



Case Reference / Description	193 no. residential units (118 no. houses, 31 no. apartments, 36 no. duplex apartments, 8 no. maisonette units, creche and associated site works. Townland of Maynooth, Dunboyne Road, Maynooth, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	17 th December 2020	Start Time	10:00 am
Location	Remotely via Microsoft Teams	End Time	12:00 pm
Chairperson	Rachel Kenny	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Conor McGrath, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority

Eoghan Lynch, Senior Executive Planner, Planning Department
Siobhan O'Dwyer, Executive Engineer, Roads Design
Joe Keane, Executive Engineer, Roads Design
Carmel O'Grady, Executive Parks Superintendent, Parks Department

Representing Prospective Applicant:

Aidan McLernon, Cairn Homes
Daibhi Mac Domhnaill, Cairn Homes
Christophe Teevan, Cairn Homes
Tim Darmody, Darmody Architecture
Jennifer Lynch, Darmody Architecture

Alastair Ferrar, Cunnane Stratton Reynolds Land Planning and Design
Diana Codrean, Cunnane Stratton Reynolds Land Planning and Design
Kevin Sturgeon, DBFL Consulting Engineers
John Moloney, DBFL Consulting Engineers
Michael Gill, Hydro Environmental Services
John Spain, John Spain Associates
Rory Kunz, John Spain Associates

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 once the Opinion has issued,
- ABP received a submission from the PA on 22nd September 2020 providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended 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 28th August 2020 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Settlement Strategy and Residential Density**
- 2. Road Network**
- 3. Design and Layout, including parking and open space**
- 4. Pedestrian Connections**
- 5. Drainage and Flooding**

6. Any Other Matters

1. Settlement Strategy and Residential Density

ABP Comments:

- The Statement of Consistency should clarify the provisions of Variation no. 1 of the development plan with regard to Maynooth
- Demonstrate compliance with core strategy
- Provide justification for proposed densities which are at the lower end of guideline range and the mix of dwelling units mix of units
- Have regard to the need for balance between arguments based on strategic site location and delivery of core strategy, with lower densities on the site
- Ensure consistent approach at application stage

Planning Authority's comments:

- Core strategy allocation runs from January 2020
- The proposed density is considered to be acceptable in terms of context and location
- Some layout issues arise

Prospective Applicant's Comments:

- Maynooth is key town in Dublin Metropolitan Area in terms of the delivery of housing
- A forthcoming joint LAP between Kildare and Meath will allocate further growth to the town
- The proposed density and unit mix are appropriate
- Proposed development is cognisant of site characteristics, including mature trees and vegetation
- The development will create a strong urban edge
- Proposed density is within the guidelines and appropriate for such locations

2. Road Network

ABP Comments:

- Provide overlap drawings of showing the existing Dunboyne Road and proposed improvement works.
- Connectivity to Maynooth town centre is crucial
- The application should identify the wider improvement works on Dunboyne Road along with responsibility and a likely timetable for completion
- Provide evidence of consent to all improvement works
- Clarify if planning authority or prospective applicant to carry out works
- Within the quarry area, there is a need to balance a usable cycle route and the amenity function of the space and route.
- Design should have regard to pedestrian safety and security

- Clarify the layout and extent of works on the R157
- Consider previous refusals on the development site regarding wider road networks and clarify how issues have been resolved

Planning Authority's comments:

- The proposed pedestrian / cycle crossing on the Dunboyne Road should comprise a Toucan Crossing.
- The preference of the planning authority is for the developer to resolve landownership issues associated with road improvement works
- Proposal to promote permeable paving
- Larger developments are often the catalyst for making improvements in the road network and the adequacy of the Dunboyne Road east of the proposed improvement works will be reviewed

Prospective Applicant's Comments:

- Will show overall connectivity at application stage
- Dunboyne Road to the east has been upgraded and the proposed development extends these road improvements
- Pedestrian and cycle facilities cross the road in order to maintain hedgerows on the northern side
- All works within red line are to be carried out by prospective applicant
- Have engaged with landowner at the pinch point at Pebble Mill
- Will discuss issues with planning authority
- Within the quarry area, the proposal seeks to retain highest quality trees and avoid blind bends along the route.
- The 5m wide route requested by the PA is considered to be excessive
- Further design work will be undertaken.
- Shared cycle pedestrian route on the R157 is entirely off road
- Seeking to link up to existing routes
- Dunboyne Road east of proposed improvement works is of satisfactory standard

3. Design and Layout, including parking and open space

ABP Comments:

- Further detail required on the relationship of the proposed development with the Dunboyne Road on this important approach to the town
- Demonstrate how the scheme creates a strong urban edge and high level of visual amenity and satisfactory levels of residential amenity given proximity of Duplex units to the road.
- Further detail and visual analysis is required in this regard
- Give consideration to the issues raised in PA reports.
- Consider the dominance of surface car parking along the western access road.
- Provide schedule of parking and identify the units served
- Further justification for the level of parking provision required. Reference site may not be comparable to the subject site
- Proposals for reduced parking appear to relate to Part V units

- Rationale for development strategy, provide Material Contravention Statement if there are inconsistencies
- Landscaping alone does not overcome issue of dominance of parking
- Provide details of street infrastructure / electric vehicle charging points
- Details need to be submitted where parking spaces are tight, including wheelchair spaces
- Provide clarity on bicycle parking provision and confirm compliance with apartment design guidelines
- A tree management plan should be provided
- Given consideration to potential impacts on Tree Groups 1 & 2 due to proximity of estate roads.
- Ensure that compliance with all development plan requirements is fully considered

Planning Authority's comments:

- Concerned regarding relationship with Dunboyne Road
- Give consideration to the prominence of side boundary gardens
- Have regard to issues covered in planning authority report
- Treatment of public open space 3 and quarry area, which requires greater levels of supervision
- This is an opportunity for higher density on the site
- Carparking layout at western entrance may need further consideration
- Consider alternative parking solutions
- Consider parking demands for this site given its location
- Agree with ABP regarding tree management plan
- A biodiversity strategy should be provided

Prospective Applicant's Comments:

- Can provide more detailed of cross-sections along Dunboyne Road
- The development provides a strong frontage with degree of separation on northern element of site for residential amenity
- Will provide visual analysis of the approaches to the site
- Public open space 3 is overlooked
- Location of site has been taken into consideration
- Parking strategy is provided, can further consider wheelchair spaces and accessibility
- Have provided a sustainable level of parking that does not dominate the space, correct balance is provided
- A schedule of parking is included and can be expanded upon
- Seek to balance planning authority guidelines with apartment guidelines
- Site is 1.5 km from train station
- Will crosscheck numbers regarding bicycle parking provision and demonstrate capacity
- Will provide further detail of the impact of the road running south along boundary to quarry area

4. Pedestrian Connections

ABP Comments:

- Clarity required from planning authority with regard to the proposed southern connection to Carton Avenue / Lime Walk
- Any recommendation for development contributions in Chief Executive's report in this regard should provide full details and justification of costings

Planning Authority's comments:

- Shortest and most direct route to Maynooth town is via Carton Avenue / Lime walk
- Proposals for the treatment and management of the overall landholding in this area should be provided.
- Proposal to show what is to be taken in charge
- Discussions have taken place with the developers on the proposed route design
- Further detail on southern connection is required at application stage, consider slightly different material and design, further discussions with prospective applicant needed

Prospective Applicant's Comments:

- Will provide further detail on pedestrian link and can have further discussion with the planning authority, including the treatment of the overall landholding
- Negotiations regarding contributions are ongoing, can include at application stage
- The developers will carry all works proposed in this regard

5. Drainage and Flooding

ABP Comments:

- Groundwater monitoring is crucial and a full set of results should inform the development design
- Some historic evidence of water logging on the site to be considered in the flood risk assessment at application stage
- Address existing drainage issues on Dunboyne Road and identify where these issues arise and relationship with the proposed development
- Ensure full consents are obtained in any drainage and water works
- Have regard to planning authority reports and agree final design details

Planning Authority's comments:

- Can facilitate further discussions with the prospective applicant in 2021

Prospective Applicant's Comments:

- Can engage in further discussion with the planning authority
- Are currently carrying out groundwater monitoring
- Flood strategy and flood risk assessment have been carried out, site is flood zone C, no groundwater flooding in the area and no flood risk on site
- The design takes Castle Park Development into account

- There is no current outflow from the quarry area which drains by infiltration only
- The scheme provides for an attenuated outflow to the river
- Overland flow during extreme events will discharge eventually to the river via public roads
- Existing road does not have positive drainage system
- Design to date is in accordance with the guidelines and Greater Dublin code of practice

6. Any Other Matters

ABP Comments:

- Review and address issues raised in planning authority's report
- Have regard to the planning history on the site
- Any potential material contravention issues should be addressed fully
- The design rationale and approach should be consistent across all aspects of the development

Planning Authority's comments:

- Consider changes to carparking and Part V housing
- Have regard to development plan standards

Prospective Applicant's Comments:

- Will have regard to these discussions
- Will consider points on density
- Discussions are on-going with Kildare Co. Co. with regard to costs associated with proposed road improvements

- **Conclusion**

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
 , 2020