

Maynooth and Environs Joint Local Area Plan 2024-2030

Pre-draft Public Consultation Issues Paper



Pre-draft Public Drop-in Event

Take the opportunity to meet the Planning Team preparing the Maynooth and Environs Joint Local Area Plan 2024-2030.

Date: Wed 12th October 2022
Time: 1pm – 8pm
Venue: Glenroyal Hotel,
Straffan Road, Maynooth

Closing date for submissions:
4pm Friday
11th November 2022

Have your
say!



Comhairle Contae Chill Dara
Kildare County Council



comhairle chontae na mí
meath county council

What is the purpose of a Local Area Plan and why is one needed for Maynooth?

Kildare County Council and Meath County Council are commencing the preparation of a Joint Local Area Plan (LAP) for Maynooth and its environs. The purpose of this Joint LAP is to set out an overarching land use strategy for the proper planning and sustainable development of the town over the life of the Plan to 2030. The Joint LAP will incorporate a framework for guiding the future development of transportation, housing, retail, heritage, employment, and social and community infrastructure in Maynooth.

Planning legislation requires that a local area plan be prepared for all towns with a population of over 5,000 people. Census 2016 recorded a population of 14,585 persons in the town of Maynooth. A Local Area Plan is therefore a mandatory requirement.

Presently, we are at the 'pre-draft' stage, which is followed by the preparation and publication of a draft Joint LAP. At both stages the planning authorities will undertake public consultation and invite your comments. If you are interested in the development of Maynooth and wish to contribute to the shaping of its future, please make a submission to Kildare County Council or Meath County Council before 4pm on Friday 11th November 2022.

Getting involved: The importance of Public Consultation!

The local area plan (LAP) process provides a fresh opportunity to take a 'big picture' approach to looking at the key economic, social and environmental issues affecting Maynooth and to formulate a responsive development strategy for future growth, renewal and protection. A successful LAP is one that provides for a robust development framework which both implements quality planning outcomes, and also enjoys broad-based community support within a settlement.

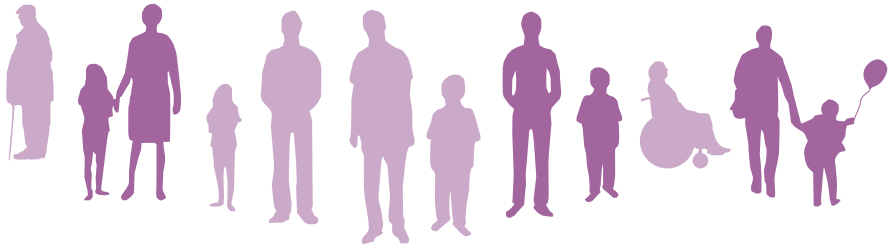
Accordingly, local input is considered vital to the entire LAP process and the planning authorities value what you have to say. It is intended that this Issues Paper will kick-start interest and debate which will provide helpful feedback, and result in a stronger and more informed Plan. Submissions are not limited to the issues raised in this paper so please feel free to highlight any other area of interest which you consider relevant to the Plan. As a first step, Kildare County Council and Meath County Council are now inviting interested parties or individuals, including but not restricted to, residents, business owners, retailers, community groups, children or groups representing children, and sports groups, to identify key issues that need to be addressed in the Joint LAP on how Maynooth should develop into the future.

There are **two key components** to this pre-draft consultation process:

- An invitation to individuals, stakeholders and interest groups to make submissions; and
- A public 'drop-in' event to be held in the Glenroyal Hotel on 12th October from 1pm to 8pm.

Have your say on the Local Area Plan!

Kildare County Council and Meath County Council invite you to get involved and to help shape the Maynooth and Environs Joint Local Area Plan 2024-2030. This consultation provides the opportunity for you to submit comments and suggestions on the topics raised in this pre-draft issues paper and any other themes you consider relevant to the preparation of the Joint Local Area Plan. Both Councils will together review and consider all of the pre-draft submissions received prior to the drafting of the Joint Local Area Plan. Please get involved in this important pre-draft stage as this is your opportunity to have your say in the future development of Maynooth.



Strategic Planning Context

The Maynooth and Environs Joint Local Area Plan will sit within a hierarchy of plans and takes its guidance from those above. While the Local Area Plan is required to align with relevant provisions contained in national, regional and county plans, it will also provide for locally tailored and site-specific objectives and actions, in response to a town's unique development needs and characteristics.



The [Regional Spatial and Economic](#)

[Strategic 2019-2031](#) (RSES) has identified Maynooth as a Metropolitan Key Town. This designation reflects Maynooth's strategic location on the Dublin to Sligo railway line, the M4 motorway and Royal Canal, along with the presence of Maynooth University. Accordingly, the future development of Maynooth is not just important at a county level but also at a regional scale, in supporting the growth of the capital. As a Metropolitan Key Town, Maynooth has been identified as having the capacity and future growth potential to accommodate above average growth in the region. As part of the Metropolitan Area Strategic Plan contained in the RSES, Maynooth has been allocated a population increase of up to 10,000 persons over the period to 2031, provided there is the necessary investment in employment creation, services, amenities and sustainable transport.

Your Vision for Maynooth's Future

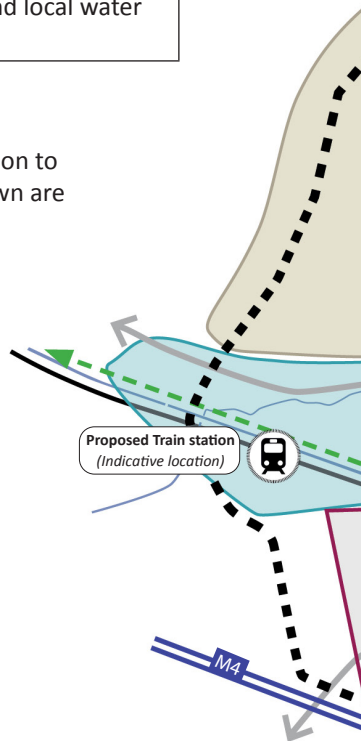
What should the Strategy for the future development of Maynooth be?

The Regional Spatial and Economic Strategy sets out key development parameters which will guide the growth of the town over the next decade, as follows;

Regeneration	Maynooth Town Centre, Canal Harbour and Carton Park
Economic Development	West of University Campus (Research and Technology) and Maynooth Environs, Co. Meath (Science and Technology)
Residential Development	Significant residential capacity at Railpark lands, and to the north, west and southwest of the town near the University
Phasing / Enabling Infrastructure	DART expansion, road upgrades, bridge, Maynooth Outer Orbital Route (MOOR), wastewater and local water network upgrades

In addition to the above, the Draft Transport Strategy for the Greater Dublin Area 2022-2042 provides for a second train station to be constructed to the west of the town. Both stations in the town are intended to be served by DART+ West once constructed.

Given the substantial residential and employment growth targeted for Maynooth, it will be critical for the Joint Local Area Plan to develop an integrated land use and transport strategy which determines the most appropriate locations for this development to occur within the town. The Plan also needs to ensure that this growth occurs in a sustainable manner that both integrates with existing residential areas and enhances the overall livability of the town. Accordingly, the Plan will need to place particular emphasis on low carbon development, climate resilience, compact growth, sustainable movement and green infrastructure. Such an approach also acknowledges Maynooth's potential designation as a Decarbonisation Zone (DZ).



Key

Key Routes		Settlement Boundary (CSO, Census 2016)	
Railway Line		Undeveloped lands currently zoned for New Residential (KCC)	
Maynooth Train Station		Potential Transit-Oriented Development site	
Royal Canal Greenway		Identified location for future Economic and Residential Development	
Maynooth Eastern Ring Road		Maynooth Environs (County Meath)	
Maynooth Outer Orbital Road (MOOR) - Indicative Route			

Your Vision for Maynooth's Future

Meath County Development Plan 2022-2027

Maynooth Environs

- Existing Residential
- New Residential
- Tourism
- Community Infrastructure
- High Amenity
- Strategic Employment Zones (High Technology Uses)



The Key Challenges Affecting the Future Development of Maynooth

- Developing a framework to accommodate substantial residential and employment growth over the life of the plan to 2030 and beyond.
- Delivering an adequate quantum of homes in high quality environments with accessible services, close to where people work.
- Making Maynooth more climate resilient by reducing carbon emissions and integrating adaptation measures, placing the town on a path towards net zero emissions by 2050.
- The development of key servicing infrastructure such as water and wastewater facilities, along with critical transportation projects such as the Maynooth Outer Orbital Route (MOOR), DART+ West and Bus Connects.
- Ensuring that Maynooth acts as a key economic driver in the region by providing for strategic employment locations that build on synergies with Maynooth University.
- Securing more development within the existing footprint of the town and consolidating the town centre with a focus on the regeneration of under used buildings and strategic sites to encourage greater vibrancy.
- Promoting increased density of development and taller buildings at appropriate locations within the town to help achieve compact growth and optimise the use of public infrastructure.
- Achieving greater alignment between where people live and work so we can reduce the need to travel and facilitate sustainable travel modes (walking, cycling and public transport).
- Protecting and enhancing Maynooth's natural, built and archaeological heritage assets.



How do you think the Joint Local Area Plan should address these issues?



Your Vision for Maynooth's Future

Some Further Questions for Discussion

Homes and Communities

- Where should new housing be developed in Maynooth?
- Can you identify potential locations for new community facilities?
- Are there sufficient facilities for younger and older residents of the town?
- How should we seek to integrate existing built-up areas with the new development areas being created?
- What is the best way to accommodate the future housing needs of Maynooth to ensure that the needs of different groups of people i.e. elderly, mobility impaired, first time buyers, families, and single people can be adequately catered for?

Economic Development, Tourism and Retail Services

- How can the Joint Local Area Plan best support and facilitate new business and employment?
- How do we best take advantage of the presence of Maynooth University?
- What type of industry/employment opportunities should be encouraged in Maynooth?
- Are there specific areas of tourism that should be targeted for development e.g. heritage and water-based tourism, and how can the Joint Local Area Plan facilitate these?
- What type of retail facilities are needed to meet the demand of existing and future residents?

Climate Action

- What provisions do you think the Plan should contain that will ensure that Maynooth makes a successful transition towards a low carbon model of development?

Movement and Transport

- What transport objectives should be included in the Plan and which should take priority?
- How can the Plan maximise opportunities arising from major public transport investment projects such as DART+ West and Bus Connects?
- How can we make the town and its environs a safer, friendlier place for pedestrians and cyclists?
- How can sustainable movement be encouraged and maximised throughout the town?
- Where should new/upgraded footpaths, cycleways, roads, streets, and other linkages be located?

Green Infrastructure and Biodiversity

- How can the Joint Local Area Plan help to create an integrated Green Infrastructure network within the town that will support increased levels of biodiversity and carbon sequestration?

Urban Regeneration and Placemaking

- How can the Joint Local Area Plan help to create alternative roles and functions for Maynooth Town Centre, given the ongoing digitisation of retail activities?
- What areas within Maynooth should be targeted for urban renewal opportunities?
- How can the Plan help deliver a high quality urban environment and achieve a strong sense of place within the town?

Infrastructure

- What infrastructure/services need to be improved and prioritised, such as broadband, water and wastewater?



How to make your submission:

Pre-draft submissions on the Maynooth and Environs Joint Local Area Plan can be submitted online or sent by post during the consultation period.

Note: There will be a further opportunity to make submissions on the Draft Joint LAP and any subsequent material alterations to the Draft Joint LAP as the plan-making process progresses. Public notices will be published as these consultation stages arise.

All submissions must be made no later than 4pm Friday 11th November 2022 in order to be considered.

Please make your submission **online**:

On the Joint Local Area Plan's dedicated public consultation portal:

<https://consult.maynooth.ie/>

OR

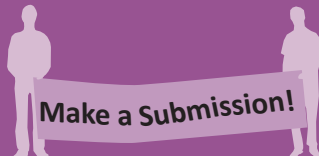
Pre-draft Consultation Maynooth and Environs Joint LAP 2024 - 2030
c/o Senior Executive Officer
Planning Department,
Kildare County Council
Áras Chill Dara,
Naas, Co. Kildare
W91 X77F

Pre-draft Consultation Maynooth and Environs Joint LAP 2024 - 2030
c/o Senior Executive Officer
Planning Department,
Meath County Council
Buvinda House, Dublin Road,
Navan, Co. Meath
C15 Y291

Closing date for submissions: **4pm Friday 11th November 2022**

All submissions received will be reviewed jointly by both local authorities.

Please make your submission by one medium only i.e. online or in hardcopy. Email or faxed submissions will not be accepted.



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