



Masterplan | Meath County Council

MOYGADDY MASTERPLAN

A new mixed-use neighbourhood for Maynooth

30.08.2022

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1 EXECUTIVE SUMMARY

DEVELOPER
Sky Castle Ltd.

DEVELOPMENT MANAGER



**PROJECT
MANAGER**



PLANNER



MULTIDISCIPLINARY DESIGN TEAM

MASTERPLAN ARCHITECTS

M C O R M

M'CROSSAN O'ROURKE MANNING ARCHITECTS

HEALTHCARE ARCHITECTS



HIGH-TECH-OFFICE ARCHITECTS



CIVIL/STRUCTURAL
ENGINEERS



LANDSCAPE
ARCHITECTS



MECHANICAL/ELECTRICAL
ENGINEERS



This Masterplan for the lands owned by Sky Castle Ltd at Moygaddy in Maynooth has been developed in conjunction with the published policies and objectives envisaged for the Maynooth Environs in the Meath County Council Development Plan (2021-2027). The future growth and expansion of Maynooth town as a sustainable and attractive location to live, work and play is heavily contingent upon the delivery of the following strategic infrastructure that will be facilitated by this masterplan:

1. The installation of a "new pumped rising main" by Irish Water to address existing capacity constraints in the Maynooth plant.
2. The construction of the Northern section of the Maynooth Outer Orbital Route (MOOR) to address traffic congestion in Maynooth town, funded by an independent investor.
3. The construction of a new Elective Public Hospital as part of the Government's new Slainte Care strategy, to enhance public healthcare in the region.
4. The construction of a new Primary Care Centre facility to provide non-acute healthcare services within the community, and for the benefit of Maynooth.
5. The creation of a Strategic Employment zone that can accommodate inward investment from Multinational Employers in the Med-Tech, Bio-Tech and Life Sciences sectors aimed at promoting employment in Maynooth, and the region which will be delivered in conjunction with strategic transport linkages and research collaboration with Maynooth University.
6. The delivery of a mid-density (45units/ha) residential development which will be delivered on a phased basis over the next 2 to 3 years, within a mixed-use community, complying with the 500 unit allocation established in the Core Strategy Housing Allocation of the Meath County Council Development Plan (2021-2027).

In accordance with the Meath CDP, the Moygaddy Masterplan is based on 4 main strategies that aim to develop an integrated, phased, connected, resilient and diverse live-work-play mixed use community.

2 DESIGN BRIEF

**MOYGADDY
MASTERPLAN**

MOYGADDY MASTERPLAN

A new mixed-use neighbourhood for Maynooth

The purpose of this Masterplan is to propose a holistic strategy for the development of the Moygaddy Lands, in line with the provisions of the Meath County Council Development Plan (2021-2027), and having regard to the policies and objectives outlined within the Maynooth Environs Local Area Plan (LAP, 2009-2015). The mixed-use zoning established in the Meath CDP (2021-2027) and strategic location of the site, within the Maynooth town area presents a unique opportunity to link and integrate all new development within the natural environment and mobility systems in the area. The diverse mix of uses proposed for the Moygaddy Lands, corresponding to the written statement of the CDP (2021-2027), will provide an integrated, vibrant, attractive and liveable community that will integrate into its tangible (nature, heritage and major infrastructure) and intangible context (planning and local culture). To achieve these objectives, the Masterplan is built upon four main strategies:

STRATEGY 1. PHASED DEVELOPMENT

The Maynooth Environs Lands will be developed in partnership with Maynooth Town and will act as a focal point for new Public Healthcare facilities and high quality knowledge based employment opportunities. The intention of the brief is to create an employment and medical hub supported by a sustainable new residential neighbourhood and community at this accessible location. The mixed use development proposed will be delivered in a phased basis as outlined in detail in Section 3.1 of this document.

STRATEGY 2. CONTEXT INTEGRATION AND CONNECTIONS

The masterplan will facilitate the delivery of the new strategic transport and strategic public utility infrastructure needed to enable Maynooth Town to grow. The delivery of the Maynooth Outer Orbital Route (MOOR) is a key priority. In this regard, there has been long-standing statutory planning policy in support of the MOOR and the development of its adjacent lands as evidenced by the vision set out for Moygaddy in the Maynooth Environs Local Area Plan 2009-2015. Moreover, the lands are bisected by important green and blue infrastructure which provide important ecological and natural habitats. This masterplan seeks to incorporate these natural assets as leisure and recreation zones within the new development framework in a manner that promotes mobility, connectivity and sustainable transport where legible walking and cycling routes are prioritised.

STRATEGY 3. URBAN RESILIENCE

The existing blue and green ecological systems within the site have been utilised as supportive natural layers for the overall scheme. The benefits to enhance existing ecological corridors that will articulate the development from North to South, along the Blackhall Little, and clearly define its southern border from East to West along the Rye Water Valley, including the opportunity of enhancing and continuing the Carton Special Area of Conservation (SAC), in the eastern border. The zoning established by the CDP which includes high amenity lands, will enable this Masterplan to create a resilient development, embracing existing biodiversity and natural water corridors on site with the insulation of green open spaces and sustainable drainage strategies such as attenuation over ground and underground ponds or permeable paving surfaces as part of the SUDS strategy in the lands.

STRATEGY 4. URBAN DIVERSITY

This Masterplan seeks to create a Vibrant Community with a strong sense of place. The proposal establishes a number of character areas identifiable by their functional use. Within each land parcel, urban grain will guide the internal character of each of these areas. The brief aspires to ensure that these character areas are strategically planned to make Moygaddy an attractive sustainable community within which residents can live, work and play in a well connected and legibly planned new urban environment.

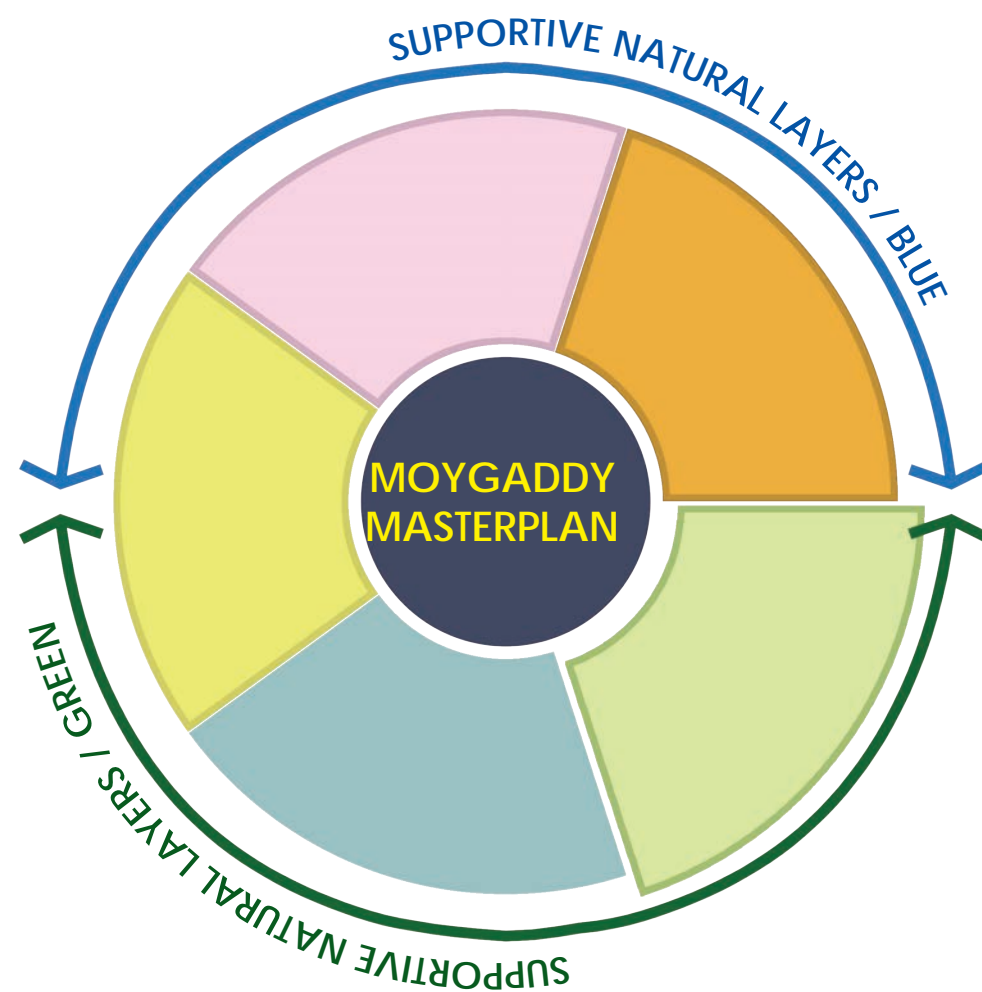


Figure 1. Moygaddy Masterplan logo: diverse urban development supported by blue and green natural layers. Source: MCORM

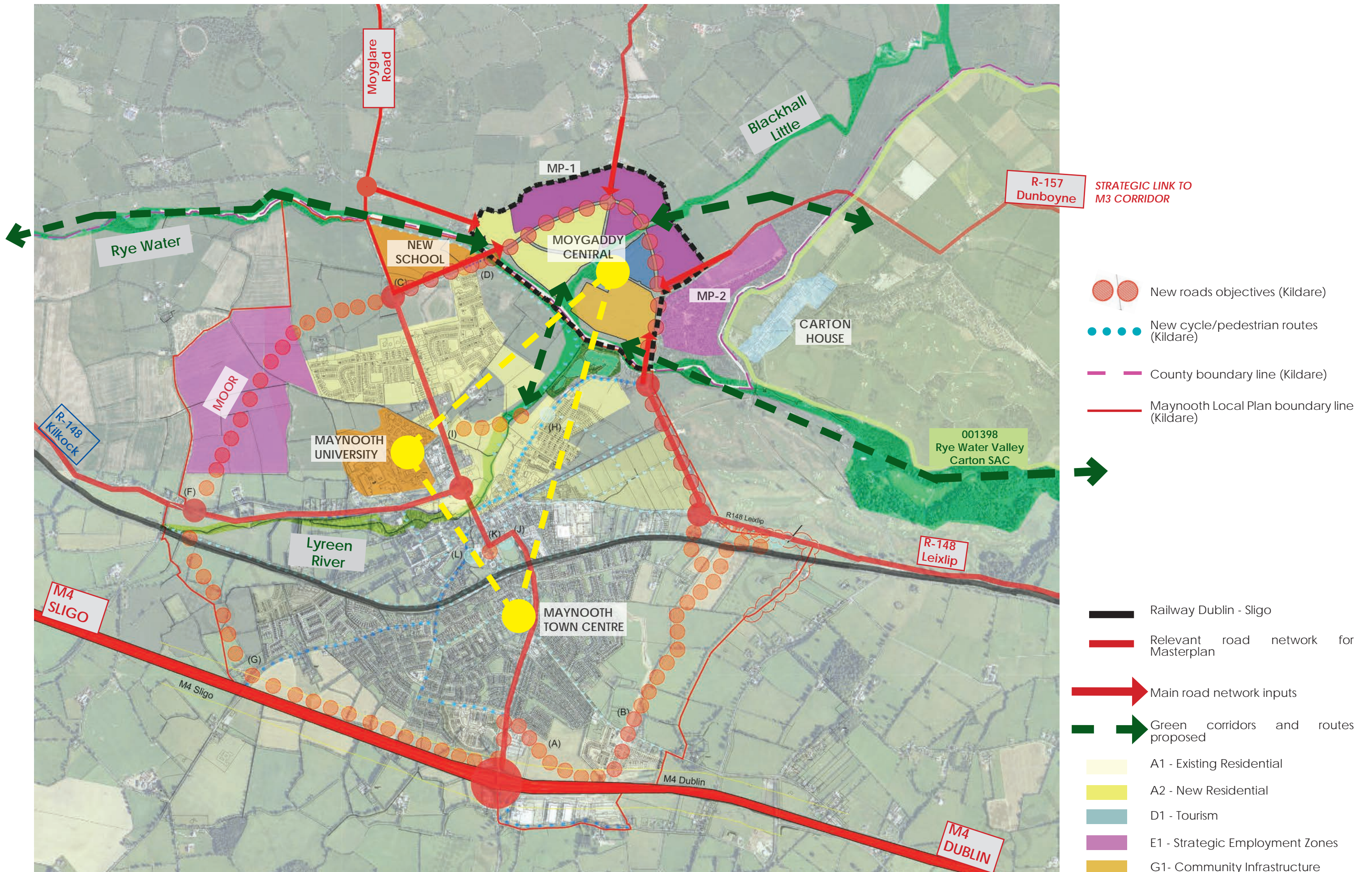


Figure 2. Masterplan overall strategy, including context and Maynooth Local Plan (2013-2019), Roads Objective Map(County Kildare). Source: MCORM + Kildare Development Plan.

3 CONTEXT AND SITE

MOYGADDY
MASTERPLAN

3.1 PUBLIC STAKEHOLDERS



This Masterplan has been prepared having due regard to all National, Regional and Local policy objectives. It is recognised that very detailed input has already been provided by a large number of stakeholders and their input has been taken into account with a view to achieving the delivery of a successful new mixed-use neighbourhood at Moygaddy.

REPUBLIC OF IRELAND

- Project Ireland 2040.
- National planning framework.

EASTERN AND MIDLANDS REGION

- Regional Spatial and Economic Strategy (2019-2031).

KILDARE COUNTY COUNCIL

- Kildare Development Plan (2017-2023).
- Maynooth Local Area Plan (2013-2019)

Meath Development Plan (2021-2027)

- **Maynooth Environs Local Area Plan (2009-2015).**
- **MASTERPLAN**

3.2 POLICY AND FRAMEWORK

Regional Spatial and Economic Strategy (Eastern and Midland Region)

The closest major settlement to the subject site is Maynooth, located within the Dublin Metropolitan Area. It is identified in the Regional Spatial Economic Strategy for the Eastern and Midland Region (RSES) that Maynooth is a key town with the assets and capacity to grow in a sustainable manner while minimising impacts on the receiving environment.

The regional policy objectives set down specifically for Maynooth in the RSES include the following:

- “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 4.33)”.

- “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 4.34).

It is recognised in the RSES that Key Towns should act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers. While the number of people at work within the town is relatively high, a significant number of residents commute to Dublin. The development of the Maynooth Environs is envisaged by the Council as a natural extension to the town of Maynooth and as a location for employment generation and the establishment of a self-sustaining ‘live work’ community”.

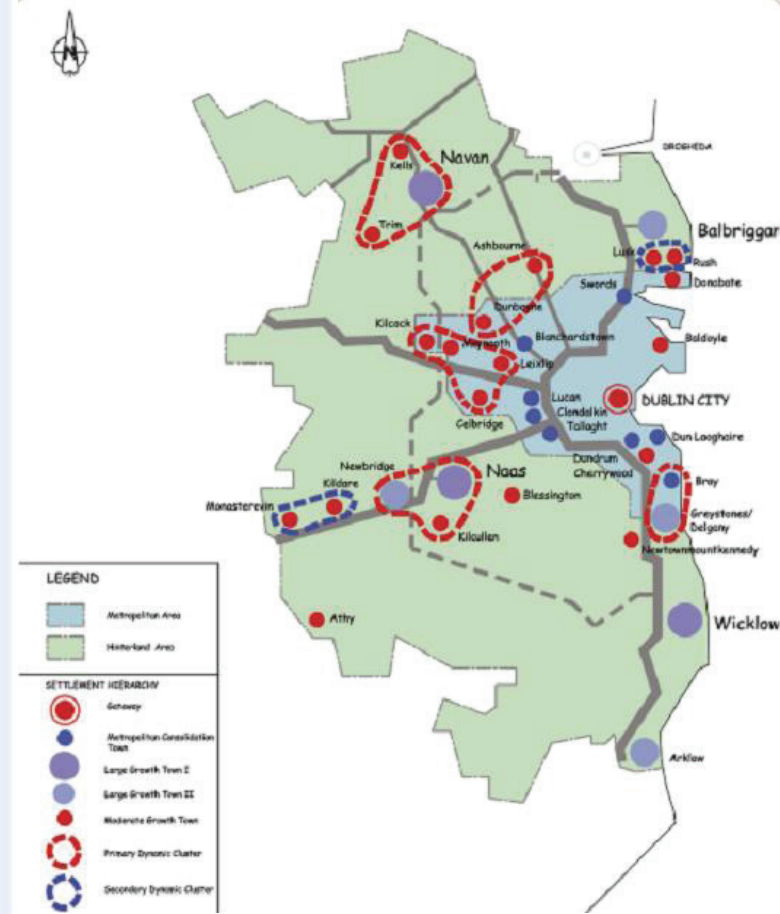
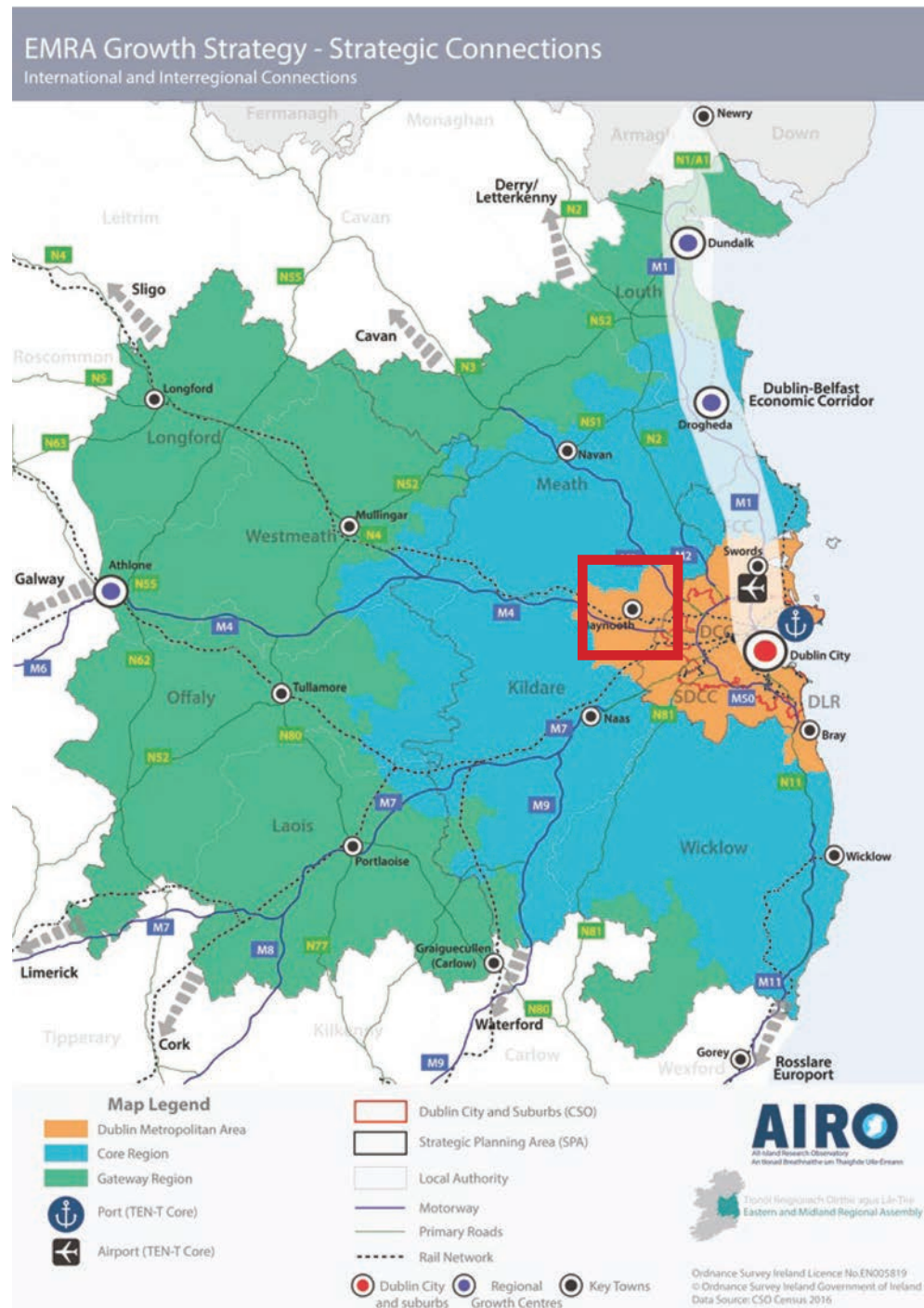


Figure 3. Greater Dublin Area settlement strategy. Source: Maynooth Environs Local Area Plan (2009-2015), Meath County Council.

Figure 4. EMRA Growth Strategy - Strategic Connections, 2016. Source: Eastern and Midland Regional Assembly

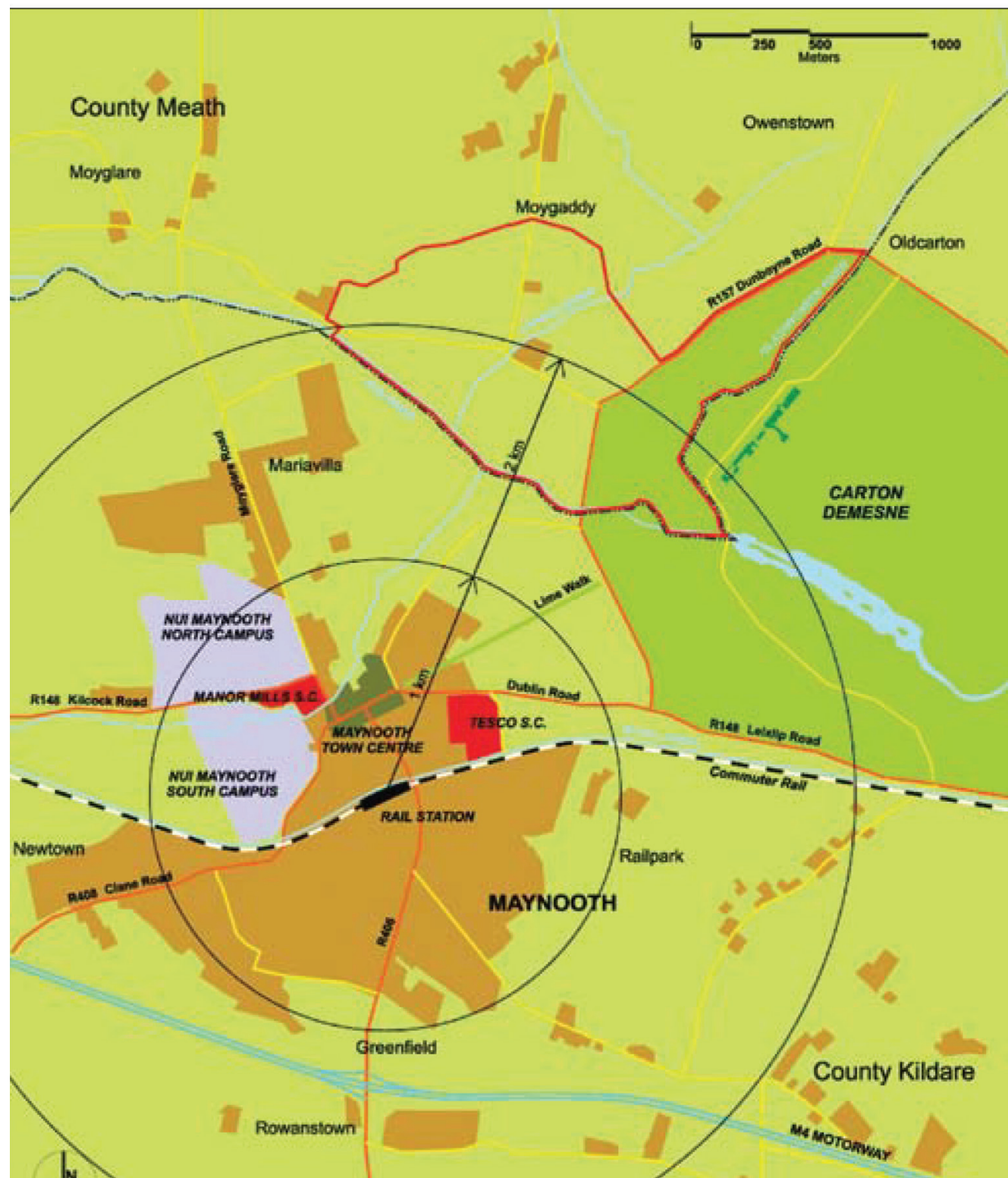


Figure 5. Context of LAP area. Source: Maynooth Environs Local Area Plan (2009-2015), Meath County Council.

Meath County Development Plan (2021-2027)

The Meath County Development Plan 2021-2027 (MCDP) was formally adopted on the 17th September 2021 and it became operative on the 3rd November 2021.

Volume 2 of the MCDP contains the 'Maynooth Environs' Written Statement and maps which relates to the subject lands.

'MAY POL1' relates to the policy objective to prepare a joint Local Area Plan for Maynooth over the period of the plan, in conjunction with Kildare County Council. This policy is stated as follows:

'To prepare in conjunction with Kildare County Council a joint Local Area Plan for Maynooth, over the Plan period'.

Objective 'MAY OBJ 1 (Masterplan 1)' is also of particular relevance to the subject lands. The objective states:

'It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following:

1. 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
2. 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.
3. Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;
4. Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;
5. 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.
6. Urban design and landscape design statement.

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.'

The Meath County Council Development Plan (2021-2027) has adopted and amended the Maynooth Environs LAP (2009) which established a detailed framework plan for an integrated mixed-use zoning plan.

The development of the lands within the Maynooth Environs LAP domain will be delivered in a coordinated and phased manner with residential, tourism, and community infrastructure uses, as well as public parks and walkways/cycleways which will open up valuable natural high amenity lands. The delivery of this Masterplan will thus facilitate the completion of the MOOR (Maynooth Outer Orbital Road) in its northern section.

- A1 - Existing Residential
- A2 - New Residential
- D1 - Tourism
- E1 - Strategic Employment Zones
- G1- Community Infrastructure
- H 1- High Amenity
- Masterplan (MP) boundaries
- New orbital road

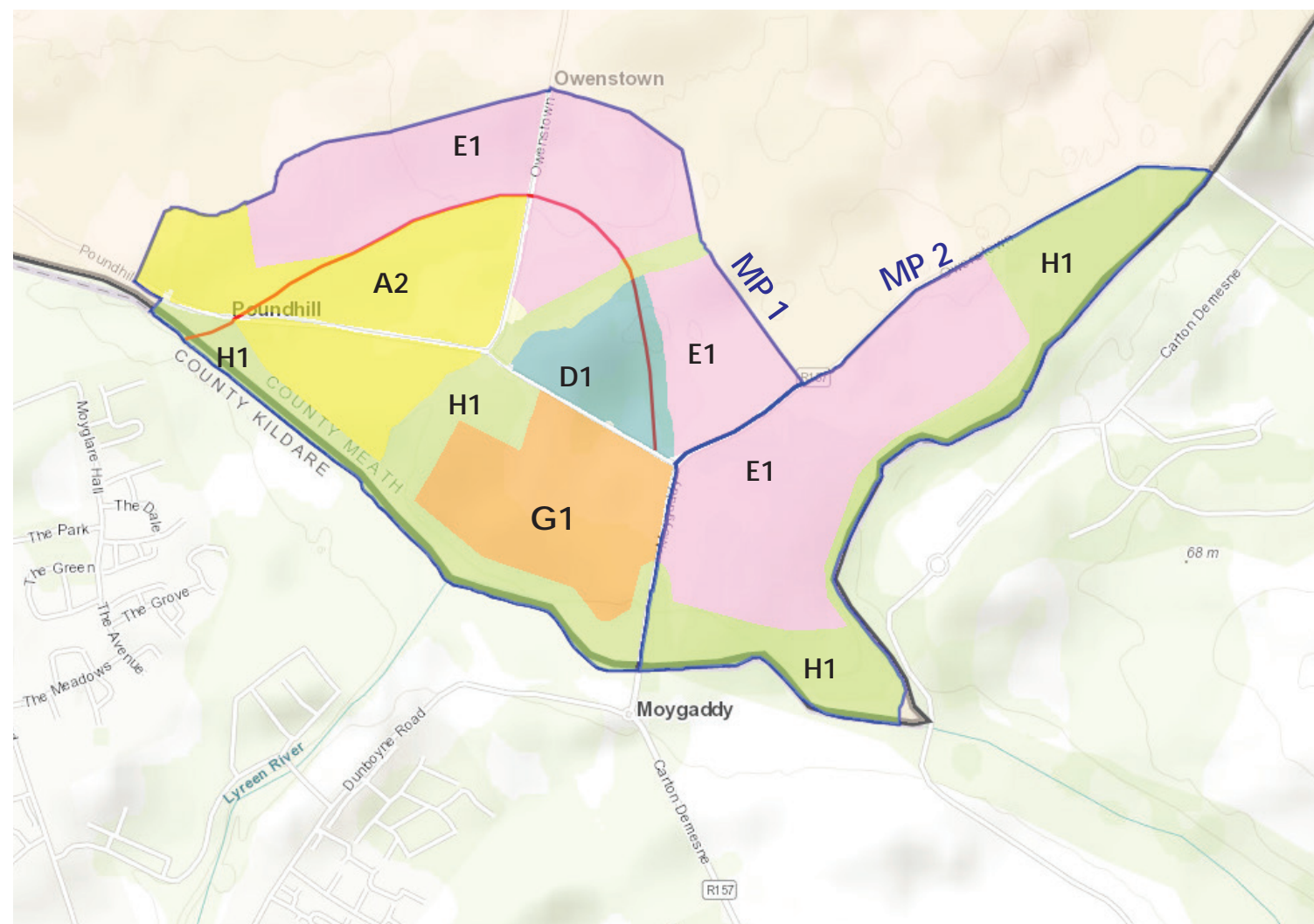


Figure 6. Draft Meath County Council Development Plan for Maynooth Environs (2021-2027). Source: County Meath (through ArcGIS)

This Masterplan complies with the core vision established in the RSES (2019-2023) and Moygaddy Masterplan has been developed with the intention to deliver the new employment, road, leisure, amenity, and community infrastructure required to make Moygaddy an attractive and highly sustainable new quarter fully integrated into Maynooth.

A summary of the mixed uses and economic and community facilities envisaged in this Masterplan (MP1) is detailed below:

The A2 Lands - New Residential

A sustainable and accessible medium - density residential neighbourhood, in close proximity to existing schools, a new crèche and associated neighbourhood centre facilities. Approximately 21.48ha zoned.

The D1 Lands - Tourism

The inclusion of sustainable tourism/leisure facilities and associated uses for residents, workers and visitors. Approximately 6.94ha zoned.

The E1 Lands - Strategic Employment Zones (High Technology Uses)

A new office and technology campus targeted to promote employment opportunities in the MedTech, BioTech and Life Sciences sectors. Approximately 32.5ha zoned.

The G1 Lands - Community Infrastructure

These lands are intended to facilitate the delivery of a new public hospital and associated medical facilities to include a new Primary Care Nursing Home and Medical Research facilities. 15.10ha zoned.

The H1 Lands - High Amenity Uses

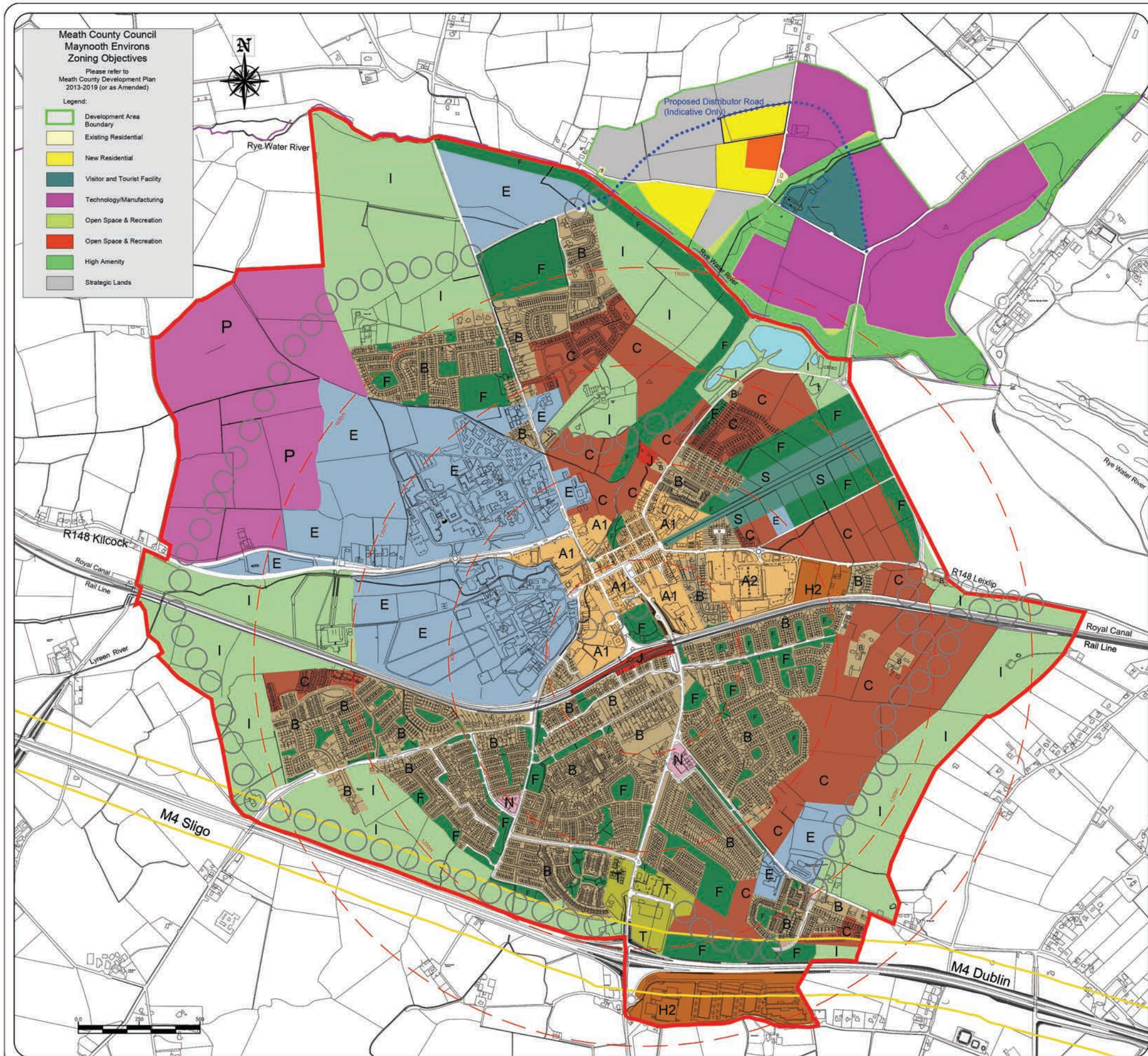

The creation of an integrated network of greenway, blueway, walking and cycling routes that will protect and enhance the existing high amenity areas, integrated within the existing landscape . Approximately 16.9ha zoned.

This Masterplan will be delivered on a phased basis that facilitates the integration of Moygaddy into Maynooth.

Kildare County Development Plan (2023-2029)

Whilst the Moygaddy Lands are located exclusively in County Meath, due care and consideration has been taken to ensure the proposed developments can be seamlessly integrated into the town of Maynooth, located in County Kildare. The Masterplan has been developed based on the policies and objectives of the Maynooth Local Area Plan (2009-2015) and the Meath CDP.

Preparation of the Kildare County Development Plan 2023-2029 (KCDP) has commenced. The local authority is currently concluding the Stage 2 Draft Development Plan process. It is anticipated that the new KCDP will come into effect in January 2023.

Kildare County Council
Planning Department,
Áras Chill Dara, Devoy Park,
Naas, Co Kildare.

**Maynooth Local Area Plan 2013-2019
Incorporating Amendment No. 1**
(Effective from 6th of November 2018)

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
- 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: 06 November 2018	Map Ref: 6
Scale: N.T.S	Drawing No: 200/18/910
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By: MJK/BR Checked By: LC

This drawing is to be read in conjunction with the written statement and objectives map

Figure 7. Land Use Zoning Objectives Map, Maynooth Local Area Plan(2013-2019). Source: Kildare County Council.

3.3 TECHNICAL CONTEXT

This Masterplan has been prepared with the input of a Multi-disciplinary Design Team with a view to ensuring all new development will be integrated seamlessly into Maynooth's existing urban area and with a view to making Moygaddy a focal point for high quality knowledge based employment opportunities in collaboration with NUI Maynooth as a centre of excellence for research and innovation. The following technical guidance documents will be to the fore of the design principles of the Moygaddy master plan.

- 'Best Practice Guidelines for Delivering Homes Sustaining Communities'
- 'Sustainable Residential Development in Urban Areas'
- 'Quality Housing for Sustainable Communities' 2007
- 'Design Manual for Urban Roads and Streets'
- 'Urban Design Manual – A Best Practice Guide May 2009'
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities
- Urban Development and Building Heights Guidelines for Planning Authorities
- Childcare Facilities, Guidelines for Planning Authorities
- The Planning System and Flood Risk Management
- Architectural Heritage Protection. Guidelines For Planning Authorities

The Design brief is to create an exemplar of sustainable design to ensure all new development can be delivered in a manner that protects and enhances the biodiversity of the local environment, mitigates climate change and delivers high energy efficiency in accordance with NZEB strategies. The key findings outlined in this briefing note are:

1. Habitats within the site include agricultural grassland, broadleaved woodland, hedgerow and scattered trees and parkland, and a lowland depositing river. The site is not an EU Habitats Directive site.
2. Particular focus has been paid to the existing Environmental Landscape and Cultural Assets so that these unique features of the local environment can be integrated into the new development.
3. The EU designated site Rye Water Valley/Carton SAC lies directly adjacent to the southern section of the development boundary. There is hydrological connectivity between the proposed development site and this European Site via the Rye River which flows along the southern site boundary.
4. A riparian buffer zone of 10m from all watercourses is recommended, where no development should take place. A middle riparian zone of 15- 30m buffer zone should also be maintained, which may incorporate amenity uses and should be planted with native woodland species. This is in line with recommendations set out in Inland fisheries Ireland urban watercourse guidelines, which the landscape plan should take account of: <https://www.fisheriesireland.ie/extranet/fisheriesmanagement-1/1756-ifi-urban-watercourses-planning-guide-2020-update/file.html>
5. It is recommended that woodland, hedgerows and treelines within the site are maintained, where possible, as they provide connectivity to the surrounding landscape.
6. Moygaddy Castle is a protected structure located at the centre of the site and is suitable for the nesting barn owl. The results of the desktop study indicate that this species has been recorded in the wider area. It is recommended that a dusk barn owl survey be carried out.



Figure 8. EcoSurvey Constraints Map. Source: MKO (map and notes related).

3.4 EXISTING FEATURES - CULTURAL HERITAGE ASSETS



MOYGADDY HOUSE



KILDARE BRIDGE



CARTON HOUSE



MOYGADDY STABLES



MOYGADDY CASTLE



Figure 9. Maynooth Environs aerial view. Source: Maynooth Environs Local Development Plan (2009-2016),

4 STRATEGIES

**MOYGADDY
MASTERPLAN**

4.1 CONTEXT INTEGRATION AND CONNECTIONS



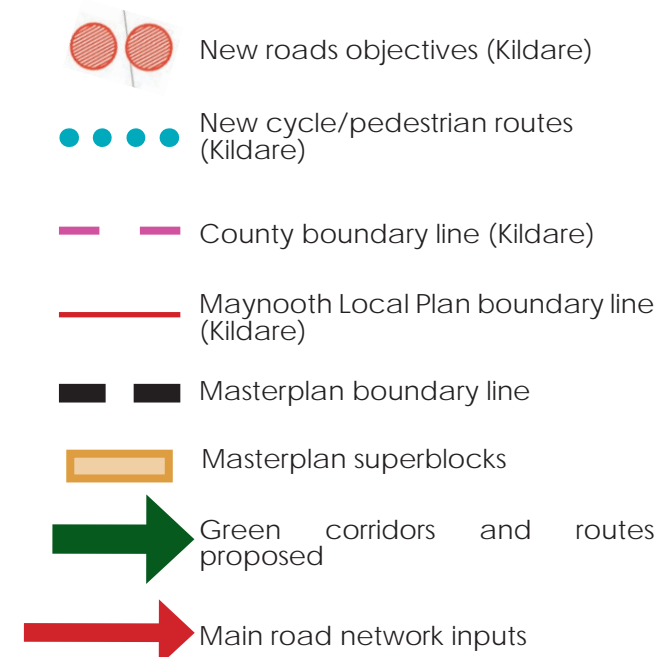
Figure 10. Site aerial view.



Figure 11. Masterplan diagram, including context and Maynooth Local Plan, Roads (County Kildare).
Source: MCORM + Kildare Development Plan.

The Moygaddy Lands are bisected by several important green and blue corridors formed by the Blackhall Little and the Rye river, which create an attractive context including mature woodlands, rivers and valleys. These features are natural assets that include a valuable natural bio-diversity that will be protected, managed and integrated within the Masterplan development. Care has been taken in order to ensure that all development can be carefully integrated within the current undulating landscape. The existing natural corridors around the Rye Water and the Blackhall Little stream, present an opportunity to provide new walkways and cycling routes, which will act as important Leisure and Recreation zones and promote sustainable mobility between Moygaddy and Maynooth University, the Town Centre and Carton Demesne.

There has been long-standing statutory planning policy in support of the MOOR and the development of its adjacent lands as evidenced by the vision set out for Moygaddy in the Maynooth Environs Local Area Plan 2009-2015. Accordingly, this Masterplan will facilitate the delivery of the new strategic infrastructure required to enable Maynooth Town to grow, including the MOOR, a new bridge at Moyglare, a High Pressure Sewer Line Link, new Cycle and Pedestrian links and the upgrade of the Kildare bridge and R157 which is a strategic link between Maynooth and Dunboyne and the M3/M4 economic corridors.



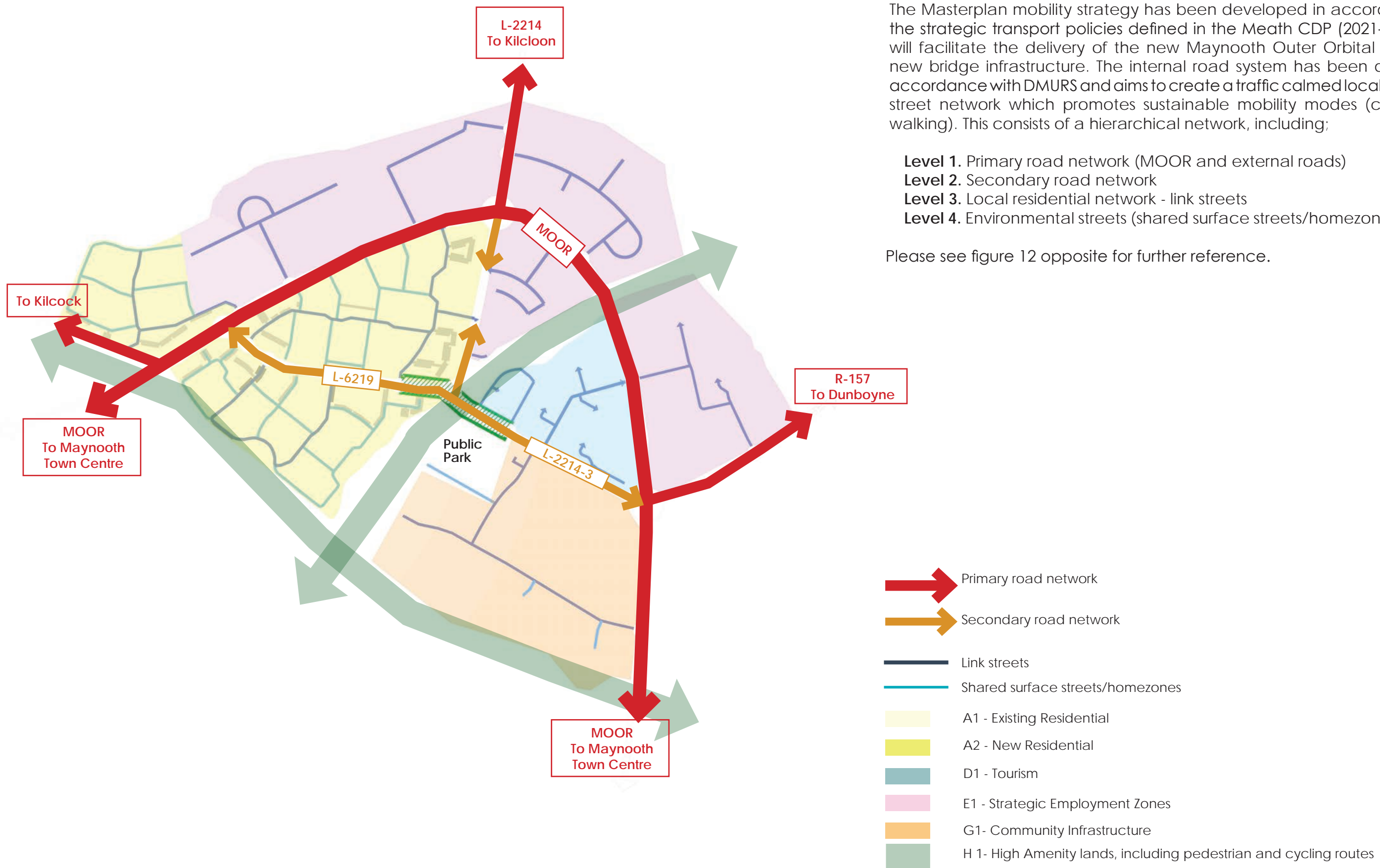


Figure 12. Masterplan mobility & zoning strategy. Source: MCORM

4.2 URBAN RESILIENCE: NATURAL SYSTEMS

This Masterplan seeks to utilise the existing Green and Blue corridors which form important Landscape features within the Moygaddy lands by embracing the existing natural systems and biodiversity and by building a supportive and protective natural layer to the multi-use development proposed. The surface water management strategy aims to integrate natural water flows (Rye River and Blackhall Little stream) into the urban design. Permeable spaces (both natural and those with permeable paving solutions) are an opportunity to incorporate sustainable solutions to enhance water resilience.

The Masterplan pursues to deliver an integrated network of green infrastructure and linked open spaces. The proposal is to create locally and regionally connected open-space networks with the objective of delivering a high-quality public realm that facilitates and encourages accessible, safe, sustainable and healthy mobility modes, and in particular walking and cycling.



Figure 13. Blue systems and drainage strategy diagram. Source: MCORM

LEGEND: BLUE SYSTEMS

- Flooding areas (approx.)
- Permeable areas (potential permeable attenuation)
- ➔ Water flows
- ➔ Overall drainage flows
- MOOR Drainage



Figure 14. Green - open space strategy diagram. Source: MCORM

LEGEND: GREEN SYSTEMS

- Open-space surface (approx.)
- Open-space network
- ↔ Strategic cross connections
- ➔ External links
- Steep Gradient

4.3 URBAN DIVERSITY AND SENSE OF PLACE

This Masterplan seeks to create a strong sense of place that will support the creation of a vibrant community. The proposal establishes character areas according to their use, urban fabric, location and function within the development to strategically plan a diverse and high quality built environment.

These character areas and the diverse mix of uses proposed are strategically planned to make Moygaddy an attractive and sustainable community at this location.

Moygaddy comprises a sufficient scale of serviced land capable of meeting the requirements of a range of uses from residential, medical, office and recreation/leisure. The future occupants of Moygaddy will benefit from a high quality natural environment and planned recreational amenities.

CHARACTER AREAS

1. SOUTH-WEST ENTRANCE FRONT
2. SOUTH-WEST RESIDENTIAL ZONE
3. SOUTHERN RESIDENTIAL AREA
4. MEDICAL CAMPUS
5. EASTERN OFFICE CAMPUS
6. MOYGADDY CENTRAL - LOCAL SERVICES, LEISURE & TOURISM, PUBLIC PARK, CRECHE, SCOUT DEN
7. CENTRAL RESIDENTIAL AREA
8. TRANSITIONAL RESIDENTIAL AREA
9. CENTRAL OFFICE ZONE
10. WESTERN OFFICE CAMPUS

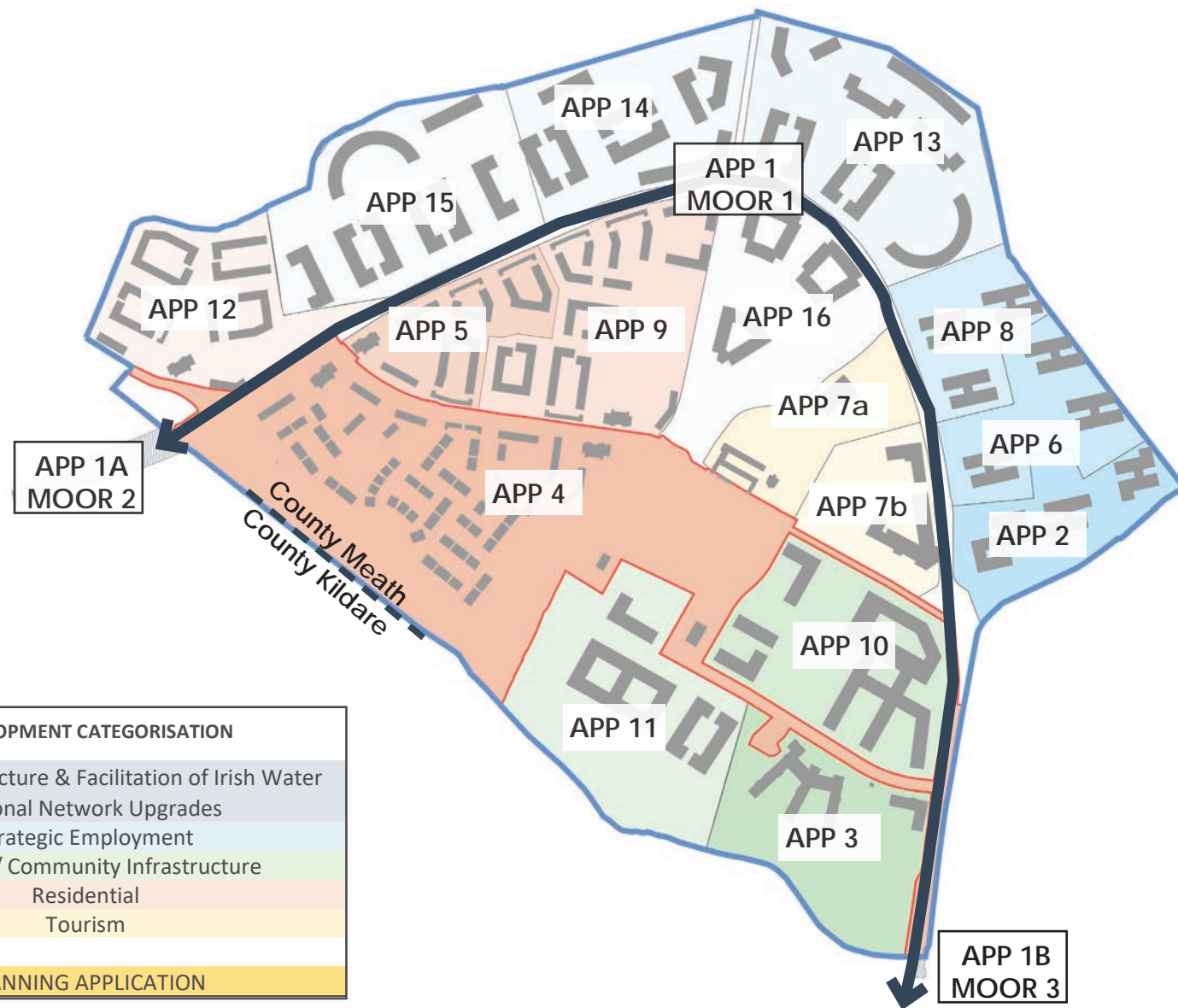


Figure 15. Masterplan's Character Area Strategy. Source: MCORM

5 PHASING AND DELIVERY

**MOYGADDY
MASTERPLAN**

5.1 PHASING PLAN AND TIMELINE



The lands at Moygaddy present Maynooth with a unique opportunity to grow and develop in a carefully planned and integrated manner. The Maynooth Environs Lands will be developed in partnership with Maynooth town and will act as a focal point for high quality knowledge based employment opportunities. The intention is to create an employment hub focused on the high tech, Bio Medical and Life Science sectors in conjunction with other leisure based and medical uses. This Masterplan prioritises the early delivery of public healthcare services, public parks and greenway facilities in addition to these employment opportunities together with the associated utility and transport infrastructure. The residential use component completes the master plan and the full combination of uses creates the platform for an inclusive live, work and play community to develop.

The timeline and map diagram illustrated (Fig.16) shows the order and location of the planning applications that will be submitted to Kildare County Council (KCC) and Meath County Council (MCC), to seek permission for the phased delivery of each component of the Masterplan. Thus phased delivering plan will ensure that the Maynooth Environs lands are seamlessly integrated into the town of Maynooth.

REFERENCE	DEVELOPMENT TITLE REFERENCE	PLANNING APPLICATION	COMMENCEMENT	CONSTRUCTION	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
APP 1	MOOR 1 (Meath Co. Co.)	Aug-22	Aug-23	Aug-25	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
APP 1A	MOOR 2 - Kildare Bridge (Kildare Co. Co.)	Aug-22	Aug-23	Dec-24	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
APP 1B	MOOR 3 - Moyglare Bridge (Kildare Co. Co.)	Aug-22	Aug-23	Dec-24	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
APP 2	Tech. / Business Park - Site A - (3 Blocks)	Aug-22	Sep-23	Dec-25	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
APP 3	Primary Care Building / CMU - Site B	Aug-22	Sep-23	Dec-25	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
APP 4	Residential Units - Site C - (360 Residential Units)	Sep-22	Sep-23	Dec-25	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
APP 5	Residential Units - (140 Residential Units)	Mar-23	Sep-24	Jun-26	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
APP 6	Tech. / Business Park - (3 Blocks)	Jun-25	Jun-26	Mar-29	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
APP 7a	Tourism Centre / Sports Campus	Oct-25	Feb-27	Dec-28	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Figure 16. Phasing Map and timeline. Source: MCORM/Design team, 2022



79 acres (32 ha)
STRATEGIC EMPLOYMENT CAMPUS

SPORT & LEISURE
indoor and outdoor facilities

TOURISM ARTS & CULTURAL VENUE

150 BED HOTEL

HERITAGE PRESERVATION
Moygaddy Castle and stables

PUBLIC HOSPITAL

PRIMARY CARE CENTRE

NURSING HOME

PHASED HOUSING DEVELOPMENT

PUBLIC PARK

SCOUT DEN

Integrated and connected
GREEN AND BLUE INFRASTRUCTURE

CHILDCARE FACILITY

37 acres (15ha)

MEDICAL CAMPUS