



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP-308045-20**

**Proposed Development: 193 no. residential units (118 no. houses, 31 no. apartments, 36 no. duplex apartments, 8 no. maisonette units, creche and associated site works.**

**Townland of Maynooth, Dunboyne Road, 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. Further elaboration and clarification with regard to the extent of existing and proposed pedestrian and cycle facilities along the Dunboyne Road, between the application site and Maynooth Town Centre. Details should include

responsibility and, where possible, timelines for the completion of any proposed works along this road.

2. A Quality Audit of the proposed development in accordance with the provisions of the Design Manual for Urban Roads and Streets (DMURS) which shall include as a minimum a Street Design Audit, Road Safety Audits and Pedestrian and Cycling Audits.

In addition to the internal layout of development, the report should consider the design of the proposed improvements to the Dunboyne Road and proposed pedestrian and cycle linkages along that road and along the R157, having regard to the provisions of the National Cycle Manual.

3. Further consideration and elaboration of the documents as they relate to the relationship between the proposed development and the Dunboyne Road. In this regard, the application should include additional elevation and section drawings and other materials demonstrating how the proposed development provides an attractive urban edge on this important approach to the town with high levels of visual amenity, while achieving satisfactory levels of residential amenity for future residents of Duplex Blocks A, B and C located in close proximity to this road.
4. Further elaboration of the documents as they relate to the treatment of the former quarry area and its proposed use for surface water management and as a landscaped open space. Details in this regard shall include existing and proposed section drawings identifying any proposed changes in ground levels.
5. (i) A report presenting the results of a groundwater monitoring programme which shall accurately describe the prevailing groundwater regime at this location. The monitoring programme should extend over 6 months and include at least one winter season. Monitoring locations should reflect the location of proposed infiltration areas and attenuation storage areas. The report shall be accompanied by a statement from a suitably qualified and competent person which should confirm that the design of the surface water management system has had due regard to the results of such monitoring programme.

- (ii) Further consideration and elaboration of the documents as they relate to the design of the surface water drainage system, having particular regard to the issues raised in relation to surface water and flood risk in the planning authority Water Services report, dated 10/09/2020.
- 6. Further consideration and elaboration with regard to the extent of bicycle parking for apartment units and compliance with the provisions of the Sustainable Urban Housing, Design Standards for New Apartments - Guidelines for Planning Authorities in this regard.
- 7. Further consideration and elaboration with regard to the extent and layout of car parking within the development and the dominance of surface along primary internal roads. Further details should also be provided with regard to the provision of necessary infrastructure for the charging of electric vehicles within the application site.
- 8. An assessment of proposed public and communal open spaces, clearly delineating these different spaces and demonstrating appropriate levels of usability and supervision thereof. Regard should be had to the relationship between public spaces and adjoining dwelling units in terms of ensuring the protection of residential amenity.

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. Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
3. Heritage Council
4. An Taisce
5. An Comhairle Ealaíon
6. Fáilte Ireland
7. Minister for Housing, Local Government and Heritage

8. Meath County Council

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Director of Planning  
,2020