

Kildare County Council and Meath County Council

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

Screening for Appropriate Assessment Report

Reference: 27838800_AA

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.










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1. Introduction

1.1 Overview

This Screening for Appropriate Assessment (AA) report has been prepared by Ove Arup and Partners Ltd (Arup) on behalf of Kildare County Council (KCC) and Meath County Council (MCC) in connection with the final Proposed Material Alterations (MAs) to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031 (hereafter referred to as the ‘Draft Plan’ or the ‘Draft Joint LAP’).

This report should be read in conjunction with the Draft Maynooth and Environs Joint Local Area Plan 2025-2031 and the combined Screening for AA and AA report.¹ Based on submissions and observations received on the Draft Plan, KCC and MCC have proposed a number of Material Alterations (MAs) to the Draft Plan.

Arup has been appointed by KCC and MCC to undertake AA Screening of the final Proposed MAs on the Draft Joint LAP to address both functional areas in County Kildare and County Meath. The Draft Plan development process is being carried out in parallel with the Strategic Environmental Assessment (SEA) process and the outcomes will feed into the Plan.

1.2 Report Aim

This AA Screening report has been prepared to provide information for the ‘competent authority’² regarding the potential for ‘Likely Significant Effects’ (LSE) of the final Proposed MAs of the Draft Plan, on European sites within the Zone of Influence (ZoI) of the Draft Plan.³

This report contains the information specified in the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No 477 of 2011) (as amended)⁴ and part XAB of the Planning and Development Act 2000 (as amended).

The Draft Plan covers the Maynooth area, which lies within the functional area of Kildare and Meath County Councils. Both KCC and MCC are the competent authorities for the Draft Plan.

1.3 Maynooth and Environs Joint Local Area Plan Background

The Draft Plan has been prepared to replace the Maynooth Local Area Plan 2013-2019 (as amended) and to replace the written statement for the Maynooth Environs contained in the Meath County Development Plan 2021-2027 (as varied). The Draft Plan has been prepared by both Kildare County Council and Meath County Council as it lies within the functional areas of both local authorities.

After public consultation, a report with submissions, observations, opinions, and recommended amendments to the Draft Plan was submitted to the Elected Members of Clane-Maynooth Municipal District and Meath County Council on 10th September 2024. These amendments were material alterations and were put on public display from 8th November to 6th December 2024, as required by Section 20 of the Planning and Development Act 2000 (as amended).

¹ Arup (2024) Draft Maynooth and Environs Joint Local Area Plan 2025-2031. Combined Screening for AA and AA Report (Natura Impact Report). June 2024

² Per the Planning and Development Act 2000 (as amended) the competent authority is defined as “A competent authority, in performing the functions conferred on it by or under this Part, shall take appropriate steps to avoid in a European site the deterioration of natural habitats and the habitats of species as well as the disturbance of the species for which the site has been designated, insofar as such disturbance could be significant in relation to the objectives of the Habitats Directive”.

³ Variation No. 1 of the Meath County Development Plan seeks inter alia, to ‘...replace the... Written Statement and update the relevant household allocation while retaining the land use zoning objectives contained in Volume 2 of the Meath County Development Plan 2021-2027’. It also provides for the Written Statement for the Maynooth Environs contained in the Meath County Development Plan to continue to have effect until such a time as the draft Joint Local Area Plan for Maynooth and Environs 2025-2031 is adopted. Variation No. 1 was adopted by the Elected Members of Meath County Council on 13th March 2025 following consideration of the Chief Executive’s Report on Submissions Received to the Draft Variation.

⁴ The European Communities (Birds and Natural Habitats) Regulations 2011 (S. I. No. 477 of 2011) transpose the Habitats Directive and the Birds Directive into Irish law.

Having considered the Proposed Material Alterations to the Draft Maynooth and Environs Joint Local Area Plan 2025 – 2031 and the Chief Executives Report on submissions/observations received dated 10th January 2025 in relation to the Draft Maynooth and Environs Joint Local Area Plan 2025 – 2031 and pursuant to Section 20 of the Planning and Development Acts 2000 (as amended), incorporating the MAs proposed and agreed by the Members of Clane Maynooth Municipal District, Kildare County Council at their Special Planning Meeting on 17th February 2025 and the members of Meath County Council at their Special Planning Meeting on 19th February 2025 resolved that the Maynooth and Environs Joint Local Area Plan 2025 – 2031 be made (refer to Table 1 for the final MAs). These final MAs are the subject matter for this Screening for AA report.

1.4 Legislative Context

The Habitats Directive on the conservation of natural habitats and wild fauna and flora (92/43/EEC) (the ‘Habitats Directive’ provides the legal protection for habitats and species, with Articles 3 to 9 providing legislation protection to the EU wide network of sites known as the Natura 2000 site network. Natura 2000 is a network of protected sites which comprises Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) (referred to as European sites within this report). SACs are protected sites designated under the Habitats Directive. They are high quality sites that contribute significantly to the conservation of a large range of habitats and species.

Articles 6(3) and 6(4) of the Habitats Directive set out the decision-making tests for plans and projects likely to affect European sites. Article 6(3) establishes the requirement for AA whilst Article 6(4) sets out the Alternative Solutions, Imperative Reasons of Overriding Public Interest (IROPI) and compensatory measures where Adverse Effects on the Integrity (AEoI) of European sites cannot be excluded.

The Habitats Directive has been transposed into Irish law by the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011) (as amended), and by Part XAB of the Planning and Development Act 2000 (as amended). In the context of the Draft Plan, the governing legislation is principally Part XAB of the Planning and Development Act 2000 (as amended).

1.5 Relationship with the SEA Directive

In the preparation of this AA Screening report, the approach has been conducted in parallel with the requirements of the SEA process (2001/42/EC as transposed into Irish law). Article 3.2(b) of the SEA Directive expressly links to AA. To facilitate an informed assessment under both processes, it is necessary to consider both the draft and final versions of the plan.

1.6 Report Structure

The structure of the report is outlined below:

- Section 2 provides an overview of the Proposed MAs;
- Section 3 outlines the AA process guidance, data and methodology used to inform the assessment;
- Section 4 sets out the AA Screening assessment; and
- Section 5 provides the summary and conclusion of the report.

2. The Proposed Material Alterations

2.1 Overview

The Draft Plan and associated Proposed MA provides the main public statement of planning policies and 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 (as varied) 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 LAP 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.⁵

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.

The Draft Plan was placed on public display for a six-week period between 19th June and 1st August 2024, during which time 1,311 submissions/observations were received.

Following this period of public consultation, the Chief Executives prepared and distributed to the Elected Members of the County Councils a report on the submissions/observations received, including an opinion thereon and any recommended amendments to the Draft Plan.

This report was considered at respective KCC and MCC meetings held on the 21st of October 2024. The meetings included a Special Meeting of Elected Members of Clane-Maynooth Municipal District and a Special Meeting of the Elected Members of MCC. At these meetings, the Councillors resolved to amend the Draft Plan and that as these amendments constituted 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).

Following consideration of the submissions and observations received during the public consultation period, the Chief Executives proposed further minor 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

⁵ KCC, MCC (2022) Maynooth and Environs Joint Local Area Plan 2025–2031. Available at: Kildare County Council

- Proposed MA No. 73 (Item No. 78).

Having considered the Proposed Material Alterations to the Draft Maynooth and Environs Joint Local Area Plan 2025 – 2031 and the Chief Executives Report on submissions/observations received dated 10th January 2025 in relation to the Draft Maynooth and Environs Joint Local Area Plan 2025 – 2031 and pursuant to Section 20 of the Planning and Development Acts 2000 (as amended), incorporating the MAs proposed and agreed by the Members of Clane Maynooth Municipal District, Kildare County Council at their Special Planning Meeting on 17th February 2025 and the members of Meath County Council at their Special Planning Meeting on 19th February 2025 resolved that the Maynooth and Environs Joint Local Area Plan 2025 – 2031 be made (refer to Table 1 for the final MAs).

2.2 Final Proposed Material Alterations

There are several objectives of the Draft Plan for which there are final Proposed MAs (where final refers to the minor modifications to Proposed MAs and Proposed MAs taken together) in addition to the removal and addition of text within the main body of the Draft Plan and amendments to maps and drawings. The final Proposed MAs include the addition or removal of text within the draft objectives for the purposes of providing further clarity, nominating stakeholders and identifying locations for implementation. The final Proposed MAs also refers to drawings and maps provides further clarity on design and locations.

2.3 Geographic Area

The Draft Plan applies to the Maynooth and Environs area, with the boundary of the Draft Plan is shown below in Figure 1.

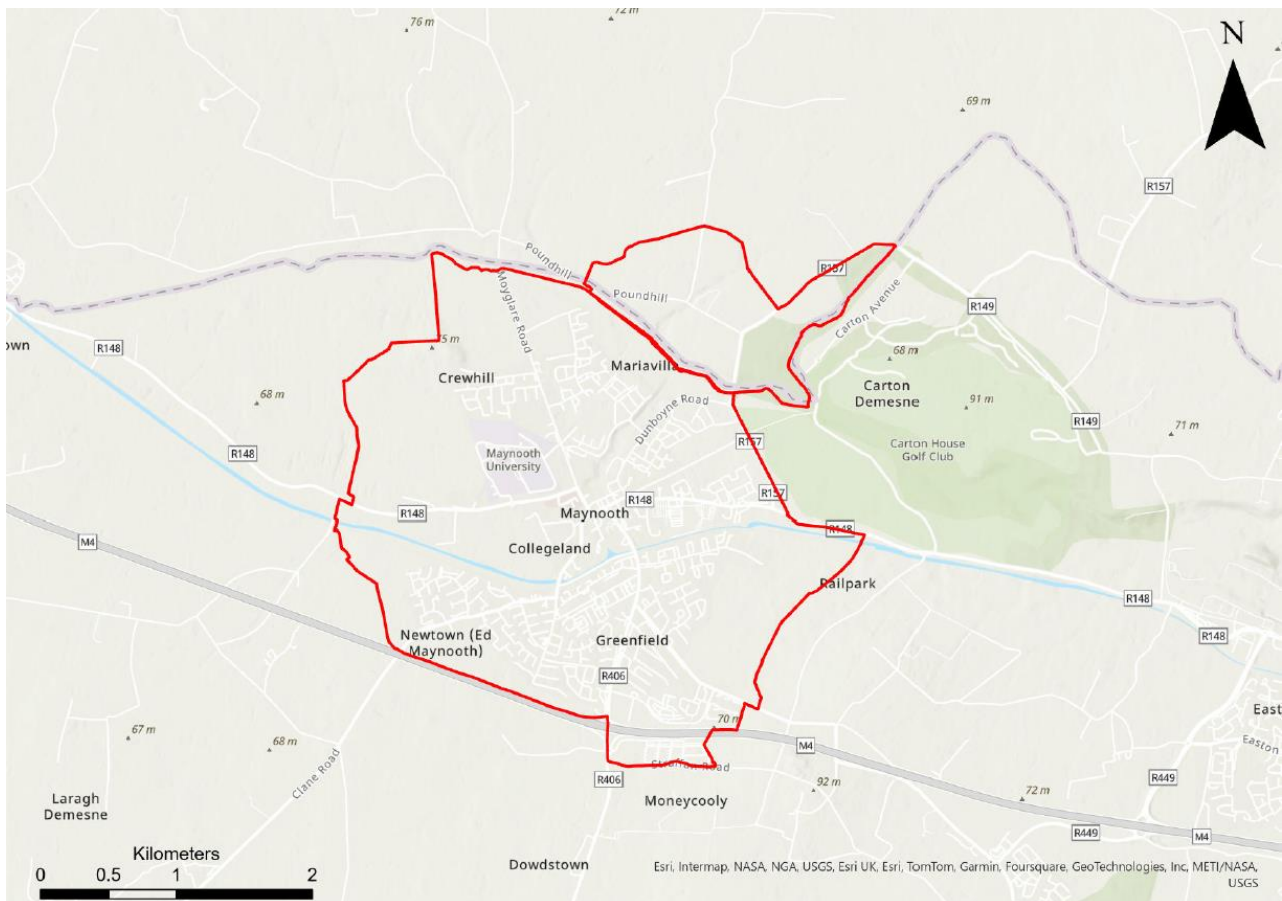


Figure 1 Boundary of the Draft Plan Area.

3. Appropriate Assessment Process

3.1 Appropriate Assessment Stages

The AA process involves a number of steps and tests that need to be applied in sequential order.

An important aspect of the process is that the outcome at each successive stage determines whether a further stage in the process is required. First of all, a plan or project must be screened to identify whether the potential for likely significant effects on a European site(s) exists. If that possibility cannot be excluded, an Appropriate Assessment is to be undertaken prior to any consent being granted. Consent shall not be granted if it cannot be concluded that there will be no adverse effects on the integrity of any European site. Article 6(4) allows for consent to be granted in particular and exceptional circumstances, even if adverse effects may arise.

3.2 Definitions

3.2.1 European Sites

European sites, as defined under the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477/2011) (as amended) are part of the Natura 2000 network and include those designated as SACs, candidate SACs (cSACs), SPAs or proposed SPAs (pSPAs). These are sometimes referred to as Natura 2000 sites.

SACs are selected for the conservation of Annex I⁶ habitats (including priority types which are in danger of disappearance) and Annex II⁷ species (other than birds).

SPAs are selected for the conservation of Annex I birds and all migratory birds and their habitats.

The Annex habitats and species, for which each site is selected, are termed the Qualifying Interests (QI) for SACs and termed Special Conservation Interests (SCI) for SPAs of each site.

3.2.2 Conservation Objective

Conservation Objectives (COs) for the European sites are defined for the relevant QIs and SCIs. In its most general sense, a CO is the specification of the overall target for the species and/or habitat types for which a site is designated in order for it to contribute to maintaining or reaching favourable conservation status.⁸

3.2.3 Source-Pathway-Receptor Model

The Source-Pathway-Receptor model is used to assess where a potential effect may result by examining the source, its pathway and the receptor. As per guidance from the Office of the Planning Regulator (OPR)⁹ these can be defined as follows:

- **Source:** The origin of a potential effect which may include characteristics of a plan or project that have the potential to result in effects e.g., direct impacts such as loss of habitat;
- **Pathway:** How the potential effect may occur on the source. These are identifiable through linkages that may occur through the plan or project and European sites e.g., direct pathways such as physical proximity, hydrological connections or indirect pathways such as disturbance to migrating species; and
- **Receptor:** The European site network and respective QIs/SCIs, their ecological condition and sensitivities e.g., freshwater pearl mussel is sensitive to siltation in water.

⁶ Annex I habitats are habitats whose conservation requires the designation of Special Areas of Conservation

⁷ Annex II species are animal and plant species whose conservation requires the designation of Special Areas of Conservation

⁸ Commission Note on Setting Conservation Objectives for Natura 2000 Sites (November 2012) European Commission, Doc. Hab.12-04/06.

Accessed at: http://ec.europa.eu/environment/nature/natura2000/management/docs/commission_note/commission_note2_EN.pdf

⁹ OPR (2021) Appropriate Assessment Screening for Development Management. OPR Practice Note PN01

3.2.4 Zone of Influence

A Zone of Influence (ZoI) within any assessment of projects and/or plans considers the area over which ecological features may be affected by biophysical changes as a result of the proposed plan/project and associated activities.

3.3 Guidance

The following guidance was used in carrying out the assessment:

- Assessment of plans and projects in relation to Natura 2000 Sites: Methodical guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission Environment Directorate-General, 2014);
- Communication from the Commission on the precautionary principle. European Commission (2000);
- Guidance Document on Article 6(4) of the Habitats Directive 92/43/EEC (European Commission, 2007);
- Guidelines for Good Practice Appropriate Assessment of Plans under Article 6(3) Habitats Directive (International Workshop on Assessment of Plans under the Habitats Directive, 2011);
- Managing Natura 2000 Sites: The Provision of Article 6 of the Habitats Directive 92/43/EEC (EC Environment Directorate-General, 2019);
- Office of the Planning Regulator Practice Note PN01 - Appropriate Assessment Screening for Development Management (OPR, 2021); and
- Strict Protection of Animal Species Guidance for Public authorities on the Application of Articles 12 and 16 of the EU Habitats Directive to development/works undertaken by or on behalf of a Public authority (NPWS 2021);
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (Department of Environment, Heritage and Local Government, 2010 revision);
- Appropriate Assessment under Article 6 of the Habitats Directive; Guidance for Planning Authorities. Circular National Parks and Wildlife Service (NPWS) 1/10 and PSSP 2/10;

The requirements for Screening for AA, and AA, for European sites, are set out in Part XAB of the Planning and Development Act 2000 (as amended) with numerous relevant rulings and opinions issues in both Irish and EU courts. AA is a process required under Article 6(3) of the EU Habitats Directive as transposed by the Planning and Development Act as stated within Section 1.4.

3.4 Data Sources

The ecological data reviewed to inform this report included:

- Environmental Protection Agency (EPA) Map Viewer;¹⁰
- EPA- Ireland's Environment. An Integrated Assessment 2020 Article 12 web tool;¹¹
- Kildare County Council (2023) Kildare County Development 2023-2029;¹²
- NPWS (2023) Conservation Objectives Series;¹³
- NPWS (2023) SAC and SPA Datasheets;¹⁴
- National Parks and Wildlife Service (NPWS) Designations web viewer;¹⁵
- NPWS Protected Sites in Ireland;¹⁶
- NPWS The Status of EU Protected Habitats and Species in Ireland Web Viewer;¹⁷
- The Status of EU Protected Habitats and Species in Ireland. Volume 1: Summary Overview. Unpublished NPWS report (NPWS, 2019);¹⁸
- The Status of EU Protected Habitats and Species in Ireland. Volume 2: Habitat Assessments. Unpublished NPWS report.¹⁹ Edited by: Deirdre Lynn and Fionnuala O'Neil. NPWS (2019); and
- The Status of EU Protected Habitats and Species in Ireland. Volume 3: Species Assessments. Unpublished NPWS report (2019).²⁰ Edited by: Deirdre Lynn and Fionnuala O'Neill (2020).

3.5 Methodology

In line with the relevant guidance and case law, this report consists of the steps outlined below:

1. **Impact Prediction:** Identify the aspects of the final Proposed MAs likely to affect the COs of European sites. The more general classification of impacts can include direct and indirect effects; short and long-term effects; construction, operational and decommissioning effects; and isolated, interactive and cumulative effects.
2. **Assessment of potential for likely significant effects:** The final Proposed MAs are assessed as to whether they are likely to result in significant effects on the integrity of European sites. This requires understanding of relevant QIs/SCIs and associated COs.

¹⁰ EPA Map Viewer accessed at <https://gis.epa.ie/EPAMaps/> accessed March 2025

¹¹ Article 12 of the Birds Directive Web tool accessed at <https://nature-art12.eionet.europa.eu/article12/> accessed March 2025

¹² Kildare County Council (2023) Kildare County Development Plan 2023-2029 Accessed at <https://kildarecoco.ie/AllServices/Planning/DevelopmentPlans/KildareCountyDevelopmentPlan2023-2029/> March 2025.

¹³ NPWS Conservation objectives accessed at <https://www.npws.ie/protected-sites/conservation-management-planning/conservation-objectives> accessed March 2025

¹⁴ NPWS SAC and SPA Datasheets accessed at <https://www.npws.ie/maps-and-data/designated-site-data/sac-and-spa-datasheets-downloads> accessed March 2025

¹⁵ NPWS Designations web viewer accessed at <https://dahg.maps.arcgis.com/apps/webappviewer/index.html?id=8f7060450de3485fa1c1085536d477ba> accessed March 2025

¹⁶ NPWS Protected sites accessed at <https://www.npws.ie/protected-sites> accessed March 2025

¹⁷ NPWS The Status of EU Protected Habitats and Species in Ireland web viewer accessed at <https://storymaps.arcgis.com/collections/1a721520030d404f899d658d5b6e159a> accessed March 2025

¹⁸ The Status of EU Protected Habitats and Species in Ireland: Volume 1 Summary Overview accessed at https://www.npws.ie/sites/default/files/publications/pdf/NPWS_2019_Vol1_Summary_Article17.pdf March 2025

¹⁹ The Status of EU Protected Habitats and Species in Ireland. Volume 2: Habitat Assessments. Unpublished NPWS report https://www.npws.ie/sites/default/files/publications/pdf/NPWS_2019_Vol2_Habitats_Article17.pdf March 2025

²⁰ The Status of EU Protected Habitats and Species in Ireland. Volume 3: Species Assessments. Unpublished NPWS report accessed at https://www.npws.ie/sites/default/files/publications/pdf/NPWS_2019_Vol3_Species_Article17.pdf March 2025

3.5.1 Impact Prediction: Identifying the Zone of Influence

The ZoI is established using the source-pathway-receptor framework and takes into consideration the scale of the Draft Plan. There is no recommended ZoI, and guidance from the National Parks and Wildlife Service (NPWS) recommends that the distance should be evaluated on a case-by-case basis with reference to the nature, size and location of the plan/project, the sensitivities of the ecological receptors, and the potential for in-combination effects (cumulative).

For an effect to occur there must be a risk enabled by having a source (e.g., construction works at a proposed development site), a ‘receptor’ (e.g. QI or SCI of a European site), and a pathway between the source and the receptor (e.g., a watercourse which connects a plan area to an SAC, ex situ foraging habitat for SCI birds). The principle for establishing ZoI, as outlined in the 2021 OPR Practice Note PN01⁹ applies equally to a plan level AA and so the Source / Pathway / Receptor (SPR) method has been used in this report.

The identification of the European sites within the ZoI has been carried out by utilising GIS datasets from NPWS including that of the European site network. The sites have been determined through the identification of the potential sources of the impacts of the Draft Plan and their pathways for effect to European sites.

3.5.2 Assessment of Likely Significant Effects

Where a plan or project has the potential to undermine the COs, it must be considered as a likely significant effect upon that EU site. The assessment of effects stages determines whether the potential impacts identified using the SPR could result in a likely significant effect.

From establishing the ZoI using the SPR method, focusing on the relevant QIs and SCIs of European sites which may be at risk of likely significant effects arising from the Draft Plan. The potential impacts of the Draft Plan are assessed against the COs of the relevant QIs and SCIs to determine if a likely significant effect may occur as a result of implementation. Within this assessment, factors such as type, extent, duration, intensity, timing, probability and in-combination effects of the potential impact, as well as the vulnerability of the QIs and/or SCIs concerned.⁹ Where the potential for significant effects is determined, the corresponding elements of the Draft Plan are considered as adverse effects upon the integrity of European site(s). These are assessed against the COs of the relevant QIs and SCIs.

4. Screening Assessment

4.1 Assessment Criteria and Screening

4.1.1 Is the Plan Necessary to the Management of European Sites?

In line with Part XAB of the Planning and Development Act 2000 (as amended), any plans or projects that are directly connected with or necessary to the management of a European site do not require AA. The final Proposed MAs to the Draft Plan are not primarily directly connected with or necessary to the management of a European site.

4.2 Impact Assessment of the Final Proposed Material Alterations

The Proposed MAs to the Draft Plan provides new objectives, removes previous objectives, provides text amendments and text removal in addition to amendments to maps contained within the Draft Plan. The Proposed MAs have been assessed below in Table 1²¹ in line with the methodologies applied in the Draft Plan Screening for AA and AA report¹ submitted on the Draft Plan. Text highlighted in *red italics* in Table 1 represents any proposed new text and text highlighted in ~~strikethrough blue~~ represents proposed text removals.

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 2.2). The further, final changes in text are shown in this report (Addendum 2) in *green italics* for text additions ~~or strikethrough 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 final Proposed MAs in question. In this instance additional text is highlighted *magenta italics* and text deletions is in ~~strikethrough magenta~~.

²¹ **Note:** Proposed Material Alteration No. 91 and No. 92 relating to Strategic Flood Risk Assessment (SFRA) and Strategic Environmental Assessment (SEA) have not been included in Table 1, these Proposed Material Alterations have instead been updated and included within the relevant SFRA and SEA Reports.

Table 1 Screening Assessment of the Final Proposed Material Alterations

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Screening Assessment																																						
Chapter 3: Compliance with the Core Strategies																																								
Section 3.2.1	<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 likely significant effects anticipated from this new footnote.																																						
Table 3.9	<p>New text amendments into Table 3.9:</p> <table><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><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>250¹²⁰*</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* (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="3">Units with extant permission within ‘A1:</td><td>Parson Street^z</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><tr><td>Celbridge Road C(1)</td><td>3.02</td><td>Partially</td><td>105</td><td>N/A</td></tr></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	250 ¹²⁰ *	N/A	<i>Settlement Consolidation Site</i>	<i>N/A</i>	<i>Yes</i>	<i>130* (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:	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	No likely significant effects anticipated from this text amendment.
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Chapter 3: Compliance with the Core Strategies							
		Town Centre' and 'C: New Residential zoned lands'	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***	-
<p>Text removal and update of Table footnote:</p> <p>* 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. 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</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> <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>							

Proposed Material Alteration Reference	Overview of Proposed Material Alteration			Screening Assessment
Chapter 3: Compliance with the Core Strategies				
	A: Town Centre – Maynooth Central Settlement Consolidation Site (SCS)			
	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. - PERM 66 – replace active modes bridge over Royal Canal and other active travel measures identified on Map 7.1 and Map 7.2 - RD7 – new southern access to Parson Street from Leinster Street (Map 7.4) - PK 6 – Upgrade Leinster Street car park (Map 7.5) - Upgrades to existing infrastructure	Short - Medium Term – In tandem with new development.	Developer, State	
	Education			
	Childcare facility – as per ‘E: Community and Education’ zoning.	Provision of one facility providing for a minimum of 20 childcare places per 75 dwellings.	Developer	
	Open Space Provision			
	Provision of open space and recreational areas.	To be carried out in tandem with new development and completed prior to the occupation of first unit.	Developer	
	Maynooth Harbour Field Park	Short – Medium Term (subject to funding)	State, KCC	
	Water and Wastewater			
	Water Supply – No site-specific constraints envisaged. Some local network improvements may be required.	In tandem with new development.	Developer	


Proposed Material Alteration Reference	Overview of Proposed Material Alteration			Screening Assessment
Chapter 3: Compliance with the Core Strategies				
	Wastewater – No site-specific constraints envisaged - subject to modelling.	In tandem with new development.	Developer	
	Surface Water Drainage			
	A portion of site is considered to be significantly affected by fluvial flooding. 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. Infiltration at source to remove pollutants and minimal runoff through third-party lands/into road drainage.	On-going – In tandem with new development.	Developer	
Chapter 4: Delivering Place Quality in a Low Carbon Town				
Section 4.5	Section 4.5 Maynooth Town Centre Ground Floor Land Use Survey, amend as follows: The ground floor land use survey ¹⁶ (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, takeaways and restaurants. Amend footnote 17, as follows: 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... Figure 4.11 Maynooth Town Centre Ground Floor Land Use Survey, replace as follows:			No likely significant effects anticipated from these text amendments or zoning amendments

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Screening Assessment
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Chapter 3: Compliance with the Core Strategies		

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Chapter 3: Compliance with the Core Strategies		

Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Screening Assessment
Chapter 3: Compliance with the Core Strategies		
	<p>Figure 15: Extent of Car Parking within the Town Centre (not including on-street parking), delete in its entirety and replace as follows:</p> 	
Chapter 7: Movement and Active Travel		
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 likely significant effects anticipated from this text removal.
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. A revised timeline provided by UÉ in December 2024 envisages the project will be completed by end 2027 / early 2028.</i></p>	No likely significant effects anticipated from this new footnote/text amendment.
MWO 1.3	<p>Insert the following new objective after Objective MWO 1.3:</p> <p><i>Support 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>	This PMA a new objective for development previous assessed under other objectives. No additional impacts are anticipated. No likely significant effects anticipated to arise from this PMA.
MEO 1.1	<p>Text removal and amendment to MEO 1.1:</p> <p>Require the submission of a Masterplan alongside <i>prior to</i> any future 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</i></p>	This PMA provides clarity in regard to future applications for development within the Masterplan Area 16. It does not stipulate the implementation of activities

Proposed Material Alteration Reference	Overview of Proposed Material Alteration		Screening Assessment
Chapter 3: Compliance with the Core Strategies			
	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:…’ 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.		to arise from the masterplan. No impacts are anticipated. No likely significant effects anticipated to arise from this PMA.
MEO 1.2	Text removal and amendment of MEO 1.2: 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:…’ Maynooth Environs Objectives, amend Objective MEO 1.2 to incorporate additional point as follows: 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.		This PMA provides clarity in regard to future applications for development within the Masterplan Area 17. It does not stipulate the implementation of activities to arise from the masterplan. No impacts are anticipated. No likely significant effects anticipated to arise from this PMA.
Table 11.1	Text amendments:		No likely significant effects anticipated from these text amendments.
	Strategic open space provision:	A 2.5-3 hectare local park with a Multi-Use Games Area and additional public open spaces throughout the KDA.	
	Connectivity and Movement Vehicular access to this KDA shall be provided via the Maynooth Eastern Ring Road (MERR) which shall be constructed prior to in tandem with the development of the KDA. Internal vehicular links between different landholdings within the KDA shall be subject to the agreement of the planning authority during the planning application stage. 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. 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. 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. 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 Notwithstanding		

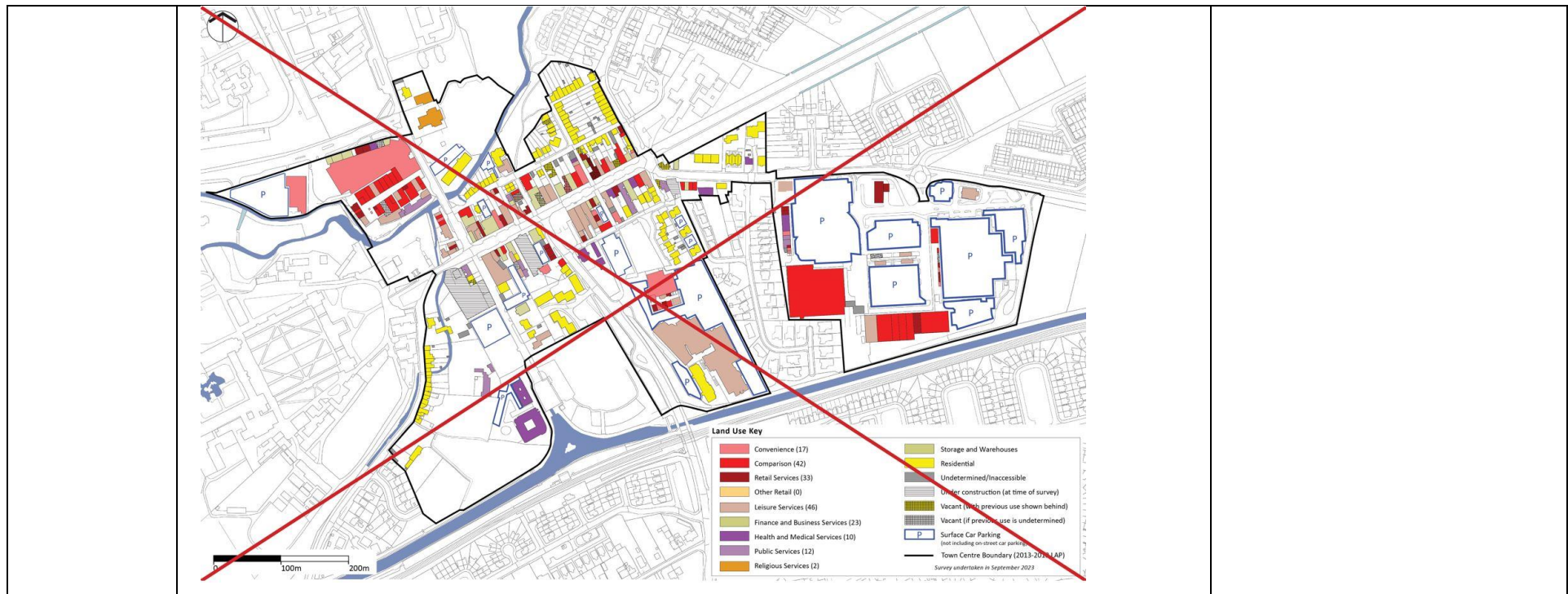
Proposed Material Alteration Reference	Overview of Proposed Material Alteration	Screening Assessment						
Chapter 3: Compliance with the Core Strategies								
	<p><i>the multiple ownership of lands within the KDA, the local park shall feature a comprehensive and integrated design scheme with a substantial 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>							
Table 11.7	<p>Text amendments to Land Use Zoning Objectives, as follows:</p> <table> <tr> <th>Ref.</th><th>Land Use</th><th>Land-Use Zoning Objectives</th></tr> <tr> <td>SR</td><td>Strategic Reserve</td><td> <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> </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>	No likely significant effects anticipated from this text amendment.
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	<i>Movement and Active Travel</i>		
	<i>Implement measures identified on Map 7.1 and 7.2 as per Table 7.2 and 7.3 relating to the site.</i>	<i>Short - Medium Term – In tandem with new development.</i>	<i>Developer, State</i>
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Section 4.5	<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, takeaways 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>			No likely significant effects anticipated from these text amendments or zoning amendments



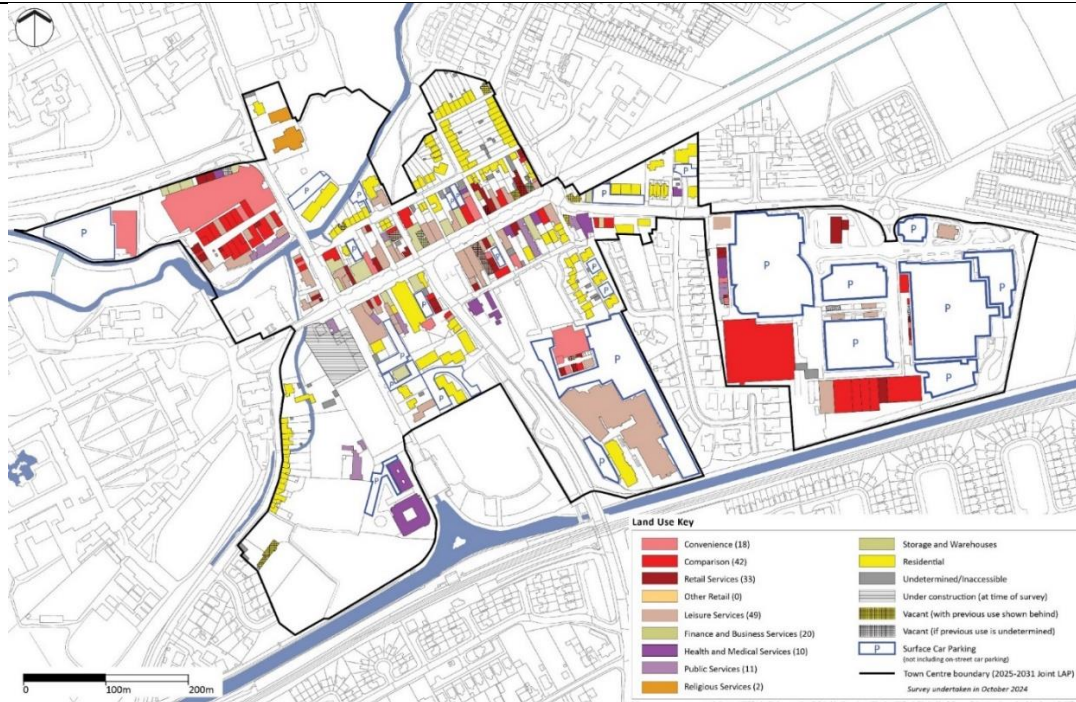
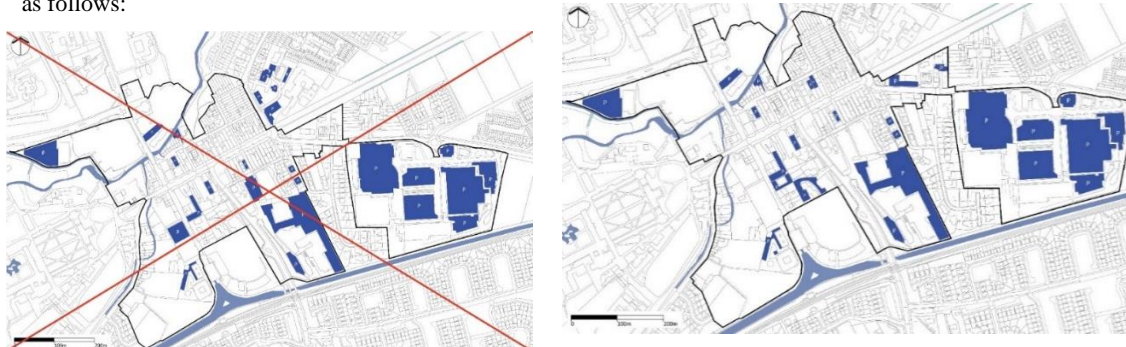


Figure 15: Extent of Car Parking within the Town Centre (not including on-street parking), delete in its entirety and replace as follows:



Chapter 7: Movement and Active Travel

Table 7.7

Text removal – deletion of Measure PK 7 in its entirety.

No likely significant effects anticipated from this text removal.

	Note: Proposed Material Alteration No. 52 was not agreed by the Elected Members. Accordingly, parking measure PK7 remains in the Plan.						
Chapter 10: Infrastructure and Environmental Services							
Section 10.2.2	New footnote: It is envisaged that this project will be completed within the life of the Joint Plan ^{Footnote} <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>		No likely significant effects anticipated from this new footnote/text amendment.				
MWO 1.3	Insert the following new objective after Objective MWO 1.3: <i>Support 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>		This PMA a new objective for development previous assessed under other objectives. No additional impacts are anticipated. No likely significant effects anticipated to arise from this PMA.				
MEO 1.1	Text removal and amendment to MEO 1.1: 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: <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 masterplan being achieved and- Implementation for the prior written agreement of the Executive of the Meath County Council which</i> shall address the following:…’ <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>		This PMA provides clarity in regard to future applications for development within Masterplan Area 16. It does not stipulate the implementation of activities to arise from the masterplan. No impacts are anticipated. No likely significant effects anticipated to arise from this PMA.				
MEO 1.2	Text removal and amendment of MEO 1.2: 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: <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 masterplan being achieved and- Implementation for the prior written agreement of the Executive of the Meath County Council which</i> shall address the following:…’ Maynooth Environs Objectives, amend Objective MEO 1.2 to incorporate additional point as follows: <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>		This PMA provides clarity in regard to future applications for development within Masterplan Area 17. It does not stipulate the implementation of activities to arise from the masterplan. No impacts are anticipated. No likely significant effects anticipated to arise from this PMA.				
Table 11.1	<div>Text amendments:</div> <table><tr><td>Strategic open space provision:</td><td>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>Connectivity and Movement</td><td>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</i></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.	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</i>	No likely significant effects anticipated from these text amendments.
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.						
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	<p><i>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</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. <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</i> substantial landscaped parkland area, <i>which will feature containing</i> high levels of native planting. <i>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>							
Table 11.7	<p>Text amendments to Land Use Zoning Objectives, as follows:</p> <table border="1"> <thead> <tr> <th>Ref.</th><th>Land Use</th><th>Land-Use Zoning Objectives</th></tr> </thead> <tbody> <tr> <td>SR</td><td>Strategic Reserve</td><td> <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>	No likely significant effects anticipated from this text amendment.
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>						

The existing draft Maynooth and Environs Joint Local Area Plan has already been informed by a combined screening for AA and AA report. Mitigation was integrated into the AA report that allowed the report to conclude that, subject to the recommended mitigation measures to be integrated into the plan in advance of adoption, the Draft Plan is not foreseen to give rise to any significant effects on designated European sites, alone or in combination with other plans or projects.

4.3 In-Combination Assessment

Following the assessment of the Proposed MAs, it has determined that no likely significant effects will occur from the implementation of the Proposed MAs alone. Therefore, the requirement for an in-combination assessment is not warranted as no effects of the Proposed MAs will occur alone.

4.4 Summary of Screening Assessment

The examination of the potential for likely significant effects was carried out in cognisance of the combined AA Screening and AA report¹ of the Draft Plan and of the European sites and their qualifying features within the ZoI.

The AA methodology and information on the European sites that have been scoped into the assessment, are provided in the combined AA Screening and AA report¹ of the Draft Plan. This methodology applies to the screening of the Proposed MAs. All amendments and removals to the body of text, the modification of the Draft Plan objectives, and the modifications to drawings within the Draft Plan were scrutinised for the potential to give rise to likely significant effects.

The Proposed MAs relate to providing further clarity in the text of the draft objectives, identifies strategic areas for objectives, identifies stakeholders and governmental agencies to collaborate with and provides timelines for the draft objectives to be implemented.

Following examination of the Proposed MAs it was determined that the potential for likely significant effects from any of the Proposed MAs does not exist.

Whilst mitigation is proposed within the AA report of the Draft Plan, no new mitigation is required to conclude that there is no potential for likely significant effects arising from any of the MAs.

5. Summary and Conclusion

5.1 Summary

The draft Joint Local Area Plan for Maynooth and Environs has been produced to replace the Maynooth Local Area Plan 2013-2019 and the written statement for Maynooth Environs in the Meath County Development Plan 2021-2027 (as varied). A combined Screening for AA and AA report was carried out upon the Draft Plan and was published alongside the Draft Plan for public consultation. The draft Plan went on public display for a six-week period between 19th June and 1st August 2024, during which time 1,311 submissions were received.

Following this period of public consultation, the Chief Executives prepared and distributed to the Elected Members of Kildare County Council and Meath County Council a report on the submissions/observations received, including an opinion thereon and any recommended amendments to the Draft Plan.

A Screening for AA has been carried out in line with Part XAB of the Planning and Development Act 2000 (as amended) in line with the methodology carried out in the Screening for AA and AA report¹ of the final Proposed MAs of the Draft Plan. It is recommended that this report is read in conjunction with the Screening for AA and AA report¹ of the Draft Plan.

Following review of the final Proposed MAs it has been determined the potential for likely significant effects arising from the implementation of the final Proposed MAs, alone or in combination with other projects or plans, would not arise. This conclusion is informed by the fact that no new or additional mitigation is required to eliminate or reduce potential for likely significant effects arising from the final Proposed MAs whilst also acknowledging that mitigation has been proposed within the AA report¹ to the Draft Plan.

5.2 Conclusion

Following an examination, analysis and evaluation of the best available information, and applying the precautionary principle, it can be concluded that the possibility of any significant effects on any European sites, whether arising from the final Proposed MAs alone or in combination with other plans and projects, can be excluded, for the reasons set out in Section 4.2 above. In reaching this conclusion, the nature of the final Proposed MAs and their potential relationship with all European sites within the ZoI, and their conservation objectives, have been fully considered.

Therefore, it is the professional opinion of the authors of this report that the final Proposed Material Alterations to the Draft Maynooth and Environs Joint Local Area Plan 2025-2031 do not require an Appropriate Assessment.