



An
Bord
Pleanála

Record of Meeting ABP-304783-19

Case Reference / Description	120 no. apartments, creche and associated site works. Mill Street, Maynooth, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	30 th August 2019	Start Time	11:40 a.m.
Location	Offices of An Bord Pleanála	End Time	12:40 p.m.
Chairperson	Rachel Kenny	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Ciaran Hand, Executive Officer
Hannah Cullen, Executive Officer – observing

Representing Prospective Applicant:

Barry Comer, Comer Properties
Michael Fitzpatrick, Michael Fitzpatrick Architects
David Reilly, Michael Fitzpatrick Architects
Ronan Woods, Genesis Planning Consultants
Andrew Jackson, RPS Consulting Engineers
Eamonn Hunter, John Cronin and Associates
Christy O Sullivan, ILTP Traffic Consultants

Representing Planning Authority

Jane O'Reilly, Executive Planner
Trevor Moore, Water Services
George Willoughby, Senior Exec Engineer, Transportation

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 24th July 2019 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application,
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 27th June 2019 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. In the context of the previous planning application (ABP-301775-18):**
 - a) proximity to St. Mary's Church,**
 - b) Lyreen River and Pound Lane open space amenity,**
 - c) Pedestrian and cyclist permeability to adjoining sites and car parking/traffic generation,**
 - d) Residential amenity,**
 - e) Flood Risk Assessment****Discuss the adequacy and detail of information prepared.**
- 2. Road layout changes**
- 3. Any other matters.**

1. **In the context of the previous planning application (ABP-301775-18):**
 - a) **Proximity to St. Mary's Church,**
 - b) **Lyreen River and Pound Lane open space amenity,**
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 - d) **Residential amenity,**
 - e) **Flood Risk Assessment**

Discuss the adequacy and detail of information prepared.

ABP sought further elaboration/discussion on:

- The differences between the previous pre-application documentation in relation to the proximity of the proposed apartment blocks to St Mary's Church and the difference in building heights proposed
- The streetscape and pedestrian plaza south of the church was examined in terms of quality and usability
- The width of the connecting pedestrian laneway to the north of Block A was discussed in terms of usability, safety and opportunities for passive supervision
- Details of the proposed public open space adjacent to the Lyreen River in relation to the existing open space at Pound Lane were explored in terms of the drawings submitted
- The proposed pedestrian and cycle links were discussed and the importance of ensuring the connection to the adjacent development site was noted
- Car parking numbers were examined in terms of the town centre location and the issue of traffic generation in light of new link roads proposed elsewhere in Maynooth were discussed
- Daylight and sunlight analysis were discussed in the context of future occupants living in the internal and lower floors of proposed units
- Flood risk documentation was discussed, and it was noted that both the planning authority and applicant had endeavoured to reach a consensus on the methodology and scope of the FRA. Board officials urged the applicant to ensure that the FRA would be in accordance with the relevant guidelines and note the reasons for refusal on the matter issued by the Board in the previous planning application.

Planning Authority's comments:

- The applicant's use of contemporary building examples is useful. Examples from towns would be more helpful
- The applicant should provide site sections and a management plan for open space
- A bridge over the Lyreen river is being planned and a special contribution will be recommended in the event of an application made
- Pound Lane park is taken in charge
- Satisfied with the pedestrian and cycle details and connections, changes from the previous pre- application will reduce the traffic impact
- A left in/out arrangement is recommended and car parking quantum is satisfactory
- The applicant should address the separation distances, sunlight and privacy in accordance with development plan policies and objectives

Prospective Applicant's response:

- The prospective applicant expanded upon the documentation submitted in relation to the five reasons for refusal that issued as follows: separation distances have been expanded around the church, a pedestrian link has been created and the adjoining landowner has been approached and is willing to assist in creating a link, there is more of a vertical emphasis in the proposed buildings, with natural ground levels exploited and pedestrian/link access improved
- Consultations have taken place with the adjoining developer and a letter of support from them will be submitted with the application
- The pedestrian and cycle links will run through both sites and they are 4 meters wide and designed to taken in charge standards
- Car park provision has been reduced and cycle parking has been increased
- Electric vehicles are provided along with 2 Gocar spaces in the basement
- Glazing has been increased to allow more daylight and sunlight, blocks have been rotated to avoid solely north facing units
- In relation to flood risk the public use of the CFRAM model for developments is not permitted, a bespoke model has been used – this is more accurate
- The open space provided allows for more flood storage
- There will be mapping and a detailed sequential approach to prove that there is no flooding caused to other properties
- A justification test will be provided

Further ABP comments:

- Examine block B2 pinch points in terms of access to daylight and sunlight
- Ensure compliance with DMURS and be conscious of updated DMURS documentation available on the DoE website
- Applicant should clarify the methodology and data being used for the flood risk assessment and ensure full compliance with the relevant guidelines

2. Road Layout Changes**ABP sought further elaboration/discussion on:**

- Details of the proposed road entrance and any plans or schemes proposed by the Council, for example Part 8 plans

Planning Authority's comments:

- A Part 8 has been approved
- Works are underway on the Moyclare Road and should be completed by the end of the year
- There are preliminary design plans for Mill Street and these include a bus lay by

Prospective Applicant's response:

- Two plaza options are presented, but the vehicular entrance remains in the same location for both, either option is achievable and a condition from the Board would be welcomed. Drawings will incorporate the Part 8 preliminary designs

Further ABP comments:

- There should be clarity regarding the road layout changes and a preferred option should be submitted.

3. Any other matters

ABP comments:

- Clarify how the dedicated play area will be managed in terms of the lack of play space for the crèche

Planning Authority's comments:

- Elevational treatments need to be of good quality at this key location in Maynooth

Applicants Comments:

- Management of the dedicated play area will be clarified and a dedicated play area has been designed for use by the childcare facility
- Elevational treatment of block A will be revised in conjunction with ongoing engagement with the planning authority if necessary

Conclusions

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Rachel Kenny
Director of Planning
September 2019