



Case Reference / Description	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.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	23 rd October, 2017	Start Time	14.30
Location	Office of An Bord Pleanála	End Time	16.45
Chairperson	Rachel Kenny	Executive Officer	Lianna Slowey

Representing An Bord Pleanála:

Rachel Kenny, Director of Planning
Stephen Rhys Thomas, Planning Inspector
Lianna Slowey, Executive Officer

Representing Prospective Applicant:

Kevin Stanley – Cairn Homes Properties Ltd
Jane Doyle – Cairn Homes Properties Ltd
Aidan McLernon – Cairn Homes Properties Ltd
John Grace – Cairn Homes Properties Ltd
Declan O’Leary – Cunnane Stratton Reynolds Landscape Architects
Eleanor McGrath – DDA Architects (Housing)
Brian Greenan – Metropolitan Workshop Architects (Student Housing)
Thomas Jennings - DBFL
Kevin Sturgeon - DBFL
John Spain – John Spain Associates
Rory Kunz – John Spain Associates

Representing Planning Authority

Michael Kenny, Senior Planner
Alaine Clarke, Senior Executive Planner
David Creighton, Senior Architect, Housing
George Willoughby, Senior Engineer, Transportation
Peter Black, Conservation Officer
Ivor Daly, Water Services
Trevor Moore, Water Services

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 9th October, 2017 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 they may 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 14th September, 2017 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. Residential Density.
2. Part V – student accommodation.
3. Residential Layout – Zoning and open space/amenity.
4. Traffic, Transport and Parking.
5. Flood Risk Assessment.
6. Any other matters.

1. Residential Density.

ABP sought further elaboration/discussion on:

- Gross versus net, close to town centre, increase?
- In order to accord with the Sustainable Residential Development guidelines, appropriate residential densities should be considered.
- Outline strategy behind residential density.

Prospective Applicant's response:

- Proposed development is situated on a beautiful site, almost rural in context.
- Aware of the setting of Maria Villa, a protected structure.
- Density varies across the site with higher density (approx. 50 units per hectare) proposed at Moyglare Road which is close to town centre and Maynooth University campus with lower density (approx. 31 units per hectare) proposed at Dunboyne Road/Moyglare Hall which is further from town centre/more rural.
- Propose to situate apartments and duplex units towards the front of the site maintaining open space through the centre of the site.
- Through road proposed off Moyglare Road – duplexes and 2 storey units fronting along the road.
- Net site area is 10.9 hectares, omitting open space and roads).
- The density is based on the residential element and not on the student units.
- Student accommodation masterplan was outlined.
- Existing development pattern in area typically low, had regard to similar developments in close proximity to town centre such as Naas and other areas within the Greater Dublin Area.
- Proposed density is compliant with emerging national policy.
- Considers the location of the site to be edge of town centre.

Planning Authority's comments:

- No issue with the scale of student accommodation proposed – the number of student units should be included in overall density figure.
- Open space – concern re. houses included in this zoned area.
- Considers the location of the site to be inner suburban/greenfield suburban.

2. Part V – student accommodation.

ABP sought further elaboration/discussion on:

- Position with regard to student accommodation in or out of Part V.
- Are there amendments needed in relation to the provision of Part V housing?

Prospective Applicant's response:

- Part V proposal is in relation to the housing development.
- No requirement for Part V re. student accommodation – legal opinion sought on the matter and parliamentary question to the Minister.
- 2016 Act gives definition of student housing.
- PA indicated more requirements for smaller Part V unit types, it was felt that Moyglare Road was the most suitable location for apartment units, duplex and terraced units also included in Part V proposal.
- Open and amenable for further engagement with the PA.
- Engagement with housing bodies suggested one managed unit was preferred – more cost effective to deliver apartments in one block.

Planning Authority's comments:

- Also sought legal opinion, no exclusion under the development plan – student housing not exempt from Part V, still comes under the definition of housing. 2016 Act should be read as a separate document from 2000 Act.
- Proposed Part V provision is not aligned with the housing need in the area.
- Preference for integrated housing pepper potted through the scheme and delivered on a phased basis, one social housing apartment block is not acceptable.
- Storage space and balconies of the proposed Part V apartment units are below the recommended size.
- Cost per unit does not reflect value for money, preference for land allocation instead.

3. Residential Layout – Zoning and open space/amenity.

ABP sought further elaboration/discussion on:

- F Zone – Open Space and Amenity, material or not (9 houses, roads and gardens).
- The arrangement of duplexes not satisfactory - houses backing on to link street.
- DMURS – doubling up roads in several locations
- Passive supervision of open spaces.
- Pedestrian linkages – Pound Lane park off development site?

Prospective Applicant's response:

- Site is zoned commercial, residential, educational and F-zone open space.
- Narrow strip of F-zone land splits the site, wayleave also in place.

- Amenity pinch point in terms of residential arrangements, proposed configuration of back to back housing works best for the overall scheme otherwise may have to omit the residential units along Dunboyne Road.
- Maintain the line of the linear park with housing units addressing the open space.
- Significant infrastructure works to be delivered in phase 1 of the proposed development including a bridge. More commercially viable to deliver housing units at Dunboyne Road.

Planning Authority's comments:

- Referred to section 9 of 2000 Act, the Board shall not grant permission in material contravention of a development plan.
- LAP running out in 2019, may have to run a variation of the plan – prospective applicant to review that particular area of the scheme.

4. Traffic, Transport and Parking.

ABP sought further elaboration/discussion on:

- Car parking, necessary for student accommodation? County Development Plan states on a case per case basis.
- DMURS - Over designed junctions on the Moyglare and Dunboyne Roads.
- What is the primary function of the link road/street, ensure compliance with DMURS.

Prospective Applicant's response:

- Objective provided for additional distributor link road through town centre.
- Through road designed in the nature of a street, having regard to DMURS.
- Outlined rationale behind road design – Dunboyne Road to Moyglare Road to link to Maynooth University entrance.
- Maria Villa gate lodge (protected structure) is a constraint. Proposed junction moved away from the gate lodge, as a result the junction is not directly aligned with the university entrance. Balance between delivery of roads objective and conservation of the protected structure's setting.
- Proposed link road is costed at approx. €8 million, will unlock the site and alleviate traffic in the area and will serve as a big community gain.
- Not possible to deliver a 4-arm junction at Moyglare Road and university.
- Suggest a section 48(2)(c) contribution condition could be applied, if required, for the future delivery of the junction.
- Registered wayleave along the Dunboyne Road.
- Traffic capacity – PA shared their analysis figures with the prospective applicant and requested that the link road be as straight as possible, balance between providing a relief road function and DMURS requirements. Volume of traffic modelled generated the need for right turns.
- Proposed development a net enhancer to town centre connectivity and permeability.

- Model used suggests 300 less vehicles will move through Maynooth Main Street as a result of the proposed relief road.
- LIHAF funding secured to deliver eastern relief road.
- No car parking proposed for student units – proposal for 2 Go car spaces and ample bicycle parking with the student accommodation, similar to UK model.
- Overall a decent quantum of parking is proposed for the entire scheme.
- Pedestrian footbridge to the south of the site – issues re. lands within flood zone and in 3rd party ownership, footbridge not feasible as large span is required.
- Talks have taken place with private landowner to deliver pedestrian link up to the site boundary.
- Moyglare Hall - proposed linear park continues through site and up to the new school. 4m lane serving as access to farm lands divides the site from Moyglare Hall, link to be delivered up to the site boundary.

Planning Authority's comments:

- Acknowledge works carried out by prospective applicant re. road network.
- Currently traffic queueing at a.m. and p.m. peaks through Maynooth village.
- AECOM Traffic Management Plan and models set up to examine the effect of proposed development on the village.
- Proposed link road is a reasonable approach to link up a new neighbourhood and will help to distribute the traffic in the area, confident it will be used.
- Issue with staggered junction off Moyglare Road, a 4-arm junction is preferred, however, acknowledge it is favourable to retain the gate lodge.
- Relief road should be delivered before housing.
- Shortfall in proposed parking provision for student units – approx. 14% of students drive to campus.
- Pedestrian permeability north of the site towards Moyglare Road and south of the site towards Leinster Cottages is important, provision of bridge across Lyreen River.
- Link to Moyglare Hall is key – new school being delivered.

5. Flood Risk Assessment.

ABP sought further elaboration/discussion on:

- Further coordination between the PA and prospective applicant to ensure that the Flood Risk Assessment is adequate.

Prospective Applicant's response:

- Flood Risk Assessment carried out by superimposing proposed development site on top of OPW flood maps.
- Lyreen River runs quite deep at the site of the proposed development.
- Student accommodation is elevated above the flood risk level.
- Flood zones A, B and C have been addressed.
- A model has been developed to address existing culverts on site.

Planning Authority's comments:

- Prospective applicant raised 2 flood event scenarios during section 247 meetings that have not been included in their Flood Risk Assessment, invites further liaison with the prospective applicant having regard to these events.
- 450mm sewer pipe runs across the site, parallel to the stream. Outlined it is possible for the sewer pipe to be relocated.

6. Any Other Matters

ABP invited parties to raise any outstanding matters.

Planning Authority's comments:

- Design – issue re. duplex and apartment design, particularly the scale, bulk, massing and height of the apartment block relative to the gate lodge (protected structure).
- Critical views and additional cross sections would be useful at application stage.
- Make character areas more distinct/interesting.

An Bord Pleanála's comments re. application stage:

- Address and close off as many of PA's concerns as possible.
- Hedgerow/ecological corridor needs to be considered and explained.
- Submit details re. phasing and delivery of units, including social housing.

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
November, 2017