



An
Bord
Pleanála

**Case Reference:
ABP-312213-21**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 360 no. residential units (194 no. houses, 166 no. apartments), creche and associated site works. Moygaddy, Maynooth Environs, Co. Meath.

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.

1. Principle of Development

Further consideration/justification of the documents as they relate to the planned development strategy for the Maynooth Environs, the absence of a detailed masterplan (MP16) and/ or Local Area Plan and compliance with Objective MAY POL 1 and MAY OBJ 1 (Master Plan 16) of the Meath County Development Plan 2021-2027. The applicant shall ensure the further consideration/justification includes

detailed information on the planned roll out and delivery of essential infrastructure, inter alia, the Maynooth Outer Orbital Road (MOOR) and wastewater treatment, necessary to accommodate any increased population from the proposed development and the overall capacity required for the masterplan area (MP16).

2. Permeability and Connectivity.

Further consideration and/or justification of the documents as they relate to the movement of pedestrians and cyclists from the subject site into Maynooth Town and surrounding area. The submitted documentation should demonstrate clear pedestrian and cycle connectivity and the timescale, phasing and delivery of any infrastructure associated with the proposed pedestrian and cycle connectivity, including any third-party consents required for the works. For the cycle facilities that are proposed, the specific compliance with the particular requirements of the National Cycle Manual should be demonstrated by the documents

3. Design Strategy

Further consideration and/or justification of the documents as they relate to the design approach of the proposed development and the need for a high quality, strong urban edge which integrates effectively along the proposed Maynooth Outer Orbital Road (MOOR). The further consideration/ justification should address the open space strategy, inter alia the need passive surveillance and functionality of open space (in particular the proposed communal courtyard spaces) and the future management and maintenance of all open space areas. Particular regard should be had 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009) and the requirement for good design and the inclusion of a sense of place.

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. In relation to access and transportation, the following information should be submitted:
 - (a) Full plans and particulars of all road upgrades along with justification for not upgrading of the L6219 up to the junction of the R157, if not included in the proposed development.
 - (b) A Travel Plan / Mobility Management Plan and a statement describing how the proposed development will contribute to sustainable travel patterns and a reduced dependency on the private car.
 - (c) A report demonstrating compliance with the applicable standards set out in DMURS and the National Cycle Manual, including sections 1.9 and 4.9 of the cycle manual.
 - (d) A Quality Audit in accordance with Annex 4 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.
 - (f) A report addressing other matters raised in the report of the Meath County Council Transportation Planning Section.
2. A report which specifically addresses matters raised in the report of the Meath County Council Water Services Section, inter alia, the breakdown of the 4 no catchment areas, a detailed Q-bar calculation, SuDS compliance and Finished Floor Levels.
3. A report on the Part V proposals.
4. A Schools and Social Infrastructure Audit.
5. Submission of a Site Specific Flood Risk Assessment (SSFRA).
6. A report that specifically addresses the proposed materials and finishes to the scheme, including specific detail of external finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.

7. 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.
8. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.
9. 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 Council
3. Transport Infrastructure Ireland.
4. National Transport Authority

5. The relevant Childcare Committee
6. Inland Fisheries Ireland
7. Minister for Culture, Heritage and the Gaeltacht
8. The Heritage Council
9. An Taisce
10. An Comhairle Ealaíon
11. Fáilte Ireland

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
May 2021