



SUBMISSION SEEKING BESPOKE PLANNING OBJECTIVES TO REFLECT THE IMPORTANCE OF UCD LYONS FARM

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The Draft Kildare County Development Plan
C/O The Administrative Officer
Forward Planning
Áras Chill Dara
Devoy Park
Co. Kildare
X91 X77F

Tuesday, 24 May 2022
[By Online Submission]

DRAFT KILDARE DEVELOPMENT PLAN 2023 – 2029
Chapters 3 and 4
Sheet Nos. 11 and 27.

Lands at UCD Lyons Farm

Dear Sir/Madam

RE: SUBMISSION REGARDING THE DRAFT KILDARE DEVELOPMENT PLAN 2023 – 2029

1.0 INTRODUCTION

1.1 We seek Specific Policy Objectives for the UCD Lyons Farm

Section 3.11.6 (Third Level Students) of the Draft Development Plan incorrectly states *inter alia* that: “Maynooth University is the **only** third level institution in County Kildare and it has a total enrolment of 13,700 students.” Our emphasis.

However, UCD also has a major presence in Kildare.

Executive Summary:

University College Dublin (UCD)¹ has retained Tom Phillips + Associates, Town Planning Consultants², to make a submission in respect of the UCD Lands at Lyons Farm in the context of *Draft Kildare Development Plan 2023-2029*. (Figure 1.1.) Specifically, the amendments that we seek affect the following sections of the of *Draft Kildare Development Plan 2023-2029*:

- 1: Chapter No. 3, Section No. 3.11.6, Sheet No. 24; and
- 2: Chapter No. 4, Section No. 4.4.3, Sheet No. 11; and
- 3: Chapter No. 4, Section No. 4.18, Sheet No. 27.

(We set out a number of suggested Objectives that would necessitate a renumbering of the overall sequence of objectives.)

We seek that the *Amended Kildare Development Plan 2023-2029* reflects the longstanding educational facilities at UCD Lyons Farm by the inclusion of key policy objectives that will support the development of future teaching and research facilities.

We seek that Kildare County Council recognises the significant and status of UCD Lyons Farm as a third level educational facility as on equal footing with Maynooth University.

Furthermore, we seek that the progress made of branding the UCD Lyons Farm as a centre of excellence in the agricultural and knowledge-based economy be expanded upon by facilitating key linkages with enterprise, research, and technology sites.

The UCD Lands comprise c. 261 ha located between Celbridge, Co. Kildare and Newcastle, Co. Dublin. The UCD Lyons Farm lies within the administration region of Kildare County Council and South Dublin County Council and comprise agricultural land with a long established educational and commercial element.

UCD’S use of the lands predates the coming into effect of the *Local Government (Planning and Development) Act 1963*, yet has relatively limited support and recognition in the *Development Plan*, unlike that afforded to Maynooth University.

We seek that the *Kildare County Development Plan 2023 – 2029* sets specific policy objectives for the UCD Lyons Farm in accordance with the policy objectives of the *Eastern Midland Regional Assembly Regional Spatial and Economic Strategy 2019 – 2031*.

In addition, we seek that the *Kildare County Development Plan 2023 – 2029* specifies permitted uses on the lands at UCD Lyons Farm to enable to the provision of teaching facilities and development of agricultural uses alike.

The *Draft Kildare Development Plan 2023-2029* specifies key policy objectives in relation to Maynooth University. For example, in Chapter 4 there are six specific references to “Maynooth University” each with its own set objectives informed by the *Eastern Midland Regional Assembly Regional Spatial and Economic Strategy 2019 – 2031*.

By way of contrast, there is only 1 No. reference to “University College Dublin”; and 1 No. reference to “Lyons Farm”. (Tables 1.1 to 1.7.)

Table 1.8 to 1.13 (representing our suggested rewording of the *Draft Kildare Development Plan 2023 - 2029*) illustrates how restrictions to the development at the UCD Lands could be overcome.

¹ University College Dublin, Belfield, Dublin 4, D04 V1W8

² 80 Harcourt Street, Dublin 2, D02 F449.

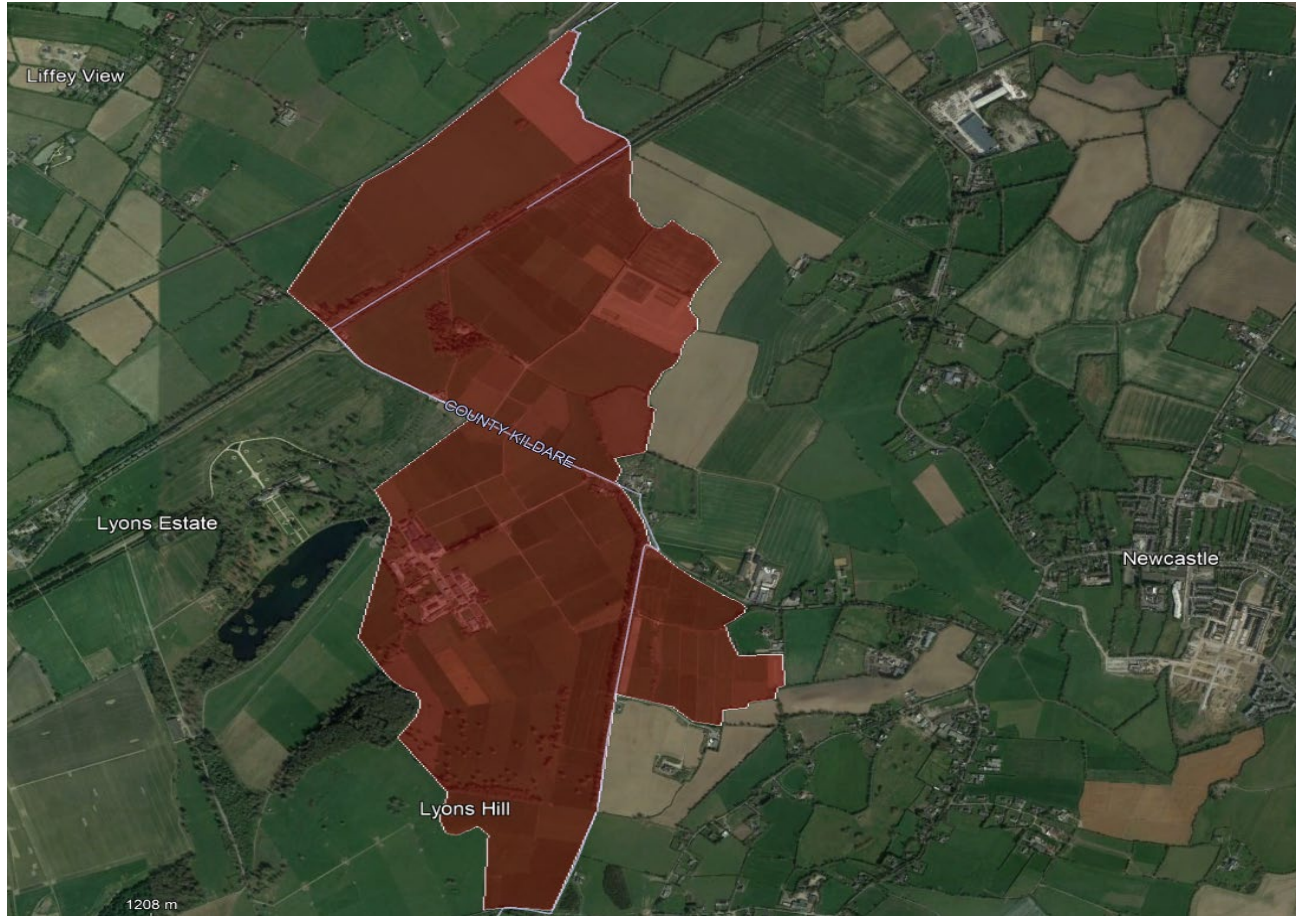


Figure 1.1: Location of the Subject Lands. (Source: Google Earth; annotated by TPA.)



Figure 1.3: UCD Lyons Farm signage. (Source: UCD.)



Figure 1.2: UCD Lyons Farm. (Source: UCD.)

What exists in Chapter 4 of the current *Draft Kildare Development Plan 2023-2029* in relation to “Maynooth University”

Tables 1.1 to 1.4 outline the policy objectives for Maynooth University within the *Draft Kildare Development Plan 2023-2029*. Key policy objectives for Maynooth University recognise it as a key institution with supporting ancillary uses.

4.4. Economic Development Hierarchy			
Hierarchy	Description	Locations	Sectoral Opportunities
Key Towns (Naas & Maynooth)	Large towns which are economically active that provide employment for their surrounding areas and have a wide catchment. Key Towns have varying economies and sectors. High Quality transport links and the capacity to act as regional drivers to complement the Regional Growth Centres.	Naas Maynooth	Naas – High quality high-density indigenous and Foreign Direct Investment within Millennium Park and the northwest quadrant of Naas town. Technology, IT and digital/tech sector including incubator units and shared space. Strengthen employment base through Tech Hub – MERITS Co-working space providing supports for technology entrepreneurs. High-tech manufacturing and research; Food processing and research including the development of food incubation units. Re-intensification of industrial lands in the north east of the town. Exploit historic and amenity assets, regeneration of town centre to provide significant retail and commercial functions. Maynooth – knowledge-based employment focusing on ICT and manufacturing through the development of a research and technology campus. Further development of Maynooth University as a leading third level research and educational facility – potential synergies to large new and established employers. Development of St Patrick’s College Campus for a mix of uses.
Strategic Development Areas in the MASP¹	Leixlip – Former Hewlett Packard site and Collinstown site to strengthen	North-West Corridor – (Maynooth/Dunboyne commuter line /DART)	Business Parks comprising knowledge-based economy focusing on high tech/biotechnology, research and development, ICT and manufacturing. Research and Technology
	employment base for North Kildare. Maynooth – New Research & Technology Park adjoining Maynooth University.		

¹ Metropolitan Area Strategic Plan (MASP)

Table 1.1: Extract from the *Draft Kildare Development Plan 2023-2029*. Page 9, Section 4.4, Chapter 4.

4.4.1 Strategic Development Areas in the MASP²
The MASP is a key policy driver which sets out an integrated land use and transportation strategy for the sequential development of the Dublin Metropolitan Area.

The Dublin Metropolitan Area includes the highly urbanised settlements of Maynooth, Leixlip, Celbridge and Kilcock which have strong connection to Dublin City and County. A Metropolitan Area Strategic Plan is included in the RSES. Strategic Development Areas have been identified at key nodes along high-quality public transport corridors in tandem with the delivery of infrastructure and enabling services. Maynooth, Leixlip, Celbridge and Kilcock are located along the North-West corridor. In Maynooth, a new research & technology park adjoining Maynooth University has been identified for strategic economic development. In Leixlip, the former Hewlett Packard site and Collinstown site have been identified as strategic employment areas.

The focus is on achieving critical mass in the Metropolitan Area Strategic Plan (MASP) area (Maynooth, Leixlip, Celbridge and Kilcock).

Objective

It is an objective of the Council to:

RE O14	Undertake, within the first 2 years from the adoption of the Plan, a Strategic Land Use, Employment and Transportation Study of north east Kildare including the Dublin Metropolitan area towns of Leixlip, (and Collinstown), Maynooth, Celbridge and Kilcock. The preparation of the study will have regard to existing and emerging local area plans. It is envisaged that the study will involve the participation of all strategic stakeholders, including the National Transportation Authority, adjoining local authorities (i.e. Meath, Fingal and South Dublin County Councils), the Regional Assembly, transportation providers, Waterways Ireland, Government Departments and Environmental Agencies.
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Table 1.2: Extract from The *Draft Kildare Development Plan 2023-2029*. Page 10, Section 4.4.1, Chapter 4.

4.4.3 Maynooth

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). It is important that the preparation of a joint local area plan (LAP) with Meath County Council is prioritised to ensure that the town can capitalise on opportunities for regeneration, consolidation and sequential growth and that infrastructural requirements to support sustainable growth are co-ordinated and delivered.

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.

Objectives

It is an objective of the Council to:

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.

Table 1.3: Extract from The *Draft Kildare Development Plan 2023-2029*. Page 11, Section 4.4.3, Chapter 4.

4.12 Knowledge Economy

Investment in ongoing education, training and personal development is recognised by the Government as having a critical role in economic development and international competitiveness. Local authorities have an important role in working with other state agencies to promote this 'learning economy' in partnership with public and private sectors. Kildare has specific assets in the education employment sectors, which may benefit from clustering in locations around 'anchor' institutions such as Maynooth University (Maynooth Campus).

Policy

It is the policy of the Council to:

RE P8	Support an entrepreneurial environment to protect and enhance smart specialisations with a strong learning economy culture.
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Objectives

It is an objective of the Council to:

RE O59	Support LEOs and local authorities to collaborate with the Regional Skills Fora managers, Higher Education Institutes, Education and Training Boards and local stakeholders to address skills shortages and life-long learning challenges.
RE O60	Promote the development of a Technology and Innovation Park with Maynooth University within the Key Town of Maynooth, that will act as an anchor, supporting incubator, innovation and business development

	initiatives that are located to build upon research and technology activities in Maynooth University; with supporting transport infrastructure; broadband infrastructure; and a diverse local sectoral mix.
RE O61	Support the further development of Maynooth University as a leading third level research and educational facility, and work with Maynooth University and other third level institutes (e.g. Tallaght and Carlow IT) to develop and improve linkages between the third level sector and relevant employment providers in the surrounding sub region and the county in general, particularly in the area of green technologies and social innovations.
RE O62	Support and facilitate the development of a Centre of Excellence, which provides courses that support green and sustainable industries.
RE O63	Encourage third level education in County Kildare through the provision of outreach / campus facilities for the accommodation of courses.
RE O64	Support initiatives targeting unemployed people to access training, education and re-skilling that fits with business and employer needs.
RE O65	Promote initiatives with relevant agencies, such as Solas and KWETB, to expand training and education services that will support business skills development in the county, such as 'Start your own business' courses.

Table 1.4: Extract from The *Draft Kildare Development Plan 2023-2029*. Page 21, Section 4.12, Chapter 4.

What exists in the current *Eastern Midland Regional Assembly Regional Spatial and Economic Strategy 2019 – 2031* in relation to UCD

The *Eastern Midland Regional Assembly Regional Spatial and Economic Strategy 2019 – 2031* guidelines provide reference to UCD. For example, Table 1.5 sets out the regional policy objective that supports the development of future third level institutions and recognises the supportive capabilities of University College Dublin.

The creation of **Technology and Innovation Poles** provided for under the NPF, envisages building facilities and developing the expertise and supportive capabilities of the **Institutes of Technology (IoTs) and Universities (DCU, UCD, Trinity and NUI Maynooth)** that includes working with **Enterprise Ireland, IDA Ireland and Regional Skills Fora**, to support the development and growth of the Region.

This concept sees a role for the IoTs, as a driver of start-ups and scale-up of enterprises across the Region through inter-institutional connections and impactful collaboration.

REGIONAL POLICY OBJECTIVES:

Technology and Innovation Poles - Anchors: Regional Scientific Centres

RPO 6.29: Support the development of sites where high-tech and high potential start-ups (HPSU²⁹) can thrive, in conjunction with IoTs and Universities, to create collaborative and innovative growth.

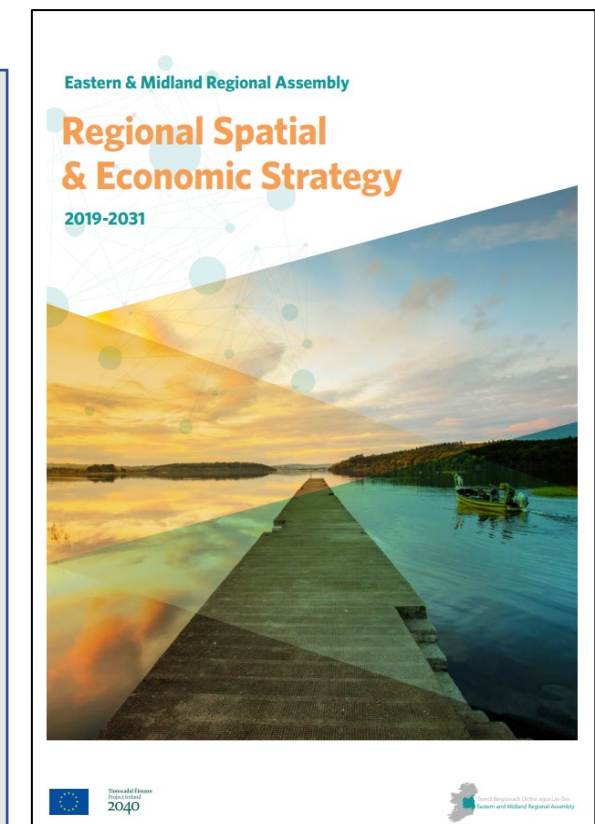


Table 1.5: Extract from The *Draft Kildare Development Plan 2023-2029*. Page 11, Section 4.4.3, Chapter 4.



What exists in Chapter 3 of the current *Draft Kildare Development Plan 2023-2029* in relation to Maynooth University - only

What exists in the current *Draft Kildare Development Plan 2023-2029* in relation to UCD Lyons Farm

3.11.6 Third Level Students

Students are an increasingly important part of the housing landscape in Kildare, particularly in Maynooth. According to Census 2016, 20,559 residents of County Kildare reported their principle economic status as students (12.2% of all those aged 15 and over). Also recorded by Census 2026 was that 25.3% of the population of Maynooth town over the age of 15 are students, compared to an average of c. 11% for the other towns within the vicinity, including Leixlip and Kilcock which are connected to Maynooth via a rail line and also compared to the state average of 11.4%. Maynooth University is the only third level institution in County Kildare and it has a total enrolment of 13,700 students.

Table 1.7 shows the singular policy objective of Chapter 4 of the *Draft Kildare Development Plan 2023-2029* to support the development of an Agtech Connector Innovation Hub at UCD Lyons Farm.

The policy objective is akin to that of which we wish to seek in the *Amended Kildare Development Plan 2023-2029* for the future growth of the Lyons Farm as a key institutional campus within Co. Kildare.

It should also be noted that NOVA UCD were awarded €3 million for a collaborative project to develop an AgTech Connector Innovation Hub at the UCD Lyons Farm in Co. Kildare

Objectives

It is an objective of the Council to:

RE 082 Support the development of an AgTech Connector Innovation Hub at the UCD Lyons Farm in Co. Kildare.

HO 037	Support increased supply of student accommodation in Maynooth, Kilcock, Leixlip and Celbridge to meet the anticipated student accommodation demand generated by Maynooth University. Applications for change of use from student housing to any other form of housing will be resisted without adequate demonstration that an over-provision of student housing exists.
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Table 1.7: Extract from The *Draft Kildare Development Plan 2023-2029*. Page 27, Section 4.18, Chapter 4

Table 1.6: Extracts from The *Draft Kildare Development Plan 2023-2029*. Page 24, Section 3.11.6, Chapter 3



What we seek in Chapter 4 of the Amended Draft Kildare Development Plan 2023-2029 to facilitate development at the UCD Lyons Farm

The UCD Lyons Farm is used by the School of Agriculture, Food Science and Veterinary Medicine for teaching and research activities is a long-established educational institution that dates to 1962.

We seek that the UCD Lyons Farm is recognised within the *Amended Kildare Development Plan 2023-2029* as a key third level institutional campus. We seek that the development of the UCD Lyons Farm campus branding is supported by key policy objectives that will drive the development of future teaching and research facilities. (Table 1.8 and 1.9.)

The development of such innovation sites should be in tandem with that of the development of UCD Lyons Farm as a longstanding key educational institution campus to boost the regional growth of the Eastern and Midland Region.

Objectives

It is an objective of the Council to:

RE 017A	Further key linkages and partnerships with University College Dublin including the branding of the Lyons Farm as a centre of excellence in the agricultural and knowledge-based economy.
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Table 1.8: We seek a new objective, which for the purposes of this submission we reference as “Objective RE 017A”, but its insertion would likely renumber the subsequent objective numbers. Sought Policy Objectives. (Source: *Draft Kildare Development Plan 2023-2029*, annotated by TPA.)

Objectives

It is an objective of the Council to:

RE 082A	Support the development of third level teaching and research facilities at the UCD Lyons Farm in Co. Kildare.
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Table 1.9: We seek a new objective, which for the purposes of this Submission we reference as “Objective RE 082A”, but its insertion would likely renumber the subsequent objective numbers. Sought Policy Objectives. (Source: *Draft Kildare Development Plan 2023-2029*, annotated by TPA.)

Furthermore, to support the growth of the UCD Lyons Farm as a key third level institutional campus we seek that policy objectives are supportive of the physical development of the UCD campus in the *Amended Kildare Development Plan 2023-2029*.

Objectives

It is an objective of the Council to:

RE 062 A	Support and facilitate the development of the UCD Lyons Farm, which provides courses that support green and sustainable industries.
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Table 1.10: We seek a new objective, which for the purposes of this Submission we reference as “Objective RE 062A”, but its insertion would likely renumber the subsequent objective numbers. Sought Policy Objectives. (Source: *Draft Kildare Development Plan 2023-2029*, annotated by TPA.)

Objectives

It is an objective of the Council to:

RE 063 A	Encourage third level education at UCD Lyons Farm through the provision of outreach / campus facilities for the accommodation of courses.
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Table 1.11: We seek a new objective, which for the purposes of this Submission we reference as “Objective RE 063A”, but its insertion would likely renumber the subsequent objective numbers. Sought Policy Objectives. (Source: *Draft Kildare Development Plan 2023-2029*, annotated by TPA.)

Objectives

It is an objective of the Council to:

RE 018 A	Develop the Key Campus of UCD Lyons Farm as an attractor for Agricultural Sciences, Food Sciences, Veterinary Medicine and Research & Development employment. Kildare County Council will work with UCD and other agencies to ensure the delivery of key infrastructure to facilitate future development.
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Table 1.12: We seek a new objective, which for the purposes of this Submission we reference as “Objective RE 018A”, but its insertion would likely renumber the subsequent objective numbers. Sought Policy Objectives. (Source: *Draft Kildare Development Plan 2023-2029*, annotated by TPA.)



Objectives

It is an objective of the Council to:

RE 060 A	Promote the development of a Agricultural Technology and Innovation Park within the UCD Lyons Farm, that will act as an anchor, supporting incubator, innovation and business development
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Table 1.13: We seek a new objective, which for the purposes of this Submission we reference as “Objective RE 060A”, but its insertion would likely renumber the subsequent objective numbers. Sought Policy Objectives. (Source: *Draft Kildare Development Plan 2023-2029*, annotated by TPA.)

What we seek in Chapter 3 of the Amended Draft Kildare Development Plan 2023 -2029 in relation to Maynooth University and University College Dublin

3.11.6 A Third Level Students

Students are an increasingly important part of the housing landscape in Kildare, particularly in Maynooth. According to Census 2016, 20,559 residents of County Kildare reported their principle economic status as students (12.2% of all those aged 15 and over). Also recorded by Census 2026 was that 25.3% of the population of Maynooth town over the age of 15 are students, compared to an average of c. 11% for the other towns within the vicinity, including Leixlip and Kilcock which are connected to Maynooth via a rail line and also compared to the state average of 11.4%. Maynooth University and University College Dublin are the third level institutions in County Kildare. The former has a total enrolment of 13,700 students; the latter 32,500.

Table 1.14: We seek a new objective, which for the purposes of this Submission we reference as “3.11.6 A”, but its insertion would likely renumber the subsequent objective numbers. Sought Policy Objectives. (Source: *Draft Kildare Development Plan 2023-2029*, annotated by TPA.)

Objectives

It is an objective of the Council to:

HO 037 A	Support increased supply of student accommodation in Maynooth, Kilcock, Leixlip and Celbridge to meet the anticipated student accommodation demand generated by Maynooth University and University College Dublin. Applications for change of use from student housing to any other form of housing will be resisted without adequate demonstration that an over-provision of student housing exists.
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Table 1.15: We seek a new objective, which for the purposes of this Submission we reference as “Objective HA 037A”, but its insertion would likely renumber the subsequent objective numbers. Sought Policy Objectives. (Source: *Draft Kildare Development Plan 2023-2029*, annotated by TPA.)

2.0 LOCATION AND CONTEXT OF THE SUBJECT LANDS

The UCD Lyons Farm (c. 261 ha) is located west of Newcastle, Co. Dublin and south of Celbridge, Co. Kildare.

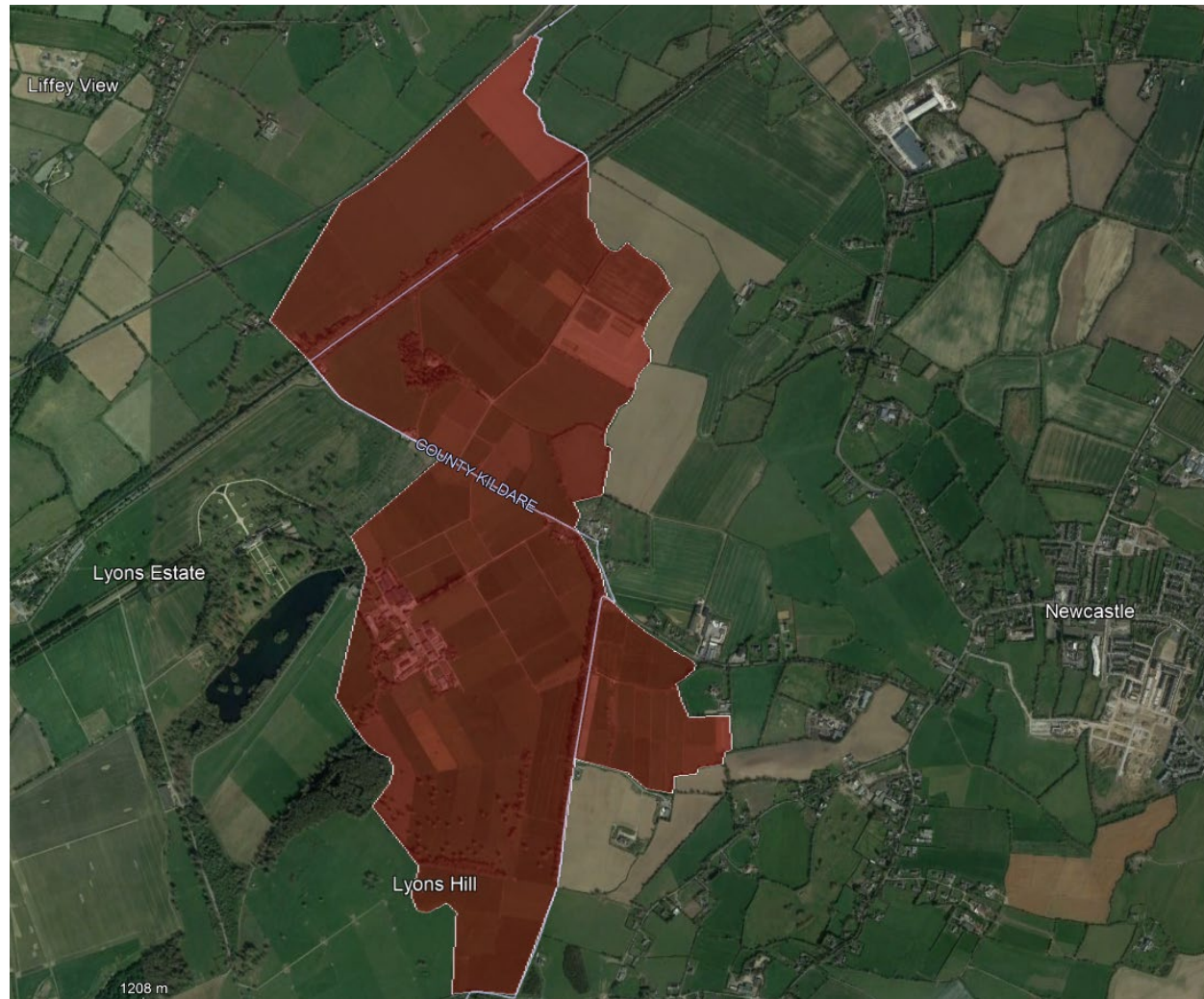


Figure 2.1: Location of Site, outlined in red. (Source: Google Earth; annotated by TPA.)

The UCD Lyons Farm has a long and eventful history. The Lyons over the course of its history has hosted three Irish families, the Tyrrells, the Aylmers and the Lawlesses from the 14th century to the 1960s.

UCD purchased the Lyons in 1962. The purchase consisted of Lyons House and 1,200 acres (490 ha). In the 1990s, University College Dublin sold half of the land (620 acres) including the original Georgian manor house, which would subsequently undergo major renovations by the late Dr Tony Ryan.

The other half of the land retained by University College Dublin, consists of a portion of the original Lyons and is used by the School of Agriculture, Food Science and Veterinary Medicine for teaching and research activities.

3.0 CONTEXT FOR THE SUBMISSION

3.1 Why specific zoning objectives should drive development at UCD Lyons Farm

1: UCD: National Importance

Research undertaken by the Viewforth Consulting Limited (specialist UK-based university research consultants) identified that UCD contributed some €1.3 bn annually to the Irish economy, including the generation of some 8,914 jobs. (2015.) (Figure 3.1. below.)

Providing specific land use zoning objectives for the UCD Lyons Farm akin to that of Maynooth University would allow for provision of community and educational facilities, to further enhance the research and practice conducted at the UCD Lyons Farm. (Figure 3.2, gives a range of research undertaken at the Lyons.)

In February 2021, the University published its *Rising to the Future UCD Strategy 2020-2024*, which sets out four core objectives and six key enablers. (See Figures 3.3 and 3.4.)



Figure 3.1: *Delivering Impact* Report published by Viewforth Consulting Ltd. (2015.)

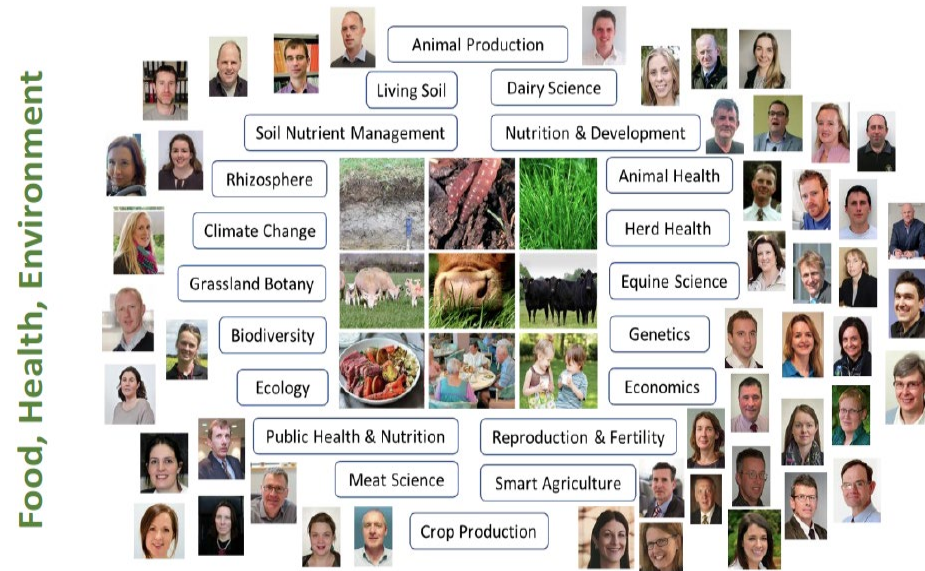


Figure 3.2: Indicates range of research undertaken at Lyons. (Source: UCD.)

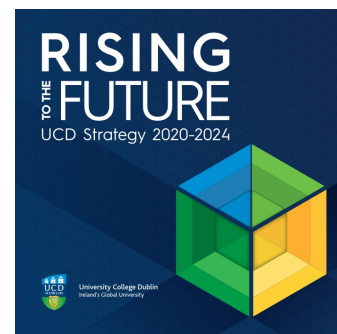


Figure 3.3: *Rising to the Future. UCD Strategy 2020-2024.*



Figure 3.4: Core Objectives and key Enablers ((Pg. 6.) *Rising to the Future. UCD Strategy 2020-2024.*)

2: UCD: Long standing educational facility with supporting ancillary uses



Figure 3.5: Agricultural land on site. (Source: UCD.)

The UCD Lyons Farm has a long-established positive planning history – including Kildare County Councils recognition of Research Farm’s role as “a teaching farm for UCD”

The UCD Lyons Research facilities comprise:

- 261 hectares (~646 acres).
- Large Farmyard (Figure 3.5).
- Dairy, Beef, Sheep, Goats, Horses, Pigs, Chickens.
- Crops, Environment.
- Research Laboratories.
- Teaching facilities.
- Offices and meeting rooms.
- Know-how: Farm Manager, Farm staff, Technical staff, Administrative staff, Researchers and Students.

4.0 CONCLUSION

The UCD Lyons Farm used by the School of Agriculture, Food Science and Veterinary Medicine for teaching and research activities is a long-established educational institution that dates to 1962.

As a major educational institute, University College Dublin seeks recognition in the *Amended Kildare Development Plan 2023-2029* that reflects its educational, entrepreneurial and economic importance to the county and is at least comparable to that afforded to Maynooth University.

We seek that the *Amended Kildare Development Plan 2023-2029* respects the longstanding educational facilities at UCD Lyons Farm by the implementation of key policy objectives that will support the development of future teaching and research facilities.

Furthermore, we seek that the progress made of branding the UCD Lyons Farm as a centre of excellence in the agricultural and knowledge-based economy is expanded upon by establishing key linkages with enterprise, research, and technology sites.

I would be grateful to receive a formal acknowledgement of this submission in due course.

If any queries arise in relation to this matter, please do not hesitate to contact the undersigned directly at this office.

Yours faithfully



Tom Phillips
Managing Director
Tom Phillips + Associates