



Maynooth Community Council

15th March 2021

Re: Planning Submission on behalf of Maynooth Community Council

Ref: Planning Application 21/155 and 21/156, Celbridge Rd, Maynooth

Dear Sir or Madam,

Maynooth Community Council is a voluntary group representing Residents' Associations and Voluntary groups in Maynooth. The Planning and Development Subcommittee of Maynooth Community Council would like to make the following submission on behalf of our members.

In general, we welcome the provision of much needed housing and support this development with a few observations. The development is well positioned on the Celbridge Road between Rockfield and the Maynooth Eastern Relief Road (MERR) in an area zoned for new residential. It has a good mix of housing from single bed apartments up to 4-bed houses. There is good provision of parking both for cars and bicycles.

Our main concern would be for the safety of school children walking and cycling along the Celbridge Road to and from the two primary schools, Maynooth Educate Together and Gaelscoil Uí Fhiaich. These schools have a combined enrolment of 750 pupils which leads to a high level of pedestrian and cycle traffic along the footpaths on both sides of the road. The stone entrance way with tall piers is not conducive to motorists being able to see children on the cycle lane and footpath, a design with better visibility would be preferred. The footpath design in front of the new development includes a cycle path, which is good to see, but it would need to conform with the planned new design of the Celbridge road cycle and footpaths. These designs are not yet public but once available the new estate designs should be updated to fit in.

It is excellent to see that the development includes a 30-place creche. According to the Kildare County Childcare Committee, Maynooth is “under-serviced, and has continued population growth, with demand exceeding supply”. In particular, there is a shortage of places for babies under 1 year old. The new creche should provide places in this age-group. In other developments around Maynooth, e.g. Griffin Rath Hall, we have seen purpose-built creches being converted to other uses such as apartments. We would like to see this new creche go ahead to help meet the demand in the town. The creche is currently designed in the back of the estate in phase 2 which is not suitable for parents from other estates dropping and picking up their children. We recommend that the creche be moved to the front and included with phase 1. The after-school service is likely to be used by pupils of Maynooth Educate Together and Gaelscoil Uí Fhiaich so a location on the opposite side of the site, closer to these schools is desirable.

The new site is very close to existing dwellings on both sides of the Celbridge road. Care must be taken to reduce noise and dust during construction and working hours must be limited in order to minimize the disruption to the residents, many of whom currently work from home. The road must be cleaned regularly to remove mud both from the vehicular carriageway and the foot/cycle paths. The site must be well secured so that schoolchildren can not get in and put themselves at risk. Site traffic must be well managed to prevent accidents with passers-by.

We welcome the initiative to preserve the existing hedgerows and trees. The plan is very thorough with tree protection measures laid out. It is a pity to see the removal of the hedgerow along the frontage as this is very much a feature of this area. It should only be done if strictly needed to accommodate the new design for cycle and footpaths on the Celbridge road. The tree and shrub planting schedules include a good list of native species which is desirable from a biodiversity and pollinator point of view. The proposed "Willow Arch tunnel" is a very nice feature.

Overall, the development is of high-quality, in a suitable location with a design sensitive to the environs and should be a net benefit to the town.

Your faithfully,

Maynooth Community Council