



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-304783-19

**Proposed Development: 120 no. apartments, creche and associated site works.
Mill Street, 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 constitute a reasonable basis for an application for strategic housing development.

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. A Flood Risk Assessment (FRA) report that should have regard to the requirements of the Drainage Division as indicated in their report dated 09 July 2019 and contained in Appendix B (page 11) of the Planning Authority's Opinion. In addition, any surface water management proposals such as Sustainable Drainage Systems, should be considered in tandem with the FRA and specifically relate to an appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical

Appendices') and include a suitably detailed assessment that satisfies criterion number 2 of the Justification Test for development management as set out in the guidelines. All documentation in respect of the above should address the issues raised by reason for refusal number five of the previous SHD application on the site.

2. Detailed proposals and design rationale for the area of new public realm along Mill Street should be submitted together with the necessary legal consents. In particular, the area connected with any works to improve or alter the public road along Mill Street.
3. A suite of sufficiently detailed site sections that clearly show the relationship between the proposed central public open space, the proximity of apartment blocks and location of pedestrian linkages with the Lyreen River.
4. Contextual elevations should show existing development and permitted development on the site to the immediate east.
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. A layout plan that clearly shows pedestrian/cyclist connections to adjacent lands, specifically, footpaths and/or cycleways should be shown right up to the boundary without any ransom strip so as to facilitate future connections.
7. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and on adjacent properties.
8. A sufficiently detailed phasing arrangement for the proposed development should be provided.
9. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority.
10. A housing quality assessment which provides the details regarding the proposed apartments set out in the schedule of accommodation, as well as the calculations and tables required to demonstrate the compliance of those details with the various requirements of the 2018 Guidelines on Design Standards for New Apartments including its specific planning policy requirements.

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. Kildare County Childcare Committee

Rachel Kenny
Director of Planning
September, 2019