



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-312078-21

Proposed Development: 158 no. apartments, 256 no. bedspace student accommodation, creche and associated site works. Mariavilla, Moyglare 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. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:

- (a) Further consideration and/or justification of the documents as they relate to the impact of the proposed development on the character and setting of the surrounding area. those buildings of conservation interest, in the vicinity of the site. The documentation should demonstrate that the proposed development would not have an adverse impact on the architectural or built heritage to the south of the site within Maynooth town. In this regard, the application shall be accompanied by CGIs/visualisations/3D digital modelling and cross section drawings showing the works required on the site, the proposed development relative to existing and proposed developments in the vicinity, in particular along the Lyreen River, including justification for the elevational treatment, height and location of the proposed buildings relative to the surrounding area.
 - (b) Further consideration and/or justification of the documents as they relate to the location of the student accommodation relative to the Maynooth University and any links/ integration existing or proposed.
- 2. A detailed landscaping plan clearly illustrating the quantum and functionality of all areas designated for communal and public open space. The landscape plan shall include a phasing plan clearly indicating the roll out and delivery of the open space areas in line with the adjoining public open space area also within the applicant's control.
- 3. A Mobility Management Plan.
- 4. 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.
- 5. 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, as amended:

1. Irish Water
2. Kildare County Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Stephen O'Sullivan
Assistant Director of Planning
April 2021