



An
Bord
Pleanála

Record of Meeting ABP- 312213-21

Case Reference / Description	360 no. residential units (194 no. houses, 166 no. apartments), creche and associated site works, Moygaddy, Maynooth Environs, Co. Meath.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	5 th May 2022	Start Time	10:00
Location	Remotely via Microsoft teams.	End Time	11:45
Chairperson	Stephen O'Sullivan	Executive Officer	Ashling Doherty

Representing An Bord Pleanála:

Stephen O'Sullivan, Assistant Director of Planning
Karen Hamilton, Senior Planning Inspector
Ashling Doherty, Executive Officer

Representing Prospective Applicant:

Stephen Manning, MCORM
James Coakley, MCORM
Peter Lynch, Landscape Architect
Pamela Harty, MKO Planning Consultants
Anthony Horan, OCSC
Wian Marais, OCSC
Mark Killian, OCSC
Ronan Barrett, applicant
Tom Bailey, applicant
Ellen Baily, applicant
Wendy Bagnall, applicant
Vincent O'Farrell, applicant

Representing Meath County Council:

Padraig Maguire, Senior Planner, Planning
Billy Joe Padden, Senior Executive Planner, Planning
Frank O'Donnell, Executive Planner, Planning
Joe McGarvey, Senior Executive Engineer, Transportation
David Keyes, Senior Executive Engineer, Environment
Aaron O'Callaghan, Assistant Engineer, Environment
Paul Aspell, Executive Engineer, Water Services
Alison Condra, Administrative Officer, Planning

Representing Kildare County Council:

Any Granville, Senior Planner
Jane O'Reilly, Executive Planner
George Willoughby,

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, 21st January 2022, 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, 15th December 2022, 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, as amended, 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. **Masterplan (MP 16) and Core Strategy**
2. **Design and Layout**
3. **Traffic and Transport**
4. **Drainage and Irish Water Submission**
5. **Any Other Business**

1. **Masterplan (MP 16) and Core Strategy**

ABP Comments:

- Having regard to the red line boundary, which extends in to County Kildare, its council should be included in the pre-application, as it falls into their area of development.
- Documentation lacking enough detail regarding the MP16.
- Core strategy meets the Meath allocation, but clarity sought how it fits into the village and overall rollout of the proposed development.
- Statement of Consistency mentions Material Contravention of the Core Strategy, but clarity sought if it was an error.
- Documentation isn't highlighting how the site will be serviced, as there is no indication as to when the MOOR will be delivered or IW which are key points an MP should address.
- MP documentation is not clearly indicating how all the services are being linked and rolled out.
- Clear list of criteria within MP16 policy and the county development plan. The documentation must highlight how it will comply with it the development plan.
- Opinion is based solely on the documentation submitted to the Board.
- Regional planning policy (RSES) requires the delivery of a joint LAP for the Maynooth town and environs.

Prospective Applicant's Comments:

- Key piece of infrastructure required on Kildare side of county boundary.
- Stage 1 of the SHD process, showed a transboundary red line which crossed the county border which Kildare CC were not keen on.
- Transboundary red line was subsequently revised with the line being kept in Meath.
- Separate application to be submitted to Kildare CC for the area of development which is in their jurisdiction.
- Integrated non-statutory masterplan drawing was developed.
- Several strategic infrastructure pieces will be facilitated by the non-statutory plan including the installation of a pumping rising main, construction of the northern section of the Maynooth Outer Orbital Route (MOOR).
- A key piece of the masterplan is within the strategic employment zone and the applicant has control over the wider lands.
- Development has been strategically planning around the MOOR which will improve the traffic congestion around Maynooth.
- Masterplan will cover residential, employment and health uses.
- Good cycle connections through the spine of the development and into the park which will form part of the overall MP development.
- 5 application strategy is planned for the overall MP.

- 2 portions of the MOOR which are in Kildare are being applied for separately as individual standalone applications.
- Upgrade of the MOOR will be lodged prior to the proposed SHD application.
- 4th application will include 3 office blocks which will include an entrance off the Dunboyne Road.
- Prospective applicant heavily engaged with IW and ESB which has had an impact on their approach for these lands.
- Multiple applications have been prepared and ready to be launched as part of a phased development plan for the MP.
- Feedback has been provided to Kildare CC with regard the transport study the PA have initiated.
- Legal opinion included as prospective applicant concerned about joint status of the LAP.

Planning Authority's Comments:

- Meath CC supportive of bringing forward residential development on residential zoned lands.
- Masterplan would need to be delivered further to deal with key pieces of infrastructure.
- Opinion report has highlighted several issues including infrastructure requirements.
- Kildare CC are progressing the CDP and are at a critical stage of the draft plan.
- Maynooth LAP is also on their work programme, and preparation has commenced, along with the Kildare Town LAP which they will be working on in 2022.
- Transport Strategy is currently the main focus for Kildare CC.
- Kildare CC working on Q3 for completion of the Transport Strategy.

2. Design and Layout

ABP Comments:

- Documentation submitted was lacking detailed drawings with regard to the MOOR and associated infrastructure.
- Concerns raised as how appropriate it was for the creche to be located on community zoned lands as opposed to the residential lands.
- High quantity of surface carpark spaces proposed around the high-density locations.
- Overall phasing of the site did not come across in the documentation submitted.
- With the absence of a masterplan with the submitted documentation, the rational of the creche location is not evident.

Prospective Applicant's Comments:

- Location of creche is central in the development site.
- Breakout spaces will feed down across the stream and link into the wider network which will stretch to the masterplan of the proposed development.
- Most valuable land will be going towards recreational use.
- Small pocket parks within the proposed development.
- Creche has been designed and sized with regard the current SHD proposed application, but prospective applicant envisages it being expanded when the wider masterplan lands are developed.

Planning Authority's Comments:

- MCC state all issues have been raised in the opinion.

3. Traffic and Transport**ABP Comments:**

- Having regard to the red line and the road connection between Meath County and Kildare County, further discussions should be held between Kildare CC and the Prospective Applicant.
- Prospective application will need to address the PA's plan to develop the MOOR.
- It is recommended that separate applications are submitted to Meath CC and Kildare CC having regard to the red boundary land in Kildare as part of the infrastructure is on Kildare lands
- Bicycle facilities must comply with the National Cycle Manual. A statement of compliance should be submitted, and cycle infrastructure should be continuous.
- Prospective applicant will need to have further discussions with Roads section or prove in their application how the site can be serviced.

Prospective Applicant's Comments:

- Prospective applicant intends to submit their application with regards to the MOOR prior to the SHD application.
- Detailed phasing plan for delivery of the MOOR application has been recently settled after discussions with Meath CC and Kildare CC.
- Applications have been prepared and can be lodged to Kildare CC prior to the SHD application.
- Drawings have been modified to include a separate footpath and cycle track.
- Existing local road located on the eastern side of the bridge, takes up the full width of the available space and lined on both sides by masonry walls.
- It is preferable if the bicycle lanes and footpath would be through the medical grounds rather than along the local road
- Prospective applicant is in full control of the land and have all relevant letters of consent.

Planning Authority's Comments:

- MCC regard MOOR is a key piece of infrastructure, with an objective in the CDP to deliver it in tantum with the proposed development.
- Existing local road L6219 has a high volume of traffic whilst commuters are bypassing Maynooth.
- Concerns raised with regard the absence of a section of road within Kildare on the bridge due to a reliance on 3rd party consent process.
- Boundary treatment on the opposed realigned local road is not very clear.
- Having regard to the bridge, appropriate conditions could be put in place to ensure the proper delivery and key link to service the site.
- Concerns raised as main access road may not be completed prior to the proposed development.
- Car and bicycle parking are set out in the County Development Plan, with vehicle charging facilities need to be addressed in the application.
- Kildare CC happy to work with the proposed applicant and Meath CC.

- New school campus has been built on the Moyglare road creating serious traffic issues.

4. Drainage and Irish Water Submission

ABP Comments:

- IW have highlighted in their submission several points that need to be addressed.
- Clarification sought with regard Maynooth wastewater composition rising main, which in the capital infrastructure plan.
- Potential for the board to be involved in the permission for the Maynooth wastewater composition and pumping station.
- The board will not presume how it will perform it's functions in the future and will base the decision on the documentation that has been submitted.
- Prospective applicant advised to contact the PA when undertaking all water and flood studies.

Prospective Applicant's Comments:

- Prospective applicant has looked at 2 connection points, with one being on the Moyglare side which connects to an existing pumping station which they have a COF from IW.
- Having regard the 2nd connection point they have looked at the wider masterplan including a pump station with the link coming over the Kildare bridge.
- Prospective applicant has extensive engagement with the IW Asset Management Team.
- Prospective applicant engaged with IW early on having regard to the Maynooth wastewater composition rising main, to ensure it did not impact any other developments
- IW have advised the planning application for the Maynooth wastewater composition is imminent.
- Final design that has been agreed with IW and prospective applicant is for the high pressure rising main to pass through the eastern boundary of the client owned land.
- Original design intent, which was submitted to IW, which was included in the documents submitted to the board was to allow for a full gravity solution within the proposed development.
- Following feedback from IW in the COF highlighted the infrastructure in Maynooth town is constrained.
- In order to facilitate a new development, large scale investitive studies will be required to be carried out on the town's infrastructure.
- Following on from discussions the prospective applicant has put forward to IW that they completely bypass the Maynooth infrastructure.
- In order to serve the entire masterplan which would be constructed on a phased basis, the prospective applicant is looking at providing a centralised wastewater pumping station which is located on the lower level of the site.
- PA comments on drainage have been noted and will be addressed.
- Significant sustainable drainage will be provided throughout the proposed development.
- Flood risk assessment report has not been submitted with the proposed application as per PA's opinion.

Planning Authority's Comments:

- MCC will have further discussions with prospective applicant before a final application is submitted.
- All issues have been raised in the PA's opinion.

5. AOB

ABP Comments:

- No further comments.

Prospective Applicant's Comments:

- No further comments.

Planning Authority's Comments:

- Kildare County Council have requested to be included in all correspondence with regard the proposed development.

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.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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.

Stephen O'Sullivan,
Assistant Director of Planning
, 2022