



Planning Department,
Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Dublin,
D24 CK66

Our Ref: 210414
Your Ref: ABP-312213-21

5th September 2022

Re: Strategic Housing Development Application submitted to An Bord Pleanála in respect of a Residential Development of lands in the townland of Moygaddy, Maynooth Environs, Co. Meath

Dear Sir/Madam,

We are instructed by our client, Sky Castle Limited, to submit an application to An Bord Pleanála under the Planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016). This application is made pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board on 19th May 2022 (Case Reference: ABP-312213-21).

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and as per instructed by the Board, we are notifying Inland Fisheries Ireland of this application, in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. 1 no. copy of the application documentation is submitted as a soft copy, electronically, as requested.

The proposed development as per the public notices is as follows:

“Planning Permission is sought by Sky Castle Ltd. for the development of a site which extends to 19.52 hectares gross site area in the townland of Moygaddy, Maynooth Environs, Co. Meath. The net developable area equates to 7.89 hectares which equates to a residential density of 45.6 units per hectare.

The development will consist of the following:

1. *Construction of 360 no. residential units comprising:*
 - i. *196 no houses (including 19 no. 2 beds, 156 no. 3 beds and 21 no. 4 beds).*
 - ii. *102 no. duplexes (including 51 no. 1 beds and 51 no. 2 beds) set out in 6 no. blocks.*
 - iii. *62 no. apartments (including 26 no. 1 beds and 36 no. 2 beds) set out in 2 no. blocks.*
2. *Provision of a public park and playground with associated 42 no. car parking spaces adjacent to Moygaddy Castle and pedestrian and cyclist links along the River Rye. The overall public open space (including the High Amenity Lands) equates to 7.98 hectares.*
3. *Provision of private open spaces in the form of balconies and terraces is provided to all individual apartments and duplexes to all elevations.*



4. *Development of a two-storey creche facility (514 sqm), outdoor play area and associated parking of 29 no. spaces.*
5. *Provision of a single storey Scout Den facility, including a hall, kitchen, meeting room and ancillary facilities (220sqm) and associated parking of 6 no. spaces.*
6. *Provision of 4 no. bridge structures comprising:*
 - i. *an integral single span bridge at Moyglare Hall over the River Rye Water to connect with existing road infrastructure in County Kildare and associated floodplain works and embankments.*
 - ii. *a new pedestrian and cyclist bridge at Kildare Bridge which will link the proposed site with the existing road network in County Kildare.*
 - iii. *a new pedestrian and cycle bridge across Blackhall Little Stream (also known as the Moyglare Stream) on the L22143 adjacent to the existing unnamed bridge.*
 - iv. *a new pedestrian and cycle bridge over the Blackhall Little Stream (also known as the Moyglare Stream) linking the proposed residential site with the proposed Childcare Facility, Scout Den and Moygaddy Castle Public Park.*
7. *Provision of 500m of distributor road comprising of 7.0m carriageway with turning lane where required, footpaths, cycle tracks and grass verges. All associated utilities and public lighting including storm water drainage with SuDS treatment and attenuation.*
8. *Proposed road improvement and realignment works including:*
 - i. *realignment of a section of the existing L6219 local road, which will entail the demolition of an existing section of the road which extends to circa 2,500 sqm.*
 - ii. *Provision of pedestrian and cycle improvement measures along the L6219 and L22143 which abuts the boundary of Moygaddy House which is a Protected Structure (RPS ref 91.558).*
 - iii. *Provision of pedestrian and cycle improvement measures along the R157 which abuts the Carton Demense Wall which is a Protected Structure (RPS Ref 91.556).*
9. *Provision of 2 no. vehicular and pedestrian accesses from the L6219 local road, 1 no. vehicular and pedestrian entrance from the L22143 and an additional vehicular and pedestrian access from the R157 to the Childcare and Scout Den facilities.*
10. *The proposed development will provide 283 no. of bicycle parking spaces, of which 200 no. are long term spaces in secure bicycle stores and 83 no. are short term visitor bicycle parking spaces. 12 no. bicycle spaces are provided for the creche and 12 no. bicycle spaces are provided for the Scout Den.*
11. *A total of 667 no. car parking spaces are provided on site located at surface level. The car parking provision includes 10 no. Electric Vehicle charging and Universally Accessible spaces allocated for the Apartment & Duplex units. All Houses will be constructed with provision for EV Charging.*
12. *Provision of site landscaping, public lighting, bin stores, 3 no. ESB unit substations, site services and all associated site development works.*
13. *A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) has been included with this application.*



Project Website

A dedicated project website has been set up by the applicant, Sky Castle Limited, containing links to the above-mentioned documentation and drawings. The website can be viewed at:

www.moygaddycastleSHD.com

Document Schedule

Planning Application Documentation (MKO)

1. Cover Letters
 - a. This Cover Letter
 - b. Confirmation that a copy of the application has been issued to Meath County Council
2. Prescribed Bodies Letters:
 - a. Irish Water.
 - b. Kildare County Council
 - c. Transport Infrastructure Ireland.
 - d. National Transport Authority
 - e. Meath County Childcare Committee
 - f. Inland Fisheries Ireland
 - g. Minister for Culture, Heritage and the Gaeltacht
 - h. The Heritage Council
 - i. An Taisce
 - j. An Comhairle Ealaíoin
 - k. Fáilte Ireland
3. Letters of Consent:
 - a. The joint owner of the landholding the estate of Oliver Murphy

Please note, Martin Murray, Director of Services (Infrastructure, Project Management, People Management and Development) Meath County Council has advised that a letter of consent from Meath County Council is not required for proposed works to the public road that fall within the red line boundary.

As noted in Section 5.2 of the Planning Report & Statement of Consistency, a separate application will be made to Kildare County Council for the provision of the section of MOOR south of the River Ryewater that ties into the already constructed section adjacent to Moyglare Hall that is within the Kildare County Council jurisdiction. This overlap of applications will ensure unimpeded access to the proposed development lands for all modes of transport including vehicular and dedicated pedestrian and cyclists' facilities. Letters of consent for works on third party land will accompany that application to Kildare County Council and are included in this pack for information purposes only:

- b. Mycete Homes Limited in relation to Folio KE64105F
- c. John Collins, Louis Murray, Michael O'Shea and Patrick Pidgeon in relation to Folio KE47042F
- d. Roger Satchwell in relation to Folio KE1204
- e. Kildare and Wicklow Education and Training Board in relation to Folio KE61354F



4. Section 4 Application Form
5. Statutory Notices:
 - a. Newspaper Notice
 - b. Site Notice on a yellow background in accordance with Article 292(5)(b) of the Planning and Development Regulations 2001 (as amended). Irish Water have recently lodged an application under PI Ref 22/960 and the red line boundary overlaps with works proposed for the R157 as part of the current SHD application.
6. Planning Report and Statement of Consistency including the following appendices:
 - Appendix 1: Meeting Minutes
 - Appendix 2: Legal Opinion
 - Appendix 3: Development Statistics Sheet & Housing Quality Assessment
 - Appendix 4: Part V Documents
 - Appendix 5: Statement of Consistency Matrix
7. Statement of Response Report
8. Material Contravention Statement
9. Confirmation of EFT Payment of Prescribed Fee (€72,084.80)

Technical Reports

1. Environmental Impact Assessment Report including the following chapters:
 - Chapter 1: Introduction (MKO)
 - Chapter 2: Background to the Proposed Development (MKO)
 - Chapter 3: Site Selection and Reasonable Alternatives (MKO)
 - Chapter 4: Description of the Proposed Development (MKO)
 - Chapter 5: Population and Human Health (MKO)
 - Chapter 6: Biodiversity – Flora and Fauna (MKO)
 - Chapter 7: Land, Soils and Geology (MKO)
 - Chapter 8: Hydrology and Hydrogeology (MKO)
 - Chapter 9: Air and Climate (MKO)
 - Chapter 10: Noise and Vibration (Damian Brosnan Acoustics)
 - Chapter 11: Landscape and Visual (MKO)
 - Chapter 12: Archaeological, Architectural and Cultural Heritage (Aegis Archaeology)
 - Chapter 13: Material Assets (MKO)
 - Chapter 14: Interaction of the Foregoing (MKO)
 - Chapter 15: Schedule of Mitigation and Monitoring Measures (MKO)

The ‘Proposed Development’ considered for the purposes of this EIAR consists of six separate components of the proposed development of the Applicant’s landholding in Moygaddy Co. Meath which forms part of a larger project, the first phase of which will require six separate planning applications. One of the planning applications will be submitted to An Bord Pleanála under the Strategic Housing Development planning process, three of the planning applications will be submitted to Meath County Council and two will be submitted to Kildare County Council. It is considered prudent to consider all six applications together under one EIAR, due to the proximity, construction timelines and shared infrastructure between the developments and it is intended that each of these applications will be accompanied by the same EIAR and NIS.

For clarity, the Strategic Employment Zone (Site A), the Healthcare Facilities (Site B), the Strategic Housing Development (Site C), the Maynooth Outer Orbital Road (MOOR), the



Kildare Bridge and the Moyglare Bridge applications have all been assessed individually, as well as cumulatively with one and other (the Proposed Development) and in combination with other projects, including the planned future applications within the Moygaddy Masterplan. To aid each competent authority in reading and understanding the project details and potential environmental effects of the individual applications, the EIAR describes and completes an impact assessment including the setting out of the proposed mitigation measures of each component that will be the subject of the individual consent. This has meant a significant amount of repetition however this is unavoidable and is intended solely to aid each competent authority to focus on the application that has been brought to them for consideration.

While the EIAR is structured in such a way as to make it more readable for each competent authority and allow them focus on the part of the project being brought forward to them for consent, the entirety of the application documentation is available and must be used to complete the EIA and AA for each consent decision. As always, an EIA and AA must be completed by each competent authority using all of the information available to them within the application documentation.

The Engineering reports that accompany this application are appended to the EIAR and therefore are not submitted as standalone documents. These reports include the following:

- Engineering Services Report included as Appendix 4-8 of the EIAR which includes:
 - Appendix D: Irish Water Confirmation of Feasibility
 - Traffic Impact Assessment included as Appendix 13-1 of the EIAR (O'Connor Sutton Cronin Consulting Engineers)
 - Statement of Compliance with DMURS included as Appendix 4-7 of the EIAR (O'Connor Sutton Cronin Consulting Engineers)
 - Mobility Management Plan included as Appendix 4-1 of the EIAR (O'Connor Sutton Cronin Consulting Engineers)
 - Quality Audit included as Appendix 13-2 of the EIAR (Bruton Consulting Engineers)
 - Construction & Environmental Management Plan included as Appendix 4-3 of the EIAR (O'Connor Sutton Cronin Consulting Engineers)
 - Construction & Demolition Waste Management Plan included as Appendix 4-4 of the EIAR (O'Connor Sutton Cronin Consulting Engineers)
 - Bridge Options Report included as Appendix 4-5 of the EIAR (O'Connor Sutton Cronin Consulting Engineers)
 - Site Specific Flood Risk Assessment included as Appendix 8-2 of the EIAR (O'Connor Sutton Cronin Consulting Engineers)
 - Moygaddy Masterplan Flood Risk Assessment included as Appendix 8-1 of the EIAR (JBA Consulting)
2. Natura Impact Statement (MKO) including:
 - Appendix 1: Appropriate Assessment Screening Report (MKO)
 3. Social and Community Infrastructure Audit (MKO)
 4. Architectural Design Statement (McCrossan O'Rourke Manning Architects)
 5. Housing Quality Assessment and Area Schedules (McCrossan O'Rourke Manning Architects)
 6. Building Lifecycle Report (McCrossan O'Rourke Manning Architects)
 7. Moygaddy Masterplan (McCrossan O'Rourke Manning Architects)
 8. Verified Views (3D Design Bureau)
 9. Daylight and Sunlight Assessment (3D Design Bureau)
 10. Building Services Report (Parkbourne Consulting Engineers)
 11. Energy & Sustainability Report (Parkbourne Consulting Engineers)



12. Outdoor Lighting Report (Sabre Electrical Services Ltd)
13. Glint and Glare Study (LINT Geospatial)
14. Operational Waste Management Plan (Byrne Environmental Consulting Ltd)
15. Landscape Rationale (Ronan MacDiarmada & Associates Ltd)

Planning Drawings

- Architectural Drawing Pack prepared by McCrossan O'Rourke Manning Architects
- Engineering Drawing Pack prepared by O'Connor Sutton Cronin Consulting Engineers
- Landscape Drawing Pack prepared by Ronan MacDiarmada & Associates Ltd
- Public Lighting Plans prepared by Sabre Electrical Services Ltd

Copies

- Copy of all documentation enclosed on USB – 1 no. copy

We trust that you find the above in order. We respectfully request that you issue confirmation of this letter. Should you require any further information or clarity on any of the items set out above do not hesitate to contact this office.

Yours sincerely,



Pamela Harty,
Senior Planner,
MKO





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