



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:** TC0024

**Proposed Development:** 403 no. residential units (332 no. houses, 71 no. apartments) and 164 no. student units (476 no. bedspaces), retail, café, crèche and gym facilities and all associated site works. Maria Villa, Moyglare Road and 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 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. Residential Density

Further consideration is required with respect of the documentation relating to the residential density of the site. This consideration should include a planning justification or rationale for the proposed development having regard to, inter alia, the minimum densities provided for in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') as they refer to city and

town centre sites. Particular regard should be had to the need to develop at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to Maynooth Town Centre and to established social and community services in the immediate vicinity. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to density and layout of the proposed development.

## **2. Public Open Space**

Further consideration should be given in relation to the design rationale/ justification outlined in the documents as it relates to the open space proposed particularly in the context of the surveillance of the open spaces (pocket parks and linear spaces), addressing level changes (Lyreen River and Crewhill Stream), the usability of the active open space on the site and the integration with adjacent public open spaces (Pound Lane Park) in the context of the landscaping proposals. Particular attention should be focused on the design rationale for the placement of houses on lands zoned F - Open Space and Amenity in the Maynooth Local Area Plan. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

## **3. Design, Layout and Unit Mix**

Further consideration of documents as they relate to the layout of the proposed development particularly in relation to the 12 criteria set out in the Urban Design Manual which accompanies the above mentioned Guidelines and also reference to the Design Manual for Urban Roads and Streets. In addition to density which is addressed above, the matters of unit mix, the configuration of the layout in terms of connections to adjacent sites, design and alignment of roads, avoidance of street duplication giving rise to a roads dominated layout, the creation of a high quality urban extension to Maynooth Town Centre and the creation of character areas that reference the landscape character of the site should be given further consideration. Particular regard should be given to Chapter 4 – Street Design of the Design Manual for Urban Roads and Streets, which refers to a need to consider the multifunctional role of the street and apply a package of ‘self-regulating’ design measures. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

## **4. Part V of the Planning and Development Act 2000 (as amended)**

Further consideration is required in respect of the documentation relating to obligations under Part V of the Planning and Development Act 2000 (as amended). The further consideration should have regard to the requirements

of the Housing Section of Kildare County Council in relation to this matter, as well as guidance from the Department of Housing, Planning and Local Government.

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. Full and complete analysis and drawings that detail the visual impact of the proposed development along Moyglare Road. Specific attention should be paid to the design rationale for greater scale and massing along the road in the context of development in the vicinity and the proximity to Maynooth Town Centre. Information should include elevation and section drawings, long sections and photomontage images.
2. A detailed landscaping plan which clearly shows the proposed treatment of boundaries and indicates retention of existing features such as trees or hedgerows, vernacular farm gates and existing stone bridges, where applicable.
3. An assessment of the traffic impact of the proposed development in the context of the delivery of a linkage street between Moyglare Road and Dunboyne Road.
4. Full and complete long section drawings that show the relationship between proposed development and the varied topography of the site, specifically in the vicinity of the Lyreen River and Crewhill Stream.
5. Flood Risk Assessment. Additional documentation relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk. A Flood Risk Assessment should be prepared in accordance with 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices') and take account of the impact of proposed bridges and culverts.
6. A sufficiently detailed phasing arrangement for the proposed development should be provided.

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:

- The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs (Protected structure)
- The Heritage Council (Protected structure)
- An Taisce — the National Trust for Ireland (Protected structure)
- National Transport Authority (Impact on public transport in the Greater Dublin Area)
- Inland Fisheries Ireland (re. works over, along and adjacent to a river)
- Irish Water

**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 An Bord Pleanála, 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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Rachel Kenny  
Director of Planning  
November, 2017