



An
Bord
Pleanála

S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report on Recommended Opinion ABP-308045-20

Strategic Housing Development	193 no. residential units (118 no. houses, 31 no. apartments, 36 no. duplex apartments, 8 no. maisonette units, creche and associated site works.
Location	Townland of Maynooth, Dunboyne Road, Maynooth, Co. Kildare.
Planning Authority	Kildare County Council
Prospective Applicant	Cairn Homes Ltd.
Date of Consultation Meeting	17/12/2020
Date of Site Inspection	14/12/2020
Inspector	Conor McGrath

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1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

- 2.1. The subject site comprises a stated area of 7.257 ha, located on the Dunboyne Road, approx. 0.75km northeast of Maynooth town centre, and southwest of Carton House estate. The lands are partly in agricultural use. The remainder of the site has been used for the deposition of construction spoil and storage associated with the construction of the adjoining housing developments. The site is bounded to the northwest by Pebble Hill House, a two-storey farmhouse and its associated outbuildings, which is a protected structure. Lands to the south of the site, in agricultural use, extend to the Lime Walk, which is a feature of landscape heritage interest.
- 2.2. The lands generally fall north-east toward the Dunboyne Road frontage. There is a section of mature trees along the norther / Dunboyne Road boundary, and further within the area of a historic quarry in the northeastern corner of the site. The two principal fields within the site are separated by a mature hedgerow and trees. Dunboyne Road is currently deficient in width and alignment along the frontage of the site and lacks pedestrian or cycle facilities. West of the site, improvement works along the road have been undertaken / are underway as part of the adjoining more recent housing developments at Castlepark and Mariaville.

3.0 Proposed Strategic Housing Development

The proposed development comprises the construction of 193 no. dwellings in a mix of houses, apartments and duplex unit along with a single storey creche of c. 300-sq. m. Open space of c. 0.78 hectares is proposed in 3 no. areas, with an additional landscaped area within the former quarry (c. 0.79 ha). Two entrances from Dunboyne road are proposed along with a separate pedestrian access in the north-western corner of the site. A pedestrian link south to the Lime Walk is also proposed.

The application provides for the upgrading of the Dunboyne Road along part of the site frontage, including the provision of pedestrian and cycle facilities, as well as a new footpath along the R157 to the west between the Dunboyne Road roundabout and the Lime Walk. Key development parameters include:

Residential Units Proposed	193
Site Area Gross	7.257 ha
Site Area Net	5.257 ha excl. road works, quarry, pedestrian links and pumping station
Density Net u/ha	36.71 u/ha
Total GFA	21,280 sqm
Site Coverage (net site area)	19%
Public Open space	14.86% net excl. quarry and pedestrian links

	1 bed	2 bed	3 bed	4 bed	Overall
Houses		8	88	22	118 (61%)
Apartments	14	17			31 (16.23%)
Duplex Apartments		18	18		36 (18.65%)
Maisonette Dwellings	8				8 (4.1%)
Total	22	43	106	22	193
Overall Mix %	11.4%	22.3%	54.9%	11.4%	

Table 2.2 – Car Parking Car Parking		Cycle Parking
Houses	230	
Apartments	19	72
Duplex Apartments	48	102
	312	174

4.0 Planning History

4.1. PA ref. 14/637 ABP ref. PL 09.245305: Permission refused for 112 dwellings and creche on the subject site, for the following reasons:

- 1) Substandard layout not in accordance with the Sustainable Residential Development in Urban Areas Guidelines or DMURS with regard to the mix of housing, the layout of streets and parking, the hierarchy of users, landscaping and the incorporation of existing landscape features. Further, the proposed layout failed to protect views of the site from the Lime Walk and the associated historic landscape as envisaged in Map 5 of the LAP.
2. (a) The development and associated traffic movements would be contrary to Objective TRO 2(a) and (c) of the LAP, to facilitate the future construction of, and in the interim protect from development, the routes between Staffan Road (A) and Celbridge Road (B) and Leixlip Road (E), and would exacerbate the existing serious traffic congestion at Leinster Street and Dunboyne Road junction and on the R148 Leixlip Road. The proposed development would, therefore, be premature by reference to the prospective deficiency in the road network serving the area and pending the resolution of this deficiency.

(b) The proposed development would result in an increase in pedestrian movements, cyclists and road traffic on the Dunboyne Road, which is substandard in alignment with inadequate visibility in either direction.

The Direction also noted that having regard to the location of the site close to the Rye Water Valley/Carton SAC, the Board was not satisfied that adequate information had been provided on the impact on hydrological and geological conditions and the resulting implications for the petrifying springs and tufa within the designated site.

4.2. ABP ref. ABP-301230-18: Permission granted for a SHD development of 462 no. dwelling units, refurbishment of gate lodge and 483 no. student bedspaces, on a site to the southwest of the site on the Dunboyne Road. This is currently under construction and is referred to as Mariaville and works include the widening of Dunboyne Road and provision of footpath and cyclepath along the frontage of the

site. A new link road between the Dunboyne Road and Moyglare Road to the west has been completed, although this connection is not yet open for use.

5.0 Section 247 Consultation(s) with Planning Authority

The planning authority have provided a record of the S.247 meeting with the prospective applicants held on 10/03/2020, where the matters discussed included:

- The design of improvements to Dunboyne Road.
- Design of open space.
- Internal layout.
- Relationship with adjoining lands.
- Residential bin storage.
- Relationship of duplex units with Dunboyne Road.
- Apartment amenity space.
- Surface water drainage
- Availability of water and wastewater connections.
- Road layout and parking provision.
- Cumulative impacts with Mariaville development.
- Development contributions vis proposed improvement works.

6.0 Relevant Planning Policy

6.1. Project Ireland 2040 - National Planning Framework

The framework is concerned with securing compact and sustainable growth.

National Strategic Outcome 1 is identified as Compact Growth, recognising the need to deliver a greater proportion of residential development within existing built-up areas. Activating these strategic areas and achieving effective density and consolidation, rather than sprawl of urban development, is a top priority.

Objective 3A seeks the delivery of at least 40% of all new housing in existing built-up areas of cities, towns and villages on infill and/or brownfield sites.

Objective 11 favours development within existing cities, towns and villages, subject to appropriate planning standards and achieving targeted growth

Objective 13 provides that, in urban areas, planning and related standards will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.

Objective 33 prioritises the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

6.2. Regional Spatial and Economic Strategy - Eastern and Midland Region 2019

Maynooth is identified as a Key Town, located within the Dublin Metropolitan Area. Key Towns are large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.

They have the capacity and future growth potential to accommodate above average growth in the region with the requisite investment in employment creation, services, amenities and sustainable transport.

Regional policy objectives for Maynooth include:

RPO 4.33: Support the continued development of Maynooth, co-ordinated with the delivery of strategic infrastructure including pedestrian and cycle linkages within the town and to the Royal Canal Greenway, DART expansion and road linkages forming part of the Maynooth Outer Orbital Route in a manner which supports future development and population growth and builds on synergies with Maynooth University promoting a knowledge-based economy.

RPO 4.35: A cross boundary Joint Local Area Plan (LAP) shall be prepared by Kildare County Council and Meath County Council to provide a co-ordinated planning framework for the Maynooth area. The Joint LAP shall identify a boundary for the plan area, strategic housing and employment development areas and infrastructure investment requirements and promote greater co-ordination and sequential delivery of serviced lands for development.

5.4 Metropolitan Area Strategy

Strategic development corridors include the North - West Corridor, (Maynooth / Dunboyne line and DART expansion). The proposed electrification of the main Maynooth line, to be delivered by 2027, will support sequential growth in Leixlip and Maynooth.

Rail Infrastructure

RPO 8.8: The RSES supports delivery of the rail projects set out in Table 8.2, subject to the outcome of appropriate environmental assessment and the planning process, including Dart extension to Maynooth.

6.3. Kildare County Development Plan 2017-2023

Variation no. 1 was adopted in June 2020 to take account of the provisions of the National Planning Framework and the Regional Spatial and Economic Strategy.

The preferred development strategy includes a focus on achieving critical mass in the Metropolitan Area Strategic Plan (MASP) area and in the Key Towns of Naas and Maynooth. Growth based on NPF and RSES targets is allocated across the county, based on a need for 6,023 additional residential units by 2023.

Maynooth retains its allocation of 10.9% of the county population up to 2023, which will provide an opportunity for the town to absorb recent and pipeline developments. The variation identifies a dwelling target 2020 - 2023 of 657 dwelling units based on a population increase of 1,839 persons.

The Plan acknowledges RPO 4.35 of the RSES which requires the preparation of a Joint LAP for Maynooth with Meath County Council in order to deliver a coordinated planning framework for the town.

Objectives: Settlement Strategy

SO 1: Support the sustainable long-term growth of the Key Towns and the north-east of the county located within MASP and zone additional lands to meet the requirements of the Core Strategy and Settlement Hierarchy.

- SO 2: Carry out a strategic Land Use, Employment and Transportation Study of north east Kildare including the Dublin Metropolitan area towns of Leixlip, Maynooth,, having regard to existing and emerging local area plans.
- SO 3: Facilitate the implementation of the settlement strategy through the prioritisation of key strategic infrastructure
- SO 4: Ensure that the scale and form of developments envisaged within towns and villages is appropriate to their position within the overall Settlement Hierarchy
- SO 7: Provide a greater degree of co-ordination between large population centres and corresponding growth in employment, public infrastructure, strategic and local amenities, community facilities, schools, public transport etc. through a plan-led approach.
- SO 9: Sequentially develop lands within towns and villages in accordance with the Development Plan Guidelines, DEHLG (2007) including any updated guidelines and deliver at least 30% of all new homes that are targeted in settlements within their existing built-up footprint (defined by the CSO).

Section 4.5 deals with Location and Density Policy

LD 1 Promote residential densities appropriate to its location and surrounding context.

LDO 1 Ensure that the density of residential development maximises the value of existing and planned physical and social infrastructure and makes efficient use of zoned lands

LDO 3 Require higher residential densities at appropriate locations as set out in the Guidelines for Sustainable Residential Development in Urban Areas.

Table 4.2 identifies appropriate densities of 30-50 units per ha on Outer Suburban or 'Greenfield' sites.

Policy MD 1 Ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the county in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual to support a variety of household types.

Chapter 17 sets out development management standards. In greenfield sites, the minimum area of open space that is acceptable within the site is 15% of the total site area. Residential car parking is required on the basis of 2 spaces per house and 1.5 spaces per Apartment unit + 1 visitor space per 4 apartments. Cycle parking is required on the basis of 1 space per apartment plus on visitor space per two units.

Table 6.1 identifies priority road and bridge projects including, Maynooth Outer Orbital Relief Road, Maynooth LAP roads objective TR02(b) L1012 Moyglare Road and Dunboyne Road (Co. Meath).

Table 6.2 lists regional roads identified for improvement, including the R157 from the R148 junction at Maynooth to the Co. Meath boundary.

6.4. **Maynooth Local Area Plan 2013-2019**

The site is predominantly zoned **objective C**: To provide for new residential areas. This zoning objective provides for new residential development and associated local services ancillary to residential development.

Lands including the quarry and proposed pumping station to the north-east, are zoned **Objective I**: To retain and protect agricultural uses.

The purpose of this zoning is to ensure the retention of agricultural uses and protect them from sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration, including amenity uses such as playing fields, parks and playground uses. Utility structures are permissible in principle.

Lands to the southeast, including the proposed pedestrian / cycle connection to Lime Walk are zoned **Objective F**: Open space and Amenity.

This zoning objective aims to protect, improve and provide for recreation, open space and amenity provision; to protect improve and maintain public open space and to provide for recreational and sports facilities. The Council will not normally permit

development that would result in a loss of open space within the town except where specifically provided for in this Plan. Existing agricultural uses in open space areas will continue to be permitted, and reasonable development proposals in relation to this use will be considered on their merits.

Lands to the south of the site are zoned **Objective S: Carton Avenue**. To protect and provide for passive amenity use of a 60 metre buffer zone on either side of Carton Avenue / the Lime Walk. The area covered by this zoning objective shall remain undeveloped and shall include a management regime so that the character and setting of this historic walkway is protected and improved.

Housing policy HP6 - To restrict apartment developments generally to the University campus and town centre locations or suitably located sites adjoining public transport connections. Apartments will not be permitted where there is an over-concentration of this type of development. Higher density schemes will only be considered where they exhibit a high architectural design standard creating an attractive and sustainable living environment. Duplex units shall not generally be permitted.

Housing objective HPO 1 includes the encouragement of a variety of house types, sizes and tenure to cater for the needs of the population and facilitate the creation of balanced communities.

Section 3.4 notes that in line with the town's position in the County Settlement Strategy and the Regional Planning Guidelines, the residential unit allocation for Maynooth over the lifetime of the CDP 2017-2023 is 3,542 units. Maynooth is projected to accommodate 10.9% of the residential unit growth allocated to Kildare in the RPGs in the period 2016– 2022.

The plan provided for the delivery of an additional 1,742 residential units on 61.7ha of New Residential zoned land, including the subject lands.

Roads objective TRO 3: To carry out the following road realignments and improvements at...(locations, including) c) Along sections of the Dunboyne Road.

PCO 3: To provide footpaths and public lighting at (locations including) (c) Along the Dunboyne Road between Convent Lane and Kildare Bridge.

The view / prospect southwest along the Lime Walk from the R157 is identified for preservation on Map 4 Natural & Archaeological Heritage.

GI 8: To ensure key hedgerows, identified on Map 5, and the linkages they provide to larger areas of green infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.

Map 5, *Green Infrastructure* identifies hedgerows on the site as part of the Lime Walk.

7.0 Submissions Received

Irish Water: Irish Water has issued a Confirmation of Feasibility for connection of 246 residential units to the Irish Water networks. Water and wastewater networks will have to be extended to provide a connection to the proposed development. The applicant will be required to fund such extensions which will be delivered by Irish Water. Any consents required in respect of this extension are the responsibility of the applicant. If a wastewater connection is proposed through third party infrastructure, evidence of consent and of the capacity of such infrastructure should be provided.

8.0 Forming the Opinion

8.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant, the planning authority submission and the discussions which took place during the tripartite consultation meeting.

8.2. Documentation Submitted

8.3. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information includes the following:

- Cover Letter
- Application Form and Pre SHD Application Fee
- Letters of Consent - Kildare Co. Co., Rodger Satchwell & Mason Homes Ltd.
- Letter from Kildare County Council 21st August 2020
- Draft Part V Proposals
- Irish Water Confirmation of Feasibility
- Planning Report and Statement of Consistency with Planning Policy
- Environmental Report (EIAR Screening)
- Statement of Material Contravention
- Community Audit (including creche review and school report)
- Architectural Design Statement
- Architectural Drawings plans elevations sections (including schedule of drawings and accommodation & A3 Booklet of Drawings)
- Housing Quality Assessment
- Infrastructure Design Report
- Traffic and Transport Assessment Report
- Site Specific Flood Risk Assessment
- Construction and Environmental Management Plan
- DMURS Design Statement
- Engineering Drawings and Schedule
- Landscape Drawings and Schedule
- Landscape Design Report (Landscape Analysis, Preliminary Design and Green Infrastructure Strategy)
- Tree Survey and Report
- Baseline Landscape and Visual Impact Assessment
- Conservation Appraisal

- Hydrological Assessment Report
- Energy Statement Report
- Construction & Demolition Waste and By-Product Management Plan
- Operational Phase Waste Management Plan
- Archaeology Heritage Assessment Report
- Bat Report
- Ecological Impact Assessment
- AA Screening Report
- NIS

8.4. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and relevant guidelines issued by the Minister under section 28 of the Act of 2000. Section 5(6) requires that where the proposed development would materially contravene the development plan or local area plan, as the case may be, other than in relation to the zoning of the land, then the statement provided for the purposes of subsection (5)(b)(i) shall indicate why, in the prospective applicant's opinion, permission should nonetheless be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

8.5. Statements required under S.5(5) and 5(6) above have been submitted in this regard and I have considered all of the documentation submitted by the prospective applicant, relating to this case.

8.6. **Statement of consistency**

The statement considers the following national and regional policy documents

- National Planning Framework
- Rebuilding Ireland – Action Plan for Housing and Homelessness -
- Regional Economic and Spatial Strategy 2019-2031

The Statement describes consistency with the following S. 28 Guidelines

- Urban Development and Building Height Guidelines (December 2018);
- Sustainable Urban Housing: Design Standards for New Apartments (2018);
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), and the accompanying Urban Design Manual;
- Delivering Homes, Sustaining Communities (2008);
- Design Manual for Urban Roads and Streets (2013);
- Guidelines for Planning Authorities on Childcare Facilities (2001);
- Draft Water Service Guidelines for Planning Authorities (2018);
- The Planning System and Flood Risk Management (2009);
- Appropriate Assessment of Plans and Projects – Guidance for Planning Authorities (2009);

In terms of the **Kildare County Development Plan (2017-2023)**, the statement identifies compliance with the provisions of the core strategy, including Variation no. 1 of the plan, through the development of these zoned lands. Housing policies and objectives and development management standards are met through the provision of a mix of housing types and sizes, and the design of development. The proposed creche meets the requirement of CPF01 and 02.

Transportation policy requirements and objectives are met through improvements to roads and cycle facilities in the area. Policies in respect of Natural Heritage & General Green Infrastructure are satisfied through the preservation and retention of trees and hedgerows, the proposed construction methodology, provisions of SUDS measures and extent of open space provision.

Objective WS13 is met through submission of an AA screening report and NIS.

The statement describes compliance with the **Maynooth LAP 2013-2019**, noting that the proposed density is consistent with the LAP targets. Housing targets, policies and objectives are generally met. Notwithstanding policy HP 6, apartments and

duplex are proposed as part of this development in accordance with SPPR4 of the Building Height Guidelines.

Transport and movements policy and objectives are satisfied by the proposed layout of development. Water and drainage policies and objectives are satisfied.

Policies and objectives in respect of Architectural, Archaeological and Natural Heritage are met, particularly in respect of the landscape proposals and preparation of a NIS. Road improvements will result in the loss of some trees, however, compensatory planting will be undertaken. Green Infrastructure objectives and policies are satisfied in respect of the landscaping proposals and provision of pedestrian and cycle connections

8.7. The Material Contravention Statement

The Material Contravention Statement submitted in respect of S.5(6) of the Act of 2016, refers specifically to Policy HP6 of the Maynooth Local Area Plan 2013-2019, which states the following:

HP 6: To restrict apartment developments generally to the University campus and town centre locations or suitably located sites adjoining public transport connections. Apartments will not be permitted where there is an over concentration of this type of development. Higher density schemes will only be considered where they exhibit a high architectural design standard creating an attractive and sustainable living environment. Duplex units shall not generally be permitted.

The justification for contravention of this policy notes the proposed housing mix wherein apartments account for 16% of dwelling units. The surrounding pattern of development comprises 2-storey housing and cottages and the lands are noted to be approx. 1 km from the main street and c. 1.5km from the University campus. The statement considers the criteria identified under S.37(2)(b) of the Act of 2000, as amended.

(i) *the proposed development is of strategic or national importance,*

The proposal is considered to be of strategic and national importance having regard to the definition of 'strategic housing development' in the Act. The delivery

of housing and appropriate use of zoned land underpins key Government policy such as Rebuilding Ireland as well as the National Planning Framework.

(ii) *there are conflicting objectives in the development plan or the objectives are not clearly stated, insofar as the proposed development is concerned, or*

Policy LDO1 and LDO3 of the Development Plan seek higher residential densities at appropriate locations to maximise the value of physical and social infrastructure and make efficient use of zoned lands. The proposed apartments and duplex apartments will allow for appropriate densities proximate to the town centre and transport services, and to utilise investment in public and private infrastructure including the realignment and upgrade of the Dunboyne Road.

(iii) *permission for the proposed development should be granted having regard to regional planning guidelines for the area, guidelines under section 28, policy directives under section 29, the statutory obligations of any local authority in the area, and any relevant policy of the Government, the Minister or any Minister of the Government, or*

The development is in compliance with relevant national and regional planning policies and guidelines, as follows;

- National Planning Framework (2018).
- Rebuilding Ireland – Action Plan for Housing and Homelessness.
- Regional Economic and Spatial Strategy.
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.
- Urban Development and Building Heights (2018).

(v) *permission for the proposed development should be granted having regard to the pattern of development, and permissions granted, in the area since the making of the development plan.*

The proposed development will be in keeping with the scale of the existing pattern of development in the locality.

The statement concludes that National and Regional policy supports higher density residential development, and the inclusion of duplex apartments and apartments is entirely appropriate in this instance. Local objective HP6 has been overtaken by the evolution in national planning policy and guidelines, noting the national importance of delivering housing given the current housing crisis, particularly duplex apartments and apartments. In the absence of such alternative typologies, the statement notes that it is unclear how required densities and housing mix can be achieved.

8.8. Planning Authority Submission

In accordance with section 6(4)(b) of the 2016 Act a submission from Kildare County Council was received by An Bord Pleanála on 22/09/2020. The submission includes the Opinion of the planning authority, a copy of the record of a pre-application consultation meeting with the applicant on 10th March 2020, and copies of internal technical reports.

I note the following points from the planning authority submission:

Principle of Development

- There is no objection in principle and the development generally complies with the policies and objective of the County Development Plan and LAP.
- The development is contrary to Policy HA6 which seeks to restrict apartment development to certain areas and does not generally permit duplex units.
- The duplex units give welcome variety in achieving density targets for the site.
- In the context of the NPF and designation of Maynooth as a key town, the provision of apartment and duplex units is acceptable at this location.

Quantitative Assessment

- Variation no. 1 of the County Development Plan 2017-2023 came into effect on 09/06/2020 to give effect to the objectives of the RSES and NPF.

- The Variation provides for reduced growth in the period 2020-2023 and complies with the transitional population projections set out in the NPF and RSES.
- As a Key Town within MASP and having regard to NPO68, it is considered that the proposed development accords with the development plan, as varied.
- The proposed density and plot ratio are within the permitted range.
- Open space and landscaping proposals are acceptable.
- There appears to be a shortfall in parking provision across the site.
- Full plans and details of the creche have not been submitted.

Qualitative Assessment:

- Road Safety Audit, Construction Traffic Management Plan and swept path analysis should be provided.
- Proposals for Part V provision should be revised.
- Surface carparking is prominent at the western entrance.
- Review the provision of over-long rear access passageways to houses.
- Rear private open space for houses should be revised to provide usable space.
- The allocation of resident and visitor car parking provision should be clarified.

Opinion: A number of matters require further consideration.

Apartments:

- Balconies should be recessed into the structure.
- Surface car parking to the front of the block should be reduced and use of under-croft parking should be considered.
- Shared communal open space should be increased.

Duplex:

- Creation of a strong urban edge is welcome but requires high quality materials and avoids use of render on gable elevations.

Houses:

- Internal storage does not meet requirements for all units.
- Boundary treatment requires clarification.
- The quality and usability of rear gardens requires review.

- The prominence of side gardens bounding internal roads are not acceptable.

Parking:

- The site is located on the periphery of the town which is not yet served by high frequency public transport. Car parking should meet the development plan standards.
- Parking should be provided within the dwelling curtilage and visitor parking should be distributed through the site.
- Bicycle parking should be in line with development plan standards.

Creche:

- The capacity of the childcare facility should be clarified.

Layout:

- A landmark building on public open space 3 would create a sense of arrival and provide passive surveillance of the space.
- Review the layout of units 65-70 to create a strong interface with the entrance.
- Homezone areas should be appropriately designed.

Internal reports

- The detailed internal department requirements should be addressed.

8.9. The Consultation Meeting

A Section 5 Consultation meeting on 17th December 2020, commencing at 10am, via Microsoft Teams. I refer to the record of the meeting in respect thereof.

Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

The main topics raised for discussion at the tripartite meeting were as follows:

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. AOB

In relation to the Settlement Strategy and Residential Density, An Bord Pleanála sought further elaboration / discussion of the following:

- Compliance with the settlement strategy for the County, as set out in Variation no. 1 of the County Development Plan.
- The achievement of appropriate densities of development on the lands.

In relation to the Road Network, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- The nature and extent of improvement works to the Dunboyne Road, between the subject site and the town centre.
- Detail of the Dunboyne Road improvement works proposed as part of the development.
- The design of the shared route through the wooded quarry area, parallel to the Dunboyne Road.
- Clarification of the nature and layout of works proposed on the R158.

In relation to Design and Layout, including parking and open space, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- The relationship of the development with the Dunboyne Road and the achievement of high levels of visual amenity along the road and residential amenity within the development.
- The internal layout of development and relationship with open space.
- The extent and layout of surface car parking provision and adequacy of apartment bicycle parking provision.

- Landscaping and protection of existing trees on the site.

In relation to Pedestrian Connections, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- The design and routing of the proposed pedestrian connection to the Lime Walk and the requirements of the planning authority in this regard.

In relation to Drainage and Flooding, An Bord Pleanála sought further elaboration / discussion / consideration of the following:

- The design of the proposed surface water management system.
- The requirement for ground water monitoring.
- Drainage on the Dunboyne Road.

In relation to Any Other Business, An Bord Pleanála noted the following

- Issues raised in the planning authority reports.
- The planning history relating to this site.

9.0 Conclusion and Recommendation

Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority, the submission of Irish Water and the discussions which took place at the tripartite meeting. I have had regard to both national policy, including the s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act, **constitutes a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.**

I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision-making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

10.0 Recommended Opinion

An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under S.4.

Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
3. Heritage Council
4. An Taisce
5. An Comhairle Ealaíon
6. Fáilte Ireland
7. Minister for Housing, Local Government and Heritage
8. Meath County Council

Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Further elaboration and clarification with regard to the extent of existing and proposed pedestrian and cycle facilities along the Dunboyne Road, between the application site and Maynooth Town Centre. Details should include responsibility and, where possible, timelines for the completion of any proposed works along this road.
2. A Quality Audit of the proposed development in accordance with the provisions of the Design Manual for Urban Roads and Streets (DMURS) which shall include as a minimum a Street Design Audit, Road Safety Audits and Pedestrian and Cycling Audits.

In addition to the internal layout of development, the report should consider the design of the proposed improvements to the Dunboyne Road and proposed pedestrian and cycle linkages along that road and along the R157, having regard to the provisions of the National Cycle Manual.

3. Further consideration and elaboration of the documents as they relate to the relationship between the proposed development and the Dunboyne Road. In this regard, the application should include additional elevation and section drawings and other materials demonstrating how the proposed development

provides an attractive urban edge on this important approach to the town with high levels of visual amenity, while achieving satisfactory levels of residential amenity for future residents of Duplex Blocks A, B and C located in close proximity to this road.

4. Further elaboration of the documents as they relate to the treatment of the former quarry area and its proposed use for surface water management and as a landscaped open space. Details in this regard shall include existing and proposed section drawings identifying any proposed changes in ground levels.
5. (i) A report presenting the results of a groundwater monitoring programme which shall accurately describe the prevailing groundwater regime at this location. The monitoring programme should extend over 6 months and include at least one winter season. Monitoring locations should reflect the location of proposed infiltration areas and attenuation storage areas. The report shall be accompanied by a statement from a suitably qualified and competent person which should confirm that the design of the surface water management system has had due regard to the results of such monitoring programme.

(ii) Further consideration and elaboration of the documents as they relate to the design of the surface water drainage system, having particular regard to the issues raised in relation to surface water and flood risk in the planning authority Water Services report, dated 10/09/2020.
6. Further consideration and elaboration with regard to the extent of bicycle parking for apartment units and compliance with the provisions of the Sustainable Urban Housing, Design Standards for New Apartments - Guidelines for Planning Authorities in this regard.
7. Further consideration and elaboration with regard to the extent and layout of car parking within the development and the dominance of surface along primary internal roads. Further details should also be provided with regard to the provision of necessary infrastructure for the charging of electric vehicles within the application site.
8. An assessment of proposed public and communal open spaces, clearly delineating these different spaces and demonstrating appropriate levels of

usability and supervision thereof. Regard should be had to the relationship between public spaces and adjoining dwelling units in terms of ensuring the protection of residential amenity.

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Conor McGrath
Planning Inspector

18/12/2020