

Senior Executive Officer,
Planning Department,
Kildare County Council,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare

22 May 2022

**Re: Submission to the Draft Kildare County Development Plan 2023-2029
Lands at Moneycooley, Maynooth, Co. Kildare
Submission on behalf of Derrinstown Stud Limited, 6th Floor, South Bank House, Barrow
Street, Dublin 4**

Dear Sir/Madam

This submission is made on behalf of Derrinstown Stud Limited, [REDACTED] in response to Kildare County Council's request for submissions to the Draft Kildare County Development Plan 2023-2029 (the Draft Plan).

Our Client welcomes and supports the ongoing population and employment growth of Maynooth as advocated by national and regional planning policy and provided for under the Draft Plan.

The National Planning Framework (NPF) acknowledges the strategic location of Kildare, and adjoining Counties, within the Mid-East Region which has resulted in high levels of population growth in recent decades, at more than twice the national growth rate. The NPF provides that '*managing the challenges of future growth is critical to this regional area. A more balanced and sustainable pattern of development, with a greater focus on addressing employment creation, local infrastructure needs and addressing the legacy of rapid growth, must be prioritised*'. [Emphasis added].

The Regional Settlement and Economic Strategy (RSES) for the Region identifies Maynooth as a Key Town in the RSES Settlement Hierarchy. The RSES notes that the Key Metropolitan Towns of Swords, Maynooth and Bray are important at a regional and county level context and have the capacity and future growth potential to accommodate above average growth in the Region with the requisite investment in employment creation, services, amenities and sustainable transport. Specifically, Regional Policy Objective (RPO) 4.27 provides that '*Key Towns shall act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers.*'

Maynooth is within the Dublin Metropolitan Area (DMA) and is identified in the Dublin Metropolitan Area Strategic Plan (MASP) as a Key Town alongside Swords and Bray. The MASP seeks to facilitate the growth of the DMA to a population of 1.65 million by 2031. The DMA notes that *'Maynooth provides a significant level of employment at Maynooth University, the M4 Business Park and local business in the town centre'*.

Consistent with the RSES, the Draft Plan is supportive of economic and population growth in Maynooth, designating the town and Naas as 'Key Towns', the highest tier in the settlement hierarchy. The Plan defines Key Towns as *'large towns which are economically active that provide employment for their surrounding areas'*. High quality transport links and the capacity to act as regional drivers to complement the Regional Growth Centres. RPO 4.34 seeks to *'support Maynooth as a key town to act as an economic driver for north Kildare and provide for strategic employment at key locations to improve the economic base of the town and provide for an increased number of local jobs'*.

Section 2.15.1 of the Draft Plan provides that the primary focus for employment growth in Kildare will be towards the Key Towns of Naas and Maynooth. The Draft Plan considers that in *'Maynooth the potential of the Research and Technology lands to the west could be realised to deliver significant commercial functions. Knowledge based employment focusing on ICT and manufacturing could also be strengthened through the development of a research and technology campus. Further development of Maynooth University as a leading third level research and educational facility with potential synergies to large new and established employers offers significant potential as does the development of St. Patrick's College Campus for a mix of uses'*.

Section 4.4 sets out an Economic Development Hierarchy for the County and references the above locations. Section 4.4.3 of the Draft Plan expressly references the economic and employment development strategy for Maynooth provides that *'the Council is focussed on developing the Key Town of Maynooth as an 'economic driver' and 'strategic employment location' within the Metropolitan Area Strategic Plan (MASP)...'*. The Draft Plan states that *'employment uses for Maynooth shall focus on the development of Life Sciences, High Tech, Bio Tech, ICT, Research & Development and seek to benefit from synergies with third level institutions including Maynooth University (MU) and major employers already established in the sub region (Intel, Hewlett Packard). The area can become a centre of excellence in the knowledge-based economy. The objective is to foster a 'dynamic partnership' between multi-national companies, indigenous Small and Medium-sized Enterprises (SME's), and third level institutions such as NUI Maynooth'*.

In this regard, the Draft Plan includes the following relevant objectives:

RE O15 *Support Maynooth as a Key Town to act as the economic driver for north Kildare and provide for strategic employment at key locations to improve the economic base of the town and provide for an increased number of local jobs.*

RE O16 *Co-ordinate the delivery of strategic infrastructure including pedestrian and cycle linkages within Maynooth and the Royal Canal Greenway, DART expansion and road linkages forming part of the Maynooth Outer Orbital Route in a manner which supports future development and population growth.*

RE O17 *Further key linkages and partnerships with Maynooth University (MU) including the branding of the area as a centre of excellence in the knowledge-based economy.*

RE O18 *Develop the Key Town of Maynooth as an attractor for Life Sciences, High Tech, Bio Tech,*

ICT, Research & Development employment. Kildare County Council will work with Irish Water and other agencies to ensure the delivery of key infrastructure to facilitate future development.

In order to ensure Maynooth fulfils its role as an economic driver at a regional and local level, it is considered necessary to recognise, support and encourage the future consolidation and sequential expansion of established employment generating locations already serving the settlement.

It is submitted that the established Maynooth Business Campus comprises a strategically located employment hub which benefits from locational opportunities adjacent to the M4 Motorway. The Maynooth Business Campus and adjoining area is an attractive location for mobile and international investment and for commercial and employment uses dependent on the highest possible standard of access to the National Road Network.

The M4 corridor represents a significant opportunity for attracting industry and enterprise opportunities to Maynooth, consistent with the objectives of the Draft plan for the town to act as an economic driver for north Kildare. The Maynooth Business Campus and adjoining lands provide a significant opportunity to consolidate employment generating uses, capitalising on the significant infrastructure investment which has taken place.

The Development Plan provides an opportunity to harness these strategic attributes by recognising the significant role of the Maynooth Business Campus and lands in the vicinity to provide employment generating uses. In this regard, it is requested that the following amendments in yellow text are incorporated in the Development Plan:

Proposed Amendments:

RE O15 Support Maynooth as a Key Town to act as the economic driver for north Kildare and provide for strategic employment at key *locations including employment centres including the town centre, Maynooth University and Maynooth Business Park*, to improve the economic base of the town and provide for an increased number of local jobs.

RE O18 Develop the Key Town of Maynooth as an attractor for Life Sciences, High Tech, Bio Tech, ICT, Research & Development employment. Kildare County Council will work with Irish Water and other agencies to ensure the delivery of key infrastructure to facilitate future development. *Ensure that Maynooth LAP facilitates the ongoing consolidation and expansion of established employment centres by zoning sufficient lands at locations that are well integrated with the town and established employment campuses, including at the University Campus and adjoining the M4 interchange.*

Having regard to the foregoing, the Council is respectfully requested to include the proposed amendments to the Draft Plan.

Yours sincerely



Declan Brassil

Declan Brassil & Co.