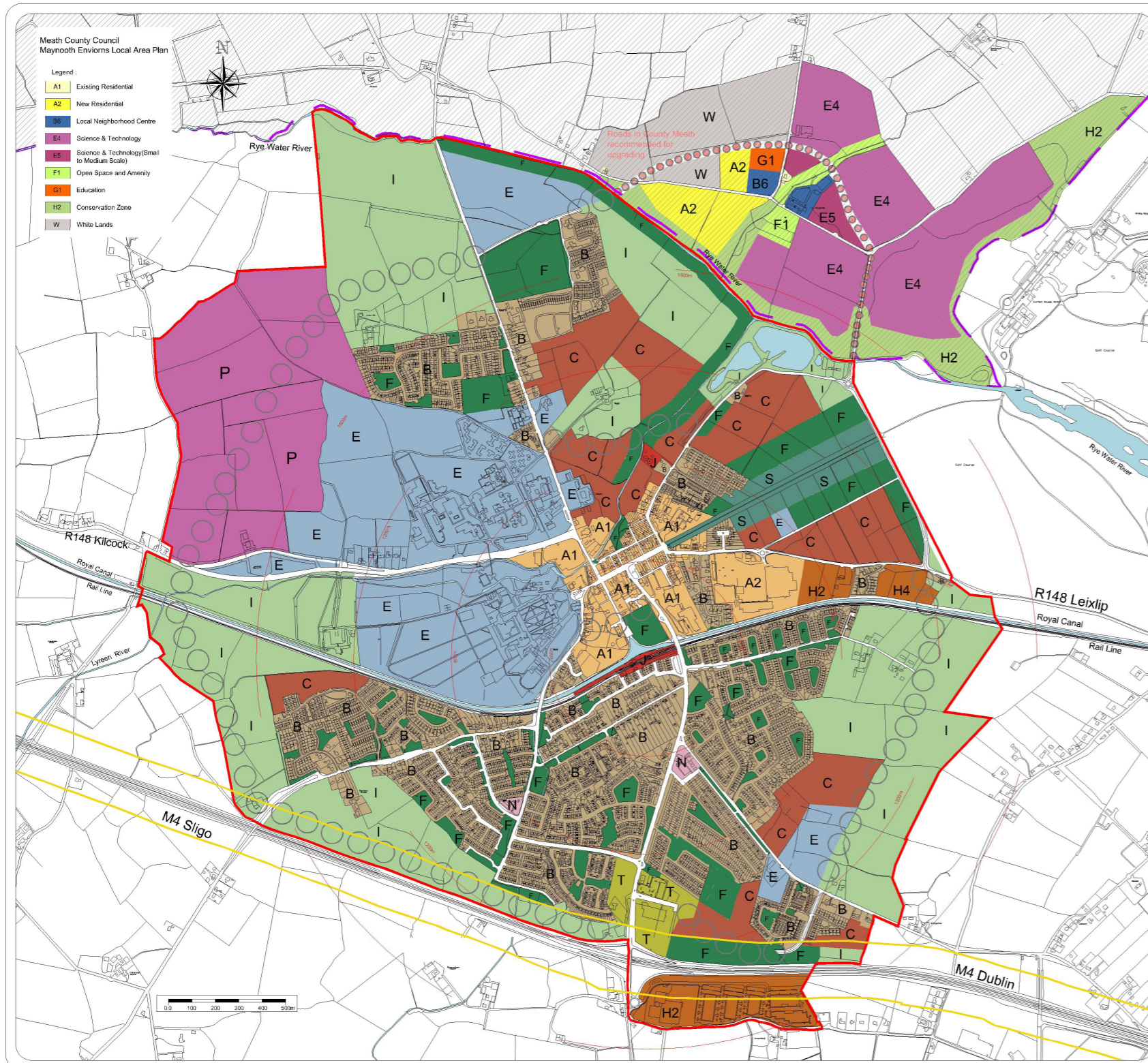
Land Use	A1: Town Centre	A2: Town Centre Expansion	B: Existing Residential & Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H2: Office / Light Industry & Warehousing	H4 Office	I: Agricultural	P : Research and Technology	T: General Development	N: Neighbourhood Centre	J: Transport & Utilities	S: Carlton Avenue
Amusement Arcade	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Car Parks	Y	Y	N	N	O	N	O	O	N	O	O	O	Y	N
Cattleshed Slatted Unit	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
Cemetery	N	N	N	N	O	O	N	N	Y	Y	N	N	N	N
Dancehall/Disco	Y	Y	N	N	O	N	N	N	N	N	O	O	N	N
Cinema	Y	Y	N	N	O	N	Y*	N	N	N	O	O	N	N
Community Hall	Y	Y	O	O	Y	O	O	O	O	O	O	O	N	N
Childcare/ Crèche/ Playschool	Y	Y	O	Y	Y	N	O	O	O	O	O	O	O	N
Cultural Uses/ Library	Y	Y	O	O	Y	O	N	N	N	O	O	O	N	N
Dwelling Unit	Y	Y	Y	Y	O	N	N	N	O	O	O	O	N	N
Funeral Homes	Y	Y	N	N	O	N	O	N	N	N	O	O	N	N
Garages/ Car Repairs	N	N	N	N	N	N	O	N	N	N	O	O	Y	N
Guest House/ Hostel	Y	Y	O	O	O	N	O	O	O	O	O	Y	N	N
Hotel	Y	Y	O	O	O	N	O	N	N	O	O	Y	N	N
Halting Site	N	N	O	O	O	N	O	O	O	N	O	N	N	N
Health Centre/ Clinic	Y	Y	O	O	Y	N	O	O	N	O	O	Y	N	N
Heavy Commercial Vehicle Parks	N	N	N	N	N	N	Y	N	N	N	O	N	Y	N
Take- Away	O	O	N	N	N	N	N	N	N	N	N	O	N	N
Industry	N	N	N	N	N	N	Y	N	N	O	O	N	O	N
Industry (Light)	O	N	N	N	N	N	Y	Y	N	Y	O	N	O	N

Land Use	A1: Town Centre	A2: Town Centre Expansion	B: Existing Residential & Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H2: Office / Light Industry & Warehousing	H4 Office	I: Agricultural	P : Research and Technology	T: General Development	N: Neighbourhood Centre	J: Transport & Utilities	S: Carlton Avenue
Medical and related consultancy	Y	Y	O	O	Y	N	O	O	N	O	O	Y	O	N
Motor Sales	N	O	N	N	N	N	O	N	N	N	O	N	Y	N
Nursing Home	Y	Y	O	O	Y	N	N	N	O	N	O	Y	N	N
Offices	Y	Y	O	O	O	N	Y	Y	N	Y	O	Y	O	N
Park/Playground	Y	Y	Y	Y	Y	Y	O	O	O	Y	O	Y	N	O
Petrol Station	N	O	N	N	N	N	O	N	N	N	O	O	Y	N
Place of Worship	Y	Y	O	O	Y	O	N	N	N	N	Y	O	N	N
Playing Fields	O	O	Y	Y	Y	Y	Y	Y	Y	Y	O	Y	N	O
Pub	Y	Y	O	O	O	N	N	N	N	N	N	N	N	N
Recreational Buildings	Y	Y	O	Y	Y	Y	O	O	O	Y	O	Y	N	N
Repository/ Store/Depot	O	O	N	N	O	N	Y	N	N	N	O	N	O	N
Restaurant	Y	Y	O	O	O	N	O	O	N	O	O	Y	O	N
Residential Development	Y	Y	Y	Y	N	N	N	N	N	O	O	O	N	N
Retail Warehouse	N	O	N	N	N	N	N	N	N	N	N	N	N	N
School	Y	Y	O	O	Y	O	N	N	O	O	Y	O	N	N
Shop (Comparison)	Y	Y	N	N	N	N	N	N	N	N	N	O	N	N
Shop (Convenience)	Y	Y	O	O	O	N	O	O	N	O	O	Y	O	N
Stable Yard	N	N	N	N	O	N	O	O	Y	N	N	N	N	N
Sport/Leisure Complex	Y	Y	O	Y	Y	Y	O	O	O	Y	O	Y	N	N
Tourist camping site/ caravan park	N	N	N	O	O	O	O	O	O	N	O	N	O	N
Utility Structures	Y	Y	O	O	O	O	Y	Y	Y	O	Y	Y	Y	N
Warehouse (Wholesale)	N	N	N	N	N	N	Y	N	N	N	O	N	N	N
Waste Incinerator	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Workshop	O	N	N	N	O	N	Y	N	O	N	O	O	Y	N

*\*Denotes that Cinemas are NOT permitted on the H2 zoning at Maynooth Business Park, Straffan Road*



Map 6: Land Use Zoning Objectives



Maynooth Local Area Plan 2013-2019

- Legend :**
- A1 & A2: Town Centre
  - B: Existing Residential & Infill
  - C: New Residential
  - E: Community and Educational
  - F: Open Space and Amenity
  - H2: Office/Light Industry & Warehousing
  - H4: Office
  - I: Agriculture
  - J: Transport and Utilities
  - N: Neighbourhood Centre
  - P: Research and Technology
  - S: Carton Avenue
  - T: General Development
  - Development Boundary
  - Kildare County Boundary
  - 91m Setback from the M4 Motorway
  - Rivers, Canal & Lakes
  - Roads Objective (i) - (vii) {Indicative only}

**Land Use Zoning Objectives Map**

Date: 26th August 2013	Map Ref : 6
Scale : N.T.S	Drawing No: 200/12/565
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This drawing is to be read in conjunction with the written statement and objectives map

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