



An
Bord
Pleanála

Record of Meeting ABP-308507-20

Case Reference / Description	349 no. apartments replacing the permitted 81 no. dwellings relating to the Dunboyne Road permitted under ABP-301230-18 and associated site works. Mariavilla, Dunboyne Road, Maynooth, Co. Kildare.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	10 th February 2021	Start Time	2.30 pm
Location	Remotely via Microsoft Teams	End Time	4.10 pm
Chairperson	Rachel Kenny	Executive Officer	Helen Keane

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Sarah Moran, Senior Planning Inspector
Helen Keane, Executive Officer

Representing Planning Authority

Carmel O'Grady, Parks Superintendent
Eoghan Lynch, Senior Executive Planner, Planning Department
George Willoughby, Senior Executive Engineer, Roads Department
Louise Murphy, Executive Planner, Planning Department
David Hall, Water Services Department

Representing Prospective Applicant:

Aidan McLernon, Cairn Homes
Daibhi Mac Domhnaill, Cairn Homes
Christophe Teevan, Cairn Homes
John Spain, John Spain Associates
Rory Kunz, John Spain Associates

Diana Codrean, Cunnane Stratton Reynolds
Alastair Ferrar, Cunnane Stratton Reynolds
Mark McKenna, DBFL Consulting Engineers
John Moloney, DBFL Consulting Engineers
Kevin Sturgeon, DBFL Consulting Engineers
Sean O'Dwyer, C+W O'Brien Architects
Arthur O'Brien, C+W O'Brien Architects

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 20th November 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 27th October 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. Housing mix, density and quantum of development
2. Public realm
3. Design of apartment blocks
4. Car parking provision
5. Part V

6. Any Other Matters

1. Housing mix, density and quantum of development

ABP Comments:

- Prospective applicant is advised to have regard to the changed local, regional and national planning policy context since the original Mariavilla permission, as well as the evolving housing situation in Maynooth.
- A rationale for the proposed quantum of development and residential density should be submitted with the application.
- The prospective applicant is advised to address the issues of density and quantum of development in the context of national planning policy, the RSES and development plan Variation No. 1 population and housing targets for Maynooth.
- Advised to address the matters of density and quantum of development both in the context of the overall Mariavilla development and as a standalone site.
- Advised to address every aspect of LAP Policy HP6 with regards to potential material contravention
- Advised to provide a rationale for the proposed housing mix with regard to Apartment Guidelines, as well as demographic considerations.

Planning Authority's Comments:

- Local Area Plan is under review this year
- The prospective applicant is advised to address the issues of residential density and potential material contravention of LAP policy HP6.
- Proposed residential density would be far in excess of what would be permitted on a greenfield site under LAP policy.
- Concern regarding quantum and type of 2-bed apartments
- Would like to see slightly smaller units given the location of the proposed development

Prospective Applicant's Comments:

- Proposed development site has a higher density area for development
- Proximity to town centre is approximately 300-400 metres
- Permitted density is 40 units per hectare excluding student accommodation in original Mariavilla development.
- Proposed density is in line with current national planning policy.
- Proposed development is taking into consideration the way people live and work

2. Prospective applicant is advised to clarify the proposed provision of communal and public open space to serve the proposed development

- Advised to submit a site layout clearly demarcating the F and C zoned lands within the development site
- Advised that the F zoned lands serve the Mariavilla development and the wider area and cannot be taken into account for the proposed development
- Advised to give further consideration to the quantum, design and layout of communal and public open space with regard to achieving a high quality development at application stage.
- Elaborate further on the design and approach at application stage

- Indicate quality of what is proposed

Planning Authority's Comments:

- Further detail required maintenance of areas within the F zoned lands
- Further details of proposed finishes are needed
- Insufficient detail provided on safety, longevity and maintenance areas within the F zoned lands
- Proposed detail is not areas need finish
- Consider a play area for older children
- Open to further discussions with the applicant

Prospective Applicant's Comments:

- The apartments overlook the public open requirements of the Apartment Guidelines
- Play spaces are provided in each courtyard and a large play space is provided in riverside
- Dunboyne Road is to have a tree-lined provision
- Play spaces provided in each courtyard and large play space provided in riverside area
- Dunboyne road to have a tree-lined edge
- Will take points from the planning authority into consideration
- Will be providing further detail at application stage
- Will ensure consistency across all reports and analysis

3. Prospective applicant is to consider the

- A design rationale is required, which addresses sensitive issues including the proximity of existing residential areas
- Prospective applicant is to consider the pro
- Provide further detail on which aspects are counted as part of 50% dual aspect
- Further detail required on daylight/sunlight

Planning Authority's Comments:

- The development will be highly visible as it is exposed on 3 sides including Lyreen Avenue
- Concern regarding the design and finish of the proposed projecting balconies
- Proposed development site is exposed on 3 sides
- Issues with monolithic elements

Prospective Applicant's Comments:

- Space is created between the blocks in proposed development
- Open to further discussion with the planning authority
- Balconies are of a high quality in terms of size
- Will take into consideration points raised
- Car parking provision
- Consider electric charging for bike parking
- Provide comprehensive view and consider potential traffic impacts
- Public transport facilities are a key issues

- Consider parking as a key issue
- Ensure sufficient turning movement space is provided in basement parking
- Concern regarding frequency of public transport

Prospective Applicant's Comments:

- Proposed development is well within walking and cycling distance to public transport
- Car share space, low car allocation scheme and car parking management proposed
- Will provide

ABP Comments:

- Part V
- Address contributions from the planning authority

ABP Comments:

- Address contributions from the planning authority
- Can engage in further discussion with the prospective applicant
- Preference for a mix of units to be distributed throughout the proposed development

Prospective Applicant's Comments:

Can engage in further discussion with the planning

Any other matters

- Advised that the scope of the EIAR should be clearly stated, e.g. cumulative impacts.
- EIAR should be up to date with regard to regulatory and legal issues and the changing context of Maynooth.
- Consider downstream impacts
- Highlight additional works carried

Planning Authority's Comments:

- Have consideration for water issues raised in Planning Authority report
- Have regard for school spaces in Maynooth

Prospective Applicant's Comments:

- Will provide comprehensive EIAR at application stage
- Prominence of the site is acknowledged
- Proposed development is of a high quality
- Will take points raised into consideration

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
February, 2021