



Appendix B: Employment Strategy

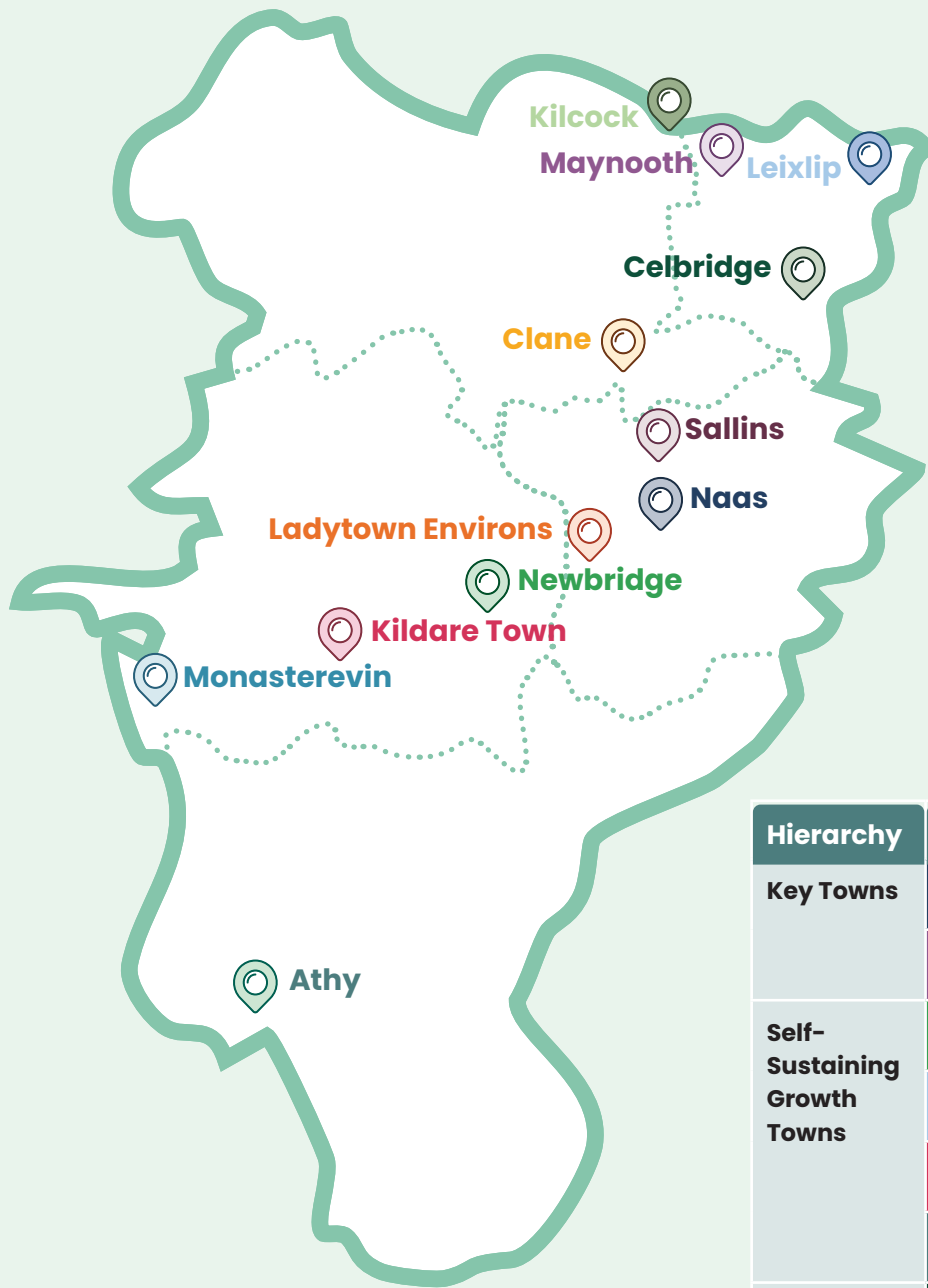
*Aguisín B:
Straitéis Fostaíochta*

June 2026



Comhairle Contae Chill Dara
Kildare County Council

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Settlement Profile

Naas

Jobs in
Settlement, 2022**11,960****+691**

from 2016 (+6.3%)

15.2%
of all jobs in Kildare
(78,638)Education
Attainment
(Local Jobs)Completed Third
Level or Higher
62.5% (7,308)Completed
Secondary
36.7% (4,294)Jobs :
Resident
Worker Ratio

0.92


Industry of Employment

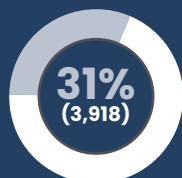
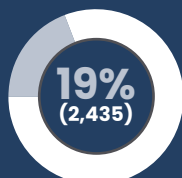
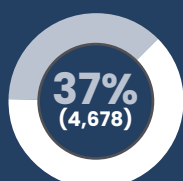
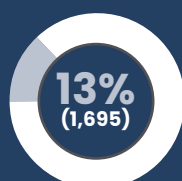
Agriculture, forestry and fishing	0.3% (40)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	9% (1,047)
Construction	2.1% (243)
Wholesale, Retail Trade, Transportation, Accommodation	24% (2,805)
Information Communication Financial, Real Estate	21.6% (2,528)
Public Administration and Defence; Compulsory Social Security	9.8% (1,144)
Education, Human Health and Social Work Activities	29.2% (3,419)
Other Service Activities	3.7% (438)
Not Stated	0.2% (26)

Socio-Economic Group

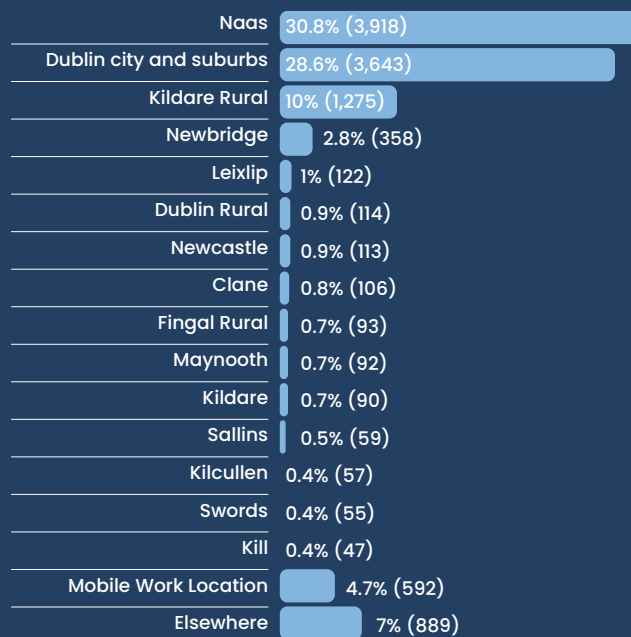
Employers and Managers	14.5% (1,695)
Higher professional	1.4% (162)
Lower professional	8.1% (945)
Non-manual	52.9% (6,186)
Manual skilled	5.9% (686)
Semi-skilled	12.6% (1,474)
Unskilled	2.4% (276)
Own account workers	1.5% (172)
Farmers	0% (Less than 5)
Agricultural Workers	0% (Less than 5)
All others gainfully occupied and unknwn	0.3% (32)

Resident Workers, 2022

12,726

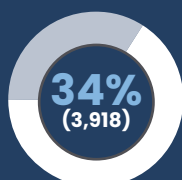
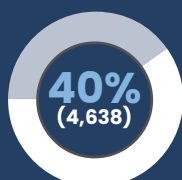
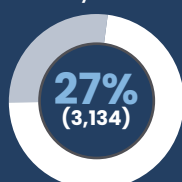
Works in
SettlementWork Elsewhere
in Kildare CountyWork Outside
Kildare CountyBlank or Mobile
Destinations

Where are they travelling to?

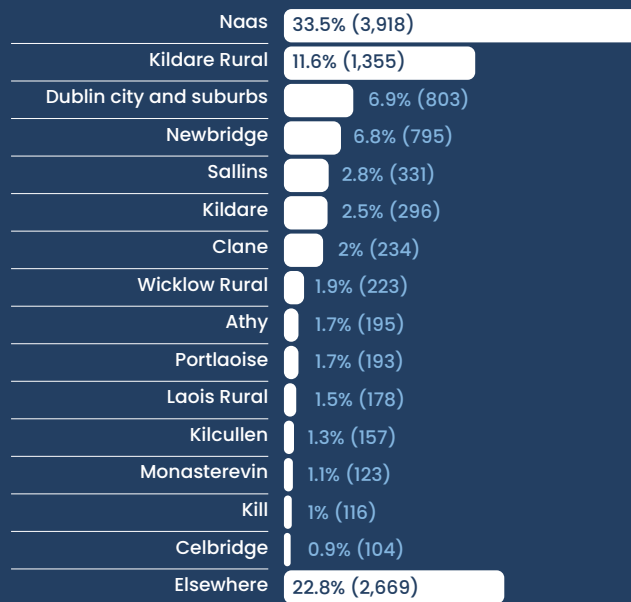


Local Jobs, 2022

11,690

Lives and Works in
SettlementCommutes from
elsewhere in KildareCommutes from outside
County Kildare

Where are they travelling from?



Getting to Work*

12.5%
(1,588)7.4%
(947)2.1%
(269)7.9%
(1,004)3.8%
(487)58.3%
(7,408)

*Note: this excludes not stated.

Strengths

- Rapidly expanding urban settlement with track record of attracting multinational companies / FDI to fulfil ambitions for Kildare and key stakeholders (IDA, LEO, Kildare Chamber).
- Vibrant town centre with historic character and strong sense of place.
- Highly sought after location for logistical/warehouse solutions due to proximity to Dublin and accessibility to major regional centres.
- Strong cluster of local and international enterprises from a diverse range of sectors.
- Track record of high-density office development providing high-end skilled opportunities in a range of sectors.
- Fastest growing town in terms of housing delivery: 794 units (Q1 2023 – Q1 2025).
- Skilled and educated resident workforce with 65% classified as Employers/Managers and Non-manual jobs.
- Regional employment centre with 67% of local jobs (7,772) commuting into the town for employment.
- 2nd highest jobs to resident worker ratio in Kildare: 0.92.
- Skilled resident workforce with 54% employed in ITC, Professional Services, Education, Human Health, Public Admin and Social Care sectors.
- Continued economic investment and strong pipeline of high quality logistical and industrial solutions to suit local and international requirements.
- Excellent transport links including commuter rail (Dublin/Southwest) and direct access to the N7/M7 Motorway and 20 mins journey time to the M50 Motorway / Red Cow Interchange.
- Key location for public and private sector investment within the town centre and surrounding enterprise parks.
- Millennium Park – Strategic Employment Location currently employing 4,200 in a diverse mix of professional sectors.
- Substantial share (24.4%) of the county's commercial property stock.

Opportunities

- Potential to achieve greater alignment between where people live and work, reducing commuting levels.
- Northwest Quadrant – Future sustainable urban district capable of providing high density housing coupled with a mix of high-end employment opportunities supported by sustainable transport solutions.
- Potential for new train station and future DART expansion serving Naas, Sallins and Northwest Quadrant (Millennium Park).
- Clustering of high-value employment opportunities within the existing Millennium Park and future Northwest Quadrant urban area extension.
- Serviceable greenfield opportunities capable of attracting FDI and large-scale international companies within a number of established locations.
- Demand for large warehousing facilities to suit regional and international logistics operations (3PL) seeking space along the N7/M7 corridor.
- Strong industrial presence at edge-of-town locations with the potential for future regeneration and decanting of older uses.
- Brownfield opportunities at key gateway locations capable of facilitating a range of high-quality office solutions.
- Opportunity to attract new sectors and specific skill sets with a highly skilled and educated resident workforce.
- Potential to create synergies and develop partnerships with existing employers and third level institutions providing direct access to specific skill sets.
- 26% of resident workforce employed in Professional Services, ITC and Financial Services with this sector ranked 3rd in terms of local jobs.
- Opportunity to exploit land constraints within Dublin City and wider Greater Dublin Area as an alternative more competitive location for fledging enterprises.

Jobs Growth Strategy



Potential Population 2040

Estimated
Population
(Q4 2025)
27,855

Projected
Population 2040
37,578

Projected Growth
9,723 (+35%)



Jobs Growth to 2040

Jobs Ratio Target Range
Key Town (1.1 – 1.4)

Projected
Growth
(2040)

Jobs Ratio
(Low)

Jobs Ratio
(High)

Jobs Ratio
(Median)

9,723

6,661

8,478

7,570



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs
(2022)

Jobs Ratio
(Low)

Jobs Ratio
(High)

Jobs Ratio
(Median)

11,690

13,999

17,816

15,908

Balance Required: 4,218

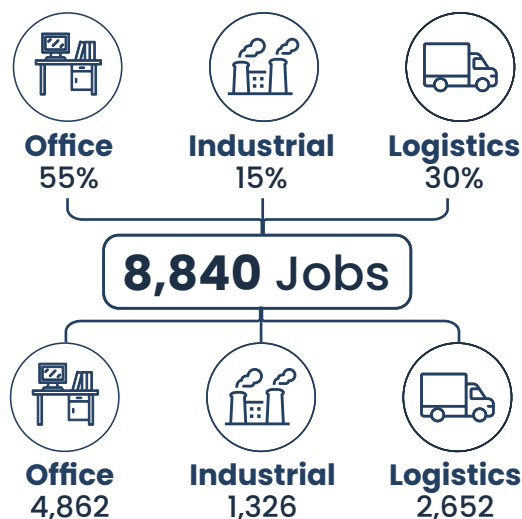
Balance + Future Jobs Growth: 11,787

Jobs Growth

**11,787
Jobs**

Sector Growth Scenario

75% of future jobs (8,840) distribution in Office, Warehouse and Industrial type property solutions (excluding Retail/Wholesale and Service sectors), as follows:



Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)

Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
Office	4,862	12	58,344	8,000	7.29
Industrial	1,326	36	47,736	4,500	10.61
Logistics	2,652	77	204,204	3,500	58.34
Total:	8,840		310,284		76.24 ha

Preferred Location

Northwest Quadrant and Naas Southwest

Proposed Land Use

H: Industry and Warehousing
Q: Enterprise and Employment



Sector Opportunities

- Professional Services
- ICT and High Tech
- Research Development and Innovation
- Specialist Engineering
- Advanced Manufacturing
- Light Industry and Logistics
- Biopharma



Office
7.29 ha



Industrial
10.61 ha



Logistics
58.34 ha



+50% extra provision
38.12 ha



Available Land (Undeveloped)
211.61 ha



Jobs Ratio Target
1.1 – 1.4



Employment Land: Jobs Growth Allocation
8,840



Land Requirement for Jobs Growth (2040)
76.24 ha



Summary

When future projected jobs growth and associated land requirements are projected out to 2040, it is evident there is sufficient quantum of land currently available to facilitate sectoral growth targets. Given that Naas is currently the only town with designated land use zoning for data centre development and considering its specialist nature and minimal jobs yield when operational, it is prudent to exclude this land use when considering associated growth requirements. Accordingly, excluding existing data centre land uses, data centre land uses, the town currently has 119.35 ha of land currently available which results in a surplus of 43.11 ha above future requirements. As a designated Key Town and centre of growth for the region, the town is strongly positioned to continue to facilitate strong economic investment from a range of sectors, capitalising on its strategic location and existing infrastructure.

Naas is currently experiencing strong demand with the recent investment and activation of a number of sites to provide warehouse and light industry accommodation to cater local and international requirements. In the short-medium term, the town provides ample site options in feasible locations that have the potential to cater for a mix of typologies to suit a broad range of market interests. However, with the town being earmarked for significant housing/population growth, it is important the economic vision is one that seeks to attract high end employment opportunities to match existing and future skill sets, placing a greater emphasis on 'live and work' opportunities. Whilst Naas contains the majority of office accommodation in County Kildare, it is important this typology is continued to be encouraged in existing locations to create a consolidated economic district and clustering of uses. Going forward, the Northwest Quadrant (NWQ) will seek to expand and promote on the success of Millennium Park by attracting new and innovative sectors to a strategic employment location.

While the full vision for the NWQ will be realised over the long term, there are key sites currently available which have the potential to facilitate significant investment that could further enhance the location's premier appeal. Given that speculative office development in all parts of the county is deemed unviable at present, other locations in the town including potentially key brownfield sites should be identified to facilitate a mix of high-density office and warehousing solutions in a campus type setting.

Acknowledging the need to place a sustained focus on creating high end employment opportunities, it is also important to remember the role industrial/warehousing investment has played and continues to play in the provision of jobs and the economic function of the town and surrounding region. Recognising the demand for large greenfield space and warehousing accommodation on the outskirts of the town, it is crucial such uses are concentrated to the southwest within established locations where connecting infrastructure and servicing supports appropriate clusters. With warehousing development now requiring substantial land banks, it may be necessary to limit such development in certain locations to ensure the safeguarding of sites for targeted sectoral growth.

Assuming population projections are realised over the short-medium term, it is important jobs growth is aligned and supported through the identification of tangible solutions and specific land use policy. It is anticipated market demand and activation will continue to be strong. However, the type of investment and sectoral target should ensure prospective job opportunities are commensurate to future growth and resident skill sets.



Settlement Profile

Maynooth



**Jobs in
Settlement, 2022**

6,898

+1,697

from 2016 (+32.6%)

8.8%

of all jobs in Kildare
(78,638)

**Education
Attainment
(Local Jobs)**

Completed Third
Level or Higher
72.2% (4,982)



Completed
Secondary
27% (1,864)

**Jobs :
Resident
Worker Ratio**



0.82



Industry of Employment

Agriculture, forestry and fishing	3.9% (266)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	31.1% (2,148)
Construction	3% (208)
Wholesale, Retail Trade, Transportation, Accommodation	24.8% (1,713)
Information Communication Financial, Real Estate	21.1% (1,456)
Public Administration and Defence; Compulsory Social Security	9.1% (628)
Education, Human Health and Social Work Activities	6.4% (442)
Other Service Activities	0.3% (23)
Not Stated	0.2% (14)

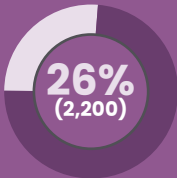
Socio-Economic Group

Employers and Managers	16.7% (1,149)
Higher professional	1.7% (115)
Lower professional	18.4% (1,272)
Non-manual	48.6% (3,349)
Manual skilled	6.6% (458)
Semi-skilled	4% (279)
Unskilled	2.1% (143)
Own account workers	1.4% (94)
Farmers	0% (Less than 5)
Agricultural Workers	0% (Less than 5)
All others gainfully occupied and unknwn	0.3% (20)

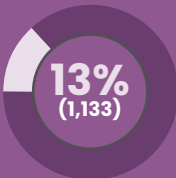
Resident Workers, 2022

8,406

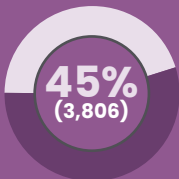
Works in Settlement



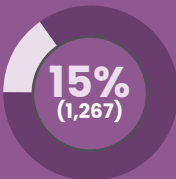
Work Elsewhere in Kildare County



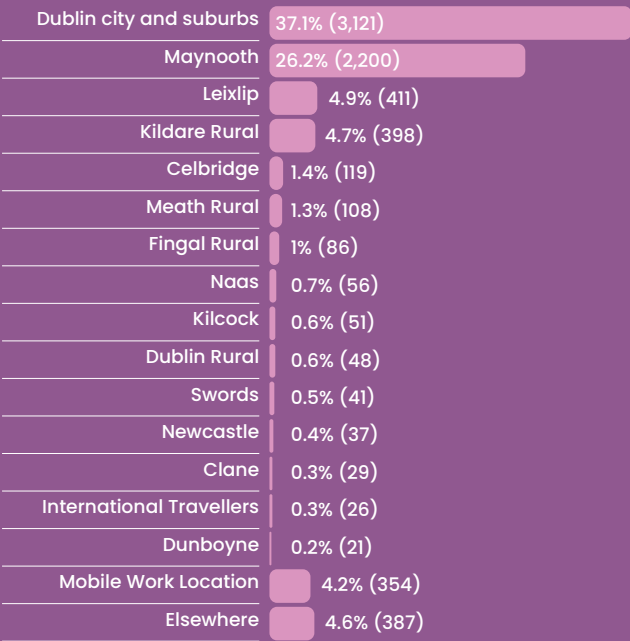
Work Outside Kildare County



Blank or Mobile Destinations



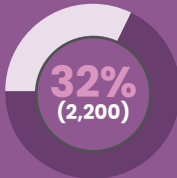
Where are they travelling to?



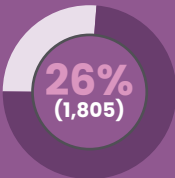
Local Jobs, 2022

6,898

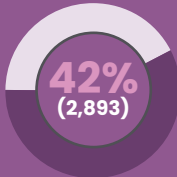
Lives and Works in Settlement



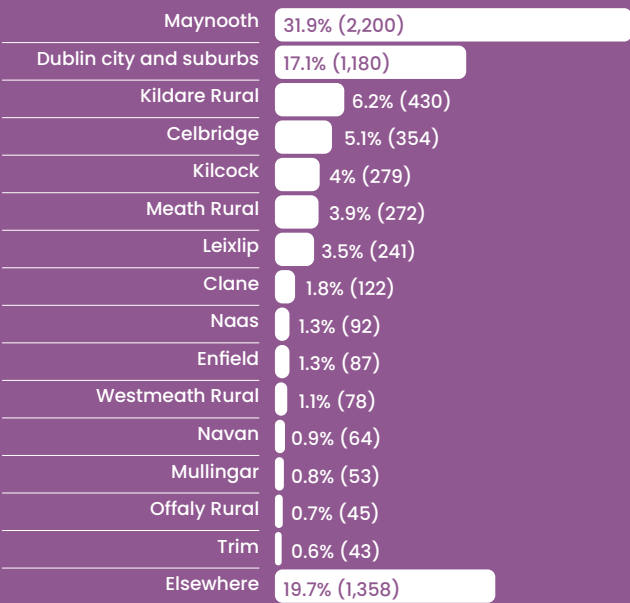
Commutes from elsewhere in Kildare



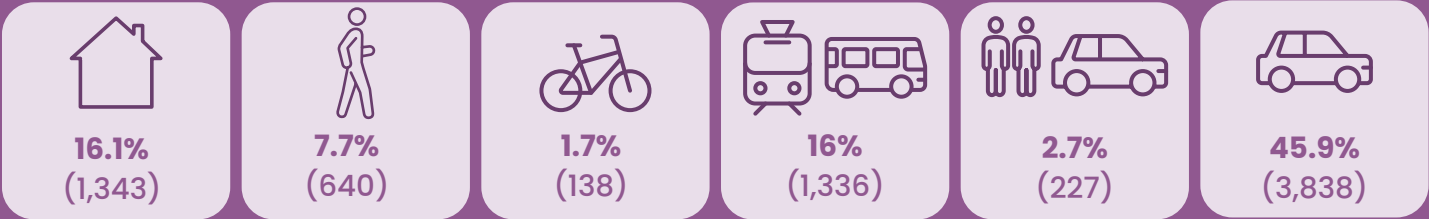
Commutes from outside County Kildare



Where are they travelling from?



Getting to Work*



*Note: this excludes not stated.



Strengths

- Dynamic and vibrant university town within the Dublin Metropolitan Area capable of attracting FDI/multinationals and fledgling enterprises to fulfil ambitions for Kildare and key stakeholders (IDA, LEO, Kildare Chamber).
- Skilled and educated resident workforce with 63% classified as Employers/Managers and Non-manual Job types.
- Ability to attract a range of sectors due to proximity and accessibility to Dublin and surrounding markets.
- Track record of research-led entrepreneurial spin-offs at Maynooth University which is home to a number of established and dedicated research institutions, bolstering its reputation as an international centre for research excellence.
- Key employment location for the region with over 42% of local jobs (2,893) commuting into the town from outside the county.
- Existing and planned high quality transport links (DART, Dublin Bus / BusConnects and M4 Motorway) with the capacity to enable the town as a driver of growth within the Dublin Metropolitan Area
- Decarbonisation Zone – A town that will provide tangible benefits for residents, workers, visitors and students improving experience of place, liveability and quality of life.
- Increased provision of local jobs +32.6% (1,697 jobs) since 2016.
- 31% of local jobs in Manufacturing, Utilities and Engineering sectors highlighting the strength and cluster of sectors and skilled roles in Maynooth Business Campus.
- Sought after and established location for enterprise with fully occupied business campus and track record of low vacancy rates.

Opportunities

- Achieve greater alignment between where people 'live and work' reducing the need for commuting.
- Create future synergies and develop dynamic partnerships with existing employers (Intel, Kildare Innovation Campus) and future multinationals seeking direct access to specific skillsets.
- Maynooth University as the catalyst for creating first in class campus style research centre, harnessing the knowledge-based economy with opportunities in ICT, Innovation and specialist manufacturing through Research and Development (R&D).
- Well-placed to exploit its strategic location on the 'M4 Knowledge Corridor' enabling increased employment in the areas of research and development and incubation/ start-up units as part of initiatives by Maynooth University.
- Opportunities for small – medium scale bespoke office space to suit local and national space requirements, including flexible co-working and shared space demands.
- Strong placemaking opportunities assisted by regeneration projects within the town centre and a development strategy governed by the 10-minute settlement concept.
- Improved connectivity and accessibility with planned road network improvements, active travel (walking and cycling) measures and public transport investments (M4 Bus Priority Measure, BusConnects and DART+ West).
- Opportunity to create increased employment in the town for the 29% of the resident workforce employed in Professional Services, ITC and Financial Services.
- Cater for increased demand for high quality office space in urban centres outside Dublin City Centre.

Jobs Growth Strategy



Potential Population 2040

Estimated Population (Q4 2025)	Projected Population 2040	Projected Growth
18,027	29,957	11,930 (+66%)



Jobs Growth to 2040

Jobs Ratio Target Range
Key Town (1.1 – 1.4)

Projected Growth (2040)	Jobs Ratio (Low)	Jobs Ratio (High)	Jobs Ratio (Median)
11,930	8,020	10,207	9,113



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs (2022)	Jobs Ratio (Low)	Jobs Ratio (High)	Jobs Ratio (Median)
6,898	9,247	11,768	10,508

Balance Required: 3,610

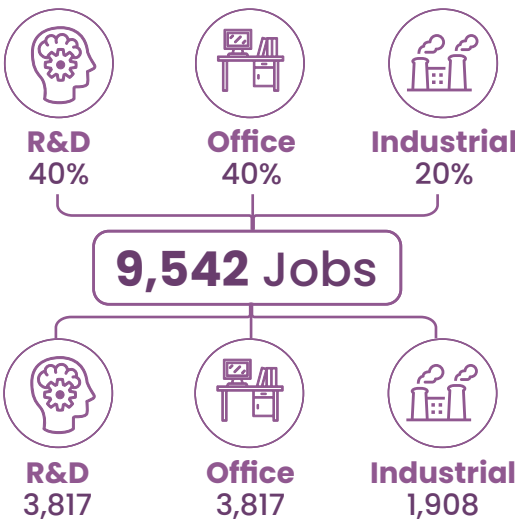
Balance + Future Jobs Growth: 12,723

Jobs Growth

**12,723
Jobs**

Sector Growth Scenario

75% of future jobs (9,542) distribution in Office, Warehouse and Industrial type property solutions (Excluding Retail/Wholesale and Service sectors) as follows:



Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)

Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
R&D	3,817	60	229,020	4,500	50.89
Office	3,817	12	45,804	8,000	5.73
Industrial	1,908	36	68,688	4,500	15.26
Total:	9,542		343,512		71.88 ha

Preferred Location

Laraghbryan West and Straffan Road

Proposed Land Use

Q: Enterprise and Employment



Sector Opportunities

- Life Sciences
- Research Development and Innovation
- Professional Services
- ICT and High Tech
- Specialist Engineering
- Advanced Manufacturing
- Biopharma

Office
5.73 haIndustrial
15.26 haR&D
50.89 ha+50% extra
provision
35.94 haAvailable Land
(Undeveloped)
49.09 haJobs Ratio
Target
1.1 – 1.4Employment Land:
Jobs Growth Allocation
9,542Land Requirement for
Jobs Growth (2040)
71.88 ha

Summary

When future land requirements are assessed for targeted jobs growth to 2040, it is projected an additional 22.79 ha of land is required. The Maynooth and Environs Joint Local Area Plan 2025–2031 makes provision for a total of 49.09 ha of employment land to facilitate jobs growth up to 2031. While this appears to be sufficient in terms of quantum and plan horizon, the town currently only provides three viable short-medium term site options, however these are all small scale in comparison to the town's projected future growth. With significant jobs growth projected to 2040, future growth as it stands is heavily reliant on the activation of lands identified at Laraghbyran West and its vision for an R&D campus. Considering the high-level vision for the lands, sectoral targets and key supporting infrastructure required to support development of this nature, the activation of these lands is deemed long term in its objective.

Identified as a Metropolitan Key Town in the Dublin Metropolitan Area, Maynooth can utilise future growth as a catalyst for economic development for the north of the county. To ensure the town can support this growth and potential demand, a significant number of feasible sites will be required that can provide options to facilitate a diverse mix of sectors and property types. While the current economic strategy for the town is long-term in nature, it will be important that short-medium term investment is continued to be focused and concentrated south of the town (Straffan Road) in close proximity to Maynooth Business Campus. This thriving business park is home to range of local and international enterprises which highlights the strength of the location and its market appeal. Maynooth is widely considered as a town capable of attracting high end job opportunities, greater enterprise and fledging interests seeking office solutions in a location with good public transport connections, strong placemaking attributes and direct access to a skilled and highly educated labour force. It is acknowledged that Maynooth University can play a vital role in enhancing the town's economic appeal with the potential of future synergies and partnerships with specific sectors and skill sets.

For these locations (Laraghbyran West and Straffan Road) to flourish in the medium-long term, the delivery of key transport measures relating to the DART+ West and BusConnects, the delivery of the Maynooth Eastern Relief Road (MERR) and Maynooth Outer Orbital Road (MOOR) will be integral to the town's future expansion. While this infrastructure will be key to the activation of lands identified at Laraghbyran West, it is considered that these projects collectively will be vital to the town's overall accessibility and public transport provision, including the release of future lands and potential economic development in the short term. With certain areas of the town constrained in terms of future development, the area containing Site 3 (Dowdstown) and Site 4 (Maynooth Business Campus) along the Straffan Road (see Appendix A: Maynooth profile) present feasible greenfield solutions in the short -medium term which has the potential to expand on existing uses creating an employment district where demand for accommodation exists. Assuming population projections are realised in the short-medium term, it is important that jobs growth is aligned and supported through the identification of tangible solutions that can attract a range of sectors, helping create a sustainable 'live and work' community. While choice is important, the sequential development and compact growth of the town should be managed carefully, ensuring a phasing arrangement is implemented safeguarding against 'one-off' development in peripheral locations removed from the built-up area.



Settlement Profile

Newbridge

Jobs in
Settlement, 2022**7,337****+812**

from 2016 (+12.4%)

9.3%of all jobs in Kildare
(78,638)Education
Attainment
(Local Jobs)Completed Third
Level or Higher
53% (3,891)Completed
Secondary
46.2% (3,390)Jobs :
Resident
Worker Ratio**0.66**

Industry of Employment

Agriculture, forestry and fishing	0.4% (30)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	14.2% (1,043)
Construction	2.8% (204)
Wholesale, Retail Trade, Transportation, Accommodation	29.5% (2,161)
Information Communication Financial, Real Estate	14% (1,024)
Public Administration and Defence; Compulsory Social Security	8% (586)
Education, Human Health and Social Work Activities	24.5% (1,797)
Other Service Activities	6.5% (474)
Not Stated	0.2% (18)

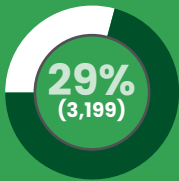
Socio-Economic Group

Employers and Managers	15.1% (1,109)
Higher professional	1.3% (95)
Lower professional	5.7% (415)
Non-manual	53.7% (3,943)
Manual skilled	5.1% (375)
Semi-skilled	12.4% (911)
Unskilled	3.2% (233)
Own account workers	2.7% (199)
Farmers	0.1% (11)
Agricultural Workers	0.3% (21)
All others gainfully occupied and unknown	0.3% (25)

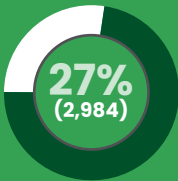
Resident Workers, 2022

11,099

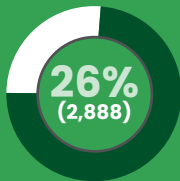
Works in Settlement



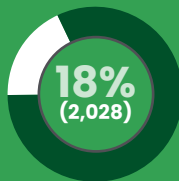
Work Elsewhere in Kildare County



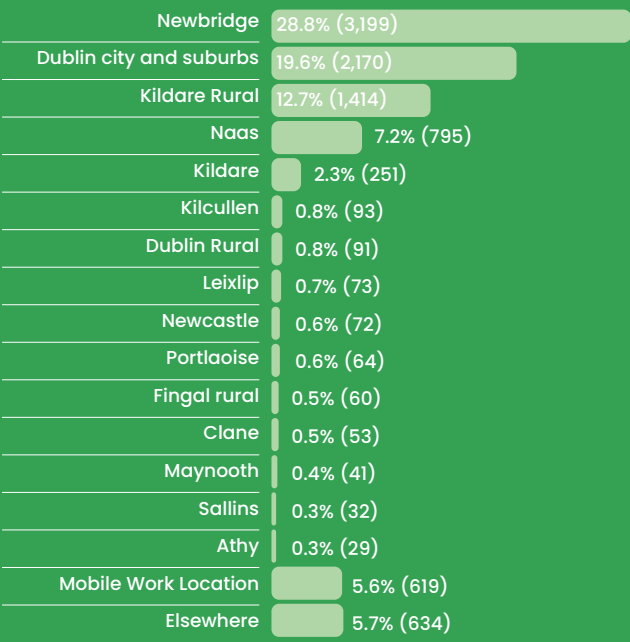
Work Outside Kildare County



Blank or Mobile Destinations



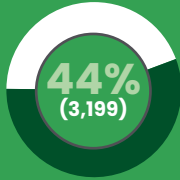
Where are they travelling to?



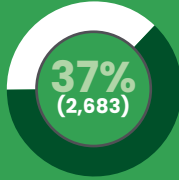
Local Jobs, 2022

7,337

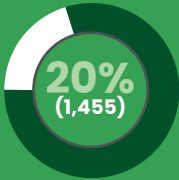
Lives and Works in Settlement



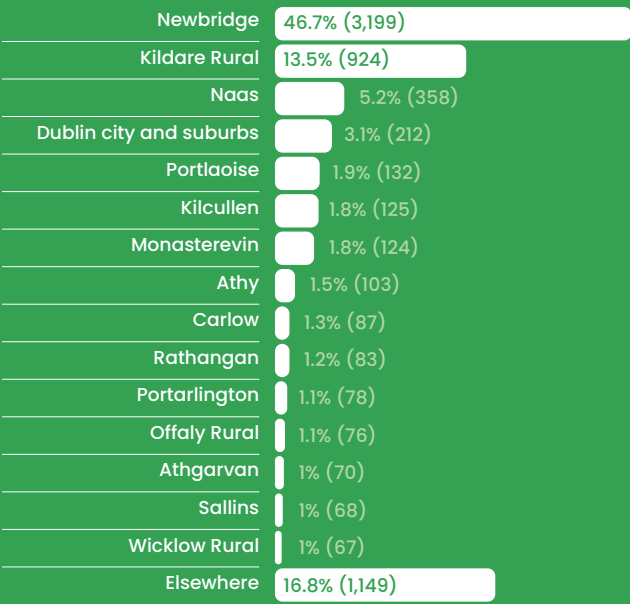
Commutes from elsewhere in Kildare



Commutes from outside County Kildare



Where are they travelling from?



Getting to Work*



9.4%
(1,036)



9.9%
(1,092)



1.8%
(201)



9.2%
(1,018)



5.4%
(593)



53%
(5,841)

*Note: this excludes not stated.

Strengths

- Highly accessible location with excellent transports links including commuter/intercity rail services and direct connections to M7 and M9 Motorways.
- Naas – Newbridge Strategic Economic and Employment Zone - cluster of established FDI / multinational companies creating a destination for a diverse range of business sectors.
- Fast growing town with strong housing delivery – 544 units delivered Q1 2023 – Q1 2025.
- Recognised location for large scale logistical operations (3PL)¹ with with excellent road connectivity to all cities, ports and regional markets.
- Skilled resident workforce with 44% employed in ITC, Professional Services, Public Admin and Education, Human Health and Social Care sectors.
- Littleconnell Strategic Employment Area currently accomadates circa 1,350 jobs covering a diverse range of sectors and skill sets.
- In close proximity to Ladytown - one of the largest employment centres in the county home to a range of local and international scale enterprises.
- 12.4% (+812) growth in local jobs between 2016 and 2022 with 44% of residents living and working in the town.
- Significant upgrades in road infrastructure and supporting services providing feasible greenfield solutions capable of attracting large scale investment and growth ambitions of key stakeholders.
- Continued large-scale investment in both warehouse/industrial and office type development highlighting the towns locational attributes.
- Vibrant town centre with active main street and regional shopping centre 'Whitewater Shopping Centre' creating a strong sense of sense of place and visitor destination.
- Skilled and educated resident workforce with 60% classified as 'Employers/ Managers' and 'Non-Manual' job types.

Opportunities

- Strong industrial presence with opportunity for regeneration and decanting of old industrial/ warehouse uses within town centre to provide high density employment, residential and civic uses.
- Track record of public sector (Department of Defence, Department of Social Protection) and private sector (Bord Na Móna) office investment with additional 3,000 sq. m (32,000 sq. ft) under construction.
- IDA Ireland – Largest landholder within the Littleconnell Strategic Employment Area with long term objectives to attract continued large-scale investment.
- Ability to attract a diverse range of sectors seeking greenfield solutions within an established and reputable business park setting.
- Improved future connectivity with planned road infrastructure and bridge developments within the town.
- To provide business campus / enterprise park of scale that can facilitate local and national scale growth requirements.
- Stronger investment in town renewal, placemaking and public realm to enhance and encourage greater alignment of where people 'live and work'.
- Exploit strategic location and existing land constraints within the Greater Dublin Area to provide low density warehouse/industrial solutions for fledgling companies.
- Future consolidation of the Littleconnell and Ladytown Employment Areas to create an employment zone of international scale.
- Improve jobs to resident worker ratio with 20% of resident workforce (2,170) commuting to Dublin City and Suburbs for work.
- Potential synergies and partnerships emerging from new and existing sectors and their long-term commitment to the town.
- 21% of resident workforce (2,284) employed in ITC, Financial and Professional Services type jobs with only 14% of local jobs (1,024) available in this sector.
- Demand for quality office space in key urban settlements with a track record of consistent public and private sector investment.

¹ 3PL – Third Party Logistics: Refers to outsourcing logistics and fulfilment operations, such as warehousing, transportation and distribution to a specialised external company.

Jobs Growth Strategy



Potential Population 2040

Estimated Population (Q4 2025)	Projected Population 2040	Projected Growth
27,110	31,266	4,156 (+15%)



Jobs Growth to 2040

Jobs Ratio Target Range
Self Sustaining Growth Town (0.8 – 1.0)

Projected Growth (2040)	Jobs Ratio (Low)	Jobs Ratio (High)	Jobs Ratio (Median)
4,156	0.8 1,915	1 2,393	2,154



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs (2022)	Jobs Ratio (Low)	Jobs Ratio (High)	Jobs Ratio (Median)
7,337	0.8 8,879	1 11,099	9,989

Balance Required:

2,652

Balance + Future Jobs Growth:

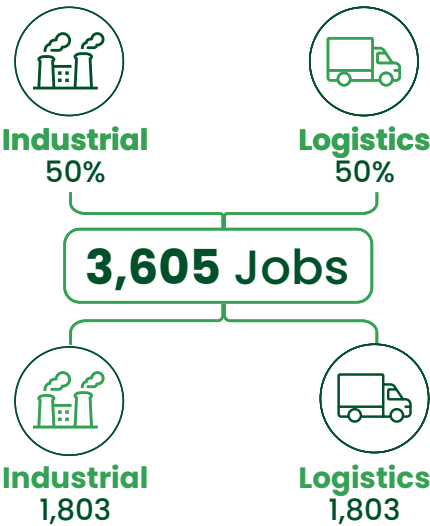
4,806

Jobs Growth



Sector Growth Scenario

75% of future jobs (3,605) distribution in Office, Warehouse and Industrial type property solutions (excluding Retail/Wholesale and Service sectors), as follows:



Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)

Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
Industrial	1,803	36	64,908	4,500	14.42
Logistics	1,802	77	138,754	3,500	39.64
Total:	3,605		203,662		54.06 ha

Preferred Location

Littleconnell / Greatconnell

Proposed Land Use

H: Industrial and Warehousing

Sector Opportunities

- Light Industry and Logistics
- Advanced Manufacturing and Production
- Specialist Engineering
- Biopharma



**Jobs Ratio
Target**
0.8 – 1.0



**Employment Land Jobs
Growth Allocation**
3,605



**Land Requirement for
Jobs Growth (2040)**
54.06



Industrial
14.42 ha



Logistics
39.64 ha



**+50% Extra
Provision**
27.03 ha



**Available Land
Undeveloped**
128.1 ha



Summary

When existing available land is assessed against future growth requirements, it is evident there is a sufficient quantum of land available to facilitate sectoral growth targets. With Variation No.2 (Newbridge Settlement Plan) recently adopted, the majority of employment land is identified within Littleconnell providing approximately 128 hectares for future investment. In the last decade, the location has experienced sustained investment from large scale multinationals and FDI clients becoming a highly established employment location. The delivery of the Newbridge Southern Ring Road has unlocked a number of key land banks which has resulted in LIDL and Penneys choosing to locate and develop large scale distribution facilities. Diageo's recently delivered purpose built brewing facility is also currently undergoing expansion. While there appears to be significant zoned land available, the scale and quantum of lands identified in the short – medium term is in response to changing industry requirements for larger floor plates and increased yard space, ensuring the lands are of international appeal.

With the east of town heavily invested and developed in terms of infrastructure, it is important future jobs growth and large-scale economic investment is concentrated in the Littleconnell Employment Area, recognising its strategic importance in terms of fulfilling local and regional growth targets. The consolidation of this location will assist in the compact growth of the area whilst also creating a sustainable employment zone capable of influencing a range of sectors and job opportunities. Now recognised on the international stage with a track record of low density industrial/warehouse style accommodation, it is expected this trend and demand will continue in the medium-long term due to the profile and scale of lands available. Given its close proximity to the Ladytown / Momentum Logistics Park, there is an opportunity to create one strategic economic zone of international scale, capitalising on existing investment and available infrastructure provision. With limited public transport provision and connections currently in place, the success, influence and sustainable development of the Littleconnell Employment Area will demand improved public transport and active travel infrastructure to counteract car dependency.

With employment growth being focused to the east of the town in Littleconnell, there is currently one alternative site option available to the south adjacent the existing IDA Business Park.

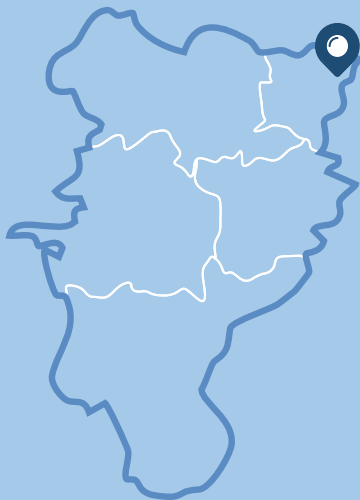
However, this may be somewhat constrained in terms of access and market requirements. Although the town contains a train station with excellent commuter/intercity rail services, no employment locations are identified for high end job opportunities and associated typologies. Newbridge also contains a legacy of older industrial uses (Cill Dara Industrial Estate and Newbridge Industrial Estate). These areas have gradually become an expansion of the town centre, resulting in enterprises migrating to cheaper space. Surrounded by residential uses, the lands have been identified as a future regeneration and decanting opportunity, providing more sustainable integrated mix of uses including residential, community infrastructure and economic uses. To provide a spatial balance of future employment growth in the town, the decanting of existing older industries and identification of key interventions to free up such lands will be integral to the future growth and provision of high-end job opportunities and associated property solutions. While this requires a long-term strategic approach, it is assumed the likely location for relocating such uses will be to the east of the town availing of serviceable land and existing infrastructure. However, considering the track record of investment at Littleconnell, land values in this area may be a barrier, requiring strategic leadership and strong policy response from the local authority.

Looking ahead, the Littleconnell Strategic Employment Area has the potential to support a range of local, regional and national space requirements from a mix of sectors, harnessing its reputation of FDI and its strategic connections. With IDA Ireland, now one of the majority landowners in the area, this highlights the potential for the location and its ability to meet strategic objectives and economic ambitions for the wider mid-east region. The availability of greenfield sites that have the ability to cater standalone developments will appeal to large scale investors. Alternatively, many site options present excellent opportunities to provide a mix of development types in an enterprise park or campus style setting. Considering the scale of lands available, it is important that development proposals of this nature are underpinned by a cohesive framework and phasing arrangement to ensure the sustainable development of the area, avoiding a legacy of sporadic satellite development in the region.



Settlement Profile

Leixlip



**Jobs in
Settlement, 2022**

9,166

+3,341

from 2016 (+57.4%)

11.7%
of all jobs in Kildare
(78,638)

Education Attainment (Local Jobs)

Completed Third
Level or Higher
70.9% (6,503)



Completed
Secondary
28% (2,567)

Jobs : Resident Worker Ratio

1.17



Industry of Employment

Agriculture, forestry and fishing	0.1% (07)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	62.7% (5,747)
Construction	5.7% (525)
Wholesale, Retail Trade, Transportation, Accommodation	6% (549)
Information Communication Financial, Real Estate	13.1% (1,201)
Public Administration and Defence; Compulsory Social Security	1.5% (133)
Education, Human Health and Social Work Activities	8.9% (817)
Other Service Activities	1.9% (176)
Not Stated	0.1% (11)

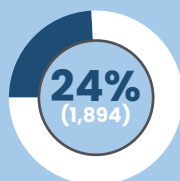
Socio-Economic Group

Employers and Managers	9.1% (832)
Higher professional	1.1% (100)
Lower professional	22.2% (2,027)
Non-manual	32.3% (2,954)
Manual skilled	21.7% (1,983)
Semi-skilled	6.3% (573)
Unskilled	5.3% (485)
Own account workers	1.8% (167)
Farmers	(Less than 5)
Agricultural Workers	(Less than 5)
All others gainfully occupied and unknwn	0.3% (30)

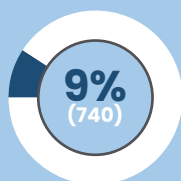
Resident Workers, 2022

7,823

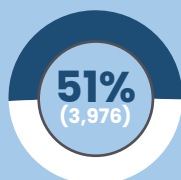
Works in
Settlement



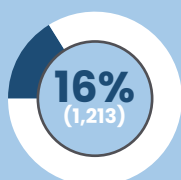
Work Elsewhere
in Kildare County



Work Outside
Kildare County



Blank or Mobile
Destinations



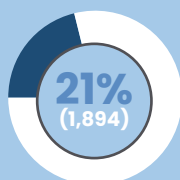
Where are they travelling to?

Dublin city and suburbs	42.9% (3,357)
Leixlip	24.2% (1,894)
Kildare Rural	3.3% (256)
Maynooth	3.1% (241)
Fingal Rural	1.6% (129)
Celbridge	1.2% (96)
Dublin Rural	0.9% (70)
Meath Rural	0.8% (66)
Naas	0.7% (58)
Newcastle	0.7% (54)
Swords	0.6% (44)
International Travellers	0.4% (34)
Newbridge	0.2% (17)
Kilcock	0.2% (16)
Cork city and suburbs	0.2% (15)
Mobile Work Location	5.5% (432)
Elsewhere	3.4% (263)

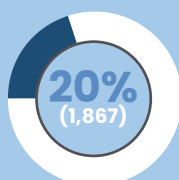
Local Jobs, 2022

9,166

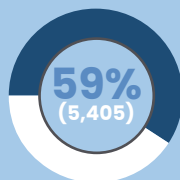
Lives and Works in
Settlement



Commutes from
elsewhere in Kildare



Commutes from outside
County Kildare



Where are they travelling from?

Dublin city and suburbs	26.7% (2,446)
Leixlip	20.7% (1,894)
Maynooth	4.5% (411)
Kildare Rural	4.2% (381)
Celbridge	4% (366)
Meath Rural	3.1% (286)
Kilcock	1.8% (167)
Westmeath Rural	1.4% (129)
Naas	1.3% (122)
Edenderry	1.3% (115)
Offaly Rural	1.2% (108)
Navan	1.1% (104)
Clane	1% (90)
Laois Rural	0.9% (82)
Mullingar	0.9% (81)
Elsewhere	26% (2,384)

Getting to Work*



14.2%
(1,111)



5.6%
(439)



2%
(159)



16.6%
(1,297)



2.5%
(192)



49.4%
(3,865)

*Note: this excludes not stated.

Strengths

- Key employment centre with strategic sites and track record of long term investment (Intel Ireland, DB Schenker, Kildare Innovation Campus) providing significant skilled and technical jobs within the Dublin Metropolitan Area.
- Key employment centre for a wider region with 59% (5,405) of local jobs commuting into Leixlip from outside Kildare.
- Quality transport links and connecting infrastructure (Rail, Dublin Bus and M4 Motorway) with capacity to further enhance the area as a strategic employment location within the Dublin Metropolitan Area.
- Highly skilled and educated resident workforce with 50% employed in ITC, Finance, Professional Services, Education, Human Health and Social Work sectors.
- Highest Jobs to resident worker ratio in Kildare: 1.71
- 65% of the resident workforce employed as 'Employers and Managers' and 'Non-Manual' type roles.
- Highly accessible location situated 10 minutes journey time from the M50 Motorway and 20 minutes from Dublin Airport and Dublin Port Tunnel.
- Capable of facilitating a range of multinational / FDI sectors to meet significant employment targets, including the objectives of local and national stakeholders.
- Track record of synergies and spin-offs created locally from established international enterprises and long-term investment plans.
- 63% of local jobs are in Manufacturing and Utilities sectors illustrating the clustering of sectors and skilled roles.
- Adjacent Weston Airport providing corporate and general aviation services with plans for upgrading of terminal facilities.

Opportunities

- Capture future spin-offs and landing space, including potential synergies in Deep Tech, Science and Innovation sectors emerging from the Kildare Innovation Campus development.
- Exploit location on the 'M4 Knowledge Corridor' and future electrification of DART+ West rail line.
- Collinstown Strategic Employment Lands (59.6 ha) – located adjacent to Intel Ireland with a vision to facilitate the development of a high-quality business campus providing office and light industry property solutions supported by strategic transport infrastructure.
- Future Transport Orientated Development (TOD) opportunities at Collinstown and Confey with the capacity to support a range of high-density mixed-use development.
- Investment in town renewal, placemaking and public realm to enhance liveability and encourage greater alignment where people 'live and work'.
- Opportunity to become an internationally recognised location and clustering for specialist manufacturing, deep tech and innovation, professional services, including logistical sectors.
- High commuter base with 43% of the resident workforce (3,357) travelling to Dublin City and suburbs for employment.
- Access to specific skill sets and potential partnerships with Maynooth University and other third level institutions in the region.
- Skilled and educated resident workforce with only 24% currently working in the town.
- Demand for quality office space in urban centres with a track record of investment in housing delivery and supporting amenities.
- Ample greenfield opportunities adjacent to existing transport infrastructure capable of providing significant property solutions.
- Exploit limited land availability for low density (industry/warehouse) property solutions in South Dublin, Dublin City and Fingal administrative areas.

Jobs Growth Strategy



Potential Population 2040

Estimated
Population
(Q4 2025)
17,759

Projected
Population 2040
21,958

Projected Growth
4,199 (+24%)



Jobs Growth to 2040

Jobs Ratio Target Range
Self Sustaining Growth Town (1.17 – 1.4)

Projected
Growth
(2040)

4,199

Jobs Ratio
(Low)

1.17

2,885

Jobs Ratio
(High)

1.4

3,206

Jobs Ratio
(Median)

3,045



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs
(2022)

9,166

Jobs Ratio
(Low)

1.17

9,153

Jobs Ratio
(High)

1.4

10,952

Jobs Ratio
(Median)

10,053

Balance Required:

887

Balance + Future Jobs Growth: 3,932

Jobs Growth

**3,932
Jobs**

Sector Growth Scenario

75% Future jobs (2,949) distribution in Office, Warehouse and Industrial type property solutions (excluding Retail/Wholesale and Service sectors), as follows:



Office
45%



R&D
40%



Logistics
15%

2,949 Jobs



Office
1,328



R&D
1,180



Logistics
441

Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)

Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
Office	1,328	12	15,936	8,000	2.00
R&D	1,180	60	70,800	4,500	15.73
Logistics	441	77	33,957	3,500	9.70
Total	2,949		120,693		27.43

Preferred Location

**Collinstown and
Leixlip Demesne**

Proposed Land Use

Q: Enterprise and Employment


Sector Opportunities

- R&D and Life Sciences
- Deep Tech and Innovation
- Professional Services
- ICT and High Tech
- Specialist Engineering
- Advanced Manufacturing
- Biopharma
- Light Industry and Logistics


Office
2 ha

R&D
15.73 ha

Logistics
9.70 ha

**+50% extra
provision**
13.72 ha

**Available Land
(Undeveloped)**
46.8 ha

**Jobs Ratio
Target**
1.17 – 1.4

**Employment Land:
Jobs Growth Allocation**
2,949

**Land Requirement for
Jobs Growth (2040)**
27.43 ha


Summary

When future requirements are assessed, it is projected that 27.43 ha of land would be required to facilitate future jobs growth to 2040. From a review of the existing provision, it is evident a sufficient quantum of land is currently available to meet this requirement. Although there is sufficient quantum, this includes only one site option that is presently zoned at Collinstown (see Appendix A: Leixlip profile). Considering the town's locational attributes, public transport infrastructure and track record of economic investment, one site option for future development is considered too restrictive over the longer term.

Leixlip and its hinterland continues to see significant development and change with Intel Ireland and Backweston Campus experiencing ongoing expansion, the opening of a new logistics base for global enterprise DB Schenker, including the major re-development of the Kildare Innovation Campus (KIC) which is currently on site to deliver a range of deep tech and office accommodation. This scale of investment and commitment to the location emphasises the strength of the town's position within the Dublin Metropolitan Area and its opportunity to attract further investment. Looking ahead, it is important Leixlip continues to position itself from a land use perspective as a key growth location for the region by providing feasible site options for employment growth. Clustering development and focusing growth at existing locations (Collinstown and Leixlip Demesne) can ensure the sequential development of the area. The planned development of DART+ West including improved connections to the M4 Motorway will further enhance the town's ability to attract a wider range

of sectoral interests seeking an alternative base to Dublin. With the Collinstown lands perceived as a medium-long term growth option, it is important viable site options are available to encourage local/regional space requirements that can support short / medium term jobs growth. While large scale investment is vital for critical mass, the growth and support for small-medium enterprises will be important for the town and its ability to align with population growth.

The Leixlip Demesne (see section 7.4: Future Strategic Employment Locations) site has the potential to provide similar typologies that can cater emerging growth and spin-offs from the neighbouring deep tech campus at KIC. Today, Ireland's deep tech and innovation sector is currently described as robust with a strong footing in the area of semi-conductor technology, supported by a committed network of institutions to further the countries AI (Artificial Intelligence), machine learning and quantum computing capabilities. The development of the KIC will be the first step in creating a specialist landing location for such opportunities which will be of international appeal. Facilitating future prospects in this location will be vital considering the spin-off potential within the industry and prospects for expansion. Leixlip is therefore considered to be in a strong position to cater for a range of investment types in a diverse mix of sectors, building on its existing strengths as a global location to invest. With a skilled resident workforce and high provision of local jobs, the town is best placed to create further opportunities with the potential to promote a more sustainable 'live and work' environment.



Settlement Profile

Kildare Town



**Jobs in
Settlement, 2022**

2,996

+830

from 2016 (+38.3%)

3.8%
of all jobs in Kildare
(78,638)

Education Attainment

(Local Jobs)
Completed Third
Level or Higher
50.4% (1,510)



Completed
Secondary
48.1% (1,441)

**Jobs :
Resident
Worker Ratio**

0.65



Industry of Employment

Agriculture, forestry and fishing	1.1% (32)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	10.5% (316)
Construction	3.3% (100)
Wholesale, Retail Trade, Transportation, Accommodation	44.2% (1,325)
Information Communication Financial, Real Estate	14.6% (436)
Public Administration and Defence; Compulsory Social Security	2.8% (83)
Education, Human Health and Social Work Activities	17.7% (530)
Other Service Activities	5.5% (166)
Not Stated	0.3% (08)

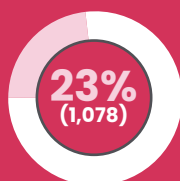
Socio-Economic Group

Employers and Managers	16.2% (484)
Higher professional	1.4% (42)
Lower professional	4.6% (139)
Non-manual	55.3% (1,656)
Manual skilled	7.1% (214)
Semi-skilled	10.4% (311)
Unskilled	1.9% (56)
Own account workers	1.9% (57)
Farmers	0.2% (07)
Agricultural Workers	0.7% (20)
All others gainfully occupied and unknwn	0.3% (10)

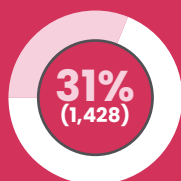
Resident Workers, 2022

4,642

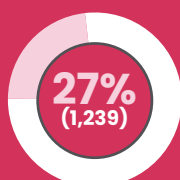
Works in
Settlement



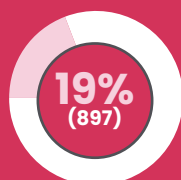
Work Elsewhere
in Kildare County



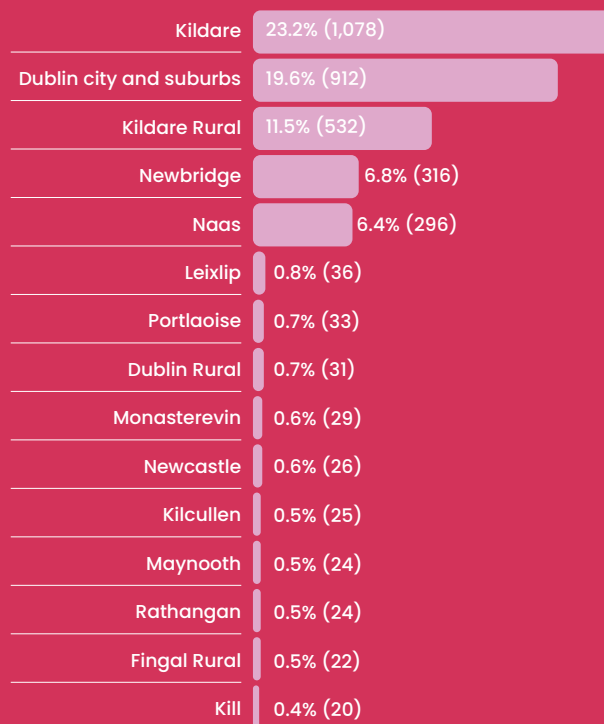
Work Outside
Kildare County



Blank or Mobile
Destinations



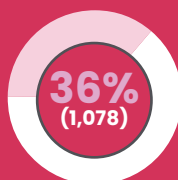
Where are they travelling to?



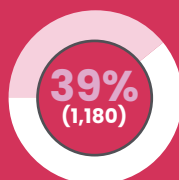
Local Jobs, 2022

2,996

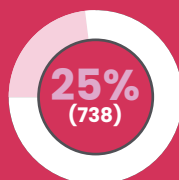
Lives and Works in
Settlement



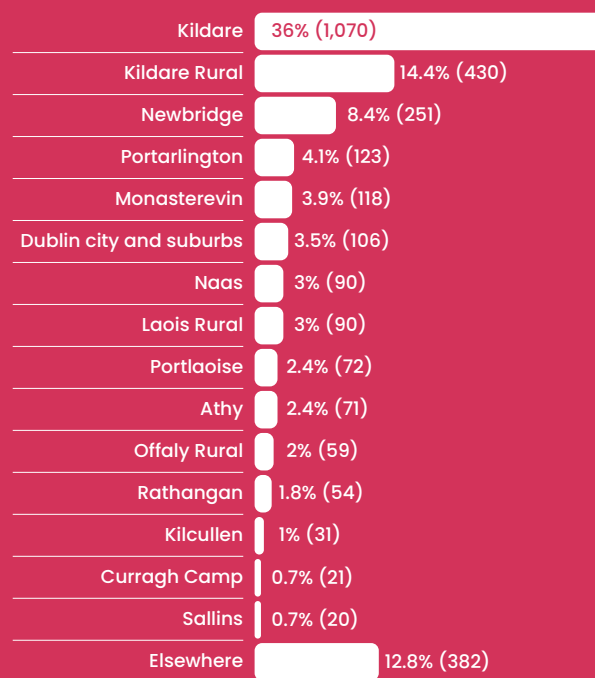
Commutes from
elsewhere in Kildare



Commutes from outside
County Kildare



Where are they travelling from?



Getting to Work*



7.2%
(332)



8.3%
(382)



1.3%
(62)



9.7%
(447)



6.2%
(285)



54.2%
(2,507)

*Note: this excludes not stated.



Strengths

- Vibrant town centre with attractive public realm and strong sense of place due to historic character and recent investment.
- Highly accessible location with excellent transport links including commuter rail (Dublin / South West) and direct access to the M7 Motorway (Dublin/Limerick) and 35 mins journey time to M50 Motorway.
- International shopping destination with specialist designer outlet and tourist destination (Kildare Tourist Outlet Village) which currently contributes to a significant proportion of local employment.
- Skilled and educated resident workforce with 71% employed in 'non-manual' and 'employers and managers' jobs.
- 36% of local jobs live and work in the town with a relatively strong resident jobs ratio (0.65) in comparison to larger settlements in Kildare.
- 39% increase in local jobs (+830) since 2016.
- Strategically positioned along the M7 corridor providing easy connections to Dublin, Limerick, Cork and Northern markets within 2 hours.
- Established local manufacturing and industrial presence covering a diverse range of sectors.
- Rapidly growing town with significant housing completions – 745 units (Q1 2023 – Q1 2025)
- Key employment destination with 64% (1,918) of local jobs commuting into the town from other parts of Kildare and outside the county.
- Home to major tourism/recreational assets including the Irish National Stud, Japanese Gardens, The Curragh, St Brigid's Cathedral and Round Tower, and the internationally renowned Kildare Tourist Outlet Village.

Opportunities

- Opportunity to capitalise on tourism as a key pillar for economic growth and placemaking, harnessing the town's unique heritage, retailing and recreational assets.
- Opportunity to consolidate employment growth creating clusters to the south of the town adjacent key locations and strategic access points.
- Ample greenfield opportunities that are easily accessible and serviceable for fledgling companies seeking development of scale along a strategic corridor.
- Permission granted for large manufacturing site (circa 61,000 sq. m) which can be the catalyst for further investment and future synergies in a prime location.
- Centrally located train station with frequent commuter services to Dublin City, including intercity services to Cork, Limerick, Galway and Waterford.
- Competitive and alternative location for logistical/warehouse investment proximate to the Naas to Newbridge Strategic Economic and Employment Corridor.
- Achieve greater alignment where people work and live with a focus on ICT and professional services opportunities.
- Opportunities for small scale office development adjacent to Kildare Train Station and key town centre regeneration sites that can encourage and cater local and regional space requirements.
- To provide an enterprise/business park of scale that includes a mix of property solutions to attract a range of sectors and new employment opportunities for the town and surrounding hinterland.

Jobs Growth Strategy



Potential Population 2040

Estimated Population (Q4 2025)	Projected Population 2040	Projected Growth
11,831	14,099	2,268 (+22%)



Jobs Growth to 2040

Jobs Ratio Target Range
Self Sustaining Growth Town (0.8 – 1)

Projected Growth (2040)	Jobs Ratio (Low)	Jobs Ratio (High)	Jobs Ratio (Median)
2,268	0.8 1,063	1 1,329	1,196



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs (2022)	Jobs Ratio (Low)	Jobs Ratio (High)	Jobs Ratio (Median)
2,996	0.8 3,714	1 4,642	4,178

Balance Required: 1,182

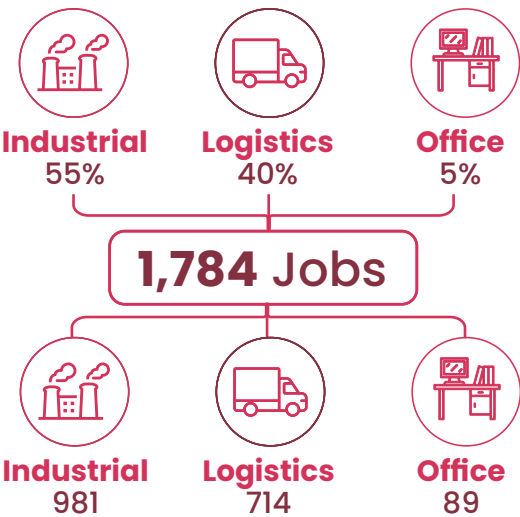
Balance + Future Jobs Growth: 2,378

Jobs Growth

**2,378
Jobs**

Sector Growth Scenario

75% of future jobs (1,784) distribution in Office, Warehouse and Industrial type property solutions (Excluding Retail/Wholesale and Service sectors) as follows:



Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)

Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
Industrial	981	36	35,316	4,500	7.85
Logistics	714	77	54,978	3,500	15.71
Office	89	12	1,068	8,000	0.13
Total:	1,784		91,362		23.69 ha

Preferred Location

Monasterevin Road / Greyabbey (South West)

Proposed Land Use

H: Industry and Warehousing
Q: Enterprise and Employment



Sector Opportunities

- Logistics and Distribution
- Manufacturing and Production
- Specialist Engineering
- Biopharma
- Professional Services



Industrial
7.85 ha



Logistics
15.71 ha



Office
0.13 ha



**+50% extra
provision**
11.85 ha



**Available Land
(Undeveloped)**
73.26 ha



Jobs Ratio
Target
0.8 – 1.0



Employment Land:
Jobs Growth Allocation
1,784



Land Requirement for
Jobs Growth (2040)
23.69 ha



Summary

An analysis of future projected jobs growth and associated land requirements for 2040, shows that there is currently a sufficient quantum of land available to facilitate growth and sectoral targets. The town is fortunate to be located adjacent the M7 Motorway providing convenient access to the majority of zoned lands available, including a commuter train station in close proximity to the town. Going forward, it is recommended future employment growth will continue to be focused and clustered to the southwest, adjacent Junction 13 (M7 Motorway) and Kildare Tourist Outlet Village, including the R445 (Monasterevin Road). This area is largely undeveloped in terms of employment uses and currently includes a number of large-scale greenfield sites which can accommodate a diverse mix of property solutions to suit a range of sectors. This edge-of-town location is currently a hive of activity due to the presence of Kildare Tourist Outlet Village and Modus Link, highlighting a track record of investment in the area. While Kildare Town has experienced significant residential growth in recent years, employment growth and speculative commercial development has not kept pace. Kildare Tourist Outlet Village continues to be the primary source of local employment, so it is important that potential synergies are facilitated in the immediate area. It is assumed demand for space is likely to be of a local/regional nature seeking high quality warehouse/industrial solutions with excellent connectivity. Although sufficient land is currently available, landowner motivation, including development constraints, should be assessed to ensure that feasible site options are identified during the next review of the County Development Plan.

There is currently a significant quantum of land zoned for Strategic Reserve at Greyabbey which aims to safeguard for strategic employment over the longer term. Such a requirement to zone these lands should only be implemented following activation of sites closer to the town to avoid leapfrogging and adherence of national and regional objectives relating to compact growth development. Looking ahead, Kildare Town is best placed to take advantage of its proximity to the Naas to Newbridge Strategic Economic and Employment Zone and the opportunity to provide a competitive alternative location in a fast-growing town. Planning activity has supported this with permission granted for two specialist manufacturing units at Greyabbey, followed by an infrastructure application to provide a new business park with serviced site options adjacent to Modus Link. It is considered the development of these sites will be the catalyst for further growth and forming a key employment zone for the county. Going forward, the settlement is well-positioned to consolidate and focus employment uses in a suitable location from a land use and market perspective, with opportunity to create future clusters and synergies across the region. With high demand for serviceable land banks on strategic corridors, the location presents an excellent opportunity for any prospective FDI / multinationals seeking a quality accessible location with strong transport links.



Settlement Profile

AthyJobs in
Settlement, 2022**2,474****+327**

from 2016 (+15.2%)

3.1%
of all jobs in Kildare
(78,638)**Education
Attainment
(Local Jobs)**Completed Third
Level or Higher
56.7% (1,403)Completed
Secondary
42.7% (1,057)**Jobs :
Resident
Worker Ratio****0.58****Industry of Employment**

Agriculture, forestry and fishing	(less than 10)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	12% (295)
Construction	3% (74)
Wholesale, Retail Trade, Transportation, Accommodation	26.9% (660)
Information Communication Financial, Real Estate	10.8% (226)
Public Administration and Defence; Compulsory Social Security	5% (123)
Education, Human Health and Social Work Activities	36.6% (898)
Other Service Activities	5.7% (139)
Not Stated	(less than 10)

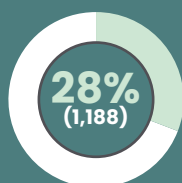
Socio-Economic Group

Employers and Managers	11.8% (291)
Higher professional	1.5% (36)
Lower professional	4.4% (110)
Non-manual	60% (1,485)
Manual skilled	6.5 (160)
Semi-skilled	8.7% (215)
Unskilled	3.2% (80)
Own account workers	2.8% (70)
Farmers	0.2% (04)
Agricultural Workers	0.6% (14)
All others gainfully occupied and unknwn	0.4% (09)

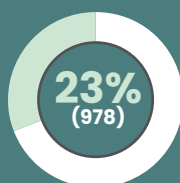
Resident Workers, 2022

4,256

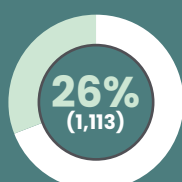
Works in
Settlement



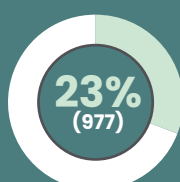
Work Elsewhere
in Kildare County



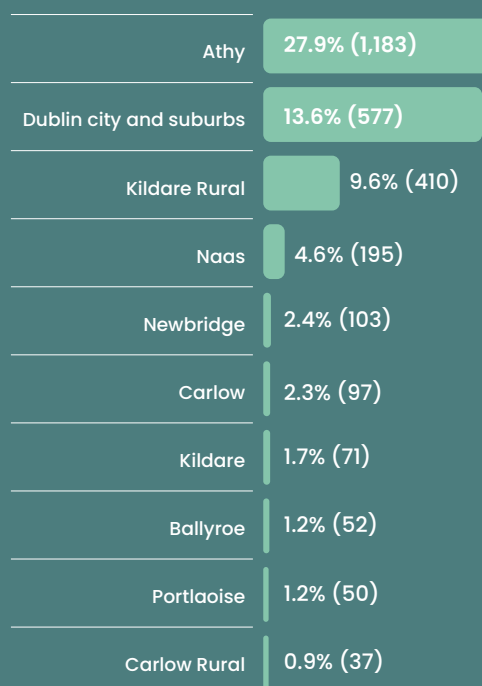
Work Outside
Kildare County



Blank or Mobile
Destinations



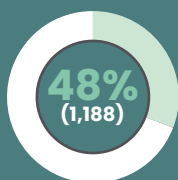
Where are they travelling to?



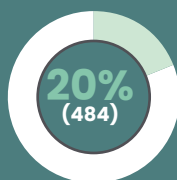
Local Jobs, 2022

2,460

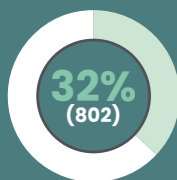
Lives and Works in
Settlement



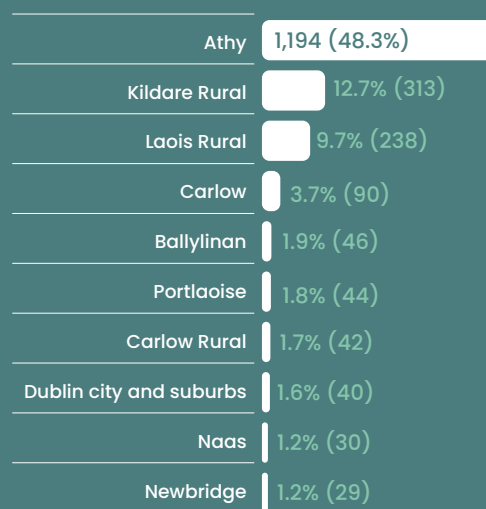
Commutes from
elsewhere in Kildare



Commutes from outside
County Kildare



Where are they travelling from?



Getting to Work*



5.7%
(240)



9.8%
(417)



1.6%
(67)



5.2%
(220)



6.3%
(269)



56.7%
(2,403)

*Note: this excludes not stated.

Strengths

- Improved road infrastructure and connections providing ease of access to M9 Motorway (Dublin/Waterford) and circa 40 mins journey time to the M50.
- Established industrial presence and clustering of manufacturing industries and agri-food sectors with a track record of international investment.
- Competitive land and property values in comparison to other areas in the county.
- Strong local workforce with 48% of residents living and working in the town.
- Skilled and educated resident workforce with 60% employed in 'non-manual' employment.
- Increased local job opportunities with 15% growth (+327) between 2016 - 2022.
- Education, Human Health and Social Care, ICT and Financial Services sectors have experienced the strongest growth in terms of resident skillsets between 2016-2022.
- Some 1,286 workers commute into Athy for employment from a wide surrounding area such as Carlow, Laois, Dublin and the rest of Kildare.

Opportunities

- Capitalise on location and direct link/route to Rosslare Europort and its increasing traffic growth since Brexit.
- Alternative more competitive location for light industry uses compared to Naas, Ladytown and Newbridge areas.
- Ample greenfield opportunities with the capacity to facilitate large standalone developments or a mix of uses to serve local and regional space requirements.
- Zoned lands to the eastern end of the Athy Distributor Road have the potential to facilitate market demand from the 3PL (Third Party Logistics) sector.
- Opportunities for new 'Grade A' light industry/warehouse accommodation to counteract the high volume of older accommodation due to established industrial practices.
- Centrally located train station serving the Dublin – Waterford line.
- Investment in placemaking and town centre regeneration to enhance and encourage future economic growth and liveability.
- Low vacancy rate for industrial accommodation with most demand stemming from local enterprises.



Jobs Growth Strategy



Potential Population 2040

Estimated
Population
(Q4 2025)
11,911

Projected
Population 2040
13,707

Projected Growth
1,796 (+15%)



Jobs Growth to 2040

Jobs Ratio Target Range
Self Sustaining Growth Town (0.80 – 1.0)

Projected
Growth
(2040)

1,796

Jobs Ratio
(Low)

0.8

718

Jobs Ratio
(High)

1.0

897

Jobs Ratio
(Median)

808



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs
(2022)

2,474

Jobs Ratio
(Low)

0.8

3,405

Jobs Ratio
(High)

1.0

4,256

Jobs Ratio
(Median)

3,830

Balance Required:

1,356

Balance + Future Jobs Growth: 2,164

Jobs Growth

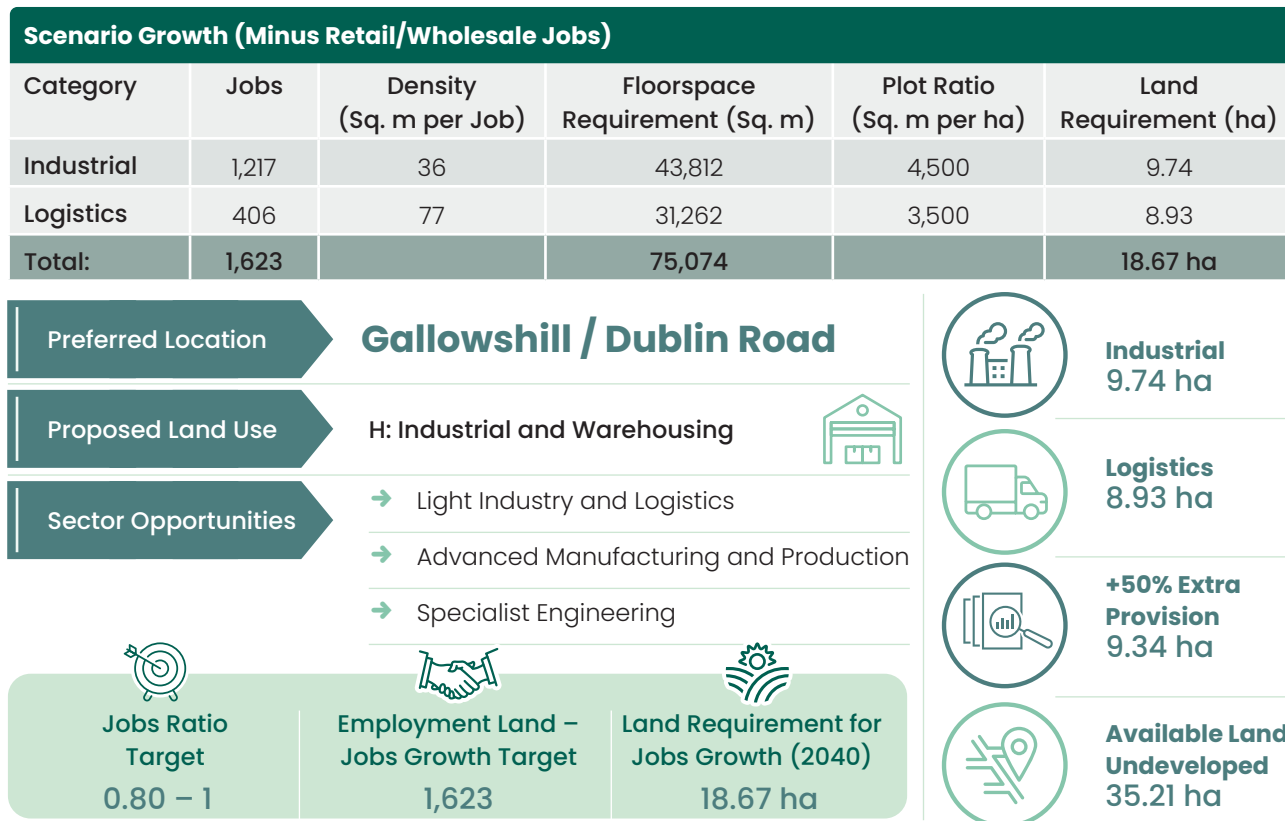
**2,164
Jobs**

Sector Growth Scenario

75% of future jobs (1,623) distribution in Office, Warehouse and Industrial type property solutions (Excluding Retail/Wholesale and Service sectors), as follows:



Future Land Requirements



Summary

An assessment of the projected jobs growth and land requirements for 2040, it shows the existing provision and available sites to be sufficient to facilitate proposed sectoral growth. Although the quantum of land available for economic growth is sufficient, it is important that the feasibility of all available site options are re-assessed at the next plan review stage. Where site options are deemed not feasible for development going forward, alternative locations will need to be identified. From a land use perspective, the available site options to the west of the town provide expansion and infill opportunities, however location and accessibility constraints have been identified as concerns for certain sectors during stakeholder engagements.

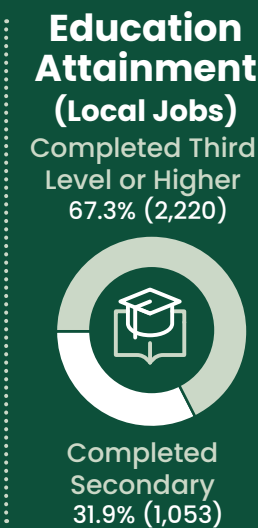
Historically the town has developed to the west with a concentration of industrial uses adjacent to the River Barrow. With the delivery of the Athy Distributor Road and N78 connection to the M7/M9 Motorway, access to and from the town has significantly improved. Following these developments, the east of the town at Gallowshill now provides significant greenfield opportunities

intersected by two connecting routes leading to the north of the county and the M7 (Dublin-Cork/Limerick) Motorway. Following the legacy of development and investment patterns in Athy, it is considered that future growth will continue to correlate with existing sectors. However, with recent infrastructure upgrades to the east of the town, this area will be more appealing to a wider range of sectors seeking a more accessible location with convenient access to major ports and consumer markets.

With County Kildare being recognised as a viable location for warehouse/industrial type development, Athy is now in a strong position to attract this type of investment focusing on its strategic connections. Where a requirement for alternative site options has been identified, the avoidance of haphazard one-off development and the continued compact growth of the settlement should be prioritised. Recognised as the primary economic centre in South Kildare, every attempt from a land use policy perspective should be made to stimulate economic investment and associated job opportunities for the area by facilitating tangible development opportunities that suit market conditions.

Settlement Profile

Celbridge



Industry of Employment

Agriculture, forestry and fishing	0.3% (11)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	6.4% (212)
Construction	2.9% (94)
Wholesale, Retail Trade, Transportation, Accommodation	20.5% (675)
Information Communication Financial, Real Estate	25.1% (827)
Public Administration and Defence; Compulsory Social Security	3.4% (112)
Education, Human Health and Social Work Activities	29.7% (980)
Other Service Activities	11.7% (386)
Not Stated	0% (Less than 5)

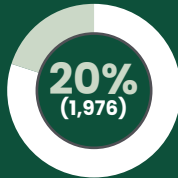
Socio-Economic Group

Employers and Managers	15.4% (507)
Higher professional	2.1% (68)
Lower professional	6.3% (207)
Non-manual	60.9% (2,001)
Manual skilled	3.5% (116)
Semi-skilled	7.8% (257)
Unskilled	1.1% (35)
Own account workers	2.8% (93)
Farmers	0% (Less than 5)
Agricultural Workers	0% (Less than 5)
All others gainfully occupied and unknwn	0% (Less than 5)

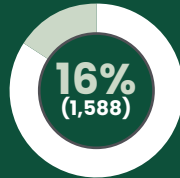
Resident Workers, 2022

9,925

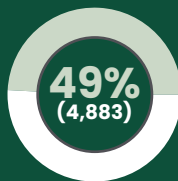
Works in
Settlement



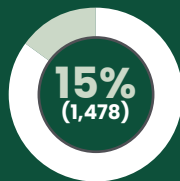
Work Elsewhere
in Kildare County



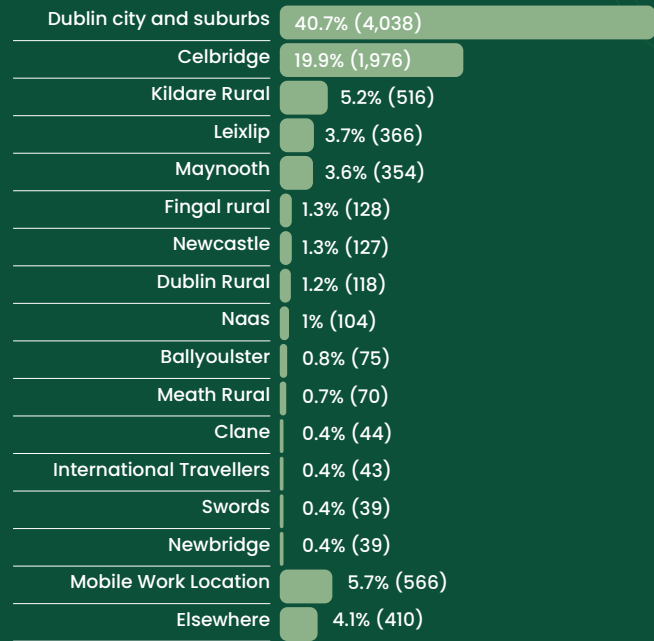
Work Outside
Kildare County



Blank or Mobile
Destinations



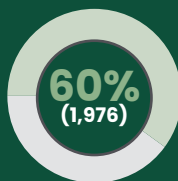
Where are they travelling to?



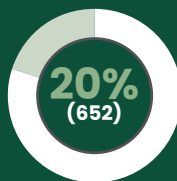
Local Jobs, 2022

3,297

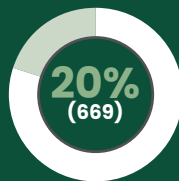
Lives and Works in
Settlement



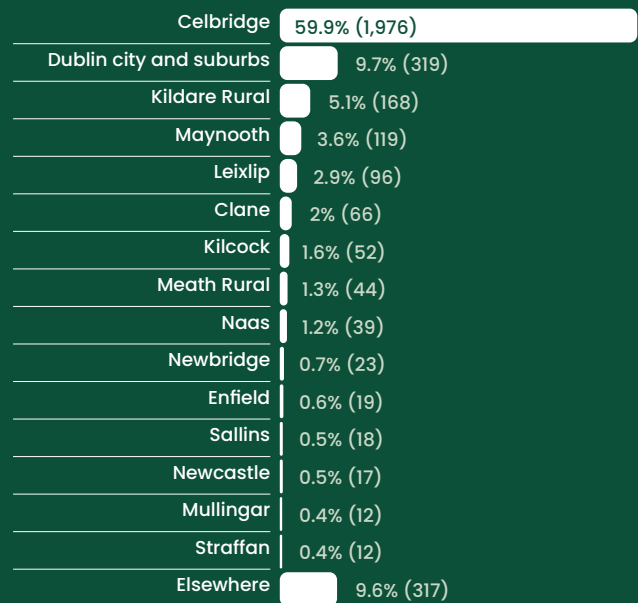
Commutes from
elsewhere in Kildare



Commutes from outside
County Kildare



Where are they travelling from?



Getting to Work*



13.1%
(1,292)



4%
(391)



1.4%
(140)



13.7%
(1,359)



3%
(297)



55.4%
(5,483)

*Note: this excludes not stated.

Strengths

- A large and expanding settlement within the Dublin Metropolitan Area home to a range of international companies and long-term investment.
- High quality public transport links to Dublin City Centre with commuter rail and Dublin Bus servicing the town. Future DART services planned for Hazelhatch and Celbridge Train Station.
- Clustering of research-led / high technology employment sectors representing private and state investment.
- Strong industrial/warehouse presence fronting the M4 Motorway with additional industrial/logistics park (Esprit Logistics Park) to provide circa 56,000 sq. m of high-quality accommodation in a range of units.
- Strategic location situated circa 10 minutes from the M50 Motorway and circa 20 minutes journey time from Dublin Airport and Dublin Port Tunnel.
- Skilled and educated resident workforce with 50% employed in ICT, Financial and Professional Services, Education and Human Health sectors.
- 60% of local jobs employ resident workers in Education, Human Health and ICT / Professional Services being the dominant sectors.
- 41% (+958) growth in local jobs between 2016-2022.
- The Backweston Laboratory Campus is home to the State Laboratory, Agricultural Laboratory, Food Safety Authority and the recently developed Forensic Science Ireland Laboratory.
- 66% of the resident workforce employed as 'Employers and Managers' and 'Non-Manual' type roles.
- Sought after location for commercial space with a track record of investment and low vacancy rates.

Opportunities

- Exploit location adjacent to the M4 Motorway by supporting a cluster of low density industrial/warehouse uses to the north of the town.
- Achieve greater alignment between where people 'live and work' to reduce commuting dependency.
- Capacity to attract a range of multinational / FDI sectors to meet growth targets and ambitions of key stakeholders.
- Develop future synergies and partnerships with the regions third level universities (Maynooth University) and international companies seeking access to skilled labour.
- Exploit the benefits of proximity to the rapidly expanding Grange Castle Business Park (South Dublin) and clustering of large-scale multinational investment and supporting infrastructure.
- Planned Celbridge Hazelhatch Mobility Corridor – improving connectivity to Hazelhatch and Celbridge Train Station whilst facilitating the future development of zoned lands along this corridor.
- Opportunity for future Transport Orientated Development (TOD) at Hazelhatch with DART+ South West expansion and electrification programme.
- Demand for quality office space in suburban locations with a track record of economic investment, access to skilled labour and appropriate housing solutions.
- Opportunity for healthy placemaking and implementation of the 10-minute settlement principle.
- Opportunities for small scale bespoke office space to suit business startups and future landing space.

Jobs Growth Strategy



Potential Population 2040

Estimated
Population
(Q4 2025)
21,484

Projected
Population 2040
26,444

Projected Growth
4,960 (+26%)



Jobs Growth to 2040

Jobs Ratio Target Range
Self Sustaining Town (0.75 – 0.9)

Projected
Growth
(2040)

Jobs Ratio
(Low)

Jobs Ratio
(High)

Jobs Ratio
(Median)

4,960

2,280

2,735

2,507



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs
(2022)

Jobs Ratio
(Low)

Jobs Ratio
(High)

Jobs Ratio
(Median)

3,297

7,444

8,933

8,188

Balance Required: 4,891

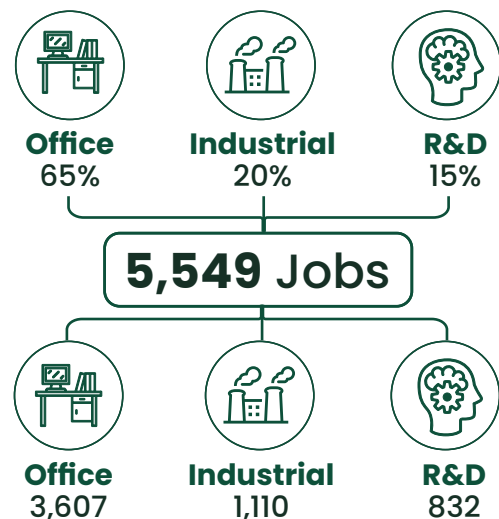
Balance + Future Jobs Growth: 7,399

Jobs Growth

**7,399
Jobs**

Sector Growth Scenario

75% of future jobs (5,549) distribution in Office, Warehouse and Industrial type property solutions (Excluding Retail/Wholesale and Service sectors), as follows:



Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)

Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
Office	3,607	12	43,284	8,000	5.41
Industrial	1,110	36	39,960	4,500	8.88
R&D	832	60	49,920	4,500	11.09
Total:	5,549		133,164		25.38 ha

Preferred Location

Loughlinstown / Hazelhatch (South)

Proposed Land Use

Q: Enterprise and Employment



Sector Opportunities

- Professional Services
- R&D and Life Sciences
- Biopharma and Medtech
- Specialist Engineering
- Advanced Manufacturing



Office
5.41 ha



Industrial
8.88 ha



R&D
11.09 ha



+50% extra provision
12.69 ha



Available Land (Undeveloped)
0 ha



Jobs Ratio Target
0.75 – 0.90



Employment Land: Jobs Growth Allocation
5,549



Land Requirement for Jobs Growth (2040)
25.38 ha



Summary

When future land requirements to 2040 are assessed, it is projected that an additional 25.38 ha of land will be required to facilitate future jobs growth. With the remaining site option (see Appendix A: Site 1, Celbridge profile) being developed, there are currently no alternative site options available for economic investment in the short-medium term, posing a constraint to the town's development. Celbridge's position within the Dublin Metropolitan Area will continue to have an impact on commuting patterns, which will continue to grow if sufficient land options for economic activity are not identified. Although the town is the third largest settlement in Kildare, it does represent one of the weakest jobs to resident ratio (0.33 – Census 2022). The town is well placed to counteract this trend, taking advantage of the planned DART+ South West expansion which will greatly improve accessibility and frequency of services to and from Dublin City.

With previous economic investment relating to low density industrial/warehouse typologies, it is anticipated that such development will be restricted in the future due to a lack of available land along the M4 corridor. When the existing resident workforce and skillsets is taken into consideration, the town is in a position to facilitate a range of professional sectors and associated office development. This type of investment will require high quality public transport provision, supported by strong social amenities to ensure job opportunities are of appeal in today's market. Looking ahead, it is important future employment growth is focused to the south of the town in the area adjacent to Hazelhatch and Celbridge Train Station. The planned DART+South West expansion has the potential to be the catalyst in delivering a strategic employment location that is transport orientated with the potential to deliver a range of property solutions that can attract a mix of sectors.

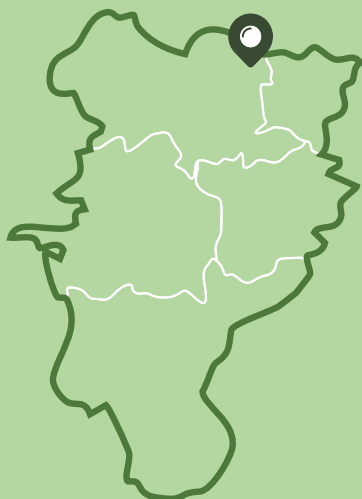
The planned delivery of Dart+ South West and proposed Celbridge Hazelhatch Mobility Corridor will be key pieces of infrastructure to the area that can now ensure feasible land options are available to support market demands. Focusing future growth in this location can encourage future synergies with the nearby Grange Castle Business Park (South Dublin), which is home to a range of international enterprises from emerging sectors. Celbridge has a track record of state and private investment with two large-scale employment sites at the Kildare Innovation Campus and Backweston Laboratory Campus which reflects the town's ability to facilitate such diverse requirements.

A future TOD opportunity, the Loughlinstown / Hazelhatch (South) area has the potential to provide a mix of uses in a campus style facility that can support a range of sectoral demands. Alternatively, the location will appeal to large scale multinationals / FDI interests due to its high-quality connections and potential greenfield opportunities. Depending on the scale and quantum of lands identified, an overarching framework and phasing arrangement can ensure the area is developed in a sequential and integrated manner incorporating a high-quality design.



Settlement Profile

Kilcock



**Jobs in
Settlement, 2022**

1,335

+487
from 2016 (+57.4%)
1.7%
of all jobs in Kildare
(78,638)

Education Attainment (Local Jobs)

Completed Third
Level or Higher
66.7% (891)



Completed
Secondary
32.5% (434)

Jobs : Resident Worker Ratio

0.33



Industry of Employment

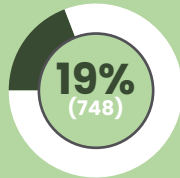
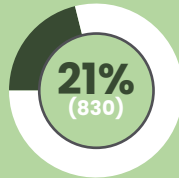
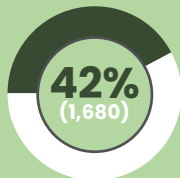
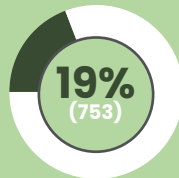
Agriculture, forestry and fishing	0% (Less than 5)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	6.7% (90)
Construction	5.9% (79)
Wholesale, Retail Trade, Transportation, Accommodation	21.4% (286)
Information Communication Financial, Real Estate	27.8% (371)
Public Administration and Defence; Compulsory Social Security	3.2% (43)
Education, Human Health and Social Work Activities	29.8% (398)
Other Service Activities	4.3% (57)
Not Stated	0.8% (11)

Socio-Economic Group

Employers and Managers	19.6% (260)
Higher professional	1.6% (21)
Lower professional	7.6% (100)
Non-manual	57.1% (756)
Manual skilled	4.5% (60)
Semi-skilled	4% (53)
Unskilled	2% (26)
Own account workers	3.6% (48)
Farmers	0% (Less than 5)
Agricultural Workers	0% (Less than 5)
All others gainfully occupied and unknown	0% (Less than 5)

Resident Workers, 2022

4,364

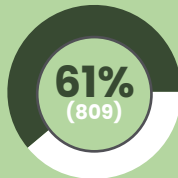
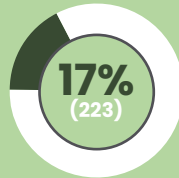
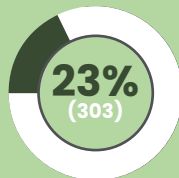
Works in
SettlementWork Elsewhere
in Kildare CountyWork Outside
Kildare CountyBlank or Mobile
Destinations

Where are they travelling to?

Dublin city and suburbs	34.2% (1,494)
Kilcock	18.5% (809)
Kildare Rural	6.5% (284)
Maynooth	6.4% (279)
Leixlip	3.8% (167)
Meath Rural	1.9% (84)
Fingal rural	1.3% (56)
Celbridge	1.2% (52)
Naas	1% (44)
Dublin Rural	0.6% (25)
Swords	0.5% (21)
Clane	0.5% (20)
Newcastle	0.4% (17)
Trim	0.3% (15)
Mobile Work Location	5.2% (225)
Elsewhere	4.7% (206)

Local Jobs, 2022

1,335

Lives and Works in
SettlementCommutes from
elsewhere in KildareCommutes from outside
County Kildare

Where are they travelling from?

Kilcock	60.6% (809)
Kildare Rural	7.8% (104)
Meath Rural	6.4% (85)
Dublin city and suburbs	4.1% (55)
Maynooth	3.8% (51)
Celbridge	1.6% (21)
Enfield	1.3% (18)
Leixlip	1.2% (16)
Clane	1% (13)
Naas	0.9% (12)
Longwood	0.6% (8)
Trim	0.5% (7)
Edenderry	0.5% (7)
Mullingar	0.5% (7)
Derrinturn	0.4% (6)
Elsewhere	8.7% (116)

Getting to Work*

13.1%
(566)3.9%
(167)1.2%
(53)11.3%
(488)4%
(173)53.8%
(2,332)

*Note: this excludes not stated.

Strengths

- Rapidly expanding settlement with the highest population growth in Kildare +42% (+2,598) between 2016 – 2022 (this includes Kilcock Environs, County Meath).
- 57% (+487) growth in local jobs since 2016 with 61% of residents living and working in the town.
- Young and skilled resident workforce with 47% employed in ICT, Financial and Professional Services, Education, Human Health and Social Work-related sectors.
- Attractive urban location within the Dublin Metropolitan Area, in close proximity to Maynooth University with greenway connection along the Royal Canal to Maynooth and Dublin.
- Significant investment in public realm and placemaking, coupled with neighbourhood infrastructure creating a vibrant place to live.
- Highly accessible location along the M4 Motorway with ease of access to Dublin, the Midlands, West and Northern regions, with a track record of regional scale investment highlighting the town's locational attributes.
- Quality public transport links with commuter rail to Dublin City centre servicing the town (Dublin-Sligo line).
- Prime location for logistical and warehouse (3PL) sectors taking advantage of accessibility to a range of markets.
- Quality infrastructure capable of attracting large scale FDI investment and growth ambitions of key stakeholders.

Opportunities

- Ability to attract a range of sectors due to accessibility to Dublin and surrounding markets.
- Strong employment location for the region with 40% of local jobs commuting into the town.
- Opportunity to facilitate demand for medium-large scale serviceable greenfield sites.
- Improve jobs to resident worker ratio to create a stronger alignment between where people 'live and work' with more opportunities.
- Potential to cluster similar sectors west of the town offering flexibility in terms of business types and property solutions.
- Alternative location in the north of the county to cater for low density warehouse/light industry type sectors.
- Regeneration of town centre sites capable of providing small scale office typologies and professional employment opportunities.
- To provide enterprise/business park of scale to facilitate a mix of property solutions to accommodate a range of sectors with various space requirements.
- Future synergies with Maynooth University and its track record of research-led entrepreneurial spin-offs.
- DART+West expansion as the catalyst for greater economic investment and the creation of new employment centres.

Jobs Growth Strategy



Potential Population 2040

Estimated
Population
(Q4 2025)
9,692

Projected
Population 2040
10,750

Projected Growth
1,058 (+11%)



Jobs Growth to 2040

Jobs Ratio Target Range
Self Sustaining Town (0.75 – 0.9)

Projected
Growth
(2040)

1,058

Jobs Ratio
(Low)

0.75

543

Jobs Ratio
(High)

0.9

651

Jobs Ratio
(Median)

0,825

597



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs
(2022)

1,335

Jobs Ratio
(Low)

0.75

3,273

Jobs Ratio
(High)

0.9

3,928

Jobs Ratio
(Median)

3,600

Balance Required: 2,265

Balance + Future Jobs Growth: 2,862

Jobs Growth

**2,862
Jobs**

Sector Growth Scenario

75% of future jobs (2,147) distribution in Office, Warehouse and Industrial type property solutions (Excluding Retail/Wholesale and Service sectors) as follows:



Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)

Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
Industrial	1,074	36	38,664	4,500	8.59
Logistics	1,073	77	82,621	3,500	23.61
Total:	2,147		121,285		32.2 ha

Preferred Location

Boycetown (Northwest)

Proposed Land Use

H: Industrial and Warehousing

Sector Opportunities

- Light Industry and Logistics
- Advanced Manufacturing and Production
- Specialist Engineering
- BioPharma and MedTech

**Industrial**
8.59 ha**Logistics**
23.61 ha**+50% Extra
Provision**
16.1 ha**Available Land
Undeveloped**
87.49 ha**Jobs Ratio
Target****0.75 – 0.90****Employment Land –
Jobs Growth Target****2,147****Land Requirement for
Jobs Growth (2040)****32.2 ha**

Summary

When future land requirements to 2040 are assessed, it is found that current available site options are of sufficient quantum to facilitate projected jobs growth. Given the town's locational attributes, existing infrastructure and available land, it is important that future economic investment is focused and concentrated within the northwest (Boycetown) of the town (see Appendix A: Site 1, Kilcock profile). Focusing growth at this location will allow a clustering of similar uses in an area of market appeal harnessing existing connections and serviceable greenfield opportunities.

The presence of the Musgrave Distribution Centre highlights the suitability of the location for such activities along with its accessibility to the wider Mid-East Region. While there are sufficient site opportunities available and undeveloped in this location, constraints in terms of activation should be explored to assess landowner motivation, including an assessment of alternative site options that can provide tangible opportunities

if required during the next county development plan review. Consolidating growth in this location will ensure the compact growth and sustainable development of the town, avoiding the potential for haphazard development in satellite locations.

Although the town has experienced significant population growth since 2016, supporting employment opportunities and economic investment has not kept pace. With a large proportion of the resident workforce commuting out of the town, Kilcock can position itself as a location to attract investment of scale seeking greenfield solutions. Alternatively, it can also position itself as a location that can cater for fledgling local/regional enterprises from a range of sectors seeking new accommodation. The recent announcement of the DART+West expansion and proposed DART+ Depot identified for Kilcock is a welcome boost for the town. However this may impact on the development potential of lands currently zoned for employment purposes at the Boycetown lands (Site 1).



Settlement Profile

Monasterevin



**Jobs in
Settlement, 2022**

1,443

+956

from 2016 (+50.2%)

1.8%
of all jobs in Kildare
(78,638)

**Education
Attainment
(Local Jobs)**

Completed Third
Level or Higher
59.5% (859)



Completed
Secondary
40% (577)

**Jobs :
Resident
Worker Ratio**

0.60



Industry of Employment

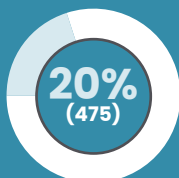
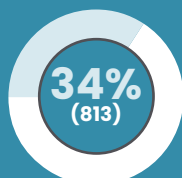
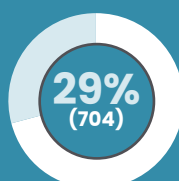
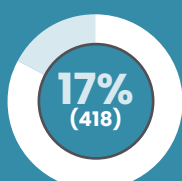
Agriculture, forestry and fishing	2.9% (42)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	4.6% (67)
Construction	2.8% (41)
Wholesale, Retail Trade, Transportation, Accommodation	17.7% (255)
Information Communication Financial, Real Estate	9.6% (139)
Public Administration and Defence; Compulsory Social Security	1.7% (24)
Education, Human Health and Social Work Activities	56.4% (814)
Other Service Activities	4.2% (61)
Not Stated	0% (Less than 5)

Socio-Economic Group

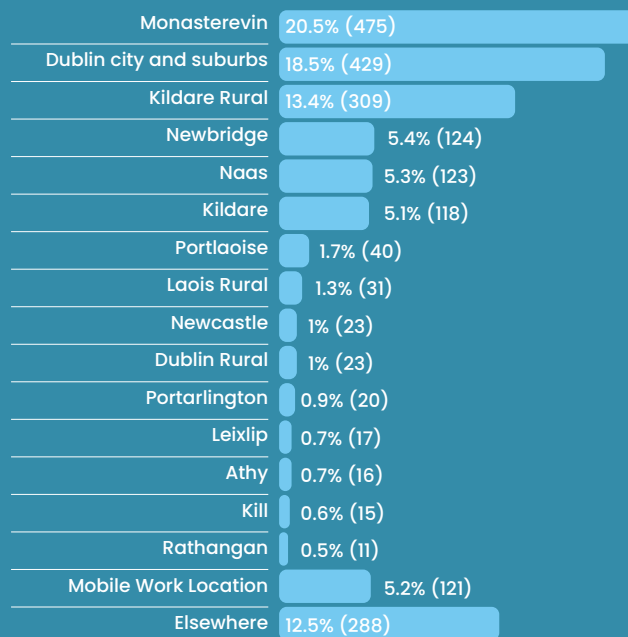
Employers and Managers	3.6% (52)
Higher professional	45.6% (652)
Lower professional	4.6% (66)
Non-manual	30.2% (432)
Manual skilled	1.5% (22)
Semi-skilled	2.2% (31)
Unskilled	0.8% (11)
Own account workers	0% (Less than 5)
Farmers	0% (Less than 5)

Resident Workers, 2022

2,410

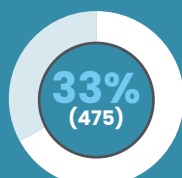
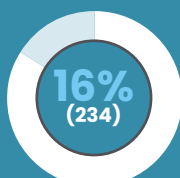
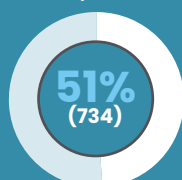
Works in
SettlementWork Elsewhere
in Kildare CountyWork Outside
Kildare CountyBlank or Mobile
Destinations

Where are they travelling to?

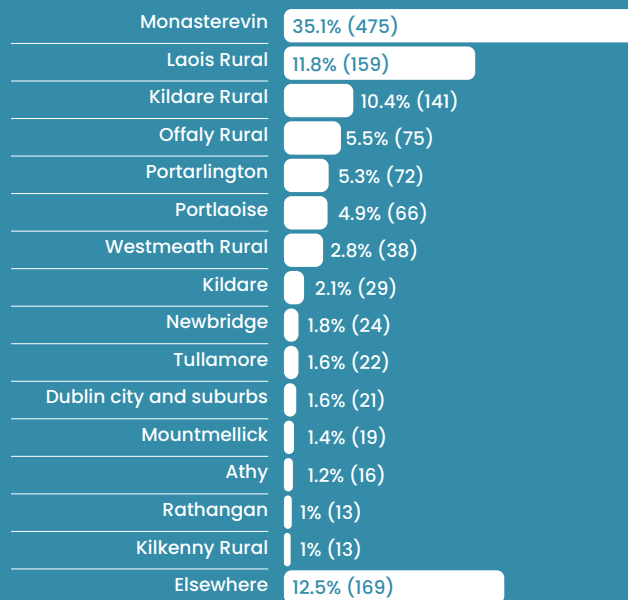


Local Jobs, 2022

1,443

Lives and Works in
SettlementCommutes from
elsewhere in KildareCommutes from outside
County Kildare

Where are they travelling from?



Getting to Work*

8.4%
(201)3.7%
(89)0.8%
(18)8.8%
(212)4.9%
(117)60.4%
(1,447)

*Note: this excludes not stated.

Strengths

- Vibrant town with excellent transport infrastructure with commuter rail to Dublin and direct access to M7 Motorway (Dublin/Limerick) and 40 mins journey time from the M50 Motorway.
- Diverse mix of resident job types with 26% of the workforce employed in Wholesale and Retail Trade, Transportation and Accommodation sectors.
- Established local industry with fully occupied industrial estate.
- 56% of local jobs (highest) employed in Education, Human Health and Social work sectors.
- 33% of resident workforce 'live and work' in the town with a with a relatively strong job to resident worker ratio (0.6).
- 50% increase in local jobs (+956) between 2016 – 2022.
- 51% (734) commute into the town for employment highlighting its economic function and influence to surrounding regions in the midlands.
- Located along a strategic corridor (M7 Motorway) providing connections to all city markets within within a circa 2 hours drive.

Opportunities

- Alternative location for fledgling enterprises along a strategic corridor (M7 Motorway).
- Opportunity to attract manufacturing sectors with a strong proportion of the resident workforce (12.8% – 309) employed in this sector outside the town.
- Skilled and educated workforce with 14.2% of the resident workforce employed as 'managers and employers' and 43% employed in 'non-manual' jobs.
- Opportunity for warehousing and logistical sectors seeking a more competitive location with access to important markets.
- Underutilised commuter/intercity rail services to Dublin City and key settlements in Kildare as a catalyst for economic investment of local/regional scale.
- Significant zoned greenfield opportunities in accessible and serviceable locations.
- Improved placemaking and town centre regeneration to enhance the town's image as a location to invest and do business.
- Opportunity to create an enterprise park type development (Cowpasture, Dublin Road) with a mix of warehouse/light industry solutions to cater local and regional space requirements.

Jobs Growth Strategy



Potential Population 2040

Estimated
Population
(Q4 2025)
5,800

Projected
Population 2040
6,486

Projected Growth
(686 +12%)



Jobs Growth to 2040

Jobs Ratio Target Range
Self Sustaining Town (0.75 – 0.9)

Projected
Growth
(2040)

Jobs Ratio
(Low)

Jobs Ratio
(High)

Jobs Ratio
(Median)

686

0.75

310

0.9

372

0.75

341



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs
(2022)

Jobs Ratio
(Low)

Jobs Ratio
(High)

Jobs Ratio
(Median)

1,443

0.75

1,808

0.9

2,169

1,988

Balance Required: 545

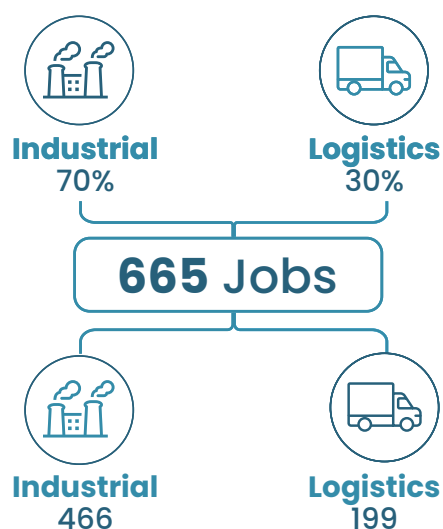
Balance + Future Jobs Growth: 886

Jobs Growth

**886
Jobs**

Sector Growth Scenario

75% of future jobs (665) distribution in Office, Warehouse and Industrial type property solutions (excluding Retail/Wholesale and Service sectors) as follows:



Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)

Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
Industrial	466	36	16,776	4,500	3.73
Logistics	199	77	15,323	3,500	4.38
Total:	665		32,099		8.11 ha

Preferred Location

Cowpasture/Dublin Road

Proposed Land Use

H: Industrial and Warehousing


Sector Opportunities

- Manufacturing and Production
- Logistics and Warehousing
- Light Industry and Specialist Engineering



Jobs Ratio
Target
0.75 – 0.9



Employment Land Jobs
Growth Allocation
665



Land Requirement for
Jobs Growth (2040)
8.11 ha



Industrial
3.73 ha



Logistics
4.38 ha



**+50% Extra
Provision**
4.06 ha



**Available Land
Undeveloped**
26.11 ha



Summary

When future land requirements to 2040 are accessed, it is anticipated 8.11 ha of employment land will be required to facilitate projected jobs growth. With no employment land activated since the last plan review in 2015, the town has more than sufficient quantum of land currently available (26.11 ha) to meet future growth. During the assessment of existing zoned lands, it is expected future economic growth will continue to be concentrated to the east of the town at Cowpasture along the Dublin Road. With no major employer based in the town and economic investment falling behind in comparison to other locations in Kildare, it is expected future development and demand will continue to correlate with local and regional scale requirements.

From a locational perspective, the east of the town is best placed to attract such investment, taking advantage of existing infrastructure and accessibility to the M7 Motorway.

It can be assumed that future uses will involve HGV and industrial related traffic. Accordingly, it is considered that this location is best suited to cater for these uses with direct access to major routes relieving pressures from the town centre. The location is near the train station where future connections and short-term interventions can provide for a more connected area, opening-up opportunities for people to avail of sustainable

links to North Kildare and Dublin City.

Going forward, it is recommended that future employment is focused and clustered within the settlement boundary. While flood risk constraints have been identified at available sites, it will be prudent to understand other constraints in terms of landownership and motivation at the next plan review stage. This can ensure alternative and tangible land solutions are considered to stimulate future investment and employment opportunities for the town. While choice is important, it is critical that the quantum of land available is commensurate to growth projections envisaged. The phasing of sites and development should also be considered and progressed over a long period of time to ensure the town does not become over saturated with accommodation.

Monasterevin is currently an important employment and services location for an extensive surrounding rural hinterland. Accordingly, the town is considered to be well-placed to position itself as a prime location for local and regional enterprises seeking competitive greenfield space along a strategic road and rail corridor.



Settlement Profile

Clane



**Jobs in
Settlement, 2022**

2,094

+830

from 2016 (+65.7%)

2.7%

of all jobs in Kildare
(78,638)

Education Attainment (Local Jobs)

Completed Third
Level or Higher
59.7% (1,251)



Completed
Secondary
39.5% (827)

Jobs : Resident Worker Ratio



0.52



Industry of Employment

Agriculture, forestry and fishing	0.4% (08)
Manufacturing, Mining and Quarrying, Electricity, Gas, Water	5.8% (121)
Construction	8.9% (187)
Wholesale, Retail Trade, Transportation, Accommodation	24.5% (512)
Information Communication Financial, Real Estate	18.7% (392)
Public Administration and Defence; Compulsory Social Security	2.9% (61)
Education, Human Health and Social Work Activities	32.1% (673)
Other Service Activities	6.4% (134)
Not Stated	0.3% (06)

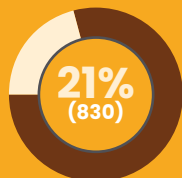
Socio-Economic Group

Employers and Managers	16% (333)
Higher professional	2.9% (61)
Lower professional	5.6% (117)
Non-manual	54.4% (1,133)
Manual skilled	9.4% (195)
Semi-skilled	6% (124)
Unskilled	2.3% (48)
Own account workers	3.1% (65)
Farmers	0.4% (08)
Agricultural Workers	0% (Less than 5)
All others gainfully occupied and unknown	0% (Less than 5)

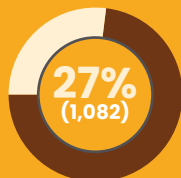
Resident Workers, 2022

4,028

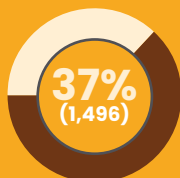
Works in
Settlement



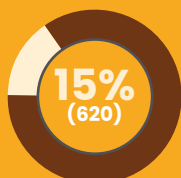
Work Elsewhere
in Kildare County



Work Outside
Kildare County



Blank or Mobile
Destinations



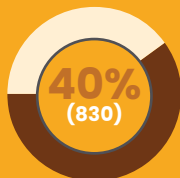
Where are they travelling to?

Dublin city and suburbs	29.4% (1,184)
Clane	20.6% (829)
Kildare Rural	9.6% (387)
Naas	5.8% (234)
Maynooth	3% (121)
Leixlip	2.2% (89)
Celbridge	1.6% (64)
Newbridge	1.4% (56)
Newcastle	1% (40)
Dublin Rural	0.8% (32)
Fingal Rural	0.8% (32)
Meath Rural	0.6% (24)

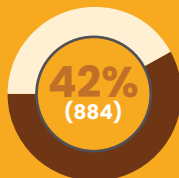
Local Jobs, 2022

2,094

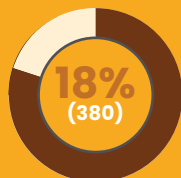
Lives and Works in
Settlement



Commutes from
elsewhere in Kildare



Commutes from outside
County Kildare



Where are they travelling from?

Clane	39.6% (830)
Kildare Rural	16.2% (339)
Naas	5.1% (106)
Dublin city and suburbs	4.9% (103)
Prosperous	2.6% (54)
Newbridge	2.5% (53)
Celbridge	2.1% (44)
Sallins	1.8% (37)
Maynooth	1.4% (29)
Allenwood	1.3% (27)
Coill Dubh (Blackwood)	1.2% (26)
Meath Rural	1.2% (25)
Derrinturn	1.1% (22)
Kilcock	1% (20)
Edenderry	0.9% (18)
Elsewhere	17.2% (361)

Getting to Work*



11.3%
(453)



4.2%
(169)



0.7%
(26)



6.6%
(265)



3.8%
(150)



62.5%
(2,500)

*Note: this excludes not stated.

Strengths

- Established business park home to local and international enterprises covering a diverse range of sectors.
- 66% (+830) growth in local jobs since 2016 with 40% of resident workers living and working in the town.
- Diverse mix of business sectors and employment types from manufacturing to specialist engineering and ICT solutions.
- Competitive property solutions with convenient access to M7 (9 km) and M4 (15 km) Motorways.
- Significant economic investment with recent development of second business park providing high quality industrial/warehouse accommodation to suit local/regional space requirements.
- Education and Health/Social work comprise the largest sector (32% – 673) of local jobs illustrating the importance of UPMC Kildare Hospital to the town.
- 24% of the resident workforce are employed in professional services.
- Improved connectivity to the M7 (Dublin – Cork/Limerick) Motorway with the delivery of the Sallins Bypass and M7 junction 9a.
- Fast growing town with significant housing delivery and completions – 435 units (Q1 2023 – Q4 2025).
- Dynamic town centre with active main street and strong placemaking.
- Important economic function to the surrounding region with 42% of local jobs commuting into the town from other areas in County Kildare.

Opportunities

- Opportunity to become a thriving ‘live and work’ location with a growing and skilled/educated resident workforce.
- Delivery of Capdoo Link Road can relieve congestion issues providing faster connections to key routes.
- Opportunity for small scale bespoke office space to meet local requirements, business starter units and co-working facilities.
- Strong demand for purchase and lease of new ‘Grade A’ energy efficient light industry accommodation from a range of sectors.
- Capitalise on housing delivery by attracting economic investment and employment opportunities to match resident skillsets and counteract commuting dependency.
- Opportunity to create synergies and clustering of existing sectors facilitating spin-offs and potential expansion opportunities.
- Low vacancy rates and demand for small –medium sized industrial accommodation stemming from regional and local enterprises.
- Serviceable greenfield sites along important transport corridors to the north (R407 College Road) and the south of the town along (R407 Sallins Road).
- Potential to facilitate employers of scale seeking standalone greenfield options in a suburban location.
- Continued investment in town centre regeneration, public realm and housing delivery can encourage further economic commitment.
- Competitive location for commercial accommodation in the north of the county.

Jobs Growth Strategy



Potential Population 2040

Estimated
Population
(Q4 2025)
9,436

Projected
Population 2040
10,070

Projected Growth
634 (+7%)



Jobs Growth to 2040

Jobs Ratio Target Range
Self Sustaining Town (0.75 – 0.9)

Projected
Growth
(2040)

634

Jobs Ratio
(Low)

0.75

304

Jobs Ratio
(High)

0.9

365

Jobs Ratio
(Median)

334



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs
(2022)

2,094

Jobs Ratio
(Low)

0.75

3,021

Jobs Ratio
(High)

0.9

3,625

Jobs Ratio
(Median)

3,323

Balance Required: 1,229

Balance + Future Jobs Growth: 1,563

Jobs Growth

**1,563
Jobs**

Sector Growth Scenario

75% of future jobs (1,172) distribution in Office, Warehouse and Industrial type property solutions (Excluding Retail/Wholesale and Service sectors), as follows:



Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)

Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
Industrial	703	36	25,308	4,500	5.62
Logistics	352	77	27,104	3,500	7.74
Office	117	12	1,404	8,000	0.18
Total:	1,172		53,816		13.54 ha

Preferred Location

College Road / North (R407)

Proposed Land Use

H: Industry and Warehousing
Q: Enterprise and Employment


Sector Opportunities

- Light Industry and Logistics
- Advanced Manufacturing and Production
- Specialist Engineering
- Professional Services


**Jobs Ratio
Target**
0.75 – 0.90

**Employment Land:
Jobs Growth Allocation**
1,172

**Land Requirement for
Jobs Growth (2040)**
13.54 ha

**Industrial
5.62 ha**

**Logistics
7.74 ha**

**Office
0.18 ha**

**+50% extra
provision
6.77 ha**

**Available Land
(Undeveloped)
7.03 ha**


Summary

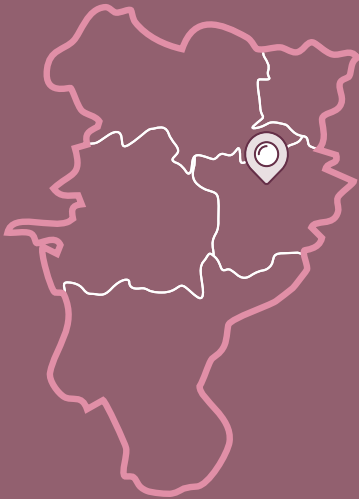
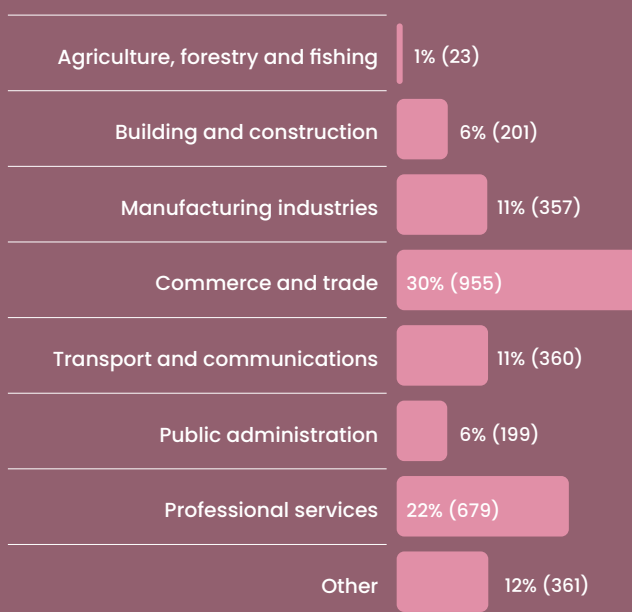
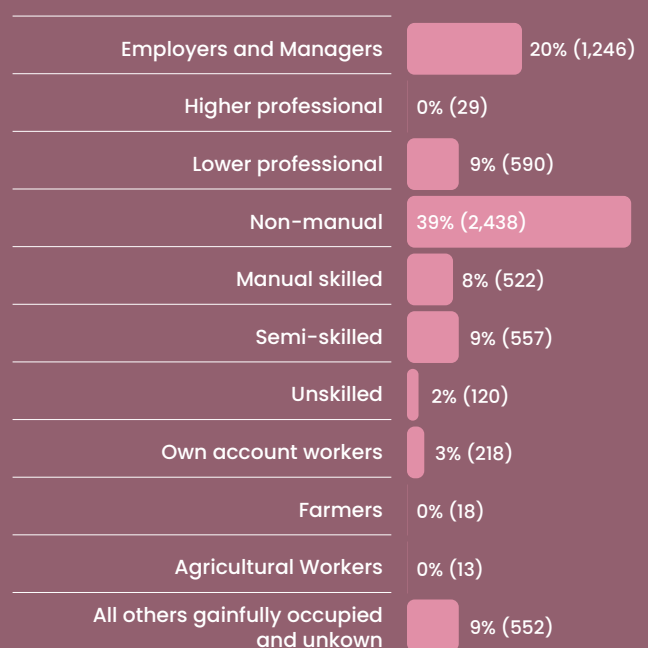
When future land requirements are assessed, it is projected that 13.54 ha of land will be required to facilitate future jobs growth to 2040. With three small sites (7.03 ha) currently undeveloped, it is anticipated an additional 6.51 ha of land will be required to meet sectoral growth targets. It is acknowledged in comparison to other locations in County Kildare, accessibility and existing public transport infrastructure levels in Clane are not as favorable. This poses limitations for certain types of investment. However, the town has continued to experience strong commercial investment coupled with housing delivery. Excluding strategic employment locations in Kildare, Clane is one of the only towns in the county to have experienced speculative development of commercial space in recent years. The recent development and take-up of space within the R407 Business Park illustrates the demand for new high-quality warehouse and light industry space, particularly in an alternative, more competitive location.

Considering the location of existing commercial activity and recent development, it will be prudent to concentrate and support future growth to the north of the town along the R407 (College Road). The clustering of economic activity and jobs growth in the one location will continue to support market demand, whilst encouraging future synergies and fledgling enterprises seeking an established location. The delivery of the Capdoo Link Road will be an important piece of infrastructure for this location, providing easier access to key routes. With most of the town and available land exposed to various levels of flood risk, the north of the town presents the most feasible development options going forward.

It is expected that employment growth in the medium term is likely to follow similar sectoral trends with demand stemming from local and regional space requirements. The availability of land at this preferred location is of scale to suit larger enterprises seeking a greenfield solution where larger floor plates and external yard space are key considerations. With the market now demanding high quality accommodation to meet sustainability (energy efficiency) requirements, the town is best placed to continue facilitating such development. Given that speculative office development currently deemed unviable across the county, it is vital the town positions itself from a land use policy perspective, as a location encouraging this type of investment and associated employment opportunities.



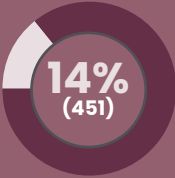
Settlement Profile

SallinsJobs in
Settlement, 2022**778****+ 360**
from 2016 (+9%)**0.9%**
of all jobs in Kildare
(78,638)**Education
Attainment**
(Resident Workforce)Completed Third
Level or Higher
59% (2,138)Completed
Secondary
25% (917)**Jobs :
Resident
Worker Ratio****0.25****Industry of Employment**
(Resident Workforce)**Socio-Economic Group**
(Resident Workforce)

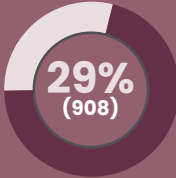
Resident Workers, 2022

3,152

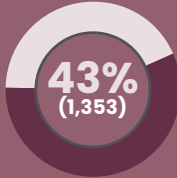
Works in
Settlement



Work Elsewhere
in Kildare County



Work Outside
Kildare County



Getting to Work*



13.6%
(425)



3.7%
(117)



1.7%
(53)



14.5%
(454)



2.7%
(83)



55.1%
(1720)

*Note: this excludes not stated.





Strengths

- Highly accessible location with commuter/intercity rail services and direct connections to the M7 Motorway.
- Adjacent to Naas, a designated 'Key Town' and primary economic service centre for the county and key regional growth centre for employment.
- Cluster of purpose-built office accommodation and mixed-use development adjacent the Sallins and Naas Train Station.
- Skilled and educated resident workforce with 58% employed in Professional Services, Commerce/Trade and Public Administration sectors.
- 14.3% of the resident workforce 'live and work' within the settlement, including a 9% (+360) increase in local jobs since 2016.
- Adjacent to Millennium Park – a strategic employment location currently employing 4,200 in a diverse mix of professional sectors.
- 29% of the resident workforce employed and working elsewhere in County Kildare.
- Significant upgrades in road infrastructure (Sallins Bypass and Link Road) and associated servicing now providing feasible greenfield opportunities capable of attracting a diverse mix of sectors and property types.
- Strategically positioned along the M7 corridor providing connections to Dublin, Limerick, Cork and northern markets within 2 hours.

Opportunities

- Located within the Sallins-Naas-Newbridge Cluster – key region home to a range of FDI / multinational companies presenting opportunities for future synergies and larger space requirements.
- Opportunity to facilitate low density light industry/warehouse typologies, providing an alternative location along the M7 Motorway.
- Proximate to the Northwest Quadrant – a future sustainable urban district capable of providing a critical mass of high-end employment opportunities and housing solutions.
- Brownfield opportunities within town centre capable of providing a mix of uses to attract new sectors seeking local/regional scale office space.
- Opportunity for high density transport orientated development providing a mix of residential, employment and civic uses to complement surrounding development.
- Potential DART+South West expansion to Sallins over the longer term which has the ability to improve capacity and become a key driver of future economic investment in the area.
- Strong commuter base with 43% of the resident workforce (1,353) travelling outside the county for work.
- 11% of the resident workforce employed in manufacturing and warehousing type sectors with no such opportunities in the town.
- Ability to facilitate and support regional and national stakeholder economic objectives.
- Opportunity to facilitate an enterprise/business park type development with a mix of light industry/warehousing and office typologies.

Jobs Growth Strategy



Potential Population 2040

Estimated Population (Q4 2025)	Projected Population 2040	Projected Growth
6371	6,874	503 (+8%)



Jobs Growth to 2040

Jobs Ratio Target Range
Town (0.5 – 0.7)

Projected Growth (2040)	Jobs Ratio (Low)	Jobs Ratio (High)	Jobs Ratio (Median)
503	0.5	0.7	
	166	232	199



Jobs Balance Required

i.e. the number of jobs required to meet the jobs ratio targets applied to the settlement's Census 2022 figures.

Local Jobs (2022)	Jobs Ratio (Low)	Jobs Ratio (High)	Jobs Ratio (Median)
778	0.5	0.7	
	1,568	2,195	1,881

Balance Required: 1,103

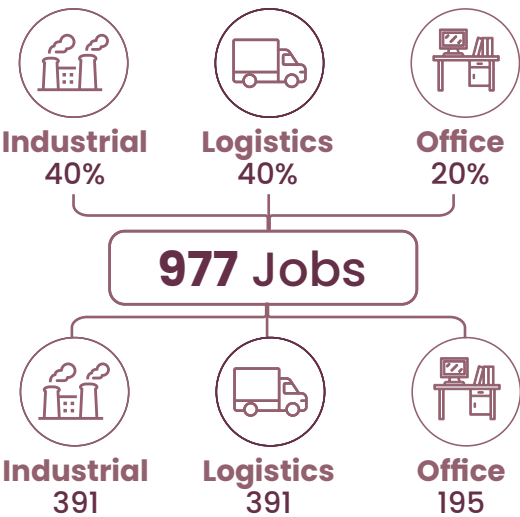
Balance + Future Jobs Growth: 1,302

Jobs Growth

**1,302
Jobs**

Sector Growth Scenario

75% of future jobs (977) distribution in Office, Warehouse and Industrial type property solutions (excluding Retail/Wholesale and Service sectors) as follows:



Future Land Requirements

Scenario Growth (Minus Retail/Wholesale Jobs)					
Category	Jobs	Density (Sq. m per Job)	Floorspace Requirement (Sq. m)	Plot Ratio (Sq. m per ha)	Land Requirement (ha)
Industrial	391	36	14,076	4,500	3.13
Logistics	391	77	30,107	3,500	8.60
Office	195	12	2,340	8,000	0.29
Total:	977		46,523		12.02 ha

Preferred Location

**Sallins Northeast
(Sallins Bypass) and
South**

Proposed Land Use

H: Industry and Warehousing
Q: Enterprise and Employment



Sector Opportunities

- Light Industry and Logistics
- Advanced Manufacturing and Production
- Specialist Engineering
- Professional Services



Industrial
3.13 ha



Logistics
8.60 ha



Office
0.29 ha



**+50% extra
provision**
6.01 ha



**Available Land
(Undeveloped)**
18.63 ha



**Jobs Ratio
Target**
0.5 – 0.7



**Employment Land:
Jobs Growth Allocation**
977 ha



**Land Requirement for
Jobs Growth (2040)**
12.02 ha

Summary

When future land requirements are assessed, it is projected that 12.02 ha of land will be required to facilitate growth targets to 2040. With just one site option currently identified for employment, it is acknowledged this could pose a constraint in terms of stimulating economic investment and job opportunities in the town if the site does not come forward for development. Although Sallins borders Naas and Millennium Park, the town is more than capable of attracting future investment taking advantage of its commuter/intercity rail links to Dublin and other urban centres with direct connections to the M7 Motorway. Recognised as a commuter hub, Sallins has experienced significant housing delivery in recent years, however economic investment and local employment opportunities have not followed. The delivery of key infrastructure such as the Sallins Bypass and Link Road has resulted in the increased accessibility of ample greenfield opportunities to the north and east of the town, which are capable of delivering significant property solutions if required.

At a strategic level, it is expected large scale investment will continue to be targeted towards Naas and the future Northwest Quadrant. However, it is important the town continues to provide tangible investment opportunities that have the potential to attract fledging local/regional scale enterprises seeking space in the region. Going forward, it is recommended employment growth and future investment is concentrated to the north and east of the town. It is vital future lands are identified in a sequential manner, ensuring the sustainable development and compact growth of the town. With low density industrial/warehouse uses deemed viable across the county, it is expected future investment will follow this trend, considering the towns strategic connections.

Although lands to the south adjacent to the train station are constraint in terms of flood risk, there is potential for a suburban edge, mixed use development of suitable scale. If deemed feasible, the lands have the ability to facilitate high end employment opportunities utilising the mixed-use business/neighbourhood model, providing a range of office and residential typologies to complement the surrounding area. While uncertainty still exists with office space and its viability, it is important the town positions itself and encourages this type of investment with appropriate land use zoning objectives.

With a number of potentially feasible land banks now available, it can be assumed these will be of strong appeal to a range of investors and business sectors considering their scale and locational attributes. While the town may be in a position to facilitate significant growth, it is important the amount of land identified for this purpose is commensurate to population growth targets set out considering the town's function within the settlement hierarchy. Furthermore, any development must occur in an orderly and sequential manner.

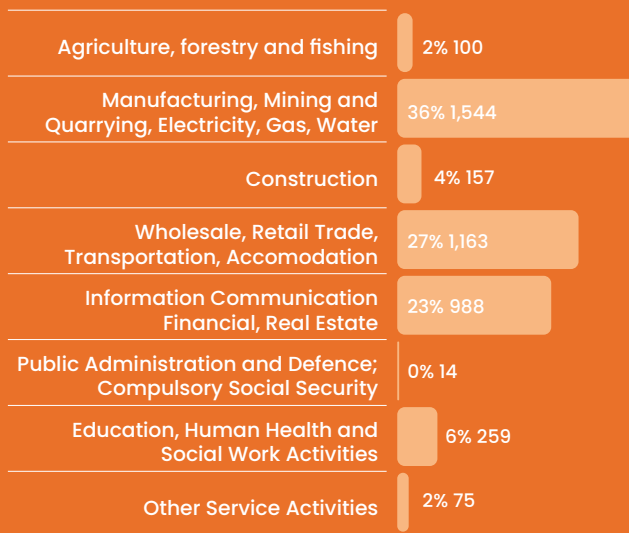


Settlement Profile

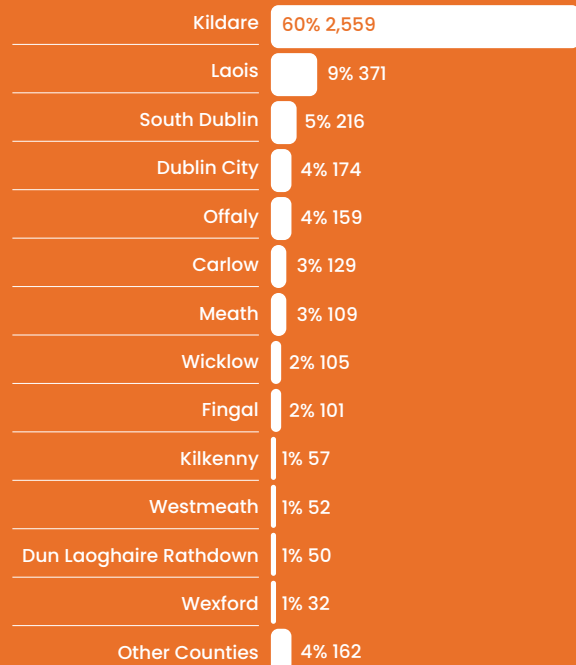
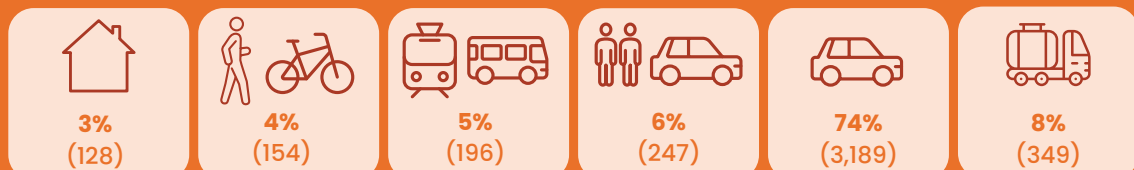
Ladytown Environs

Jobs in
Settlement, 2022**4,300**5.5%
of all jobs in Kildare
(78,638)Education
Attainment
(Local Jobs)Completed Third
Level or Higher
(55%) 2,370Completed
Secondary
(45%) 1,930

Industry of Employment



Where are they travelling from?

Getting
to Work*

*Note: this excludes not stated.

Strengths

- Key employment location for the county with 60% of jobs occupied by Kildare residents.
- Strategically positioned and recognised by the Chartered Institute of Logistics and Transport as a prime location for logistics and distribution operations in Ireland, given its motorway access to all major cities.
- Forming part of the Naas to Newbridge Strategic Economic and Employment Zone – identified as a key destination to attract and promote regional scale investment from multinational / FDI sectoral interests.
- Significant private investment in a range of new 'Grade A' warehousing solutions to cater regional and international requirements, including public realm and infrastructure upgrades.
- Ability to facilitate large scale space requirements with serviceable greenfield sites available to suit flexible 'built to fit' demands.
- Distance to Dublin and Rosslare Europort a key consideration and selling point for fledgling enterprises.
- Highest percentage of new 'A-rated' and 'LEED Gold Certification'¹ warehouse accommodation in the county, with a further 38,307 sq. m in pipeline, highlighting the strong demand and attractiveness of the location.
- Centrally positioned with the ability to access markets in the south, west, east and north within 2 hours.
- Home to a range of production and manufacturing enterprises as a result of direct synergies and partnerships in the immediate area.

Opportunities

- Satellite location with 74% of workforce travelling by car to work – opportunities to improve public transport and active travel infrastructure servicing the area and existing enterprise parks.
- Increased demand for greenfield sites that can facilitate larger floor plates – opportunity to consolidate such uses in an established location.
- Ensure future growth is achieved in a sequential manner focusing on the compact growth and sustainable development of the location.
- Adjacent to the Littleconnell Strategic Employment Area with the potential to consolidate and create a future economic district of international scale.
- Ability to facilitate strategic objectives of key stakeholders, building on recent investment in both the Ladytown and Littleconnell areas.
- Opportunity to focus warehousing and light industry typologies in a highly accessible location with quality infrastructure that meets sectoral requirements.
- Strong demand for unit sizes of 10,000 sq. ft (929 sq. m). to meet local space requirements.
- Regular enquiries from international occupiers with requirements for space up to 80,000 sq. ft (7,500 sq. m).
- Opportunity to exploit existing land/site constraints within the Greater Dublin Area as an alternative more competitive location.

¹ LEED – Leadership in Energy and Environmental Design, certification is a green building program from the US Green Building Council. It recognizes sustainable building and development with projects earning points for meeting requirements in areas such as energy efficiency, water savings and material use.

Jobs Growth Strategy

Proposed Land Use

H: Industry and Warehousing



Sector Opportunities

- Light Industry and Logistics
- Advanced Manufacturing and Production
- Specialist Engineering



Summary

Located within the Naas to Newbridge Strategic Economic and Employment Zone, Ladytown has continued to attract significant economic investment from both local and international scale enterprises with larger space requirements. The area is now internationally recognised as a premier location for logistics and distribution sectors due to its strategic position adjacent to the M7/M9 Motorways, its distance from Dublin and Rosslare Ports, including its ease of access to a range of consumer markets. With the largest enterprise park recently rebranded as 'Momentum Logistics Park', the area has since experienced significant development with several high-quality, large-scale warehousing facilities, including a pipeline of future space available on a design and build basis. With the rate of take up higher in comparison to other locations in County Kildare, it is expected this trend will continue due to the location's ability to facilitate larger space demands and accessibility requirements.

The rise of Ireland's 3PL (third party logistics) industry has been driven by the accelerated growth of e-commerce, the complexities of global supply chains and the strategic need to adapt to a post-Brexit environment. For these reasons, Ladytown has now become a key location for such sectors seeking an alternative more competitive location within the Greater Dublin Area. This has resulted in the growth and popularity of Rosslare Europort and its strategic position as a gateway to Europe's major ports. Rosslare has become more important for Irish trade due to new customs procedures after Brexit which has resulted in previously established journey routes through the UK to mainland Europe becoming more challenging. The increase in Rosslare traffic has resulted in Ladytown becoming more attractive due to its location. It has been reported that between 10%-50% of traffic arriving to the largest occupiers in Ladytown arrives from Rosslare, highlighting the importance of this route.



Comhairle Contae Chill Dara
Kildare County Council