

Carton Avenue Action Area Plan Maynooth



Kildare County Council

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Carton Avenue Action Area Plan (AAP)

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Section 1. Introduction

Statement of Strategy

The objective of the Carton Avenue AAP is to provide a managed parkland for Maynooth, whilst facilitating the development of high quality residential schemes that compliment the urban character and design of the Town.

Location of the Lands

The Action Area Plan lands are located to the north-east of the Main Street of Maynooth.

The lands of the Carton Estate were laid out in conjunction with the planned Main Street in the 18th Century. This also led to the development of the dominant axis from St. Patrick's College to the Carton Estate via Main Street and the Lime Walk. This effective use of urban elements and landscape design has remained largely unaltered in the intervening period whilst the Town has grown as an important University and residential hub in the north of the County.

Context in the Town Development Plan

The AAP lands are zoned in the Maynooth Development Plan, 2002, for the provision of residential and amenity areas in conjunction with the preparation and adoption of an Action Area Plan.

The view from Carton Avenue along Main Street is protected under the Maynooth Development Plan. Similarly, the trees on the Lime Walk are protected by Tree Preservation Orders.

Specifically, it is an objective of the Council to secure the rehabilitation and enhancement of the Avenue. This will be achieved by only permitting the development of the adjacent lands in line with the landscaping of a public park incorporating the Avenue and adjacent lands. These lands are therefore zoned for as amenity / open

space provision and the development of a public children's play area.

The AAP is also required to include a survey of trees on the Avenue and to outline appropriate remedial works; a pedestrian link to the canal and a management programme for the future maintenance of the Park.

Existing Zoning Objectives

Significant areas flanking the Lime Walk are currently zoned for amenity use. This zoning allows for the protection and provision of recreational, open space and amenity areas. Development that would result in a loss of established open space is not normally permitted.

Areas directly adjoining the Dublin Road and the Dunboyne Road are zoned for 'New Residential' development. This zoning permits new residential development and associated ancillary local shopping and other service uses including recreation, education, crèche/ playschool, clinic/surgery uses sheltered housing.

The small area at the corner of the Dublin and Blacklion Roads is zoned for agricultural use. It is a long term objective of the Council to maintain this area free from development and open in nature. Only development directly associated with agriculture or which would not interfere with this, is open for consideration in this area.

Section 2. Characteristics of the Area

The AAP lands currently accommodate a variety of agricultural and amenity uses. The Lime Walk itself is a well-used amenity and important feature of the Town.

Development in the surrounding lands varies from suburban style housing close to the Town Centre, to agricultural holdings on the eastern boundary. The lands to the west are characterised by medium density residential developments and a primary school. A large Tesco's supermarket and other retail facilities are located close to the southern boundary. Lands further east of the AAP boundary remain within the holding of the Carton Estate, which is now in use as a golf course.

Features of the Site

- **Topography**

The subject lands are reasonably flat with the dominant central Lime Walk at a slightly elevated position relative to the surrounding road network. There are a number of small streams located within these lands.

There are no significant topographical, natural or geological features that need to be considered.

- **Ecology**

The Lime Walk is a protected avenue with two rows of Lime trees planted at 12.9m centres with 22m between the rows. The condition of the trees and the proposed remedial works are set out in the *'Specification and Schedule of Works for Tree Surgery Works to Existing Lime Trees'* as prepared in June 2002 for Kildare County Council by JM McConville & Associates, Arboricultural Consultants.

There are no protected sites of ecological importance within the boundaries of the AAP.

- **Archaeology**

The subject lands do not lie within the Zone of Archaeological Potential identified in the Maynooth Development Plan, 2002. No sites or features identified in the Kildare County Development Plan are located within the AAP lands.

Section 3. Development Strategy

The provision of a public park and amenity area focussed on the Lime walk is central to this Strategy. To achieve this, the Plan provides for the provision of some 9.4Ha of ‘Passive’ Open Space directly associated with the Lime Walk and an additional 10.5Ha of ‘Active’ Open Space for the development of sporting facilities in the area.

The reservation of these lands and the adoption of an appropriate enhancement regime must be ensured prior to the permitting of other developments in the area.

The AAP caters for the development of approximately 450 residential units at various densities within a high quality, landscaped scheme. All developments are required to be designed and developed to compliment the established character of the Lime Walk amenity area and Maynooth town.

It is proposed that a number of small-scale local level services will be integrated with these developments.

Identified Land Uses and Development Objectives

Map 1 indicates the zoning and specific objectives for lands within the AAP.

Illustration 1 gives a good general impression of the environment that will be created and the relationship between buildings, spaces, roads, paths and trees.

The Lime Walk

Carton Avenue / the Lime Walk and the lands immediately adjoining it are zoned for **passive amenity use**. This means they are to remain undeveloped with improvements and a management regime to compliment their existing character and use.

This zoning provides a buffer zone between the parklands and any neighbouring development in the order of 50 to 60m. Therefore, the character and setting of this historic walkway will remain un-compromised.

To ensure that this set back is effective in its protection of this high quality open space, the separation between developed areas and open space extends beyond the AAP boundary as indicated on **Map 1**.

Active Open Space

These lands are located adjacent to the Limewalk Parklands. They will be utilised to meet specific local needs and accommodate facilities such as

Photo 1 *The Lime Walk at Carton Avenue*



playing pitches ¹ and grass amenity areas.

Those facilities required within the area will be identified in consultation with local community and sports groups and the Council's Community and Enterprise Section. These will be set out in the ***Park Landscape and Management Plan***.

In order to retain the character of the area, no hard surfaced areas - such as tennis courts, basketball courts etc., can be located here. Similarly, viewing terraces, fences, lights, stands, clubhouses, changing facilities, etc. are not permitted.

Car parking for users of the parklands will be provided at the community centre and on a small public parking area (of approximately 10 spaces) within Residential Site B. Overflow car parking may also be provided, by agreement, in the adjacent retail developments on the Dublin Road.

NOTE:

In order to retain the symmetry of the parklands and the Avenue, it has been necessary to indicate on ***Map 1*** an area where it is the intention of the Council to work with the landowners in seeking a modification in the zoning of that area.

As these areas are virtually equal (the south-western portion measuring .045Ha and the north-eastern 0.434Ha) this could be achieved by a material contravention of the Development Plan and a 'landswap' so the south-western parcel is zoned open space and the north-eastern parcel residential thereby retaining the character of the Avenue in a fair and equitable manner.

Where a material contravention is not sought, the Council will require this area to be landscaped appropriately and used as an open space/ area within

any development in Residential Area A.

The Park Landscape and Management Plan

Before the Parklands are taken in charge by Kildare County Council, a landscaping plan for the parklands must be completed to include.

- Landscape and planting – including details of a replanting programme whereby young limes will be planted at the mid point between existing trees to ensure the quality of the Avenue is maintained;
- Works within the Park area including upgrading of paths and street furniture;
- Management proposals for the active amenity areas including playing pitches, and playgrounds for a 2-year period;

Residential Area A

○ **DENSITY & DEVELOPMENT STANDARDS**

This 5.74Ha site will accommodate medium density residential development.

In general, a maximum density of 25 units per hectare will be permitted. However, where the quality of design and layout is particularly high a maximum density of 35 units per hectare may be permitted.

Buildings will be two storey height with no overlooking of existing residential premises or private open space permitted.

No apartments are permitted on this site.

○ **MIXTURE OF USES**

A crèche or similar childcare facility will also be provided within this development. A small-scale convenience retail facility may be

¹ Playing pitches at an indicative scale are indicated on ***Map 1***.

provided within the site, close to the Dunboyne Road.

○ *BOUNDARY TREATMENT*

Development will be set back from the Dunboyne Road by approximately 10m. This public area will be landscaped and planted with appropriate trees and shrubs. This planting should provide a good level of screening but can still permit views of the area to the north of the Dunboyne Road from within the residential development

Any additional boundary treatment – such as walls or railings, should reflect the suburban-rural transition character of this area.

○ *OPEN SPACE*

Up to 10% of the site should be used for the provision of dedicated open space – whether hard or soft landscaped.

○ *ACCESIBILITY*

Pedestrian access will be provided through this area to the Lime Walk via the designated open space lands to the south.

A singular vehicular access point is provided on the west of the site adjoining the Lyreen Park development.

Residential Area B

○ *DENSITY & DEVELOPMENT STANDARDS*

This 3.57 Ha site is close to the Town Centre and its services, transport links and facilities. It is zoned for a maximum development density of 50 units per hectare.

However, while located on the urban edge and suitable for higher density development, this is a prominently located site at the entrance into Maynooth and all development proposals must be subject to pre-planning discussions with **both** the Planning and Architecture Departments of Kildare County Council.

Given the constraints of this relatively small site and the existence of features such as the stream, the development edge will be close to the Dublin Road and therefore highly visible.

With such a consultative framework and where design proposals are of exceptionally high quality, development densities up to 60 units per hectare may be permitted.

Photo 2: *Hard Landscaped Areas Accommodate Parking and Vehicular Movements in a Pedestrian Friendly Environment*



Illustration 1 Showing the Relationship Between Proposed and Existing Buildings, Carton Avenue and the Adjoining Parklands
(see reference on **Map 1**) (Scale, Approx. 1:600)

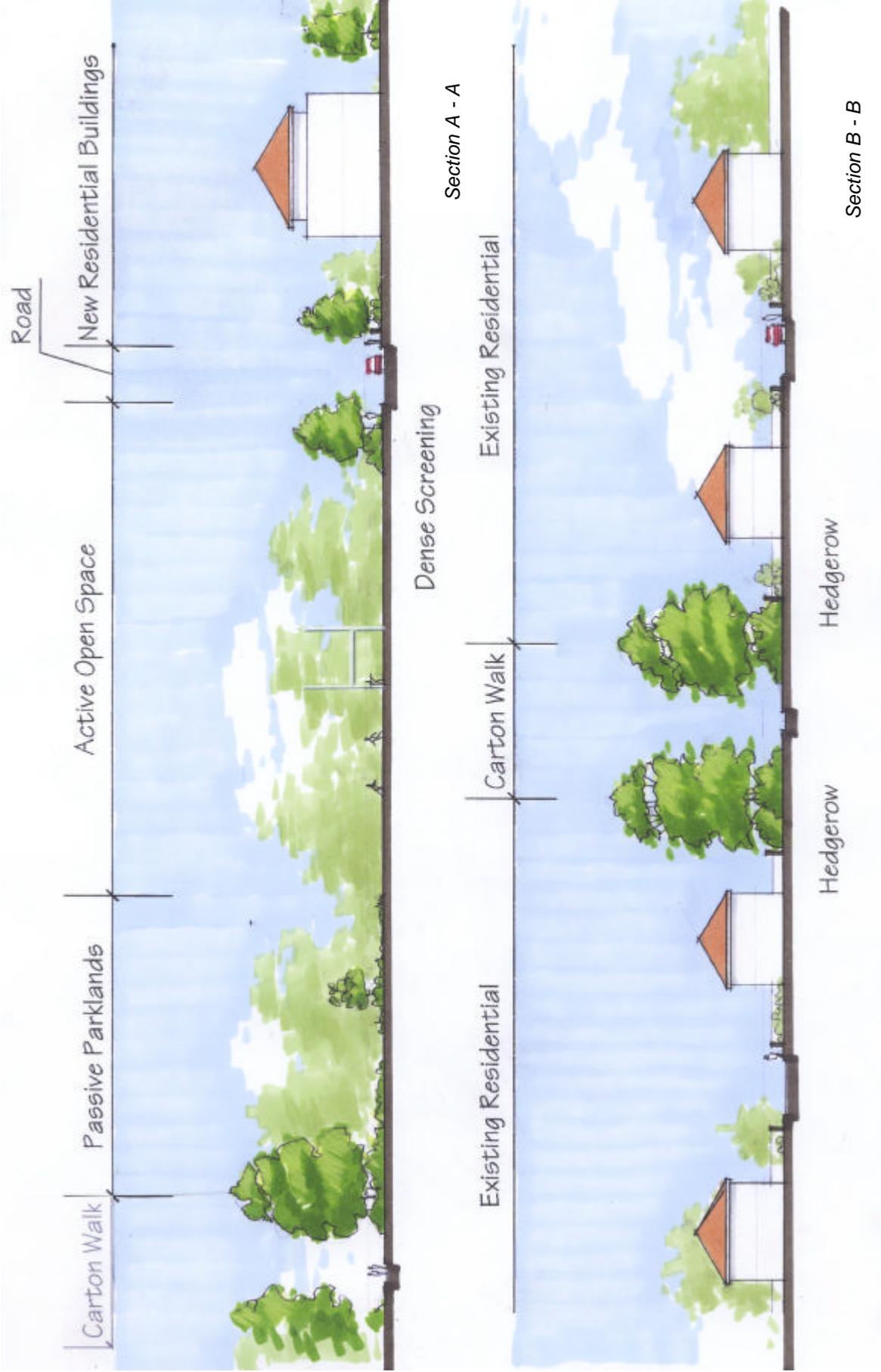


Photo 3 : Building Lines Defining a New Streetscape in a Medium to High Density Scheme on Former Convent Lands



Photo 4: High Quality Design and Landscaping Reduce the Impact of Taller Buildings on an Open and Flat Site



Within a high quality landscaped and designed environment, this site will be suitable to accommodate taller buildings, giving it a distinctly urban character.

- *MIXTURE OF USES*
Given the proximity of this site to community and retail facilities, the incorporation of a variety of uses on site is not necessary.

However, a good mixture of residential units to accommodate a

mix of household types should be provided to fully utilise the sites strategic location relative to the Town Centre.

- *BOUNDARY TREATMENT*
The edge of this site can be urban in style and reflective of its urban context.
- *OPEN SPACE*
Approximately 5% of this site should be used as open space and much of this will be shared open spaces. However, in order to achieve high densities the integration of shared hard surfaces and urban style courtyards will be encouraged.

It is proposed that a small public parking area (of approximately 10 spaces) will be provided in this site to meet the car parking requirements of users of the adjacent parklands.

Existing landscape features such as the small stream in this area should be incorporated into hard landscaping schemes as appropriate.

- *ACCESSIBILITY*
Pedestrian movements in this site should link with the vehicular access point from the Dublin Road, along the existing access track.

This access road – which will also serve **Residential Area C**, should be appropriately laid out to maximise pedestrian safety.

Residential Area C

○ *DENSITY & DEVELOPMENT STANDARDS*

This 6.7 Ha site will mark the eastern boundary of Maynooth Town. Therefore, a maximum density of 20 per hectare will be permitted. However, where the quality of design and layout is particularly high a maximum density of 25 units per hectare may be permitted.

○ *MIXTURE OF USES*

This area will contain 2-storey residential housing units only. No apartments or duplexes will be permitted on this site.

○ *BOUNDARY TREATMENT*

Development will be heavily screened and set back from the Dublin Road to ensure the rural nature of the overall area is not compromised. This set back will gradually increase from 10m at the boundary with Site B to 30m at the junction of Blacklion Road, to (as indicated on **Map 1**). This will reduce the visibility of development from the Old Dublin Road thereby reinforcing the feeling that this boundary marks the outer edge of Maynooth Town.

○ *OPEN SPACE*

An open space requirement of up to 10% will be applied to these lands. A dedicated children’s play area will be provided at a suitable central location in this area.

Such open space may consist of landscape features – including a pond or water feature that can also provide on-site attenuation facilities necessary to prevent additional flooding.

○ *ACCESSIBILITY*

Vehicular access to this development will be through Residential Area B as indicated on **Map 1**.

Additional pedestrian access will be provided from the Dublin Road and will link into the Lime Walk via the active amenity area. It is important that this walkway is passively observed and creates a pleasant and safe environment for pedestrians.

Photo 5: *Innovative Hard Landscaping Used to Good Effect in a Medium Density Housing Scheme*



Residential Area D

○ *DENSITY & DEVELOPMENT STANDARDS*

This small site bounds the O’Neill’s Park development. Medium density residential development at a maximum density of 25 per hectare will be permitted. However, where the quality of design and layout is particularly high a maximum density of 35 units per hectare may be permitted.

○ *MIXTURE OF USES*

This area will contain residential housing units only.

○ *BOUNDARY TREATMENT*

The boundary of this site with that of both O’Neill’s Park and the parklands will be sensitively treated.

Only a minimal setback from the Dublin Road will be required.

- *OPEN SPACE*
Up to 10% of the site should be used for the provision of dedicated open space – whether hard or soft landscaped.
- *ACCESSIBILITY*
Vehicular access to this development will be from the Dublin Road as indicated on **Map 1**.

This access point must incorporate vehicular access for the neighbouring Community Centre site.

Community Centre

This site is designated for the development of a community facility and centre.

Possible uses to be incorporated in this facility include:

- A swimming pool;
- A large hall possibly accommodating indoor sports facilities;
- Small meeting rooms / offices;
- Ancillary kitchen and bathroom facilities;
- A small leisure centre / gym;
- Changing and showering facilities for use in association with nearby playing fields;
- A children's play facility.

In light of the civic importance of this site, these should be landmark buildings set within a high quality landscaped site.

Vehicular access will be provided through **Residential Site D**. This site will be readily accessible to pedestrians and well linked with the Town Centre and the adjoining residential and amenity lands. Bicycle parking facilities will be provided. Limited car parking will also be provided.

It is an objective of the Council to secure the development of this facility in partnership with the local community. The costs of development may be met through the development levy mechanism for sites developed in the Maynooth area.

Section 4. Design Considerations & Development Standards

Urban Design

A high level of urban design will be required to ensure developments are sympathetic with the open and public nature of area.

To achieve this a number of key design principles will apply:

- Innovation in design and layout will be encouraged.
- Each development cluster should have a distinct sense of place that is in keeping with the character of the town. This will be achieved through the layout and orientation of spaces and buildings and the careful use of materials and colours.
- Any services – such as childcare facility, shops, etc., provided within a predominantly residential development should be located and designed to compliment both the development and its context within Maynooth.

Mixture of Uses

Developments will incorporate a variety of uses including local services such as childcare facilities, community

facilities and convenience retail outlets.

Residential developments will provide residential units of varying size and type to accommodate a variety of household types – including families, single people, the elderly and first time buyers. Ensuring a social mix is also important and this will be achieved by the implementation of the Council's Housing Strategy.

Pedestrian and Cyclist Permeability

Safe access to the AAP lands is important, as new developments must be well linked with the existing community and its facilities. To achieve this it is a policy of the Council to ensure that:

- Schemes are permeable to pedestrians and cyclists utilising the local amenities and facilities.
- The overlooking of pedestrian and cycle links as well as public open spaces is greatly encouraged to ensure their safe use.

The network of paths shown on **Map 1** will link in with the existing Slí na Sláinte routes in Maynooth.

Photo 6 Building Orientation and Layout Creates a Central, Landscaped Space in these Former Institutional Lands.



Internal Road Networks

The creation of roads and streets that are shared areas is preferable to allowing cars and vehicles to dominate. Internal road networks should be designed as safe environments for pedestrians, and cyclists as well as car users. The incorporation of traffic control mechanisms is encouraged, as is innovation in the provision of car parking.

Overlooking and Overshadowing

The creation of an observed public space should not necessarily reduce or detract from the private nature of other spaces and buildings. Buildings should be orientated to maximise privacy where appropriate and elements such as planting and boundary treatment used to maximum effect.

Photo 7: *Overlooked Amenity Areas Provide a Safe and Pleasant Environment for Local Residents in a Well-Designed Medium to High Density Scheme*



Micro Climate

The design and orientation of buildings and space can bring about more sustainable communities and reduce

operational costs throughout a building's life by reducing the need for artificial lighting and heating.

The Council promotes an improved awareness for sunlight, temperatures and prevailing wind conditions in the creation of an attractive and comfortable living environment.

To achieve this, general principles to be applied include:

- Optimise the availability of natural sunlight through the day by orientating buildings within 15 to 20 degrees of due south.
- Incorporate solar panels and similar devices into new buildings to maximise the potential of natural light as a renewable energy source.
- Orientate plants and buildings to avoid any interference with the privacy or light penetration of open spaces or buildings.
- Minimise heat loss arising from the poor orientation of buildings relative to prevailing winds.
- Avoid building and space layouts that may result in creating localised winds.
- The careful use of planting to provide appropriate shelter and wind breaks.

Boundary Treatment of the AAP Lands

Boundary treatment is an important element of development that provides both an attractive setting and a link to the surrounding local environment.

Detail is provided above in relation to the treatment of external boundaries.

Internally, there are a number of significant boundaries – particularly between open, public amenity areas and pockets of development. Where appropriate additional planting may be

used to reinforce these boundaries. Where these bound onto open areas and walking routes, any adjoining developments will be orientated to overlook spaces and to maximise their safe use.

Photo 8: *Planting and Street Furniture Are Used to Good Effect Complimenting New Buildings While Creating an Attractive Local Environment*



Planting and Landscaping

The trees and hedgerows in the area are important elements of the local environment. As the Plan involves the retention and improvement of the stands of trees on the Avenue, no significant negative impact on local ecological systems is anticipated.

However, in order to ensure that the landscaping of new developments will be compatible with the existing local environment, the submission of a detailed landscaping plan will be required with all planning applications.

This Plan should detail the type and specification of species to be used and illustrate clearly how landscaping will be used to integrate the development with its surroundings.

Photo 9 *New Development Set Within Open Parkland in Former Institutional Lands.*



Section 5. The Availability of Services

Local Facilities and Services

Retailing and Commercial Activity

Maynooth has a strong and competitive retail and commercial core focussed on the Main Street and smaller clusters such as the Tesco's shopping centre south of the Dublin Road.

These facilities are within a short distance of the AAP lands and are adequate to meet the increased level of demand resulting from the proposed developments.

Where additional services are provided within any new developments, they must be ancillary to the residential function of the area and also compliment the retailing function of the Town Centre area.

Community Facilities

There is some need for the expansion and growth of community facilities in the Town in line with its recent population increases. It is anticipated that the development of a dedicated community centre in the AAP lands will meet an element of this increased level of demand and reduce the deficit in facilities within the Town.

Educational Facilities

It is a policy of the Council to monitor the requirement for the development of additional educational facilities within Maynooth. Where such a need is identified the Council will zone sufficient lands at appropriate locations in line the proper planning and development of the town.

No such lands have been identified within the AAP lands to accommodate new educational facilities.

Amenities

The AAP will bring about the enhancement of existing amenities in the area while also ensuring the

retention of dedicated facilities within the community.

The proposed re-development of the Lime Walk and the creation of an open parkland area will be carried out in accordance with the **Landscape and Management Plan** discussed above. This Plan will have regard for the proposals set out in the JM McConville & Associates, Arboricultural Consultants, 2002 which detailed specifications for the remedial works currently taking place.

Similarly, the zoning of active amenity areas ensures the retention of existing playing facilities

Public Utilities and Services

Foul Drainage

At present there is a 225mm gravity sewer along the Dunboyne Road. This sewer falls to the Council pumping station located between the Dunboyne Road and the Lyreen River. Lands on the Dublin Road side are served by a 225mm diameter pressure mains which also discharges to the Council pumping station.

Waste matter is then pumped to the treatment plant at Leixlip via a 450mm rising main. This facility has an operational capacity for 80,000 p.e. and capacity exists in the treatment network to accommodate levels of development proposed herein.

However, there are significant deficiencies in the local network which require investment. The Dunboyne Road pumping station was upgraded in 2002 under the Serviced Land Initiative. However, it is unclear when the second phase of these works will begin.

Furthermore, a study on the deficiencies in the drainage network of

the Lower Liffey catchment indicated that there were problems in the Dunboyne – Maynooth area. In particular, there are structural and service defects and infiltration problems along the 450mm diameter mains on the Dunboyne Road. This will need to be addressed to accommodate any significant development. Similarly, the 225mm pipe along the Dublin Road discharges into this 450mm pipe and this needs to be remedied by the provision of a direct link to the pumping plant.

It is the policy of the Water Services Department of the County Council to reflect the costs associated with the provision and upgrading of these services by the imposition of a special levy of €5,000 per new residential unit developed.

Surface Drainage

Existing surface drainage systems in the area are considered inadequate with occasional flooding causing serious problems in recent years.

At present surface drainage systems in the area discharge to the Rye Water and Lyreen River via a 900mm and 675mm surface water sewer respectively.

However, future developments will be required to include flood attenuation facilities to slow down the surface run-off and prevent flash floods. Utilising such a system, discharge to the Rye Water and Lureen River can continue via a 675mm surface water sewers. The incorporation of a pumping facility may also be necessary due to the gradient of the AAP lands.

The costs of providing additional drainage infrastructure to accommodate future development will be reflected in the levies charged to applicants for development in the area.

Water Supply

Existing water supply to the area is via a 100mm diameter water mains on the Dunboyne and Dublin Roads.

It is anticipated that the development of the AAP lands will necessitate the replacement of these with 150mm diameter supply pipes.

It is a policy of the Water Services Department of the County Council to reflect the costs associated with the provision and upgrading of water supply services by the imposition of a special levy of €2,000 per new residential unit developed.

Electricity Supply

The ESB network in the area is adequate to meet existing needs and it is considered unlikely that any significant modifications to the local network will be required to accommodate the level of development outlined.

Gas Supply

Maynooth is served by the Bord Gais national gas distribution network. At present Bord Gais advice that there are no obvious constraints to servicing additional development as set out herein. Furthermore, there are no difficulties anticipated in expanding the network in the area as may be required.

Transportation and Accessibility

Public Transport

The subject lands are located within walking distance of the town's public transport network. Dublin bound and county bound buses operate from the town centre and the train service also provides a good quality link with Dublin and the wider region.

In order to encourage local residents to avail of these links, pedestrian and cycle links with the town centre are of a high quality.

Roads

The development of the AAP lands will necessitate undertaking improvement works of the local road network in order to cater for increased levels of demand.

The **Dunboyne Road** will require some widening and upgrading depending on the scale and particular layout of an individual scheme. Ideally, footpaths and cycle paths could be provided on this road but the road width is a constraining factor. Traffic calming measures may also be introduced on this road at the transition between the rural area and the built-up suburban edge. In all cases, any road works required to safely facilitate specific developments must be discussed and agreed with the Roads Department at a pre-application stage.

Improvements to the junction of the **Dunboyne and Blacklion Roads** will be brought about by the development of a roundabout at this location. Permission for this development already exists but no date for development is currently available.

The character of the Blacklion Road is important in providing a context for the nearby Carton Estate. No new access points will be created onto this Road and it is considered that the construction of the new roundabout will adequately cater with increased demand in the area.

A singular access point into the new residential developments will be permitted from the **Dublin Road** and this will be located close to the Town edge. This road will require general upgrading with the provision of footpaths on at least one side of the carriageway. In addition to the above, the provision of a safe junction may be required opposite the community centre and Tesco's retail facility. Again, any such works required to safely facilitate specific developments must be discussed and agreed with the Roads Department at a pre-application stage.

Pedestrian and Cycle Facilities

The amenity function and enjoyment of Carton Avenue are central elements of the AAP. Therefore, high quality and

safe links between the parklands, residential developments, local services and the wider community in the context of the Town, have been provided.

Where possible, existing linkages – such as the laneway on the southern lands, will be upgraded and used. With developments, paths should be designed for use as shared surfaces for pedestrians, cyclists and vehicles.

In providing paths, adequate provision should be made for buggies and also the mobility impaired. Pedestrian paths should be between 1.5 to 2.0m wide and suitably finished. Similarly, dedicated cycle lanes should measure approximately 1.5m minimum in width.

Development Levies

It is a policy of the Council to reflect the costs associated with the provision of new infrastructure – including social and community facilities, in the charges levied.