

Appendix I SEA Assessment of Alternatives

Option	Development Scenario	Critical Evaluation	Effects on Planning	Conclusion
1	Development of the College lands and the consolidation of the Town Centre.	<ul style="list-style-type: none"> The college lands may be best utilised by focusing on the development of education and research and development based employment opportunities. The redevelopment of underused sites in the town centre particularly the Canal Harbour area will allow for the revitalisation of the town centre in terms of commerce, accommodation and movement. This scenario could facilitate the completion of the Maynooth Outer Orbital route. Protection of the natural and built heritage including Carton estate and the Rye water cSAC. 	<ul style="list-style-type: none"> Lands may be more productively used for education and ancillary research and development based employment. Poor access to the Motorway. Will cause additional through traffic through the town until the outer relief road is complete. Requires the implementation of a detailed master plan for the college lands. Requires significant upgrading of infrastructural links to town centre and surrounding residential areas. Requires specific local planning and urban design guidance for the development of key sites in the town centres and clear guidance on the density and quality of new residential development in all areas identified for consolidation. 	No
2	Canal Harbour redevelopment, employment development west of the college and new residential development in a new north east quadrant at	<ul style="list-style-type: none"> The redevelopment of underused sites in the town centre particularly the Canal Harbour area will allow for the revitalisation of the town centre in terms of commerce, accommodation and 	<ul style="list-style-type: none"> Requires significant upgrading of infrastructural links to town centre and surrounding residential areas. Requires specific local planning and urban design 	Yes

Option	Development Scenario	Critical Evaluation	Effects on Planning	Conclusion
	Mariavilla.	<p>movement.</p> <ul style="list-style-type: none"> • The employment generating land use at the college is complimentary of the existing educational use. • New Residential development will be located close to the town centre, other residential areas and existing services. • Development of a mixed use vibrant new urban north east quarter at Mariavilla with strong community uses and a permeable and pedestrian friendly urban environment that focuses on the quality of the public realm. • This scenario could facilitate the completion of the Maynooth Outer Orbital route. • Protection of the natural and built heritage including Carton estate and the Rye water cSAC. 	<p>guidance for the development of key sites in the town centres and clear guidance on the density and quality of new residential development in all areas identified for consolidation.</p> <ul style="list-style-type: none"> • Responds to the relevant national/regional planning strategies including the National Spatial Strategy and the Regional Planning Guidelines for the Greater Dublin Area. 	
3	To provide residential growth on the Moyglare Road with employment and educational development on adjacent lands with employment development in nearby Moygaddy in County Meath.	<ul style="list-style-type: none"> • Requires the development of Greenfield land far removed from the town centre. • Under utilises the potential to consolidate the existing town centre by not prioritising the more efficient use of land on identified strategic sites closer to the centre. • The development pattern is likely to 	<ul style="list-style-type: none"> • Requires the implementation of a detailed masterplan for the residential lands at the Moyglare road. • Requires significant upgrading of infrastructural links to town centre and surrounding residential areas. • Has potential to lead to an uncoordinated use 	No

Option	Development Scenario	Critical Evaluation	Effects on Planning	Conclusion
		<p>detract from the town centre with increased vacancies on the existing Main Street and lack of critical mass resulting in a less vibrant town centre.</p> <ul style="list-style-type: none"> • Close proximity to Education Facilities i.e. NUI Maynooth. • Lands suitable for development. • Close proximity to recreational facilities. 	<p>of lands with disconnected neighbourhoods and isolated areas of employment.</p> <ul style="list-style-type: none"> • Physical separation of research and development enterprises from NUI. • Distance from the town centre. • Requirement for completion of Ring Road. • Current access from Motorway through the town centre. 	
4	New residential quarter at Railpark.	<ul style="list-style-type: none"> • Allows for growth of low-density residential development at peripheral location to the south-east of the town. • The development pattern is likely to detract from the town centre with increased vacancies on the existing Main Street and lack of critical mass resulting in a less vibrant town centre. • Low density development results in the insufficient use of strategically located and serviced lands leading to a sprawling pattern of development. • Close proximity to the newly opened primary school. • Lands to the north located directly adjacent to employment land 	<ul style="list-style-type: none"> • Has potential to lead to an uncoordinated use of lands with disconnected neighbourhoods and isolated areas of employment. • Not easily accessible to Motorway. • c.1km from Railway Station equating to c.10-12 minute walking time (not ideal in most cases especially commuting purposes). • Distance from the secondary school. 	No

Option	Development Scenario	Critical Evaluation	Effects on Planning	Conclusion
		<p>uses of Office/ Light Industry and Warehousing.</p> <ul style="list-style-type: none"> • Adjacent to existing residential areas. 		
5	New Development between the motorway and the built up area.	<ul style="list-style-type: none"> • Adjacent to existing residential areas. • Impact on the M4 interchange and any possible new interchanges with increased residential development creating traffic congestion at key junctions. • The development of habitable dwellings in close proximity to the motorway may lead to health and safety issues. • Under utilises the potential to consolidate the existing town centre by not prioritising the more efficient use of land on identified strategic sites closer to the centre. 	<ul style="list-style-type: none"> • Poor access to the town centre. • Poor access to the Motorway. • Requires significant upgrading of infrastructural links to town centre and surrounding residential areas. • Has potential to lead to an uncoordinated use of lands with disconnected neighbourhoods. 	No