



An
Bord
Pleanála

Inspector's Addendum Report 312685-22

Development	Residential development of 47 no. dwellings and a crèche facility
Location	Railpark, Celbridge Road, Maynooth, Co. Kildare
Planning Authority	Kildare County Council
Planning Authority Reg. Ref.	21/156
Applicant(s)	High Degree Developments Limited
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	First Party v. Conditions Third Party v. Decision
Appellant(s)	(1) High Degree Developments Limited (2) Brendan Grant (3) Kevin and Anita Shortall
Observer(s)	(1) Rockfield Residents' Association (2) Gaelscoil Uí Fhiaich Parents Association

Date of Site Inspection

26th May 2023

Inspector

Louise Treacy

1.0 Introduction

- 1.1. This addendum report should be read in conjunction with the original Inspector's Report on this appeal case dated 7th July 2023, which recommended that planning permission be granted for the proposed development.

2.0 Board Correspondence

- 2.1. The Board issued a Direction on this case on 4th December 2023 and deferred it for consideration at a further Board meeting based on the following:

"The Board noted the Kildare County Development Plan 2023-2029 and the provisions contained therein, including Table 2.8 (core strategy) which identifies a housing target of 997 for Maynooth to the end of 2028. Maynooth, together with the town of Naas, is designated as a "Key Town" at the top of the settlement hierarchy. The preferred development strategy, inter alia, will focus on achieving critical mass in the Metropolitan Area Strategic Plan (MASP) area (Maynooth, Leixlip, Celbridge and Kilcock) and in the key towns of Naas and Maynooth.

Having regard to the housing target set out in the Core Strategy, the fact that the County Development Plan does not include zoning objectives for Maynooth, the fact that the Maynooth LAP has expired and the passage of time since the appeal was lodged, the Board requests additional commentary from the Inspector on the proposed scale and location of the development within the overall policy context".

3.0 Policy Context

- 3.1. The Maynooth LAP 2013-2019 has expired, and as such, the land use zoning assigned to the appeal site under this plan, no longer applies. At the time of writing this report, the draft Maynooth LAP 2024-2030 has not been prepared.

Notwithstanding the foregoing, I consider there is sufficient policy guidance at the local, regional and national level which would enable the site to be developed for residential purposes.

- 3.2. The **National Planning Framework** is the Government's high-level, strategic plan for shaping the future growth and development of the country to 2040. National Policy Objective 1B identifies population growth of 490,000 – 540,000 persons for the Eastern and Midland Region. National Policy Objective 33 seeks to prioritise the

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

- 3.3. The **Regional Spatial and Economic Strategy for the Eastern and Midlands Regional Assembly, 2019** (hereafter RSES) identifies the growth strategy for the Region, which includes, inter alia, delivering the sustainable growth of the Metropolitan Area through the Dublin Metropolitan Area Strategic Plan (MASP) and embedding a network of Key Towns through the Region to deliver sustainable regional development.
- 3.4. Maynooth is identified as a “Key Town” in the settlement strategy for the region. Section 4.6 of the strategy specifically identifies that a new sewer connection for lands at Railpark, in association with the relief road over the railway line, will unlock significant development potential, along with the development of an Outer Orbital Route connecting the east of the town and lands within the Maynooth environs of Meath.
- 3.5. The development vision for the Metropolitan Area, as set out in the **Dublin Metropolitan Area Strategic Plan (MASP)**, is focussed on the consolidation of Dublin City and suburbs, the Key Towns of Swords, Maynooth and Bray and other strategic development areas. Table 5.1 identifies strategic development areas and corridors, capacity infrastructure and phasing for the area including, inter alia, significant strategic residential capacity at the Railpark lands in Maynooth.
- 3.6. While the **Kildare County Development Plan 2023-2029** does not include zoning objectives for Maynooth, it provides policy guidance regarding the location and extent of future population growth within the county. Maynooth, together with the town of Naas, is designated as a “Key Town” at the top of the settlement hierarchy. The preferred development strategy for the county will focus on achieving critical mass in the MASP area, which includes Maynooth.
- 3.7. Table 2.8 of the plan (core strategy) identifies a housing unit target of 997 for Maynooth to the end of Q4 2028 and a target residential density of 35-30 units/ha. Policy CS O4 of the plan is to ensure that sufficient zoned and adequately serviced lands are available to meet the planned population and housing growth settlements throughout the county in line with the core strategy and settlement hierarchy.
- 3.8. The foregoing policy documents confirm that Maynooth (together with Naas), is located at the top of the settlement hierarchy for County Kildare, and as such, has

been designated to accommodate future population, housing and employment growth. The area of Railpark to the south-east of the town, which includes the appeal site, is specifically identified as an area which has significant, strategic residential capacity. While I acknowledge that the Maynooth LAP 2013-2019 has now expired, the appeal site was previously zoned for residential purposes under this plan, and as such, was deemed by the Local Authority as being suitable to accommodate this type of development.

- 3.9. In considering the location of the appeal site, I note it is within walking distance of Maynooth train station which is located approx. 0.8 km directly to the north-west, with Maynooth Main Street a further 0.4 km beyond. The site adjoins established residential estates immediately to the north/north-west at Rockfield, Parklands and Rail Park. As such, the development of the site would represent sequential development. Maynooth Educate Together National School is located to the south-east of the appeal site, beyond the existing built footprint of the town. The lands on the opposite side of the adjoining regional road (R405 Celbridge Road) have also been developed for residential purposes (Laurence Avenue and Maynooth Park) and extending beyond the appeal site in a south-easterly direction to include the estates of Griffin Rath Road, Griffin Rath Hall and Griffin Rath Manor, together with Gaelscoil Uí Fhiaich primary school.
- 3.10. Having regard to the foregoing, I consider that the development of the subject site for residential purposes would comprise an appropriate extension to the existing built footprint of the town, reflecting the established character of the neighbouring lands at this location. I also consider that there is sufficient policy support at the local, regional and national level which would facilitate the residential development of the site. As such, in conclusion, I continue to recommend that planning permission be granted for the proposed development subject to the amended reasons and considerations set out hereunder.

4.0 Reasons and Considerations

- 4.1. Having regard to the designation of Maynooth as a “key town” at the top of the settlement hierarchy of County Kildare, the housing targets for the town to 2028 as set out under the Kildare County Development Plan 2023-2029, the pattern of residential development adjoining the site, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Louise Treacy
Senior Planning Inspector

12th January 2024