

**PROPOSED AMENDMENT NO. 1**

**TO THE**

**MAYNOOTH LOCAL AREA PLAN 2013 -2019**

**18<sup>th</sup> June 2018**

**Kildare County Council  
Áras Chill Dara  
Devoy Park  
Naas  
Co. Kildare**



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## **Section 1**

### **1.1 Introduction**

Kildare County Council has prepared Proposed Amendment No. 1 to the Maynooth Local Area Plan 2013-2019 under Section 20 of the Planning and Development Act 2000 (as amended). Section 1 of this report sets out the legislative framework including public consultation and reasons for the proposed amendment. Section 2 sets out the Proposed Amendments to the Maynooth Local Area Plan 2013-2019. The Appendices include the Environmental Reports required to underpin the Proposed Amendment.

### **1.2 Legislative Requirements**

The process for amending a Local Area Plan under Section 20 is prescribed, together with the wording on the process of making a Local Area Plan, and therefore follows the same procedure as the making of a Local Area Plan. The statutory Local Area Plan Amendment process takes a minimum of approximately 18 weeks to complete, from the date on which the draft Proposed Amendment is placed on public display, up to a maximum of 35 weeks allowing for material alterations. The statutory processes are detailed further in Sections 1.3 – 1.5.

### **1.3 Public Consultation**

A copy of Proposed Amendment No. 1 to the Maynooth Local Area Plan 2013-2019, together with the Strategic Environmental Assessment Environmental Report, the Strategic Flood Risk Assessment, the Appropriate Assessment Screening Report and Infrastructural Assessment may be inspected **from Monday 18<sup>th</sup> June 2018** at the following locations (during opening hours) and the Kildare county Council website:

- Kildare County Council Offices, Aras Chill Dara, Naas, Co. Kildare;
- Maynooth Branch Library, Main Street, Maynooth, Co. Kildare;
- Maynooth Municipal District Office, Leinster Street, Maynooth, Co. Kildare;
- On the Kildare County Council's website:  
[www.kildare.ie/CountyCouncil/Planning/DevelopmentPlans/LocalAreaPlans/](http://www.kildare.ie/CountyCouncil/Planning/DevelopmentPlans/LocalAreaPlans/)

### **1.4 How to make a submission/observation**

Written submissions or observations with respect to Proposed Amendment No. 1 may be made to Kildare County Council on or before **5pm on 30<sup>th</sup> of July 2018** in one of the followings ways:

- In writing to Senior Executive Officer, Planning Department, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare  
OR
- Online, through the submission form facility available on Kildare County Council's website at:  
<http://kildare.ie/CountyCouncil/Planning/DevelopmentPlans/LocalAreaPlans/MaynoothLAP2013-2019/>

Any such written submissions or observations made before the stated closing date and time and to the specified postal and online submission form will be taken into consideration before the making of the amendment. Written submissions or observations should include your name and a contact address and, where relevant, details of any organisation, community group or company etc. which you represent.

### **1.5 Next Steps**

Following this stage of public consultation the Chief Executive of Kildare County Council will prepare a report on the submissions and observations received in respect of the proposed amendment, respond to the issues raised and make recommendations in relation to same, taking into account the proper planning and sustainable development of the area, the statutory obligations of the local authority and relevant policies or objectives of the Government or any Minister of Government.

The elected members of the Maynooth Municipal District will then consider the proposed amendment and the Chief Executives report.

### **1.6 Proposed Amendment No. 1 of the Maynooth Local Area Plan 2013 - 2019**

The proposed amendment seeks to:

- (i) Amend the Local Area Plan boundary to the east of the town on Map No.'s 1, 2, 3, 4, 5 and 6;
- (ii) Amend zoning on Map No. 6:
  - a. to the east of the Local Area Plan from 'H4 Office' to 'C New Residential' (2.9ha);
  - b. to the south east of the Local Area Plan from 'I Agricultural' to 'C New Residential' (29.6ha);
  - c. to the south east of the Local Area Plan from 'I Agricultural' to 'B Existing Residential and Infill'
  - d. for the additional lands within the revised Local Area Plan boundary to be zoned as 'I Agricultural' (13ha);
- (iii) Insert section 7.1.4: 'Key Development Area: Railpark' relating to the future strategy for the development of these lands;
- (iv) Amend / Add Roads Objectives:
  - a. TRO 2(c) to provide for an alternative junction point on the Leixlip Road;
  - b. TRO 3(j) to allow for potential re-alignment of part of Leixlip Road;
  - c. TRO 8 which relates to the provision of Vulnerable Road User permeability;
- (v) Amend Pedestrian and Cycle Networks objective PCO 4;
- (vi) Amend Map No. 1 (Roads Objectives Map);
- (vii) Amend Table 17: Land Use Zoning Matrix to permit 'childcare / crèche / playschool' uses to be 'Open for Consideration' in land zoned as 'F Open Space & Amenity';
- (viii) Make a number of consequential changes to provide for these proposed amendments.

### **1.7 Reasons for Amendment to the Maynooth Local Area Plan 2013-2019**

- (i) To maximise the benefit accruing from current funding and resource opportunities related to Local Infrastructure Housing Activation Fund (LIHAF).
- (ii) To align the Maynooth Local Area Plan 2013-2019 with the Core Strategy of the Kildare County Development Plan 2017-2023.

The Kildare County Development Plan 2017-2023 (CDP) adopted in March 2017 sets out the overall strategy for the proper planning and sustainable development of County Kildare. The CDP has a critical role to play in ensuring that the needs of future population growth are planned for. The CDP aims to direct population growth into the

main urban centres of the County with significant growth upon the towns of Maynooth, Celbridge and Leixlip, which are located in the metropolitan area of Regional Planning Guidelines for the Greater Dublin Area 2010-2022. It also promotes significant new economic development within defined economic clusters including the metropolitan towns, such as Maynooth. The CDP also emphasises the need to protect the built heritage, unique landscape, natural heritage and biodiversity of the county for their intrinsic value and as a resource for the tourist economy of the future. The CDP allocates 10.9% of the overall housing growth for Kildare to the town of Maynooth.

The 2023 Housing Unit target is based on the provision of 3,542 residential units<sup>1</sup>. Having reviewed the quantum of currently zoned land, it is proposed to amend the Local Area Plan to ensure compliance with the county core strategy to 2023. In addition, it should be noted that significant funding has been allocated by the Government under the Local Infrastructure Housing Activation Fund (LIHAF) Project for the construction of the Maynooth Eastern Relief Road (MERR) as part of *Rebuilding Ireland, the Action Plan for Housing and Homelessness*. The proposal is to construct a section of the proposed relief road (MERR) approximately 1.45km linking the Leixlip Road (R148) and the Celbridge Road (R405), which includes a bridge crossing the Dublin-Sligo railway line and the Royal Canal, which will secure additional access to lands in the town for residential purposes.

- (iii) To align the land use zoning matrix within the Maynooth Local Area Plan with other local area plans in Kildare and the Kildare County Development Plan 2017-2023.

Within recently adopted Local Area Plans and the Kildare County Development Plan 2017-2023, childcare / crèche and playschool uses are ‘open for consideration’ within land zoned as ‘F Open Space & Amenity’. The adopted Maynooth Local Area Plan 2013-2019 represents an anomaly, whereby such uses are classified as ‘not permitted’. To provide consistency and ensure the Maynooth LAP aligns with other recently adopted Local Area Plans and the Kildare County Development Plan, it is proposed to amend the zoning matrix of the adopted Local Area Plan so that these uses are ‘open for consideration’.

### 1.8 How to Read this document

The document sets out the proposed amendments to the Maynooth Local Area Plan 2013-2019 in the order that they would appear in the Local Area Plan and includes the text changes and amendments to mapping as a result of Proposed Amendment No. 1.

Text amendments are represented as follows:

Local Area Plan	Text remains as it is in the Maynooth Local Area Plan 2013-2019
<a href="#">Local Area Plan</a>	New text inserted into the Maynooth Local Area Plan 2013-2019
<del>Local Area Plan</del>	Text deleted from the Maynooth Local Area Plan 2013-2019

<sup>1</sup> This figure incorporates inbuilt headroom of 50% to meet anticipated need and to ensure continuity of supply of zoned lands over a 9 year horizon in accordance with the Development Plan Guidelines, DECLG, 2007.

### **1.9 Strategic Environmental Assessment (SEA) Requirements**

The SEA Directive (2001/42/EC) requires that a process known as Strategic Environmental Assessment (SEA) must be applied to plans and programmes prepared by public sector bodies. The Directive requires Member States of the EU to assess the likely significant environmental effects of plans and programmes prior to their adoption thus providing for the assessment of strategic environmental considerations at an early stage of the decision making process. Article 14A (2) of the Planning and Development Regulations, 2001 (as amended) requires that where a Planning Authority proposes to amend a Local Area Plan, the Planning Authority shall, prior to giving notice under Section 20(3) of the Act, consider whether or not implementation of the amended Plan would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A of the Planning and Development Regulations, 2001 (as amended). Schedule 2A sets out 'Criteria for determining whether a plan or programme is likely to have significant effects on the environment'.

The proposed amendment to the Maynooth Local Area Plan was assessed against the criteria as set out in Schedule 2A to determine whether a Strategic Environmental Assessment is required, and in this instance it was determined that the requirement to undertake a Strategic Environmental Assessment was not required. An SEA Environmental Report has been prepared which evaluates the requirement for SEA to be undertaken on the proposed amendment and accompanies this report. The SEA Environmental Report identifies some potential negative environmental impacts that may arise from the implementation of the draft Proposed Amendment No. 1 and suggests mitigation and monitoring measures to address these. Existing adopted objectives in the Local Area Plan and the County Development Plan are considered to address the mitigation and monitoring requirements set out in the Environmental Report.

### **1.10 Appropriate Assessment (AA) Requirements**

The EU Habitats Directive (92/43/EEC) requires an 'Appropriate Assessment' (AA) to be carried out where a plan is likely to have a significant impact on a Natura 2000 site. Natura 2000 sites include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Appropriate Assessment is referred to in Articles 6(3) and 6(4) of the EU Habitats Directive. An AA Screening determination must be made regarding the proposed amendment to the Maynooth Local Area Plan. It has been determined that the proposed amendment shall not give rise to effects on the integrity of any Natura 2000 site. Therefore, in accordance with the methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC, it is concluded that the proposed amendment does not require any further assessment to demonstrate compliance with the Directive. An AA Screening Report has been prepared which evaluates the requirement for AA to be undertaken on the proposed amendment and accompanies this report. The Screening Report concludes that the Proposed Amendment No 1 to Maynooth Local Area Plan 2013-2019 will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required.

### **1.11 Strategic Flood Risk Assessment (SFRA) Requirements**

An addendum to the Strategic Flood Risk Assessment carried out for the Local Area Plan is included in this Proposed Amendment No.1. The addendum to the SFRA is carried out in accordance with Guidelines for Planning Authorities on 'The Planning System and Flood Risk Management' while also ensuring compliance with the flood risk management policy objectives of the County Development Plan and the existing Maynooth SFRA. The SFRA report reviews the proposed amendment and their impact on flood risk, and considers that

the risk of fluvial, pluvial and groundwater flooding are all low. In light of this, the lands subject to the proposed amendment are deemed suitable from a flood risk management perspective.

### **1.12 Infrastructural Assessment (IA) Requirements**

The publication of the National Planning Framework in February 2018 sets out a tiered approach for land zoning:

#### *Tier 1: Serviced Zoned Land*

This zoning comprises lands that are able to connect to existing development services. These lands will generally be positioned within the existing built-up footprint of a settlement or contiguous existing zoned lands.

#### *Tier 2: Serviceable Zoned Land*

This zoning comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan.

The NPF requires that, at the time of the publication of both the draft and final development or local area plan, the potential for the delivery of the required services and / or capacity to support new development must be identified.

The additional zoned lands proposed in this Proposed Amendment No.1 require infrastructure services to support new development on these lands and are therefore identified as Tier 2 lands. The Infrastructural Assessment sets out the infrastructure required to deliver new development on these lands, confirms the alignment with relevant capital investment programmes and provides an estimate of the costs of delivering this infrastructure.

## Section 2 – Proposed Amendment

As noted in Section 1.8, proposed amendments are identified in strikethrough text and / or blue underlined text.

### Part A: Introduction & Context

#### Chapter 3 Town Function and Role

##### 3.1 Population

The population of Maynooth has risen steadily since the 1970s. The greatest rate of population change took place between 1996 and 2002 reflecting the growth in residential development in the town at that time. ~~The 2011 census indicated that Maynooth had a total population of 12,510 persons representing a 16% increase since 2006.~~ The 2016 census indicated that Maynooth had a total population of 14,585 persons representing an increase of 16.6% since 2011.

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

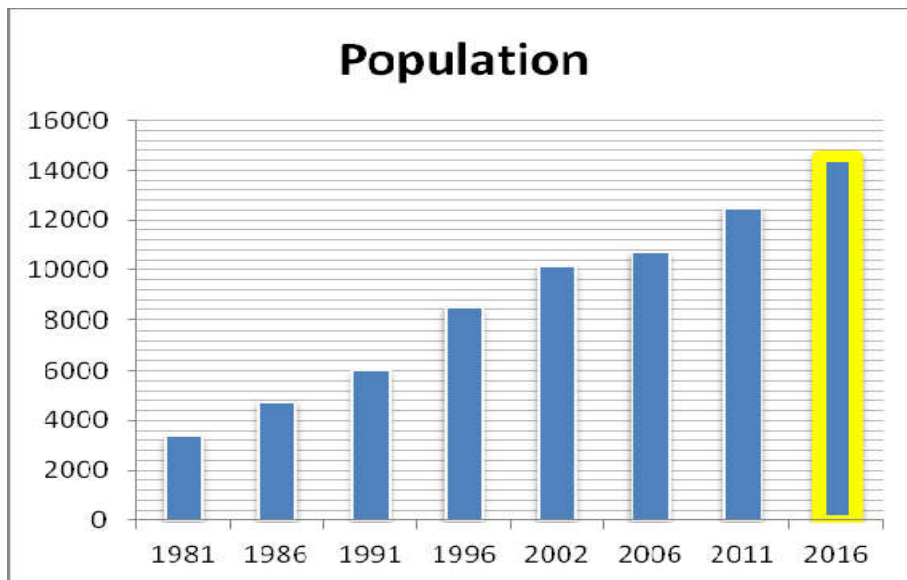


Table 1: Maynooth Population and Rate of Change

Census	Population	Percentage Growth
1981	3,388	6%
1986	4,768	40%
1991	6,027	26%
1996	8,528	41%
2002	10,151	19%
2006	10,715	6%
2011	12,510	16%
<u>2016</u>	<u>14,585</u>	<u>16.6%</u>



### 3.2 Household Size and Profile

~~5,171~~ 4,211 households were recorded in the ~~2016~~ 2011 census in Maynooth. The town's average household size of ~~2.73~~ 2.99 persons is higher than the ~~2016~~ national average of 2.75 persons. A breakdown of the family unit size shows Maynooth is predominantly made up of two and three person families. These figures are greater than the national average and suggest that a lot of young families reside in the town.

**Table 2: Household Size and Profile (Source: Census 2011)**

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

**Table 2: Household Size and Profile (Source: Census 2016)**

Household unit size	1	2	3	4	5	6+	Total
Total No. of Households	<u>766</u>	<u>1,242</u>	<u>963</u>	<u>1007</u>	<u>500</u>	<u>196</u>	<u>4,674</u>
% of Total Households Maynooth	<u>16%</u>	<u>26%</u>	<u>21%</u>	<u>22%</u>	<u>11%</u>	<u>4%</u>	<u>100%</u>
National Average (%)	<u>24%</u>	<u>29%</u>	<u>17%</u>	<u>17%</u>	<u>9%</u>	<u>4%</u>	<u>100%</u>

**Figure 4: Maynooth Household Profile deleted (Source: Census 2011)**

### 3.3 Age Profile of Maynooth

Maynooth traditionally has a very young population. The 1996 census indicated that almost 30% of the town's population was aged between 20 and 29 years compared to 15% for the state as a whole. The 2002 census revealed a similar trend with 25.51% of the population in the 15–24 bracket compared to the 16.38% average for the state. Table 3 below reveals that this trend is also evident in the ~~2016~~ 2011 census results. The student population of the town is a big factor in the high proportion of young adults in the town. In general, the population of Maynooth is quite young.

**Table 3: Age Profile of Maynooth (Source: Census 2011)**

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

**Table 3: Age Profile of Maynooth (Source: Census 2016)**

Age bracket	Population	% of total population	National Average 2016 %
0-14	<u>2,928</u>	<u>20.1%</u>	<u>21%</u>
15-24	<u>3,203</u>	<u>22%</u>	<u>12%</u>
25-44	<u>4,872</u>	<u>33.4%</u>	<u>30%</u>
45-64	<u>2,702</u>	<u>18.5%</u>	<u>24%</u>
65+	<u>880</u>	<u>6%</u>	<u>13%</u>
Total	<u>14,585</u>		

**Figure 5: Maynooth Age Profile (Source: Census 2011)**

### 3.4 Residential Profile & New Unit Target

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

In line with the town's position in the County Settlement Strategy and the Regional Planning Guidelines, the residential unit allocation for Maynooth over the lifetime of the CDP ~~2006-2017~~ 2017-2023 is 3,542 ~~2,364~~ units (Table 4). ~~This figure has been projected forward to cover the period 2013-2019 (the likely plan period) for Maynooth requiring 2,888 units over the period of this local area plan.~~

Maynooth is projected to accommodate 10.9% ~~8.4%~~ of the residential unit growth allocated to Kildare in the RPGs in the period 2016-2022. ~~The county total is 3,122 units per year therefore 8.4% equates to an additional 262 units per year which is subsequently added to the 2017 housing unit target.~~ Table 3.3 of the CDP identifies a dwelling target of 3,542 residential units to the town of Maynooth to reflect its designation in the RPGs. The Core Strategy figures in the CDP incorporate headroom of 50% in order to provide for a 9 year horizon as required by the Development Plan Guidelines<sup>2</sup>. This is based on a dwelling forecast and RPG assumptions in relation to housing vacancy and household occupancy over the period 2016-2022. A range of factors, including the number of new homes constructed, housing vacancy and occupancy rates and natural increase, will influence the actual level of population growth over the plan period.

<sup>2</sup> Section 4.14 of Development Plans, Guidelines for Planning Authorities (June 2007).

**Table 4 Maynooth Housing Unit Allocation 2006 – 2019**

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

**Table 4 Maynooth Housing Unit Allocation 2016-2023**

Settlement Type	Town	2011 Pop Census	2016 Pop Census	2023 Pop Target	2023 Housing Units Target	Percentage of Allocated Growth for Maynooth in the County 2017 - 2023
Large Growth Town II	Maynooth	12,510	14,585	18,996	3,542 <sup>3</sup>	10.9%

The ~~2019~~ **2023** Housing Unit target is based on the provision of ~~2,888~~ **3,542** residential units over the period ~~2006-2019~~ **2016-2023**. It is estimated that ~~643~~ residential units have been constructed over the period ~~2006-2012~~ resulting in remaining unit target of ~~2,245~~. Additional residential units required to meet the ~~2019~~ **2023** residential unit target will be largely provided for on new residential zoned land on green field sites.

**In order to achieve the targets identified in the RPGs and Kildare County Development Plan 2017-2023 additional lands to the south east of the town have been incorporated into the overall development strategy for the town of Maynooth. These lands present as an extension to the existing built up area of the town and will be facilitated by the delivery of the new road objective from the Celbridge Road to the Leixlip Road (See Roads Objective TRO 2 (c)).**

It is considered that the appropriately zoned land with existing planning permissions (~~1,417 units~~) and the newly zoned residential land identified in this plan will provide for significant residential growth during the plan period. In addition to the residential zoned land in the plan appropriate intensification of residential uses in existing residential areas and the town centre will be encouraged. Also a certain quantum of residential development may be facilitated as an ancillary use in the area identified for research and technology development on the Kilcock Road. This zoning provides for an opportunity to create ‘work-live’ arrangements.

**3 This figure incorporates inbuilt headroom of 50% to meet anticipated need and to ensure continuity of supply of zoned lands over a 9 year horizon in accordance with the Development Plan Guidelines, DECLG, 2007.**

**Table 5 Maynooth Housing Unit Requirements**

Maynooth Housing Unit Requirements		
Timeframe	Unit Target	Calculation Details
2006 - 2017	2,364	= 8.4 % of the overall county unit target 2006-2017 (being 27,982 units)*
2017 - 2019	524	= 8.4 % of the annual county target for the period of 2016-2022 (being 8.4% of 3,122 units = 262 * 2 years)
2006 - 2019	2,888	= The 2006-2017 unit target + the 2017-2019 target
2013 - 2019	2,245**	= 2,888 units (2006-2019 unit target) - 643 units (total units built from 2006-2012)
<b>2016 - 2023</b>	<b>3,542</b>	<b>= 10.8 % of the county target for the period of 2017-2023 (being 10.8% of 32,497 units)</b>

\* = Please refer to Chapter 3 and Table 3.3 of the Kildare CDP ~~2011-2017~~ **2017-2023**

\*\* = 2006-2019 Residential unit target excluding units already built, this figure excludes any element of overzoning which is required under the Development Plan Guidelines, Guidelines for Local Authorities 2

Unit Target = 2,245 units

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

This plan will make provision for the delivery of an additional **1,742<sup>4</sup>** ~~1,022~~ residential units on **61.7ha** ~~29.2ha~~ of New Residential zoned land, table 6 below outlines the sites which are proposed to be zoned for residential purposes for the first time in this plan. It is envisaged that a quantum of residential units will be provided through brownfield residential development in the town centre and the possible development of 'work live' units on the research and technology zoned land on the Kilcock Road.

**Table 6 Residential Development Sites**

Site Reference	Zoning Designation	Site Area (ha)	Density
Mariavilla	C	11.5	35 units per ha
Dunboyne Road	C	2.1	35 units per ha
Dunboyne Road Roundabout	C	5.2	35 units per ha
Dublin Road	C	0.9	35 units per ha
Greenfield Drive	C	0.4	35 units per ha
Celbridge Road	C	9.1	35 units per ha
<b><u>Railpark South East Quadrant &amp; Blacklion</u></b>	<b><u>C</u></b>	<b><u>32.5</u></b>	<b><u>35 units per ha</u></b>
<b>Total</b>		<b><u>29.2-61.7ha</u></b>	

<sup>4</sup> The additional number of residential units that could be accommodated within the Railpark and Blacklion lands is 720 (1,742 = 1,022 + 720). This figure is based on delivering 35 units per hectare and makes allowances for land take for a neighbourhood park and the Maynooth Eastern Relief Road within these lands.

## 5.1 SEA Assessment of Alternative Plan Scenarios for Proposed Amendment No.1

As part of the Proposed Amendment to the Local Area Plan, two alternative scenarios for the provision of additional new housing lands were provided by the planning department to the Council's environmental planning consultants as part of the SEA process in order to assess different visions of how the future development of Maynooth might occur.

- (i) Scenario 1 would zone 55.7 ha of additional land as 'New Residential', changing 52.8ha of 'I Agricultural' land and 2.9ha of 'H4 Office' land to 'C New Residential'
- (ii) Scenario 2 would zone 32.5 ha of additional land as 'New Residential', changing 29.6ha of 'I Agricultural' land and 2.9ha of 'H4 Office' land to 'C New Residential'

The two plan scenarios are outlined in Appendix I. A comparative evaluation of the likely environmental effects of each of the two scenarios was carried out and concluded that 'Alternative Scenario 2' is the most environmentally sustainable option.

## 6.0 Future Development Strategy

### 2) Planning for Residential Expansion

The plan ensures the supply of suitably zoned serviced land to accommodate the future growth of Maynooth in line with its designation in the Regional Planning Guidelines. The majority of areas designated for residential growth are near the town centre, at the Canal Harbour and the new residential zoning between the Moyglare road and the Dunboyne road and on the Celbridge road. The latter is bisected by a green lung of amenity lands and the river Lyreen. These lands have the advantage of being in close proximity to the town centre, educational facilities and amenity facilities. The provision of part of the Maynooth Eastern Relief Road will unlock a large land bank on the eastern side of the town for a new residential community. A detailed vision for this new community is set out in Section 7.1.3 of this proposed amendment to the Local Area Plan.

## Part B: Policies and Objectives

### Section 7

#### 7.1 Housing Units

The housing stock in Maynooth has increased considerably from 3,289 households in 1996 to **5,171 in 2016 (Census 2016)** ~~3,952 in 2011 (Census 2011)~~. The type of housing units has shifted from traditional family detached and semidetached houses in the 1970s and 80s to apartment developments in the 2000s. However in recent years there has been a move away from apartments with more family type units being built e.g. Castlepark on the Dunboyne road. Maynooth is unique in Kildare terms in relation to housing as it has a large student population with a significant proportion of rented accommodation.

~~NU~~ Maynooth **University** currently has approximately 8,400 students and based upon information supplied by the university's enrolment office it is estimated that by the middle of any academic year 50% of the student population will be residing in Maynooth. There are currently 900 students residing in University provided campus accommodation with a further 100 students staying in University accommodation located off site. The University also has plans to construct accommodation for a further 300 students on campus.

As outlined in Part A (section 3.4) **3,542<sup>5</sup>** ~~2,888~~ residential units are to be provided in Maynooth during the period **2016 – 2023**. ~~2006-2019. Taking into account building completions (since 2006), valid planning permissions, uncommitted residential zoned lands and new residential zonings under this plan a total of 2,671 units can be accommodated on these zoned lands.~~

**Table 10 Maynooth Housing Units Projections**

<del>2006</del> census Populati on	2011 Census populati on	<b>2016 Census population</b>	<b>2023 Population forecast (which include 50% headroom ...)</b>	<del>2006-2019</del> residential unit target <b>2016-2023 residential unit target</b>	Residen tial unit complet ions since 2006	Valid residential grants of permission	Unit capacity of uncommit ted land in Maynooth zoned in 2002 DP	New <b>residential</b> zoned land capacity
<del>10,715</del>	12,510	<b>14,585</b>	<b>18,996</b>	<del>2,888</del> <b>3,542</b>	643	1,417	232	<del>1,022</del> <b>1,742<sup>6</sup></b>

#### 7.1.1 Housing Location and Density

In recent years residential development has taken place on the Moyglare, Rathcoffey and Celbridge roads. Map 6 identifies key locations for significant residential development in a quadrant between the Moyglare Road and the Dunboyne Road at Mariavilla along with more lands to the south of the Dunboyne Road and on the Celbridge Road together with the continued consolidation of the town centre. It is estimated that these areas can cater for approximately 1,022 units.

<sup>5</sup> This figure includes the provision an additional 50% headroom, so is 150% of the actual targeted number of units required over the Plan period

<sup>6</sup> 1,742 = 1,022 (zoning capacity in adopted LAP) + 720 (estimated capacity of additionally zoned residential lands – see footnote 4)

In addition to the lands mentioned above, additional residential lands have been identified to the south east of the town at Railpark and Blacklion. These lands will deliver ca. 720 additional new housing units and will be facilitated by the delivery of the Maynooth Eastern Ring Road ('MERR') including a bridge over the Royal Canal and Railway. The lands in this south eastern quadrant provide for a sequential approach to the zoning of lands for new residential development in Maynooth whereby lands contiguous to existing zoned development lands are prioritised.

**Table 11 Additional New Residential Zoned Sites**

Site Reference	Zoning Reference	Site Area (ha)	Approximate Unit numbers (35 units /ha)
Mariavilla	C	11.5	402
Dunboyne Road	C	2.1	73
Dunboyne Road Roundabout	C	5.2	182
Dublin Road	C	0.9	32
Greenfield Drive	C	0.4	14
Celbridge Road	C	9.1	319
<u>Railpark South East Quadrant &amp; Blacklion</u>	<u>C</u>	<u>32.5</u>	<u>720</u>
<b>Total</b>		<del>29.2</del> <b>61.7ha</b>	1,022 <b>1,742</b>

The emphasis in these areas is on developing new communities with uses ancillary to residential such as educational, community, amenity and small-scale convenience retail. A residential density of 30 - 50 units per hectare will fulfil the potential of the suburban sites while higher densities maybe appropriate on brownfield town centre sites depending on the maintenance of residential amenity in the locality.

In addition to these lands, the existing residential/infill and town centre zonings provide opportunities for a wide number of uses including residential development as appropriate. To maximise the return on public transport investment, it is important that land use planning underpins the efficiency of public transport services by delivering sustainable settlement patterns – including appropriate densities – on lands within existing or planned transport corridors. Higher residential densities will be encouraged at appropriate locations. Generally higher densities will be considered in town centre locations, and edge of town centre locations, with medium to lower densities being considered more appropriate at outer suburban and greenfield sites.

#### 7.1.4 Key Development Area: Railpark

##### Context

The Railpark Key Development Area is located to the east of the town. The lands are bounded by Parklands and Rockfield estates to the west, the Royal Canal and the Dublin-Sligo rail line to the north, Celbridge Road to the south and agricultural lands to the east. The Key Development Area (KDA) comprises approximately 39 hectares of land and generally has a flat topography.

Funding for part of the new Maynooth Eastern Relief Road [MERR] has been confirmed through the Local Infrastructure Housing Activation Fund, and the development of a new high-quality urban expansion of the town on these lands would capitalise on the opportunities of this piece of strategic infrastructure.

### *Vision*

The development of the lands will provide for a new residential neighbourhood with a mixture of tenures and housing unit sizes and typologies. The new neighbourhood will be an exemplar of urban housing expansion, outward looking and integrating itself into the surrounding context, prioritising sustainable modes of travel, encouraging innovative design and technologies and driving towards a low carbon and climate resilient place. It will include a new neighbourhood park and network of open space, with community amenities and facilities and capitalising on its setting adjacent to the Royal Canal. It will be a place that engenders a sense of community involvement and ownership of place.

### *Connectivity & Movement*

The development of the MERR will unlock the potential for the residential development of the lands.

No through vehicular routes into the neighbourhood estates to the west are envisaged but to encourage a modal shift and the use of sustainable forms of transport, pedestrian and cycle connectivity should be provided at key access points on the western boundary of the site, and if feasible, across the canal and railway. This will facilitate integration of the new neighbourhood with the existing town and its facilities. In addition, pedestrian and cycle access should be provided into the school and education lands to the south of the site.

To encourage the optimum use of the Royal Canal, future greenway networks and sustainable access to the rail stations of Maynooth and Leixlip Louisa Bridge, pedestrian and cycle access across the railway and canal onto the towpath should be provided. These crossing points should be informed by the final design of the MERR.

Within the site, priority along local access routes should be provided to pedestrians and cyclists, with easily navigable and legible routes provided. Cycling and walking should be a pleasant experience with generous areas provided for movement and ancillary activities like bicycle storage. A network of finer grain blocks and buildings should be provided. The design of roads should accord with the guidance set out in Design Manual for Urban Roads and Streets.

### *Landscape and Spaces*

The new residential neighbourhood should have a hierarchy of streets and open spaces ranging from: the informal street-scale passive recreation space; to the neighbourhood-scale park with multi-functional qualities to accommodate passive and active recreation and community events.

Topographical features such as level changes and mature hedgerows should be incorporated in the landscaping of the site, and the design of new development should reference habitat mapping and green infrastructure on the lands. Where surface water attenuation is required, these features should be designed to integrate naturally into the landscape, and used as amenity features within open space or parks. Signposting and wayfinding should have a coherent strategy, with legible and clear forms that reference vernacular forms of signage.



### Built Form

The site should provide for a variety of housing typologies and sizes. Landmark buildings of very high architectural quality and proportionate scale will be supported where appropriate. The architecture of the lands should be outward looking, related to the surrounding environment and ensure it takes opportunities to engage with natural and built features wherever possible.

Provide passive surveillance of roads and open spaces and address existing unsupervised edges, predominantly through the use of the perimeter block in built form. Strong building lines should be provided along the edges. Appropriate increases in scale and density will be considered but should respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users.

Innovative architecture will be supported, in particular where it references the vernacular architecture of the town. The development of the site should have particular character areas, with the potential to provide a commonality of material palettes or architecture with subtle changes across each character area.

### Function and Land Use

The predominant function of the lands will be to serve residential uses, but opportunities for leisure, amenity and community uses should be incorporated where appropriate. The desire to create a neighbourhood which encourages a modal shift from private vehicular modes should see connections to public transport, the town, accessibility to recreation spaces and the neighbourhood centre prioritised.

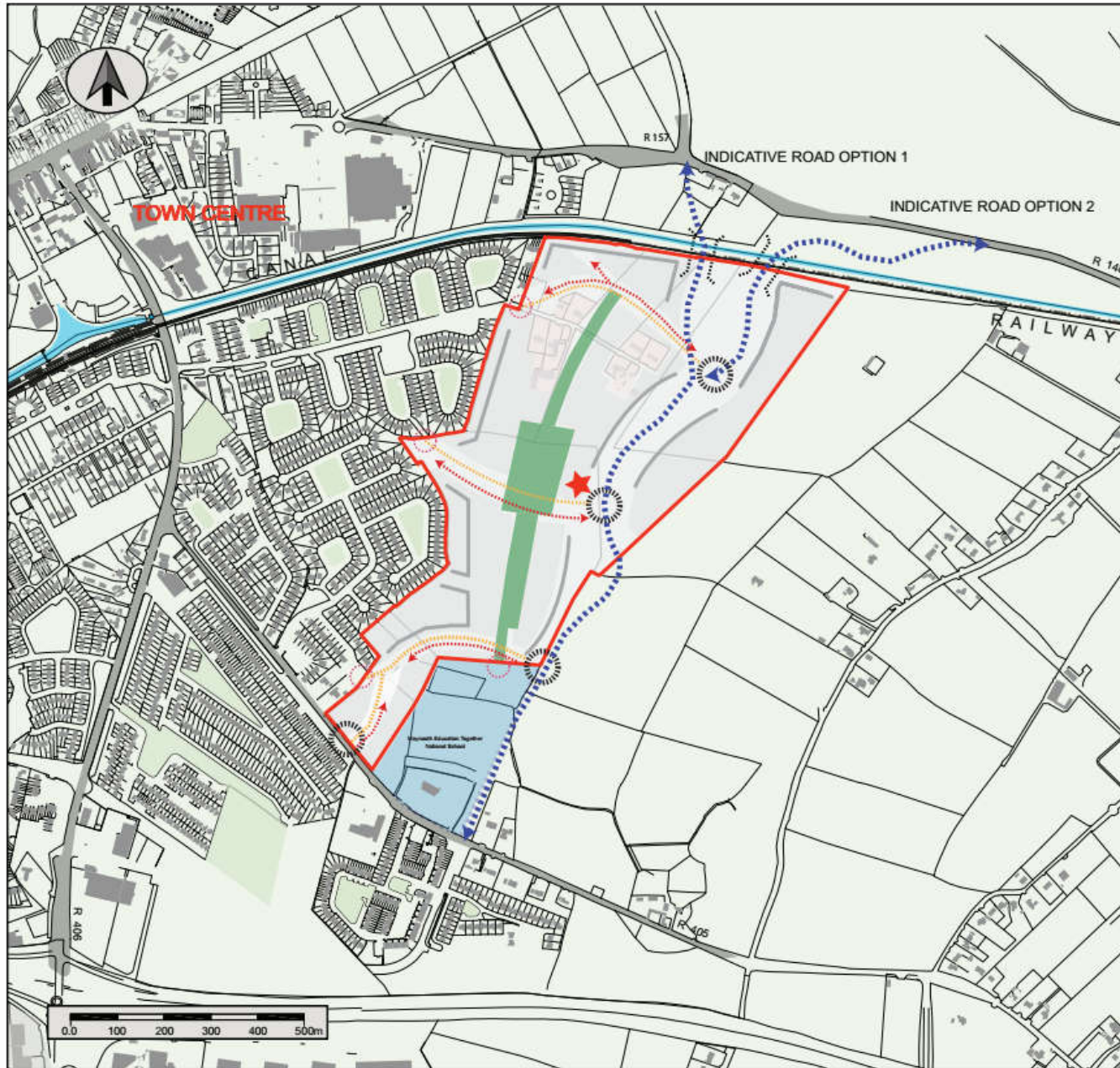
A new neighbourhood park within the site should serve a multiplicity of functions:

- provide legibility and wayfinding to the site;
- a place for people to participate in sport, play and informal recreation activity;
- a place to gather and enjoy social and community events; and
- provide environmental value in mitigating air, noise and light pollution and supporting biodiversity.

To provide a space to serve these numerous functions, the scale of the neighbouring park should be approximately 3 hectares. The remaining network of open spaces should meet the open space requirements of paragraph 17.4.7 of the County Development Plan 2017-2023 for a greenfield site.

The neighbourhood centre should provide convenience to the local community but should not detract from the vibrancy of the town centre, with small floor plate uses such as convenience retail, crèches, hairdressers / barbers, dry cleaning and similar.

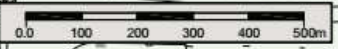
# Maynooth Local Area Plan 2013-2019 Proposed Amendment



## KEY DEVELOPMENT AREA

Indicative design strategy Fig: 5a

- KEY DEVELOPMENT AREA BOUNDARY
- NEIGHBOURHOOD PARK
- ★ NEIGHBOURHOOD CENTRE
- NEW RESIDENTIAL AREA
- KEY BUILDING BUILT EDGE
- PROPOSED BRIDGE OVER CANAL/  
RAILWAY
- ⋯ VEHICULAR ROUTE
- ⋯ INTERNAL VEHICULAR ROUTE
- ⋯ PEDESTRIAN / CYCLE ROUTE
- ⊙ POTENTIAL ACCESS POINT
- ⊙ PEDESTRIAN/CYCLE ACCESS POINTS



### 7.2.3 Factors Influencing Employment Creation

A number of key land use factors influence the future economic potential of the town and comprise availability of zoned land, availability of infrastructure and quality of life considerations.

#### Availability of Zoned Land

72.3ha of land has been zoned for the development of a research and technology based employment generating area with associated related educational uses along the Kilcock road. This site is adequate to serve the needs of employment opportunities together with University start ups for the medium to long term. These lands have the potential to develop into a nationally significant campus occupied by high skilled employers. 3.2ha of H2 Light Industry / Office and Warehousing and 2.9ha of H4 Office zoned land are located on the Leixlip road which could accommodate further employment generating enterprises. The existing Maynooth Business campus to the south of the M4 already provides employment and has under 1ha remaining to be developed and a limited number of units remain to be occupied.

#### Infrastructure

Adequate infrastructure is essential to facilitate future economic activity in the town. This includes water and wastewater services, effective road and public transport networks, energy, telecommunications, waste management, education facilities etc.

[As part of the Amendment to this Local Area Plan, an Infrastructural Assessment, in line with the requirements set out in the National Planning Framework, is appended to the Amendment. The Infrastructural Assessment sets out the infrastructure required to deliver the additional zoned lands, and includes an estimate of costs required to deliver new infrastructure. The Infrastructure Assessment confirms that the infrastructure required to serve the new lands is aligned with the relevant delivery agencies and the Council's capital programme.](#) The water and wastewater facilities in north Kildare are being upgraded. It is estimated that these upgrades will be completed by the end of 2015 (see Water, Wastewater and Environmental Services section) and once completed there will be sufficient capacity to cater for existing industries and potential start up industries in the Maynooth area. Currently traffic congestion is a major problem in the town centre and in order to alleviate this, the completion of the Maynooth Outer Orbital Route is required. The provision of an additional M4 connection and the upgrade of existing facilities is necessary to allow efficient access to the town centre, University and new employment areas.

## 7.5 Movement & Transport

### 7.5.3 Road Objectives

It is an objective of the Council to:

**TRO 2:** To facilitate the future construction of the following roads and in the interim protect their routes from development:

- (a) Between the Straffan Road (A) and the Celbridge Road (B)
- (b) Between the Moyglare Road (C) and the County Boundary (D) (only a small section of this road to the County Boundary has to be completed)
- (c) Between the Celbridge Road (B) and the Leixlip Road **(E)(i) or (E)(ii)**
- (d) Between the Kilcock Road (F) and the Moyglare Road (C)
- (e) Between the Kilcock Road (F) and the Rathcoffey Road (G)
- (f) Between the Rathcoffey Road (G) and the Straffan Road (A)

- (g) Between the Dunboyne Road (H) and the Moyglare Road (I)
- (h) A new Street that will connect the Straffan Road (J) with Leinster Street (K) and onto Parson Street (L)

**TRO 3:** To carry out the following road realignments and improvements at:

- (a) Sharp bend on Convent Lane
- (b) Along the Rathcoffey Road between the town boundary and Bond Bridge, where necessary
- (c) Along sections of the Dunboyne Road
- (d) Pound Lane
- (e) Moneycooley Road
- (f) Kilcock road at Laraghbyran
- (g) Roundabout at Maynooth Business Park
- (h) Beaufield road, Rathcoffey road junction.
- (i) Meadowbrook link road and the Straffan Road junction
- (j) Along the Leixlip Road, if required by the development of the Maynooth Eastern Relief Road

**TRO 8: To support vulnerable road user permeability between new and existing residential lands around the town and the town centre, Maynooth University and the schools around Maynooth**

#### **7.5.5 Pedestrian and Cycle Networks Objectives**

It is an objective of the Council to:

**PCO 4:** To facilitate and encourage cycling as a more convenient and safe method of transport, through the designation of a cycle network, linking population, commercial, community facilities and transport nodes. The development of cycle paths shall be encouraged along the following routes:

- (a) Along the Lyreen from the Pound to the LAP Boundary
- (b) Through the University Grounds, from Bond Bridge to the Kilcock Road
- (c) Along the Canal between Leixlip and Kilcock
- (d) Along Parson Street and the Rathcoffey Road as far as Maynooth Football club
- (e) Along the Moyglare Road
- (f) Along the Kilcock road to Laraghbyran cemetery
- (g) Along Greenfield road
- (h) From Moyglare Hall to the Moyglare Road at a location closer to the town centre
- (i) Along the Straffan Road
- (j) Along the Dublin Road
- (k) Along the Celbridge Road
- (l) Along the Meadowbrook Road
- (m) Along Leinster street from the Train Station
- (n) In the town centre where required.
- (o) Along the Royal Canal.
- (p) From the new Maynooth Eastern Relief Road to the town centre and train station.

## 7.6 Water Drainage

### 7.6.1 Water Supply

Maynooth is supplied by the North-East Regional Water Supply Scheme with water from the Fingal County Council treatment plant in Leixlip. In order to reduce reliance on the River Liffey and to secure water supply in the region: ~~a number of regional upgrades are proposed. These include:~~

a) the Castlewarden - Ballygoran pipeline and reservoir scheme has now been completed; ~~and. This contract is due for completion in 2014 and will ensure additional options and security of supply for the north Kildare region.~~

b) upgrade works to the Fingal County Council, Leixlip Plant Water Treatment Plant are ongoing. ~~upgrade ensuring greater production capacity for the area.~~

The level of growth in Maynooth will be managed in line with the ability of local services to cater for future growth. No development shall be permitted to proceed if the local services are insufficient to cater for the development. A comprehensive approach to the delivery of water infrastructure is considered necessary. Water infrastructure development within the strategic residential lands at Railpark should align with Irish Water's Strategic Network Development Plans. Prior to the commencement of any development within the Railpark area, landowners/developers should prepare detailed water services plans for the Railpark area and agree these plans with Irish Water and Kildare County Council. Such plans should align with Irish Water's Strategic Network Development Plans for the Railpark area. Such plans must also comply with Irish Water standard details and codes of practice. All proposed development within and adjoining the Maynooth area will be screened for Appropriate Assessment of its potential to impact on the Natura 2000 network, in accordance with Article 6 of the Habitats Directive.

It is the policy of the Council:

**WS 1:** To provide water, sufficient in quantity and quality to serve all lands zoned for development in this plan. Where deficiencies exist the Council will facilitate only as much development as can be provided for, based on available water supply.

## 7.9 Education, Community and Cultural

### 7.9.1 Education

Maynooth is recognised throughout the country as a centre for education due to the presence of the University and St Patrick's College. ~~National University of Ireland~~ University has a current enrolment of approximately 8,400 students and offers a range of Arts and Sciences courses. ~~NU~~ University is committed to being a first class research-led centre of learning and academic discovery. It has recently undergone a major phase of expansion in research, teaching and service facilities. The campus is laid out in its own extensive grounds, and is divided between an older complex of fine nineteenth century buildings south of the Kilcock Road and a modern complex of teaching, research, accommodation, and support facilities north of the road. There has been significant investment in the North Campus over the last decade with the construction of an Iontas Building, the Phoenix Restaurant on the north campus and the extension to the library on the south campus.

Maynooth Post Primary school is located on the Moyglare Road. It is a co-educational school and has a current enrolment of 1015 pupils.

An area of 12.9 ha has been zoned Community and Educational in this plan on the Moyglare Road to facilitate a proposed Education Campus including primary and secondary education facilities. A further area of 4.6ha has been zoned Community and Educational on the Celbridge Road.

The town is also served by four primary schools the Boys National School on the Moyglare Road, the Presentation Girls National School on the Dunboyne Road, the Educate Together school and the Gaelscoil Ui Fhiaich on the Celbridge Road. The Educate Together National School is housed in a temporary building located on land zoned Community and Educational. The site is owned by the Department of Education and Skills and may be replaced by a permanent school in the future.

As part of the Amendment to this Local Area Plan, further Following consultations have been held with the Department of Education and Skills. It it has been concluded, based on the population projections arising from the proposed additional residential zoned land that sufficient envisaged in this plan to the year 2019, an additional 717 primary school children and 508 secondary school children will enter the education system in Maynooth. Sufficient lands have been zoned for educational use in this plan to the south of the new residential zoning.

It is the policy of the Council:

- EDC 1:** To continue to liaise with the Department of Education and Skills and Kildare VEC in the provision of school places.
- EDC 2:** To facilitate the development of educational facilities together with sports, recreational and cultural facilities for the schools.
- EDC 3:** To support the provision of new Adult and Further Education facilities including Literacy and Youth Reach with the assistance of public and private stakeholders.
- EDC 4:** To facilitate the future expansion of NUIM and its expansion into lands zoned Research and Technology and Community and Educational to the west of the current campus.

## Part C: Specific Objectives

Table 16 Land Use Zoning Objectives Table

Zoning Reference	Land Use Zoning	Zoning Objective
A1	Town Centre	<p><b>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential, amenity and civic use.</b></p> <p>The purpose of this zone is to protect and enhance the special character of Maynooth town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. It will be an objective of the Council to encourage the full use of buildings, backlands and especially upper floors. Warehousing and other industrial uses will not be permitted in the town centre.</p>
A2	Town Centre Extension	<p><b>To promote mixed use development as an extension of the town centre</b></p> <p>The purpose of this zoning is to provide for the future expansion of the town centre. Multi-storey, multi-functional buildings will be favoured. A broadly similar range of uses as 'A1;Town Centre' is acceptable subject to the amenity of adjacent premises being preserved. A strong emphasis will be placed on the urban design context of proposed development. New development should enclose space, as in traditional streets and squares, rather than be placed as isolated blocks in extensive areas of car parking.</p>
B	Existing Residential	<p><b>To protect and improve existing residential amenity; to provide for appropriate infill residential development and to provide for new and improved ancillary services.</b></p> <p>This zoning principally covers existing residential areas and also provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.</p>
C	New Residential	<p><b>To provide for new residential areas. This zoning provides for new residential development areas and for associated local shopping and other services incidental</b></p>

		<p><b>to new residential development.</b></p> <p>This zoning provides for new residential development and associated local services ancillary to residential development. While housing is the primary use in this zone, recreation, neighbourhood services, education, crèche / playschool, clinic / surgery uses and sheltered housing are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the provision and landscaping of public open space and play areas.</p>
<b>E</b>	<b>Community and Educational</b>	<p><b>To protect and provide for the development of community and educational facilities.</b></p> <p>This zoning objective provides for community and educational facilities including schools, the University, St. Patrick’s College, religious orders, health care, childcare, meeting halls and other community facilities.</p> <p>In relation to the university, this zoning is intended to facilitate its existing and evolving requirements including the university campus, associated student accommodation, recreational and cultural facilities and tourism and commercial development associated with the university.</p>
<b>F</b>	<b>Open Space and Amenity</b>	<p><b>To protect and provide for recreation, open space and amenity provision.</b></p> <p>This zoning objective covers both private and public owned open space dispersed throughout the town. The aim of this land use zoning objective seeks to protect, improve and provide for recreation, open space and amenity provision; to protect improve and maintain public open space and to provide for recreational and sports facilities.</p> <p>The Council will not normally permit development that would result in a loss of open space within the town except where specifically provided for in this Plan. Existing agricultural uses in open space areas will continue to be permitted, and reasonable development proposals in relation to this use will be considered on their merits.</p>
<b>S</b>	<b>Carton Avenue</b>	<p><b>To protect and provide for passive amenity use of a 60 metre buffer zone on either side of Carton Avenue / the Lime Walk.</b></p>



		The area covered by this zoning objective shall remain undeveloped and shall include a management regime so that the character and setting of this historic walkway is protected and improved.
H2	Light Industry / Office Park Warehousing	<p><b>To provide for new and existing light industrial, office park and warehouse development.</b></p> <p>High quality design, finish and landscaping of development will be particularly important on these lands, which are located on the approach roads to the town. The opportunity of developing offices within a landscaped setting will be encouraged. Other uses e.g. light industry and warehousing may be considered subject to amenity and other planning considerations. Residential or retail uses (including retail warehousing) will not be acceptable in this zoning. In particular uses such as intensive waste processing and recycling which are deemed incompatible with neighbouring residential areas will be prohibited and any existing incompatible uses will be encouraged to relocate</p>
H4	Office	<p><del>To provide for new office based development.</del></p> <p><del>High quality design, finish and landscaping of development will be particularly important on these lands, which are located on the approach roads to the town in close proximity to Carton Demesne.</del></p>
P	Research and Technology	<p><b>To provide for Research and Technology based employment generating uses, related educational uses.</b></p> <p>The purpose of this zoning is to provide for a high quality employment based campus linked to the University. The envisaged Research and Technology based activities will be fostered through links with the University and the other high tech employers in the area and the region. All development proposals shall be contemporary in design and of the highest quality reflecting the landscape and townscape in the vicinity. The primary land uses will be for research and technology, education or employment purposes. However ancillary related uses such as limited residential, commercial and amenity uses may also be permitted.</p> <p>Prior to development a masterplan shall be agreed with the Planning Authority including:</p> <ul style="list-style-type: none"> <li>○ Phasing of development</li> <li>○ Landscape and habitat considerations</li> <li>○ Visual Impact</li> <li>○ Building Design and sustainability</li> <li>○ Sustainable Transportation and pedestrian and cycling linkages</li> </ul>

		<ul style="list-style-type: none"> <li>○ Ancillary uses, including Community, Recreational, Residential and Commercial</li> <li>○ Residential amenity providing an appropriate set back / buffer zone as appropriate from neighbouring dwellings.</li> <li>○ Provision of an extension to the existing cemetery”</li> </ul>
<b>I</b>	<b>Agricultural</b>	<p><b>To retain and protect agricultural uses.</b></p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Limited one-off housing will be permitted in this zone subject to compliance with the rural housing policy for Rural Housing Policy Zone 1 set out in the Kildare County Development Plan 2011-2017 or as may be amended. Tourism related projects such as tourist caravan parks or campsites and amenity uses such as playing fields and parks are also be open for consideration.</p>
<b>N</b>	<b>Neighbourhood Centre</b>	<p><b>To provide for and protect local neighbourhood facilities.</b></p> <p>Neighbourhood centres are intended to serve the immediate needs of the local working and residential population and complement, rather than compete with the established town centre. Medical clinics and professional offices, workshops, crèches, small convenience stores or cafes are all envisaged in this zone.</p>
<b>T</b>	<b>General Development</b>	<p><b>To provide for General Development</b></p> <p>This zoning allows for a mix of uses. In this zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to amenity.</p>
<b>J</b>	<b>Transport and Utilities</b>	<p><b>To provide for and protect transportation infrastructure and public utilities.</b></p> <p>This zoning objective provides for the development of the railway station, associated access, car parking, bus stops and general public utilities.</p>

### 8.3.2 Open for Consideration

Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area. [Proposed Amendment No.1 includes a change of the Zoning Matrix so within land zoned 'F open Space & Amenity' that 'childcare / crèches / playschools' are 'Open for Consideration' from 'Not Permitted' to provide consistency and alignment with other Local Area Plans in Kildare and the Kildare County Development Plan 2017-2023.](#)

Table 17 Land Use Zoning Matrix

Land Use	A1: Town Centre	A2: Town Centre Expansion	B: Existing Residential & Infill	C: New Residential	E: Community & Education	F: Open Space & Amenity	H2: Office / Light Industry & Warehousing	H4: Office	I: Agricultural	P: Research and Technology	T: General Development	N: Neighbourhood Centre	J: Transport & Utilities	S: Carton Avenue
Amusement Arcade	N	N	N	N	N	N	N	✗	N	N	N	N	N	N
Car Parks	Y	Y	N	N	O	N	O	Q	N	O	O	O	Y	N
Cattleshed Slatted Unit	N	N	N	N	N	N	N	✗	Y	N	N	N	N	N
Cemetery	N	N	N	N	O	O	N	✗	Y	Y	N	N	N	N
Dancehall/Disco	Y	Y	N	N	O	N	N	✗	N	N	O	O	N	N
Cinema	Y	Y	N	N	O	N	Y*	✗	N	N	O	O	N	N
Community Hall	Y	Y	O	O	Y	O	O	Q	O	O	O	O	N	N
Childcare/ Crèche/ Playschool	Y	Y	O	Y	Y	<u>O</u>	O	Q	O	O	O	O	O	N
Cultural Uses/ Library	Y	Y	O	O	Y	O	N	✗	N	O	O	O	N	N
Dwelling Unit	Y	Y	Y	Y	O	N	N	✗	O	O	O	O	N	N
Funeral	Y	Y	N	N	O	N	O	✗	N	N	O	O	N	N

Homes																
Garages/ Car Repairs	N	N	N	N	N	N	O	≠	N	N	O	O	Y	N		
Guest House/ Hostel	Y	Y	O	O	O	N	O	∅	O	O	O	Y	N	N		
Hotel	Y	Y	O	O	O	N	O	≠	N	O	O	Y	N	N		
Halting Site	N	N	O	O	O	N	O	∅	O	N	O	N	N	N		
Health Centre/ Clinic	Y	Y	O	O	Y	N	O	∅	N	O	O	Y	N	N		
<b>Land Use</b>	<b>A1: Town Centre</b>	<b>A2: Town Centre Expansion</b>		<b>B: Existing Residential &amp; Infill</b>		<b>C: New Residential</b>	<b>E: Community &amp; Education</b>	<b>F: Open Space &amp; Amenity</b>	<b>H2: Office / Light Industry &amp; Warehousing</b>	<b>H4 Office</b>	<b>I: Agricultural</b>	<b>P : Research and Technology</b>	<b>T: General Development</b>	<b>N: Neighbourhood Centre</b>	<b>J: Transportation &amp; Utilities</b>	<b>S: Carlton Avenue</b>
Heavy Commercial Vehicle Parks	N	N	N	N	N	N	Y	≠	N	N	O	N	Y	N		
Take- Away	O	O	N	N	N	N	N	≠	N	N	N	O	N	N		
Industry	N	N	N	N	N	N	Y	≠	N	O	O	N	O	N		
Industry (Light)	O	N	N	N	N	N	Y	≠	N	Y	O	N	O	N		
Medical and related consultancy	Y	Y	O	O	Y	N	O	∅	N	O	O	Y	O	N		
Motor Sales	N	O	N	N	N	N	O	≠	N	N	O	N	Y	N		
Nursing Home	Y	Y	O	O	Y	N	N	≠	O	N	O	Y	N	N		
Offices	Y	Y	O	O	O	N	Y	≠	N	Y	O	Y	O	N		
Park/ Playground	Y	Y	Y	Y	Y	Y	O	∅	O	Y	O	Y	N	O		
Petrol Station	N	O	N	N	N	N	O	≠	N	N	O	O	Y	N		

Place of Worship	Y	Y	O	O	Y	O	N	N	N	Y	O	N	N	
Playing Fields	O	O	Y	Y	Y	Y	Y	Y	Y	O	Y	N	O	
Pub	Y	Y	O	O	O	N	N	N	N	N	N	N	N	
Recreational Buildings	Y	Y	O	Y	Y	Y	O	O	O	Y	O	Y	N	
Repository/ Store/Depot	O	O	N	N	O	N	Y	N	N	O	N	O	N	
Land Use	<i>A1: Town Centre</i>	<i>A2: Town Centre Expansion</i>	<i>B: Existing Residential &amp; Infill</i>	<i>C: New Residential</i>	<i>E: Community &amp; Education</i>	<i>F: Open Space &amp; Amenity</i>	<i>H2: Office / Light Industry &amp; Warehousing</i>	<i>H4: Office</i>	<i>I: Agricultural</i>	<i>P : Research and Technology</i>	<i>T: General Development</i>	<i>N: Neighbourhood Centre</i>	<i>J: Transport &amp; Utilities</i>	<i>S: Carton Avenue</i>
Restaurant	Y	Y	O	O	O	N	O	O	N	O	O	Y	O	
Residential Development	Y	Y	Y	Y	N	N	N	N	N	O	O	O	N	
Retail Warehouse	N	O	N	N	N	N	N	N	N	N	N	N	N	
School	Y	Y	O	O	Y	O	N	N	O	O	Y	O	N	
Shop (Comparison)	Y	Y	N	N	N	N	N	N	N	N	N	O	N	
Shop (Convenience)	Y	Y	O	O	O	N	O	O	N	O	O	Y	O	
Stable Yard	N	N	N	N	O	N	O	O	Y	N	N	N	N	
Sport/Leisure Complex	Y	Y	O	Y	Y	Y	O	O	O	Y	O	Y	N	
Tourist camping site/caravan park	N	N	N	O	O	O	O	O	O	N	O	N	O	
Utility	Y	Y	O	O	O	O	Y	Y	Y	O	Y	Y	Y	

Structures														
<b>Warehouse (Wholesale)</b>	N	N	N	N	N	N	Y	<del>N</del>	N	N	O	N	N	N
<b>Waste Incinerator</b>	N	N	N	N	N	N	N	<del>N</del>	N	N	N	N	N	N
<b>Workshop</b>	O	N	N	N	O	N	Y	<del>N</del>	O	N	O	O	Y	N

\*denotes that Cinemas are NOT permitted on the H2 zoning at Maynooth Business Park, Straffan Road

## **Appendix I**

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### **Strategic Environmental Assessment**

## **Appendix II**

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### **Appropriate Assessment Screening Report**



## **Appendix III**

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### **Strategic Flood Risk Assessment**

## **Appendix IV**

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### **Infrastructural Assessment**