



An
Bord
Pleanála

**Case Reference:
ABP-308507-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 349 no. residential units replacing the permitted 81 no. dwellings at the Dunboyne Road permitted under ABP-301230-18 and associated site works.

Mariavilla, Dunboyne Road, 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.

Quantum of Development, Housing Mix and Residential Density

Further consideration/justification of the documents as they relate to the proposed quantum, residential density and housing mix, to include consideration of:

- (i) National planning policy including the National Planning Framework, the Guidelines for Planning Authorities on Sustainable Residential Development in

Urban Areas (including the associated Urban Design Manual), the Design Standards for New Apartments Guidelines for Planning Authorities (as updated December 2020) and the Urban Development and Building Heights Guidelines for Planning Authorities;

- (ii) Relevant policies and objectives of the Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy including the designation of Maynooth as a Key Town within the Metropolitan Area;
- (iii) The housing and population targets for Maynooth as set out in the Kildare County Development Plan 2017-2023 Development Plan Variation No. 1;
- (iv) Relevant policies in the Maynooth Local Area Plan 2013-2019 (Incorporating Variation No. 1), in particular Policy HP6 in relation to the location of apartment development and
- (v) The evolving housing context in Maynooth including recent permissions for residential developments.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

Design and Layout of Residential Accommodation

Further consideration/justification of the documents as they relate to the design and layout of residential development. The prospective applicant should satisfy themselves that the proposed design and layout provide the optimal urban design and architectural solution for this site and are of sufficient quality to ensure that the development makes a positive contribution to the character of the area over the long term, with regard to the prominent location of the site on the Dunboyne Road and in close proximity to residential areas. In this regard, the submitted documents should allow for further consideration of the following matters:

- (i) The provision of high quality frontages to the Dunboyne Road, to Lyreen Avenue and to the existing Mariavilla development to the west of the site;

- (ii) Detailed consideration of the overall bulk and scale of the apartment blocks in the context of a Visual Impact Assessment;
- (iii) The achievement of a high quality public realm within the development that makes a positive contribution to the appearance and amenities of the area, including consideration of car parking areas, the provision of safe and accessible pedestrian and cycle connections, communal open spaces, play areas, landscaping and tree retention;
- (iv) The provision of a high quality elevational treatments and architectural finish for the apartment blocks, including detailed consideration of elements such as external finishes, glazing and balconies.

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. Material Contravention Statement (if considered necessary) in relation to the matters of potential contravention of LAP policies on residential density and Policy HP6.
2. Housing Quality Assessment to include details of compliance with the Design Standards for New Apartments Guidelines for Planning Authorities.
3. Daylight and Sunlight Analysis and Shadow Analysis to consider potential impacts on residential amenities and public open spaces.
4. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, road levels, open space levels, etc. relative to each

other and relative to adjacent lands and structures, to include the levels of private and public open spaces.

5. Site layout to clearly demarcate the extent of 'F' and 'C' zoned lands at the development site.
6. Landscape design rationale and comprehensive landscaping proposals to include retention of existing trees and hedgerows as possible and details of any integrated SUDS measures, to be accompanied by an Arboricultural Impact Assessment to indicate exact extent of any trees / hedgerows to be removed. To address matters raised in the report of Kildare County Council Parks Section in the report on file dated 9th November 2020.
7. Photomontages and visual impact analysis and landscaping proposals to include views from the wider area and potential impacts on the visual and residential amenities of adjacent residential properties.
8. Traffic and Transport Impact Assessment, the scope of which is to be discussed with Kildare County Council, to address matters raised in the report of Kildare County Council Transportation Department in the report on file dated 5th November 2020. To also include consideration of potential cumulative impacts including the remainder of the Mariavilla development and other recently permitted residential developments in Maynooth. Rationale for proposed parking provision with regard to national and local planning policy, to include details of car parking management and car club provision (if any). Mobility Management Plan. Statement of compliance with DMURS. Autotrack analysis of the proposed roads and basement layouts.

9. A Building Lifecycle Report, as per section 6.12 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
10. Rationale for proposed childcare provision (or lack thereof) with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the relevant Childcare Committee in relation to this matter prior to the submission of any application.
11. Drainage details as per the report of Kildare County Council Water Services dated 10th November 2020.
12. Up to date Site Specific Flood Risk Assessment, to include consideration of adjacent housing permissions/ constructed development and consideration of potential downstream impacts. To include consideration of matters raised in the report of Kildare County Council Water Services in the report on file dated 10th November 2020.
13. Detailed Part V proposals to address issues raised in the report of Kildare County Council Housing Section dated 9th November 2020.

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. Transport Infrastructure Ireland
3. National Transport Authority
4. Relevant Childcare Committee
5. Inland Fisheries Ireland

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.

Rachel Kenny
Director of Planning
February, 2021