



Moygaddy Castle SHD Maynooth, Co. Meath

LANDSCAPE RATIONALE

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Location



Figure 1



The proposed development lands are situated in Moygaddy (Maigh Gadaí), County Meath, just north of Maynooth. The Applicant controls a land bank of circa 240 Acres, as shown in Figure 1, which is earmarked for major infrastructure upgrades and future mixed use development.

The largely greenfield site is bordered by mature trees and hedgerows, with many scenic vantage points which offer elevated views south to Maynooth and the surrounding hinterland. The location of proposed Strategic Housing, which is the subject of this application is shown in Figure 2.



Figure 2



Planning Permission is sought by Sky Castle Ltd. for the development of a site which extends to 19.52 hectares gross site area in the townland of Moygaddy, Maynooth Environs, Co. Meath. The net developable area equates to 7.89 hectares which equates to a residential density of 45.6 units per hectare.



Spatial Context / Open Space Hierarchy (per Meath County Development Plan)



Land Use Zonings:

-  Subject Site
-  Strategic Employment
-  Tourism
-  Community Infrastructure
-  High Amenity - Future Public Park & Riverside Walks
-  Proposed Residential
-  Education (under construction)
-  Lyreen Angling Centre



Masterplan Phasing



- Community Infrastructure Zone
- Residential
- Strategic Employment Zone
- Tourism Zone
- High Amenity Area
- Creche



Views



1. Moygaddy Castle - Tower house in ruins



2. View across lands of elevation change and mature specimen trees.



3. Typical agricultural boundary condition found throughout the lands



4. View across the Rye River



Habitat Retention & Creation



-  Land Ownership
-  Proposed Parkland
-  Proposed Habitat Wetland
-  Existing & Proposed Woodland
Willow / Birch / Alder
-  Retained Hedgerows
-  Proposed Parkland Trees
Oak , Horsechestnut, Pine, Larch

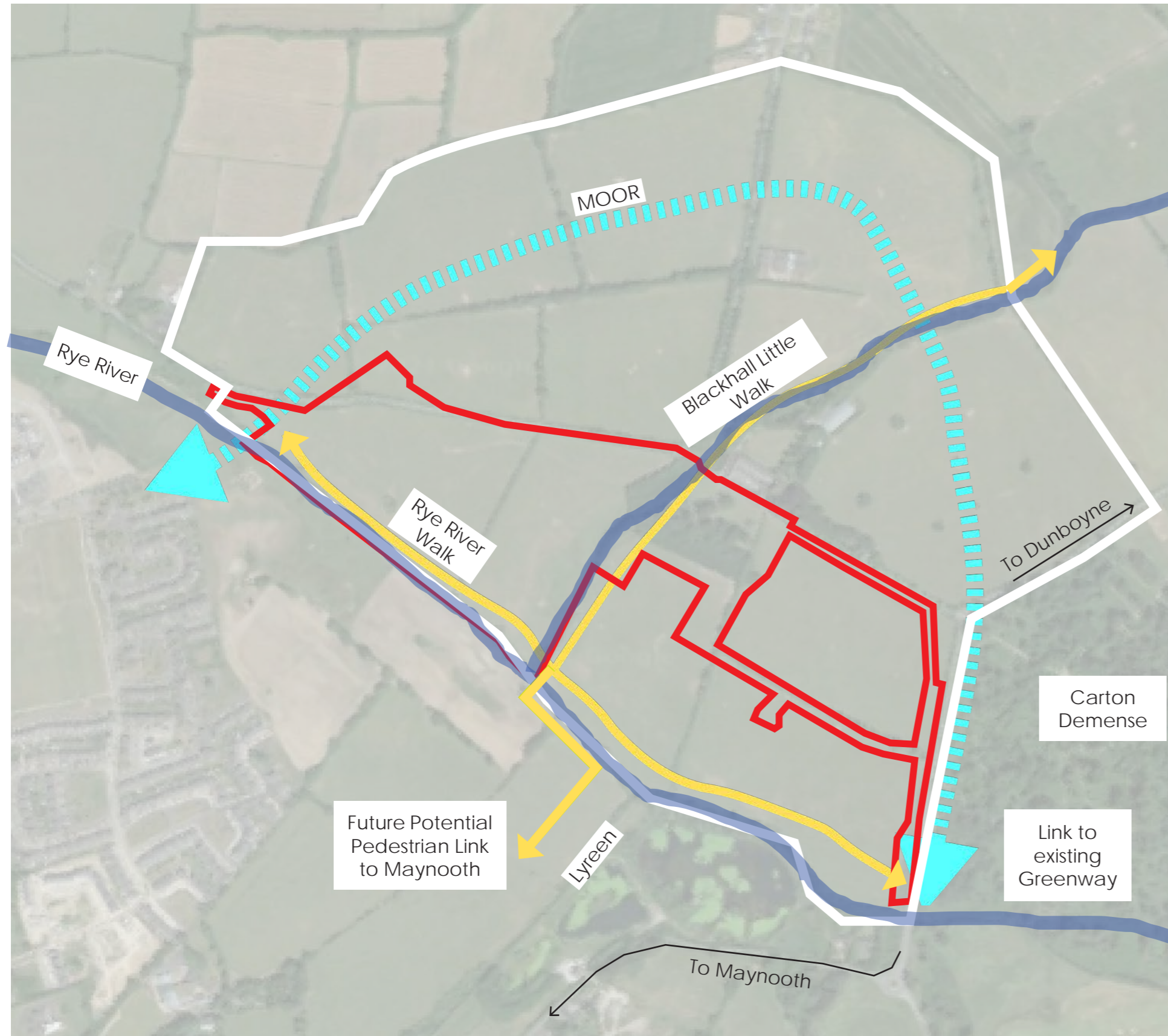


Existing Woodland



Rye River

Development Connectivity Context



— Riverside Walk

■ New Road Access / MOOR

Connectivity

A key objective of the design brief is to reduce car dependency by providing high quality pedestrian and cycle networks. The provision of green infrastructure and walking and cycle trails will integrate the new development into the existing landscape.

The design brief is to promote permeability throughout the entire masterplan area to facilitate the phased delivery of direct pedestrian and cycle linkages with the town of Maynooth and surrounding amenities and employment and medical zones.

As part of the wider masterplan, this Strategic Housing Development proposal will deliver a section of the Rye Riverside Walk and the Blackhall Little walk which will ultimately be linked to the future residential phases of the masterplan, located to the east. The Rye Riverside and Blackhall Little walks will be delivered in an intergrated and phased manner.



DESIGN PROPOSAL

