

Maynooth Local Area Plan

2013–2019

Plean Cheantar Aitiuil Mháigh Nuad

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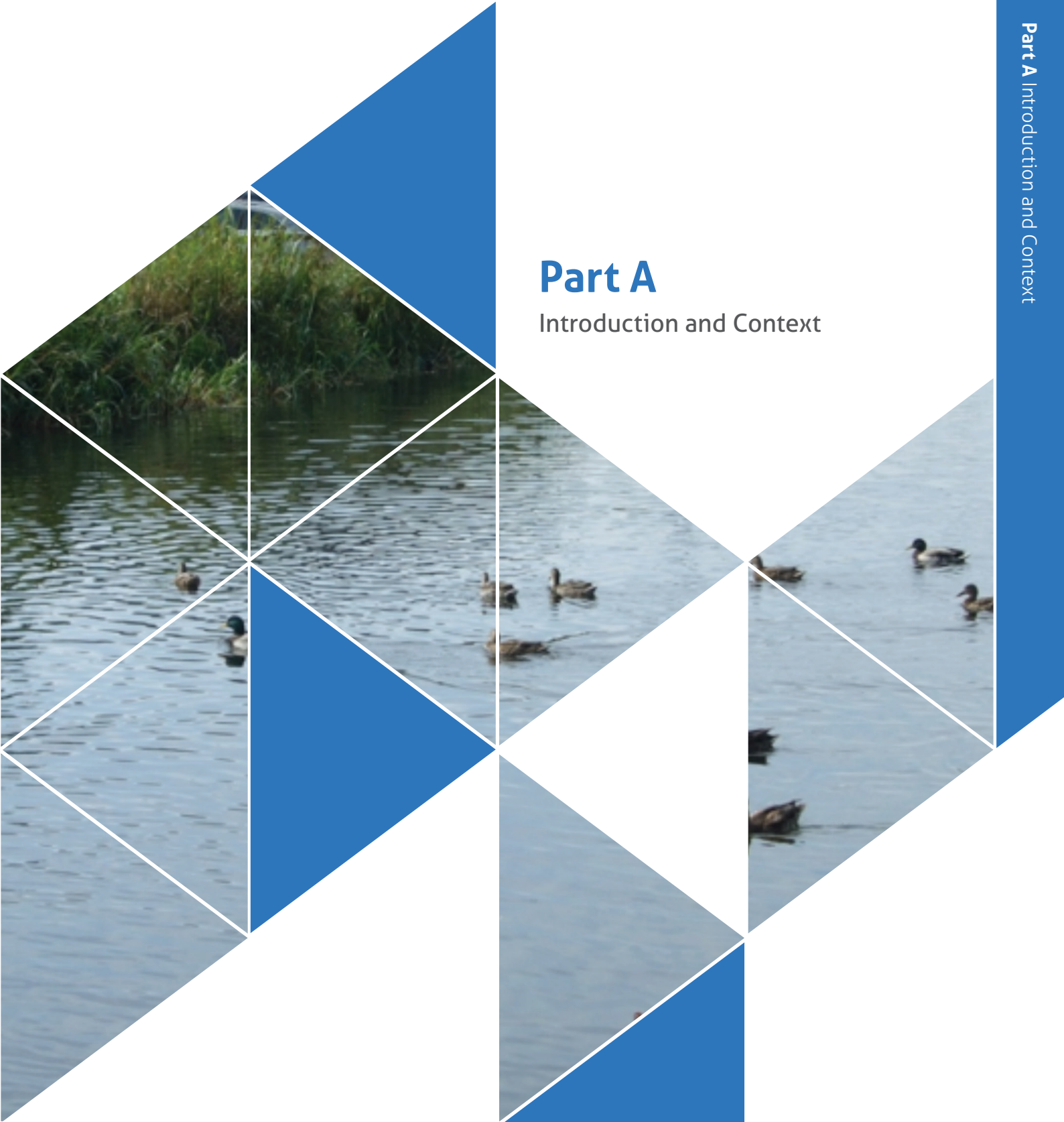
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Part A

Introduction and Context



Aim: *To build on Maynooth’s strengths and to provide a focused approach to planning for future growth in a coherent sustainable, spatial fashion. The Plan aims to achieve a more consolidated urban form that facilitates a sustainable economic base and creates sustainable and integrated communities while balancing future development with the conservation and enhancement of the town’s natural and built environment.*

1.0 Introduction

The Maynooth Local Area Plan 2013–2019 has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000 as amended. It sets out an overall strategy for the proper planning and sustainable development of Maynooth in the context of the Kildare County Development Plan 2011–2017 and the Regional Planning Guidelines for the Greater Dublin Area 2010–2022. It is also informed by Ministerial Guidelines published pursuant to Section 28 of the Planning and Development Act 2000 as amended together with EU requirements regarding Strategic Environmental Assessment and Appropriate Assessment.

This Plan is set out in a written statement with accompanying maps.

Part A: Introduction and Context

Outlines the social, economic and planning context for the town, setting the framework for the plans policies and objectives.

Part B: Policies and Objectives

Sets out specific policies and objectives for the plan relating to housing, economic development, retail, tourism, urban design, etc.

Part C: Mapped Objectives

Sets out objectives in the plan which can be mapped including land use zoning, site specific objectives for road improvements, natural and built heritage, protected views, design briefs, etc.

The written statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Maynooth, it is essential that both the County Development Plan (CDP) and the Local Area Plan (LAP) are read in tandem. Where conflicting objectives arise between the CDP and the LAP, the objectives of the CDP shall take precedence. It should be noted that the general development management standards applicable to the Plan are contained in the County Development Plan.



1.1 Local Area Plans Status and Process

Sections 18–20 of the Planning and Development Act 2000, as amended, provide that a Local Area Plan (LAP) may be prepared in respect of any area which a Planning Authority considers suitable, in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large-scale development within the lifetime of the plan.

A Local Area Plan shall be made in respect of an area which:

- Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census
- Has a population in excess of 5,000 and
- Is situated within the functional area of a Planning Authority which is a county Council
- The 2011 census indicated that Maynooth had a total population of 12,510 persons. A LAP is therefore required for Maynooth. This LAP was adopted at the Council Meeting on 29th July 2013 and takes effect from the 26th August 2013. This plan shall cease to have effect at the expiration of six years from that date unless this period is extended by resolution in accordance with section 12 (d) to (f) of the Planning and Development (Amendment) Act 2010

1.2 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The SEA Directive (2001/42/EC), was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No 435 of 2004) as amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (S.I. No. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No 436 of 2004) as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011).

Mandatory SEA of a Local Area Plan is required where the population or target population of the town is over 5,000 persons, or where the area covered by the plan is greater than 50 square kilometres, or where the Local Area Plan is being prepared for a town and its wider environs. The SEA was prepared in parallel to the plan, informing the plan making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into the plan making process.

In accordance with Article 13D of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, a Scoping Assessment was prepared for the Maynooth Local Area Plan and sent to the Environmental Authorities. The findings of the SEA are set out in the Environmental Report, which, while constituting part of the Plan documentation, is presented as a separate document. The Environmental Report was prepared in conjunction with the preparation of the Plan and the Plan has been informed by the environmental considerations of the Environmental Report. The likely environmental effects of the Plan (and the alternative development

scenarios considered) are predicted in the Environmental Report and their significance is evaluated with reference to the area's environmental baseline. The Environmental Report therefore provides a clear understanding of the likely environmental consequences of decisions regarding the location of development in the Plan area. The mitigation measures needed to offset the potential adverse effects of the Plan and future monitoring proposals have been transposed from the Environmental Report into the Plan.

1.3 Appropriate Assessment

The purpose of Appropriate Assessment (AA) of land use plans is to ensure that protection of the integrity of European sites is a part of the planning process at a regional and local level. The requirement for AA of plans or projects is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ("Habitats Directive"). Local Area Plans are screened for any potential impact on areas designated as Natura 2000 sites. In any case where, following screening, it is found that the plan may have an impact, a full Appropriate Assessment must be carried out.

The Maynooth Local Area Plan 2013–2019 was screened for AA. This screening found that effects on the integrity of the Rye Water Valley / Carton Special Area of Conservation, (Site Code 002162), arising from the Local Area Plan were not likely, and therefore full Appropriate Assessment was not warranted. However the recommendations of that screening document have been incorporated into the plan.

1.4 Strategic Flood Risk Assessment (SFRA)

Under Section 28 of the Planning and Development Act 2000, as amended guidelines entitled "The Planning System and Flood Risk Management Guidelines for Planning Authorities" were published by the DoEHLG (November 2009). These guidelines require planning authorities to introduce flood risk assessment as an integral and leading element of the

plan making process. The Draft Strategic Flood Risk Assessment (SFRA) carried out for Maynooth is an assessment of flood risk in the town to inform strategic land-use decisions with the purpose of ensuring that flood risk management is fully integrated into the Local Area Plan.

The SFRA has recommended that development proposals for the areas identified as being at risk of flooding outlined on Map 2 in section 7.6.5 Flood Risk Management of this Plan be subject to a site specific flood risk assessment. Some of these areas have been the subject of more detailed investigation and this information is available in the Draft Strategic Flood Risk Assessment Report.

2.0 Maynooth Historic Development and Urban Context

Maynooth has developed in a number of separate stages, which are clearly evident in the town's structure. The town dates from the original settlement around the Castle in the 12th century, around which St Patrick's College later developed. The next significant development was the laying out of Main Street by the Dukes of Leinster, of Carton House. The axis from St. Patrick's College to the Carton estate is one of the finest examples of 18th century urban and landscape design in the country. The next significant step in the evolution of the town was the arrival of the canal and later, the railway. While these developments improved communication, they also had the effect of forming a southern boundary to the town, which was not significantly breached until late in the 20th century.

Today, Maynooth is a busy and vibrant university town with many students living in and travelling to the town to attend NUI Maynooth. Much of the recent residential development in the town has been south of the railway with Newtown Hall on the Rathcoffey Road and Griffin Rath Manor on the Celbridge Road being two of the most recent developments. The other location where residential



development has occurred is the continuing development along the Moyglare Road. The Maynooth Business Park is located south of the M4 motorway on the Clane road and it is one of the main employment areas in the town.

A number of services and facilities associated with the student population have developed in the town in recent years. With the development of the town and general commuter traffic road infrastructure in the town is under pressure and this Plan incorporates objectives which will seek to address current deficiencies and alleviate pressure on the road network. The University, the Canal and the nearby

demesne landscape of Carton are important tourist attractions in the town. The continued sustainable development of these facilities is recognised in this Plan.

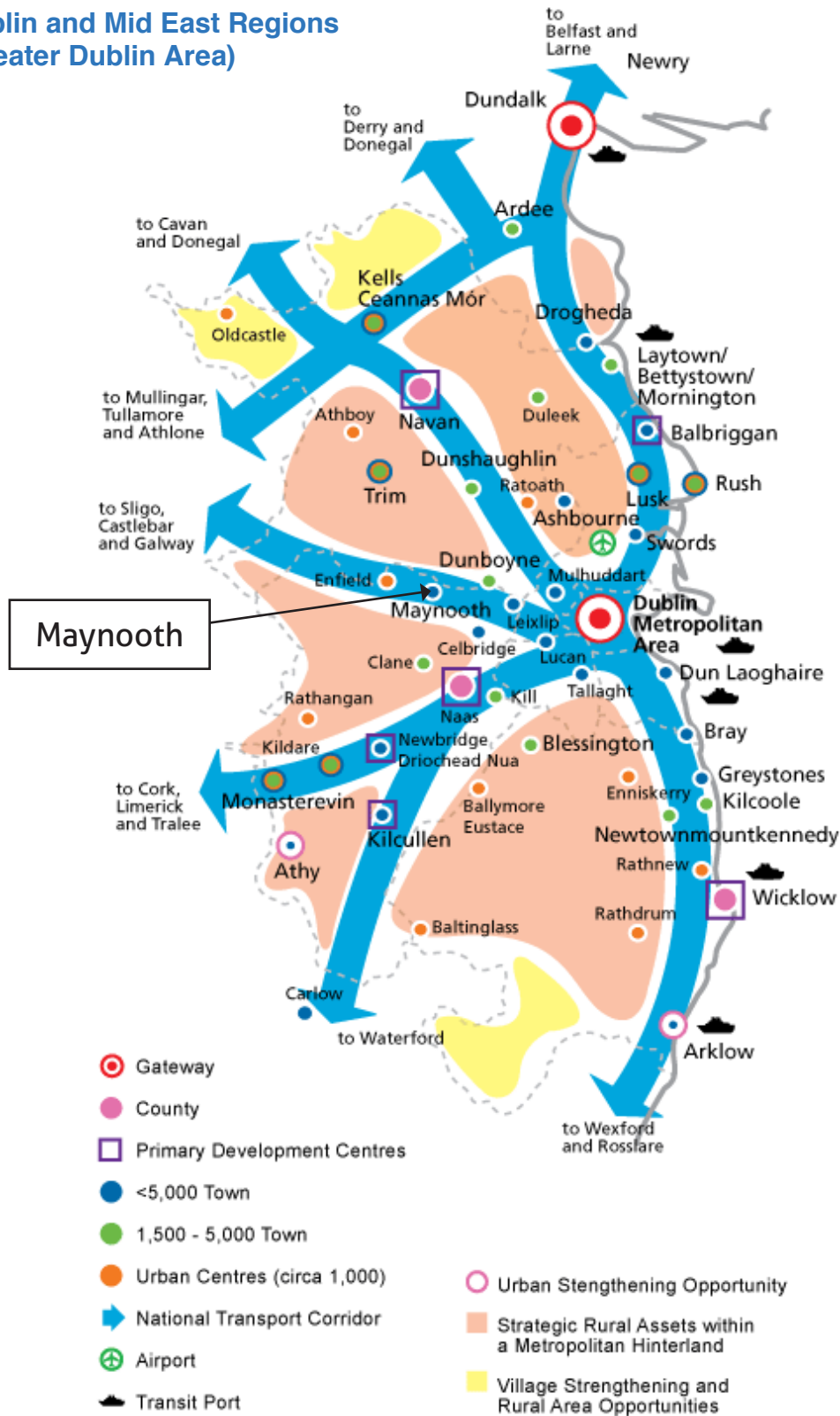
2.1 Maynooth in a National Context

The National Spatial Strategy (NSS) was published in December 2002 and outlines a 20-year planning framework designed to achieve a better balance of social, economic, physical development and population growth between centres.

Under the NSS Maynooth is categorised as a town with a population of over 5,000 people. In the context of the NSS, towns of this size will act as 'local capitals' and provide a range of services and opportunities for employment.

Figure 1: National Spatial Strategy

Dublin and Mid East Regions (Greater Dublin Area)





2.2 Maynooth in a Regional Context

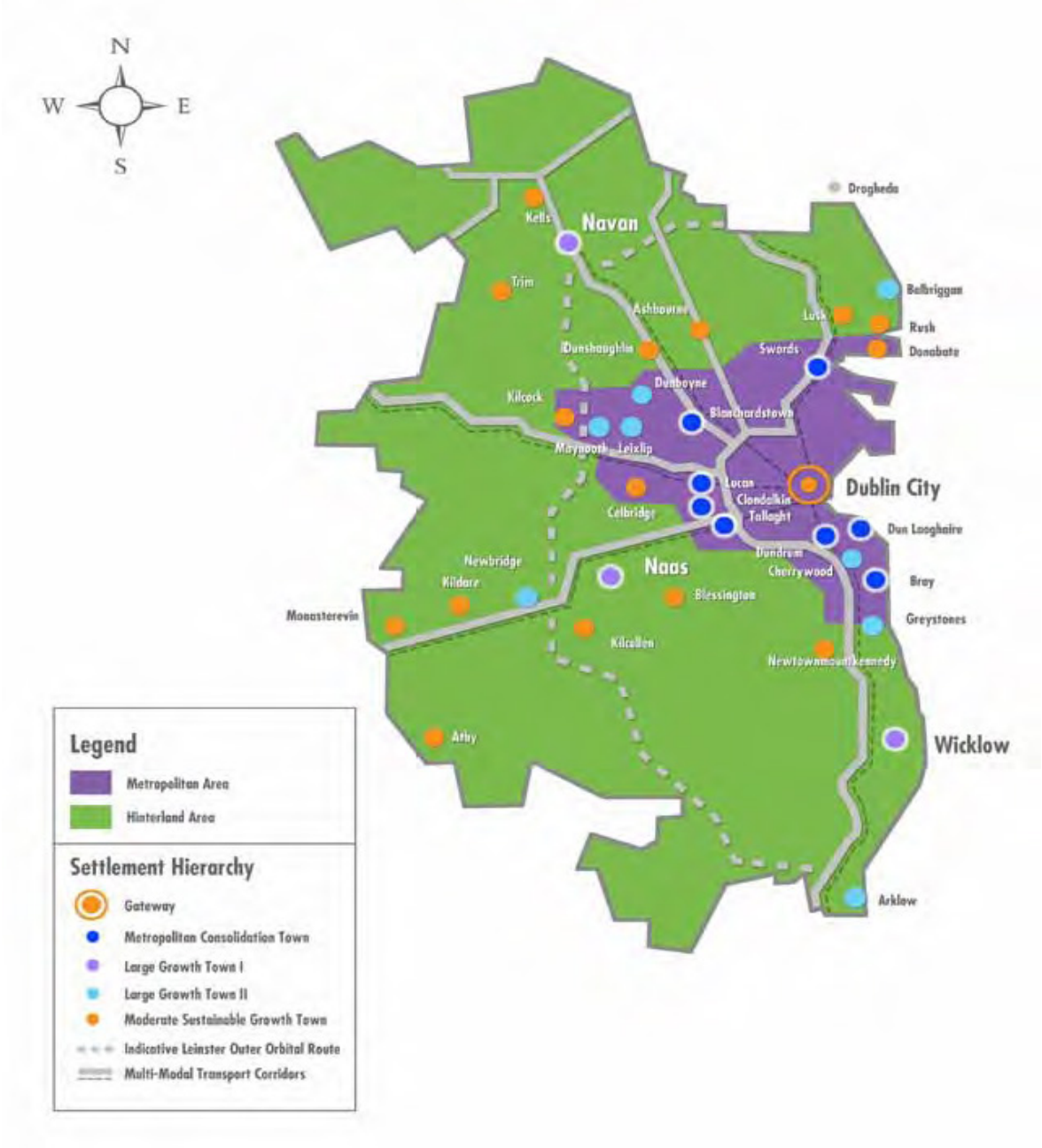
The Regional Planning Guidelines for the Greater Dublin Area 2010–2022 set out the planned direction for growth within the Greater Dublin Area up to 2022 by giving regional effect to national planning policy under the National Spatial Strategy (NSS). The RPGs have designated Maynooth as a Large Growth Town II situated in the Dublin Metropolitan Area. Maynooth's role as a Large Growth Town II is to act as an important self-sustaining regional economic driver for the GDA, capitalising on its international connectivity and high quality connections to Dublin City Centre, whilst also supporting and servicing a wider local economy.

Maynooth is also identified as a primary economic growth town prioritised for local and regional enterprise. Critical mass is a core objective, supported by density levels which foster competitiveness, sustainability and create opportunities for economies of scale to justify strategic infrastructure provision. Maynooth, together with Leixlip, is defined as a Core Economic Area and has many locational strengths including improving rail and national road networks

and proximity to the Intel and Hewlett Packard campuses. The focus of economic development in the area is on maintaining and improving the established synergy between the education sector and the major employers in the high tech / bio tech, research and development, ICT and manufacturing sectors

Meath County Council adopted the Maynooth Environs Local Area Plan in April 2009, which zones lands at Moygaddy to the north east of Maynooth. The plan mainly provides for science and technology development with ancillary residential, educational and neighbourhood centre development. The servicing of these lands requires the cooperation of Kildare County Council in relation to water and wastewater infrastructure. The Meath County Development Plan 2013–2019 seeks to develop a Strategic Employment zone within the Maynooth Environs LAP and also requires a variation of the Meath CDP within one year of adoption to provide development and zoning objectives for Maynooth Environs (refer to www.meath.ie).

Figure 2: Settlement Strategy for the Greater Dublin Area 2010–2022



2.3 Maynooth in a County Context

The Kildare County Development Plan sets out the overall strategy for the proper planning and sustainable development of Kildare County over the period 2011–2017. The Plan has a critical role to play in ensuring that the needs of future population growth are planned for. The Plan aims to direct population growth into the main urban centres with significant growth focussed upon the metropolitan towns of Maynooth, Celbridge, Leixlip and Kilcock. It also promotes significant new economic development within defined economic clusters like the metropolitan towns mentioned above. The Plan also emphasises the need to protect the built heritage, unique landscape, natural heritage and biodiversity of the county for their intrinsic value and as a resource for the tourist economy of the future.

The designation of Maynooth as a Large Growth Town II in the RPGs is reinforced in the county settlement strategy. Large Growth Towns II are designated to act as important self-sustaining regional economic drivers, accommodating significant investment in transport, housing, economic and commercial activity with high quality transport links to Dublin and other large towns. The CDP recognises that Maynooth should take advantage of the presence of NUI Maynooth and the close proximity of the Intel and Hewlett Packard campuses. Therefore it is envisaged that the town would be promoted as being strategically located in the ‘Knowledge Valley’ where the focus would be on the development of hi tech / bio tech sectors, research and development, ICT and manufacturing.

3.0 Town Function and Role

Maynooth is well recognised both nationally and internationally as a university town. St Patrick’s College was established in 1795 educating candidates for the priesthood. In 1910 St Patrick’s became a recognised college of the National University of Ireland and in 1966 the college began accepting non clerical students. Many students live in Maynooth adding to the vibrancy and atmosphere in the town while others in close proximity commute daily. The town also acts as a retail and service centre for north Kildare. The Manor Mills and Carton Park retail developments attract many shoppers from the surrounding towns and hinterland. Maynooth also has excellent transport links namely the M4 motorway and the Dublin and Sligo railway line.

3.1 Population

The population of Maynooth has risen steadily since the 1970s. The greatest rate of population change took place between 1996 and 2002 reflecting the growth in residential development in the town at that time. The 2011 census indicated that Maynooth had a total population of 12,510 persons representing a 16% increase since 2006.

Figure 3: Maynooth Population Growth. Source: CSO Small Area Population Statistics – Towns with population over 1,000.

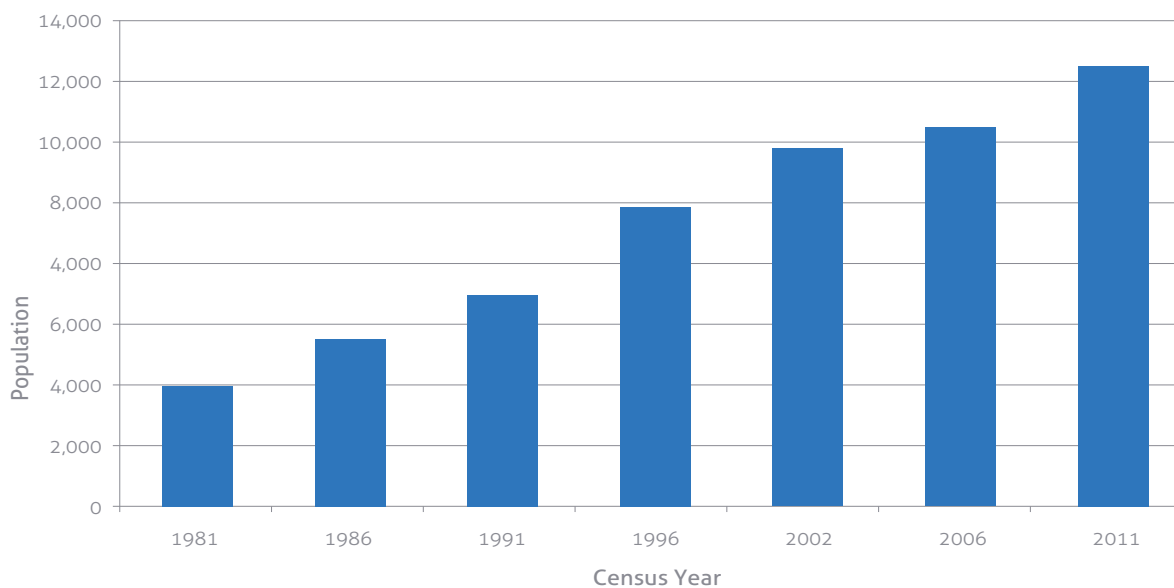


Table 1: Maynooth Population and Rate of Change

| Census | Population | Percentage Growth |
|--------|------------|-------------------|
| 1981 | 3,388 | 6% |
| 1986 | 4,768 | 40% |
| 1991 | 6,027 | 26% |
| 1996 | 8,528 | 41% |
| 2002 | 10,151 | 19% |
| 2006 | 10,715 | 6% |
| 2011 | 12,510 | 16% |

3.2 Household Size and Profile

4,211 households were recorded in the 2011 census in Maynooth. The town’s average household size of 2.83 persons is higher than the national average of 2.73 persons. A break down of the family unit size shows Maynooth is predominantly made up of two and three person families. These figures are greater than the national average and suggest that a lot of young families reside in the town.

Figure 4: Maynooth Household profile.

Source: Census 2011

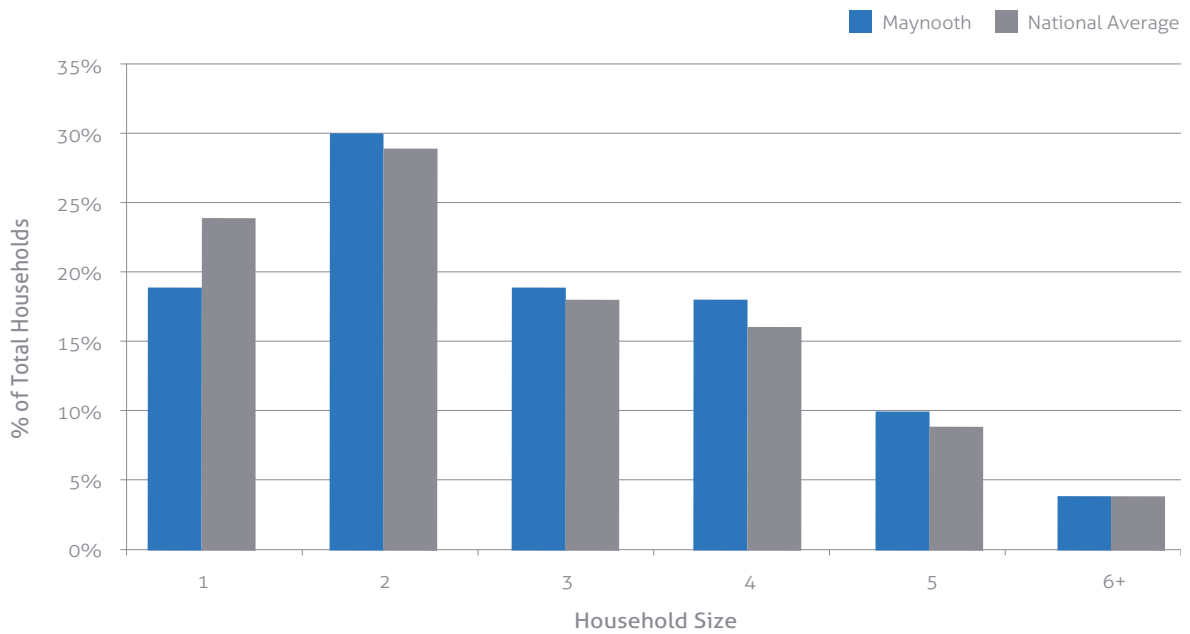


Table 2: Household Size and Profile

Source: 2011 Census

| Household unit size | 1 | 2 | 3 | 4 | 5 | 6+ | Total |
|--------------------------------|-----|-------|-----|-----|-----|-----|--------------|
| Total No. of Households | 793 | 1,256 | 822 | 763 | 422 | 155 | 4,211 |
| % of Total Households Maynooth | 19% | 30% | 19% | 18% | 10% | 4% | 100% |
| National Average (%) | 24% | 29% | 18% | 16% | 9% | 4% | 100% |

3.3 Age profile of Maynooth

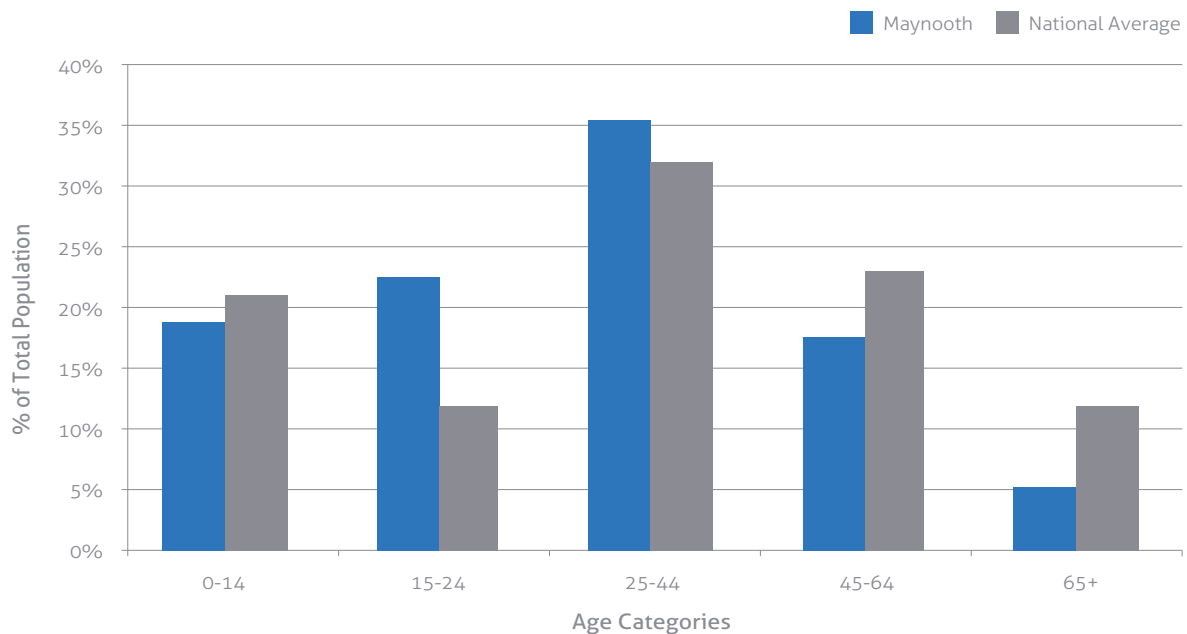
Maynooth traditionally has a very young population. The 1996 census indicated that almost 30% of the town's population was aged between 20 and 29 years compared to 15% for the state as a whole. The 2002 census revealed a similar trend with 25.51% of the population in the 15–24 bracket compared to the 16.38% average for the state. Table 3 below reveals that this trend is also evident in the 2011 census results. The student population of the town is a big factor in the high proportion of young adults in the town. In general, the population of Maynooth is quite young.

Table 3: Age Profile of Maynooth. Source Census 2011

| Age bracket | Population | % of total population | National Average 2011 % |
|--------------|---------------|-----------------------|-------------------------|
| 0–14 | 2,369 | 18.9% | 21% |
| 15–24 | 2,835 | 22.7% | 12% |
| 25–44 | 4,450 | 35.6% | 32% |
| 45–64 | 2,220 | 17.7% | 23% |
| 65+ | 636 | 5.1% | 12% |
| Total | 12,510 | | |

Figure 5: Maynooth Age Profile

Source: Census 2011 CSO





3.4 Residential Profile & New Unit Target

Residential provision in Maynooth is largely concentrated to the south of the town centre and the railway line along the Rathcoffey, Straffan and Celbridge roads. In recent years there has been some residential development along the Moyglare road and the Dunboyne road to the north of the town centre. The type of residential development varies from detached houses on the outskirts of the town, to ribbon development along the approach roads, to housing estates of varying designs and densities around the historic core.

In line with the town’s position in the County Settlement Strategy and the Regional Planning Guidelines, the residential unit allocation for Maynooth over the lifetime of the CDP 2006–2017 is 2,364 units (table 4). This figure has been projected forward to cover the period 2013–2019 (the likely plan period) for Maynooth requiring 2,888 units over the period of this Local Area Plan. Maynooth is projected to accommodate 8.4% of the residential unit growth allocated in the RPGs in the period 2016–2022. The county total is 3,122 units per year therefore 8.4% equates to an additional 262 units per year which is added to the 2017 housing unit target.

Table 4: Maynooth Housing Unit Allocation 2006–2019

| Settlement Type | Towns | 2006 Pop Census | 2011 Pop Census | 2017 Pop Target | 2017 Housing Units Target | 2019 Housing Units Target | Percentage of Allocated Growth for Maynooth in the County 2006–2019 |
|----------------------|----------|-----------------|-----------------|-----------------|---------------------------|---------------------------|---------------------------------------------------------------------|
| Large Growth Town II | Maynooth | 10,715 | 12,510 | 15,897 | 2,364 | 2,888 | 8.4% |

The 2019 Housing Unit target is based on the provision of 2,888 residential units over the period 2006–2019. It is estimated that 643 residential units have been constructed over the period 2006–2012 resulting in remaining unit target of 2,245. Additional residential units required to meet the 2019 residential unit target will be largely provided for on new residential zoned land on green field sites. It is considered that the appropriately zoned land with existing planning permissions (1,417 units) and the newly zoned residential land identified in this Plan

will provide for significant residential growth during the plan period. In addition to the residential zoned land in the plan appropriate intensification of residential uses in existing residential areas and the town centre will be encouraged. Also a certain quantum of residential development may be facilitated as an ancillary use in the area identified for research and technology development on the Kilcock Road. This zoning provides for an opportunity to create ‘work-live’ arrangements.

Table 5: Maynooth Housing Unit Requirements

| Timeframe | Unit Target | Calculation Details |
|-----------|-------------|-------------------------------------------------------------------------------------------------------------|
| 2006–2017 | 2,364 | = 8.4 % of the overall county unit target 2006–2017 (being 27,982 units)* |
| 2017–2019 | 524 | = 8.4 % of the annual county target for the period of 2016–2022 (being 8.4% of 3,122 units = 262 * 2 years) |
| 2006–2019 | 2,888 | = The 2006–2017 unit target + the 2017–2019 target |
| 2013–2019 | 2,245** | = 2,888 units (2006–2019 unit target) - 643 units (total units built from 2006–2012) |

* = Please refer to Chapter 3 and Table 3.3 of the Kildare CDP 2011–2017

** = 2006–2019 Residential unit target excluding units already built. This figure excludes any element of overzoning which is required under the Development Plan Guidelines, Guidelines for Local Authorities 2007

Unit Target = 2,245 units

LAP residential unit potential on appropriately zoned lands = 2,671 units (1,022 (new zoned land provision) + 1,417 (existing planning permissions) + 232 (uncommitted residential land zoned in the 2002 Development Plan))

This plan will make provision for the delivery of an additional 1,022 residential units on 29.2ha of New Residential zoned land. Table 6 outlines the sites which are proposed to be zoned for residential purposes for the first time in this Plan. It is envisaged that a quantum of residential units will be provided through brownfield residential development in the town centre and the possible development of ‘work live’ units on the research and technology zoned land on the Kilcock Road.

Table 6: Residential Development Sites

| Site Reference | Zoning Designation | Site Area (ha) | Density |
|--------------------------|--------------------|----------------|-----------------|
| Mariavilla | C | 11.5 | 35 units per ha |
| Dunboyne Road | C | 2.1 | 35 units per ha |
| Dunboyne Road Roundabout | C | 5.2 | 35 units per ha |
| Dublin Road | C | 0.9 | 35 units per ha |
| Greenfield Drive | C | 0.4 | 35 units per ha |
| Celbridge Road | C | 9.1 | 35 units per ha |
| Total | C | 29.2 | |

3.5 Economy

The 2002 and the 2006 census indicated that approximately half of the town's population was at work (5,016 persons in 2002 and 5,694 persons in 2006). This number has increased by the time of the 2011 Census with 5,187 persons considered to be at work. However the number of unemployed has more than doubled with 734 people out of work in 2011 in comparison to the low levels of unemployment, recorded at 288 persons in 2002 and 295 persons in 2006. Table 7 illustrates the labour force breakdown for Maynooth. It is important to note that the large student population probably has an effect on the employment levels of the town as a whole.

It has been noted that Maynooth has a large proportion of its population of working age. It also has a number of locational advantages such as close proximity to large employers like NUI Maynooth, Intel and Hewlett Packard and excellent transport links to Dublin. It is evident from Table 8 that a large proportion of the workforce in Maynooth are employed in high skilled jobs in the trade, commerce and public service sectors.

Table 7: Labour Force Breakdown (Census 2011)

| Location | Total Labour Force | At work | Looking for first regular job | Unemployed | Student | Looking after home/family | Retired | Unable to work due to permanent sickness/disability | Other |
|----------|--------------------|---------|-------------------------------|------------|---------|---------------------------|---------|-----------------------------------------------------|-------|
| Maynooth | 10,141 | 5,187 | 81 | 734 | 2,663 | 584 | 595 | 270 | 27 |
| % | 100% | 51.1% | 0.8% | 7.2% | 26.2% | 5.8% | 5.9% | 2.7% | 0.3% |

Table 8: Maynooth Employment Break down (Source: Census 2011)

| Employment Type | 2011 No | 2011 % | National Avg % |
|-----------------------------------|---------|--------|----------------|
| Agriculture, Forestry and Fishing | 32 | 1% | 5% |
| Building and Construction | 220 | 4% | 5% |
| Manufacturing | 513 | 10% | 12% |
| Commerce and Trade | 1,366 | 26% | 25% |
| Transport and Communications | 428 | 8% | 8% |
| Public Administration | 417 | 8% | 6% |
| Public Services | 1,485 | 29% | 24% |
| Other | 726 | 14% | 15% |



3.6 Town centre

Since the previous Maynooth Development Plan in 2002, progress has been made with regard to the re-development of redundant industrial lands through the opening of the Manor Mills Shopping Centre and residential development. There are further underutilised backland sites capable of re-development particularly in the Canal Harbour area.

3.7 Transportation

Traffic congestion is a major problem in Maynooth and the delivery of the Maynooth Outer Orbital route illustrated on Map 1 is vital for the economic development and quality of life of all Maynooth's residents and visitors. The upgrade of access to the M4 Motorway and the provision of an additional access may also be necessary to facilitate ease of access to the national road network. Pedestrian and cycling facilities will be developed throughout the town particularly from new development areas back to the town centre and NUI Maynooth. The upgrading and intensification of use of the railway will take place over the next few years and the development of ancillary facilities such as car parking will be required.

3.8 Environment and Recreation

The Royal Canal is one of the town's prime recreational and environmental assets, the maintenance of the environmental quality of the canal and the development of amenity facilities for walking and cycling is vital. The development of the Harbour field as a key piece of green infrastructure in the town centre will greatly benefit the amenity of the town centre as a whole as will the maintenance and improvement of Carton Avenue.

3.9 Education

Maynooth is recognised as an education centre as a result of the presence of the National University of Ireland Maynooth and St Patrick's Seminary. There is also a secondary school and four primary schools in the town. Some of the school facilities are currently inadequate.

Maynooth has a very highly skilled labour force with 31.78% of the population in 2002 having third level degrees compared to the then national average of 19.86%. In 2006 this figure had risen further to 33.37% compared with a national average of 22.42%. These figures are a direct result of the presence of the university and therefore Maynooth is well suited to attracting high skilled employment in the future. It is anticipated that the University will be a driving force in the development of research and development employment opportunities in the region.

4.0 Key challenges facing the town

The Maynooth Local Area Plan has a critical role to play in ensuring that the needs of the future population are planned for. However there are a number of key challenges that need to be addressed including:

- (i) Ensuring that the planning framework in the town is established so that Maynooth can accommodate its population target in order for the town to be a driver of balanced development within the county and the region.
- (ii) Promoting Maynooth as an Economic Growth Town by encouraging and supporting significant new economic development in the town and facilitating the development of research and development based enterprises.
- (iii) Ensuring the availability of local employment opportunities, community and commercial services, recreation and amenity facilities for the existing and future population of Maynooth.
- (iv) Facilitating the upgrading of water and wastewater infrastructure in the area thereby facilitating the development of the economy, educational facilities and residential development.
- (v) Delivering strategic transport improvements particularly the upgrading of the railway line and the completion of the Maynooth Outer Orbital Route.
- (vi) Facilitating the development of educational facilities for an expanding population.
- (vii) Protecting the unique character of Maynooth as a University town steeped in history and heritage.
- (viii) Retaining its separate physical identity, and avoiding coalescence with nearby towns and villages.
- (ix) Supporting the re-use of land and buildings, particularly through backland development and regeneration of town centre sites.

5.0 SEA Assessment of Alternative Plan Scenarios

Five alternative plan scenarios were provided by the planning authority to the Council's environmental planning consultants (ARUP) as part of the SEA process in order to assess different visions of how the future development of Maynooth might occur. The five plan scenarios are outlined in Appendix I. A comparative evaluation of the likely environmental effects of each of the five scenarios was carried out.

An evaluation of the five SEA alternatives concluded that 'Alternative Scenario 2: redevelopment of the Canal Harbour / employment to the west of the college / new residential at Mariavilla is the most sustainable option. This preferred alternative seeks to facilitate this targeted population growth of the town by focusing on the following three key development areas:

- (i) Consolidation of the existing town centre by encouraging the development of the Canal harbour and the reinvigoration of the Main Street and the surrounding side streets in a sensitive and appropriate manner.
- (ii) Creation of a new residential area at Marivilla, accessed from the Moyglare and Dunboyne roads. These lands provide the opportunity to provide appropriate residential development including a range of different dwelling types in close proximity to the town centre, educational facilities and recreational areas.
- (iii) Creation of a new employment campus to the west of the University. This development shall be primarily for the development of knowledge based enterprises, however other ancillary uses may be deemed acceptable following the completion of a detailed masterplan.

6.0 Future Development Strategy

The strategy for the future development of Maynooth is based on the principles established in the Maynooth Development Plan 2002, the framework provided by the Regional Planning Guidelines 2010–2022 and the Kildare County Development Plan 2011–2017. This Plan establishes the framework to guide the development of Maynooth for the next six years. The forthcoming Strategic Land Use and Transportation study of North East Kildare will address the development framework for the Kildare metropolitan area up to 2030 and will inform the future development of Maynooth beyond the period of this Plan.

It is envisaged that Maynooth will continue to grow over the short to medium term to achieve a critical mass which will support competitiveness, sustainability and create opportunities for economies of scale. Its development will be complemented with a range of employment, recreational, cultural, retail and educational facilities appropriate for a town of its size. It is envisaged that the National University of Ireland Maynooth will continue to grow and develop its facilities while also creating the environment required to develop further research based employment opportunities in the town.

The strategic direction for the future development of Maynooth will focus on:

1) Economic Development

The consolidation and enhancement of Maynooth's role as a primary economic growth town. This includes the zoning of lands on the Kilcock Road adjacent to NUI Maynooth for Research and Technology based employment generating uses and related educational uses. The existence of the University will allow for spin off industries and enterprises to be developed based on the knowledge economy. The lands are in a good position to take advantage of its excellent location adjacent to the University, the town centre and new and existing residential areas. Maynooth also has a lot to offer a new workforce including vibrant retail, cultural and amenity resources.



2) Planning for Residential Expansion

The plan ensures the supply of suitably zoned serviced land to accommodate the future growth of Maynooth in line with its designation in the Regional Planning Guidelines. The majority of areas designated for residential growth are near the town centre, at the Canal Harbour and the new residential zoning between the Moyglare road and the Dunboyne road and on the Celbridge road. The latter is bisected by a green lung of amenity lands and the river Lyreen. These lands have the advantage of being in close proximity to the town centre, educational facilities and amenity facilities.

3) Canal Harbour

The plan also provides for the expansion of the town centre in a sustainable manner by utilising backland areas, in particular the Harbour Area which is located along the Royal Canal and to the east of the College. Through an urban design framework the plan aims to develop in an integrated manner the Harbour Area within the town in order to provide a sustainable urban expansion area, increasing permeability and strengthening the linkage between the town core and the train station, through well designed urban development.

4) Education

The plan aims to facilitate the appropriate development of educational facilities at NUI Maynooth and promote the development of spin off research and development based enterprises in the town. The expansion of educational activities in the university is vital for the continued development of

the town in tandem with the ancillary employment opportunities it generates. An educational campus on the Moyglare Road has been identified which is suitable for state of the art primary and secondary school facilities. There is one post primary school and four primary schools in Maynooth. These are listed in the table 9.

Table 9: Profile of existing schools in Maynooth (Source: Department of Education and Skills Website, 2012)

| | Name | Enrolment | Site Size |
|--------------|-------------------------------------------|-----------|-----------|
| Primary | Maynooth Boys National School | 465 | 1.2ha |
| | Presentation Girls Primary School | 475 | 1.5ha |
| | Scoil Uí Fhiach | 474 | 0.6ha |
| | Maynooth Educate Together National School | 92 | 1.1ha |
| Post-Primary | Maynooth Post Primary School | 1,015 | 2.1ha |

5) Transportation

The improvement of sustainable transport infrastructure is required to facilitate the development of high-density employment areas, expanded educational facilities and to serve existing retail areas and residential areas.. Upgrades in transportation include expanded rail services including additional car parking, improved bus frequencies and facilities and the completion of a ring road around Maynooth. The enhancement of the linkages between Maynooth and the nearby towns in the metropolitan area and the movement into and out of Maynooth from these towns and the remainder of the Greater Dublin Area will ensure the sustainable development of the town. The development of new vehicular, pedestrian and cycling routes and the enhancement and maintenance of existing routes will ensure safe and convenient circulation around the town.

6) Heritage

The plan also seeks to protect and enhance the unique architectural and archaeological heritage of the town including the St Patrick's College campus the Main Street and Carton Avenue. The retention of vernacular buildings on the Main Street and its side streets will ensure the character of the town remains intact. Maynooth can realise its potential as a heritage town and associated tourist destination by referencing its heritage associated with significant periods of Irish history.