



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-300371-17

Proposed Development: Permission for 135 no. apartments and retail/crèche to ground floor.

Millstreet, Maynooth, Co. Kildare.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Flood Risk and surface water management

Further consideration of documents as they relate to the design rationale/justification for the proposed development strategy of the lands having regard to the identification of the lands within Flood Zones A and B and the need for a Justification test as provided for in section 3.6 and 3.7 of 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities, 2009' and the application of this test as set out in section 5.15 of these Guidelines. Consideration should also be given to the likely impact of any displaced waters outside of the development site as a result of the proposal. A site layout plan identifying the location of the different flood risk zones in the context of the location of the proposed residential and

commercial units should be submitted. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted. The Prospective Applicant is advised to liaise with the planning authority regarding flood risk assessment and proposed mitigation measures prior to making an application.

2. St. Mary's Church

Further consideration of documents as they relate to potential impacts on the setting and visual impacts on St. Mary's Church, a protected structure having particular regard to the provisions of the 'Architectural Heritage, Guidelines for Planning Authorities, 2000'. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Development Strategy including Design and Layout

Further consideration of documents as they relate to the configuration, layout and urban design of the proposed development pursuant to the findings of the site specific flood risk assessment and to the 12 criteria set out in the Urban Design Manual which accompanies the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009'. Consideration should also be given to 'Design Manual for Urban Roads and Streets' and 'Sustainable Urban Housing: Design Standards for New Apartments, 2015'. Further consideration should be given to connections to adjacent lands and the design of these movement routes. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

4. Traffic and Transportation

Further consideration of the documents as they relate to traffic generation arising from the proposal vis-à-vis existing traffic conditions within the town centre of Maynooth. Further justification for the proposed quantum of car parking having regard to the availability of public transport in the area for both the residential aspect of the scheme and for the crèche. The design of the proposed car parking is also to be considered with regard to the requirements of DMURS and the provision of a satisfactory location and layout for the crèche parking. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted. The Prospective Applicant is advised to liaise with the planning authority regarding traffic and parking requirements and proposed mitigation measures prior to making an application.

5. Appropriate Assessment

Further consideration of documents as they relate to potential effects on nearby designated sites particularly the Rye Water / Carton SAC with regard to their conservation objectives.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. An architectural report accompanied by photomontages of the proposed development should outline the design rationale for the proposed building height, scale and massing. Photomontage images from a number of key approach roads to the development site and from the Parklands near Pound Lane towards the site and cross-sections at appropriate intervals to illustrate the topography of the site, showing proposed and existing dwellings and public open space areas.
2. A traffic impact assessment report of the impact the proposal would have on the road network in the area, in particular, the signalised junctions immediately north and south of the development site.
3. A contextual layout plan which indicates the layout of adjoining developments existing and proposed where possible.
4. Cross-sections through the proposed riverside walkway, indicating the nature and design of this space between the river and proposed structures.
5. A detailed landscaping plan for the site which also clearly sets out proposals for hard and soft landscaping along the Lyreen River and the public realm area along Mill Street. Details of the recreational area for children should also be submitted including any proposals for play equipment provision, surface and boundary treatment to this area.
6. Clarification of bicycle parking provision, in the context of, inter alia, Development Plan standards and 'future proofing' demand management.
7. A construction and demolition waste management plan should be provided.
8. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Fáilte Ireland
6. An Chomhairle Ealaíon
7. Inland Fisheries Ireland
8. Transport Infrastructure Ireland
9. National Transport Authority
10. Local Childcare Committee

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February, 2018