



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- 310571-21**

**Proposed Development: 120 no. apartments, creche and associated site works. Lands adjacent to and to the rear of St. Mary's Church, 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 revised Site Specific Flood Risk Assessment that comprehensively addresses the previous reason for refusal (ABP Ref 306068-19), as relates to flood risk, and the issues raised in the submission from Kildare County Council (dated 19/07/2021) including the issues raised in the associated internal report from the Water Services Division (dated 02/07/2021) including, but not limited

to, the concerns raised in relation to the proposed undercroft flood storage proposals.

2. An AA Screening Statement, and where appropriate, a Natura Impact Statement, that comprehensively addresses the previous reason for refusal (ABP Ref 306068-19) as relates to Appropriate Assessment, and which addresses the issues raised in the submission from Kildare County Council (dated 19/07/2021), including the issues raised in the associated internal report from the Water Services Division (dated 02/07/2021).
3. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, 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 in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
4. It should be demonstrated that proposals for the public realm have had sufficient regard to relevant Part 8 proposals. In addition, matters raised in at the Tri-Partite Meeting and as set out in the Planning Authority's submission on this proposal, including that as set out within the report of the Roads, Transportation and Public Safety Department (dated 30/06/2021) should be addressed in any application.
5. A Housing Quality Assessment (HQA) and Design Statement which provides the specific information regarding the proposed apartments as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2020). The documentation should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements.
6. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of external finishes, the treatment of balconies and boundary treatments. Particular regard should be had to the requirement to provide high quality and durable finishes and materials which have regard to the surrounding context of the site.

7. Drainage details, including layouts, relevant consents and reports, such as would clearly address and respond to comments within the internal report from Water Services (dated 02/07/2021), and having regard to the submission from Irish Water (dated 22/07/2021).
8. Landscaping Proposals, including a report that provides appropriate rationale and details, and addresses the comments contained within the Planning Authority's submission on this pre-application (dated 19/07/2021), including those comments within the internal report from the Parks Section of Kildare County Council.
9. All supporting technical/environmental reports to be updated as required.
10. A plan of the proposed open spaces within the site clearly delineating public, communal and private spaces.
11. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
12. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.
13. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.

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. Inland Fisheries Ireland**
- 3. Transport Infrastructure Ireland**
- 4. An Taisce**
- 5. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs,**
- 6. Waterways Ireland**
- 7. The Heritage Council**
- 8. Kildare County Childcare Committee**

**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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Tom Rabbette  
Assistant Director of Planning  
November, 2021