

Planning Report and Statement of Consistency

Proposed Strategic
Housing Development at
Moygaddy, Maynooth
Environs, Co. Meath





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1. INTRODUCTION

1.1 Preamble

This Planning Report and Statement of Consistency (Report), which has been prepared by McCarthy Keville O’Sullivan (MKO) on behalf of Sky Castle Ltd. to support an application to An Bord Pleanála for a strategic housing scheme located on lands located in the townland of Moygaddy, Maynooth Environs, Co. Meath. The lands are located to the west of R157, south of the L-6219 and north of the River Rye Water. The proposed site is located immediately north of the county boundary to Co. Kildare and is approximately 1.5 km north from the town of Maynooth, Co. Kildare. The site forms part of a larger strategic landbank on zoned lands, known as the ‘Maynooth Environs’. The application is made under the Strategic Housing Development (SHD) provisions of the *Planning and Development (Housing) and Residential Tenancies Act, 2016*.

This Report includes details in respect of the proposed development in relation to the site location and context, the development description and the relevant planning history. This report also provides a high-level assessment of the proposed development’s consistency with the relevant planning policy documents at national, regional and local levels.

1.2 Structure of the Report

Following this Introduction section, the Report is set out as follows:

- Section 2** Provides a description of the site’s context within the surrounding area.
- Section 3** Itemises the relevant planning history of the application site and other relevant sites in the surrounding area.
- Section 4** Details pre-application consultation discussions which have informed and shaped the proposed development.
- Section 5** Provides a description of the proposed scheme including the intended Part V proposals.
- Section 6** Provides an overview of the relevant national, regional and local planning policy framework.
- Section 7** Provides a planning assessment of the proposed scheme by setting out the following:
 - The principle of the proposed development and compliance with the pertinent planning policy framework (Section 7.1)
 - The scheme’s compliance with local and national Design Standards (Section 7.2)
 - The proposed Access, Traffic and Transport management proposals (Section 7.3)
 - The proposed site services within the scheme (Section 7.4)
 - Summary findings of the Aviation Specific Glint and Glare Report (Section 7.5)
 - Appropriate Assessment (Section 7.6)
 - An overview of the Environmental Impact Assessment (EIA) screening and scoping process (Section 7.7)
 - The proposed childcare facility (Section 7.8)
 - A Social and Community Impact Assessment (Section 7.9)



Section 8

Draws out and summarises the key features of the proposed development, in addition to providing a concluding statement on the proposed scheme's contribution to the proper planning and development of the area.

2. SITE LOCATION AND CONTEXT

2.1 Site Location

The subject site is located on the southernmost extent of County Meath in an area known as the Maynooth Environs. The lands are located within the Dublin Metropolitan Area Strategic Plan (MASP), within a radius of 20km distance to Dublin City Centre. The subject site is also situated within the M-4 strategic corridor, circa 2km from the motorway and railway networks. See **Figure 1**.

The administrative area of Kildare County Council is located immediately south of and adjacent to the subject lands. It is proposed to provide two enabling infrastructure schemes located within the Kildare County Council (KCC) administrative area under separate planning applications. **Figure 2** illustrates the extent of the proposed lands located within Co. Kildare which are highlighted green. The site is located approximately 1.5km north from the town of Maynooth, Co. Kildare. Maynooth is identified in the RSES as a key town with the assets and capacity to grow in a sustainable manner while minimising impacts on the receiving environment.

There are no environmental or ecological designations on the site. The Rye Water Valley/ Carton SAC is located circa 320m to the east of the subject site. The Rye Water Valley/Carton Special Area of Conservation (SAC site code 001398) is located between Leixlip and Maynooth extending along the River Rye Water, a tributary of the River Liffey. A portion of this SAC site is located in the southeastern portion of the Maynooth Environs lands in Carton Demesne situated to the east of the R157 at Kildare Bridge extending approximately 600m to the eastern side of Carton Bridge. This area is also a proposed Natural Heritage Area (pNHA). This area has been identified as H1 High Amenity in the land use zoning objectives map where it is an objective, 'To protect and improve areas of high amenity'.

There is a Protected Structure and a National Monument located within the prospective applicant's landownership boundary:

- Moygaddy House: Three-bay two storey over basement house, built c. 1850, hipped roof with pilastered porch, ranges of outbuildings forming narrow rectangular courtyard. Gates, piers and boundary walls. (Note: Moygaddy House is located outside the red line application boundary).
- Moygaddy Castle and tower house (Note: Moygaddy Castle is located inside the red line application boundary).

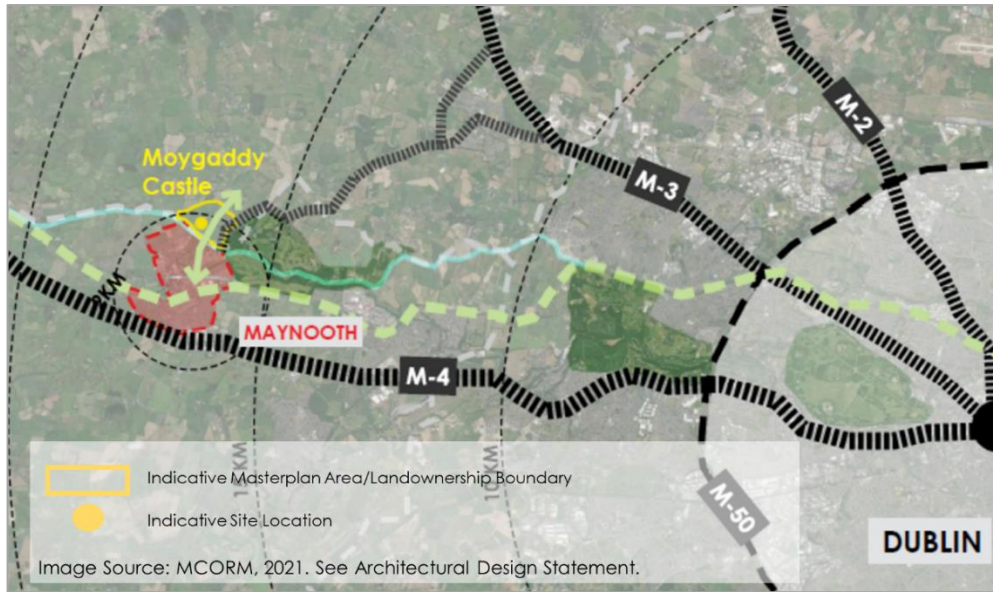


Figure 1: Location of the development within the Dublin metropolitan area. Source: MCORM, 2021

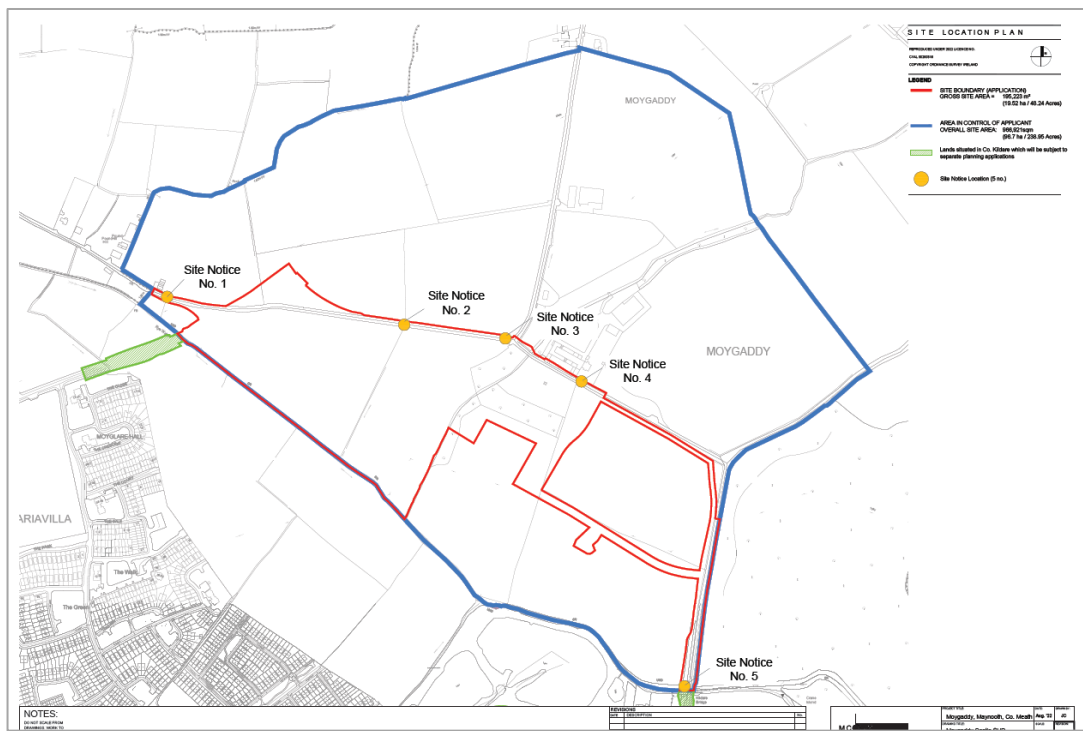


Figure 2: Extract from Site Location Map. Please refer to MCORM Dwg PL100 Site Location Map

2.2 Site Description

The overall prospective application gross site area extends to 19.52 ha (195,200 sqm), including 6.93 ha (69,291 sqm) of high amenity lands. The net developable area extends to 7.89 ha (78,940 sqm). The site forms part of a larger strategic landbank on zoned lands within the Maynooth Environs which extend to circa 96.7 ha.

Notable features of the site include:

- The site is currently greenfield and in agricultural use. It is immediately bound by the L-6219 to the north, agricultural fields to the west and east and the River Rye Water to the south.
- The Blackhall Little Stream (also known as the Moyglare Stream) traverses the site in a north-easterly/south westerly direction.
- The site boundaries comprise agricultural hedgerows.
- The site falls gently from north to south, with a sharp decline at the southern boundary, which aligns with the River Rye Water.
- There are 3 no. existing agricultural accesses points from the L-6219 and L2214-3. There is currently no point of access to the site to the R157, with the land being accessed from the local road network within the wider landholding only.
- Habitats found within the site include agricultural grassland, broadleaved woodland, scattered trees and parkland, lowland depositing river and hedgerow/treeline.
- There is also 1 no. Recorded Monument within the prospective application site boundary - a Castle- tower house (ref: ME053-001) located in the north-eastern part of the site.

3. PLANNING HISTORY

3.1 Planning History of the Application Site/Landholding

The planning history of the subject lands has been reviewed and is reflected in **Table 1** below.

Table 1: Planning History of the Landholding

Reference	Description and Decision
22/960	The development will traverse the administrative areas of both Kildare County Council and Meath County Council. The development within the Meath County Council administrative area will consist of: a) Provision of approximately 1.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, ventilation columns etc.) A Natura Impact Statement accompanies the subject application
P8/16003	<p>Maynooth Outer Orbital Route, Mariavilla to R157 Moygaddy Junction Part 8 application.</p> <p>Development comprises of a single carriageway road which forms part of the Maynooth Outer Orbital Route and extends from the eastern end of the northern access road in the Moyglare Estate, Mariavilla in County Kildare to the Moygaddy Junction on the R157 in County Meath - an overall distance of approximately 1.7km. The development ties into the proposed roundabout at the Moygaddy Junction on the R157 which forms part of the previously permitted R157 Realignment and Moygaddy Junction Improvement Scheme (reference no. P8/10011)</p> <p>Part 8 deemed withdrawn</p>
DA800091-Moygaddy, Co.Meath	<p>On January 18, 2008, Moygaddy Park Developments Ltd sought permission for the construction of an office and research facility building ranging in height from single to three storeys with a total floor space of 4667.3sq.m. and all associated ancillary site works on a site of 8.054ha. The development consisted of:</p> <p>(1) A single to three-storey building consisting of : (a) storage, offices, meeting rooms, research facility, catering and staff welfare facilities at ground floor level (1946.4sqm), (b) storage, offices, managers offices, meeting rooms, staff welfare facilities and conference room (1674.9sqm) and associated roof terraces (304.9sqm), at first floor level, (c) storage, offices meeting room, research room and toilets (1046.0sqm) and associated roof terraces (69.8sqm), at second floor level.</p> <p>(2) A 2-storey glazed entrance reception area accommodating an entrance lobby and incorporating a pedestrian link at first floor level</p> <p>(3) Parking provision to accommodate 224 no. car park spaces, including a set-down area, 5 bus spaces and 73 bicycle spaces</p> <p>(4) Provision of a sewage treatment system consisting of 2 no. above ground treatment tanks, 2 no. underground pumping stations and a percolation area of 2500 sq.m in size</p>

Reference	Description and Decision
	<p>(5) Upgrade an existing well, provision of a new water pipe, provision of a new water treatment plant housed in a building of 60sqm in addition to a bunded storage tank</p> <p>(6) A surface water attenuation pond</p> <p>(7) Construction of an internal access road and upgrading of existing road access onto the CR571, and the provision of a proposed new roundabout, including minor realignments to the CR571 and R157, to replace the existing CR571/R157 priority junction and (8) all associated hard and soft landscaping.</p> <p>Decision: Grant of permission subject to 37 no. conditions</p>
DA140050	<p>EOD to application ref no. DA800091.</p> <p>Decision- Granted on March 18, 2014. The permission expired on 18/02/2019</p>

3.2 Relevant Applications in the vicinity of the Application

The below table (**Table 2**) outlines the relevant planning history as it relates to the vicinity surrounding the proposed development site.

Table 2: Planning History in the Surrounding Area (including applications in Kildare County Council)

Reference	Description and Decision
22/784	The development within the Kildare County Council administrative area will consist of: (a) Permanent Mechanical, Electrical, Instrumentation, Control and Automation (MEICA) upgrade works, upgrade of the existing chemical dosing system and ancillary works at the Maynooth Wastewater Pumping Station (WWPS) site in the townland of Mariavilla; and, (b) Provision of approximately 7.9km new pipeline (approximately 9.8km total development length within Kildare and Meath) and associated infrastructure (air valves, scour valves, flow meter, ventilation columns etc.) between the Maynooth WWPS and existing Irish Water infrastructure along the R149 in the townland of Confey
13/828 Kildare County Council	<p>On the 21st October 2013 Kildare and Wicklow Education and Training Board sought permission for:</p> <p>(a) The construction of two new two-storey post primary school buildings including general classrooms, specialist classrooms, social areas, administration areas, specialist accommodation for pupils with special educational needs, circulation areas, sensory gardens, service yards, external stores, covered storage areas for construction studies and other ancillary accommodation.</p>

Reference	Description and Decision
	<p>(b) The construction of a part single-storey, part two-storey sports facility including a general purpose hall, a stage area, a fitness suite, social areas, changing rooms, circulation areas, administration areas, stores, service areas and other ancillary accommodation.</p> <p>(c) The provision of new site entrances and routes for vehicular pedestrian and bicycle use, bus, car and coach drop-off areas, car parking areas and bicycle shelters; alteration of existing road junction at Moyglare Road; provision of new roundabout, bus drop-off areas and alteration of boundary wall and fencing at the existing public road to the south of the site; provision of ballcourts, playing pitch, landscaped external areas and ancillary site works.</p> <p>The granted of permission was modified on appeal (financial contributions) on the 16th October 2014.</p>
<p>DA801926- Moygaddy, Carton Demesne, Co. Meath</p>	<p>On January 13, 2009, Glashrooneen Ltd applied 10 year permission for the construction of a SMART (south Meath Area Research and Technology) Park to compromise educational and research/technology uses associated with the National University of Ireland, Maynooth (NUIM) as well as employment and residential uses and ancillary neighbourhood centre. The development comprised as follows –</p> <p>3 no. blocks (ranging in height from 3 to 4 storeys) associated with NUM as follows: 1 no. Innovation Centre (c. 2,615 sqm GFA) 1 no. Sports Science building (c. 3,309 sqm FGA) and 1 no. Research Centre (c. 3,278 sqm. GFA) The total GFA of the NUM element of the proposed scheme is c.9,202 sqm.</p> <p>2 no. office buildings ranging in height from 2-4 storeys of c. 2,761 sq.m and c. 2,395 sqm. GFA 1 no. own door 3-storey office building, to comprise 24 no. office units of c. 3,275 sqm. GFA. The total GFA of office floorspace is c. 8,431 sqm.</p> <p>The provision of 130 no. residential units including 1 no. block of 14 apartments (5 storeys) comprising 5 no. 1-bed ~Apartment units (c. 58 sqm. GFA) 9 no. 2-bed apartment units (c. 92 and c. 94 sqm GFA) and 116 no. house ranging in height form 2-3 storeys comprising 4 no. 2-bed houses (c. 104 sqm. GFA) 87 no. 3-bed houses (ranging in size from c. 139.5 sqm to c. 171.5 sqm GFA) 17 no. 4-bed houses (ranging in size from c. 175 to c. 180.5 sqm. GFA) and 8 no. 5-bed houses (c. 204.5sqm. GFA) 26 no. residential units above will form part of an academic village associated with NUM. the total GFA of the residential element of the proposed scheme is c. 19,282 sqm. The provision of a neighbourhood centre comprising 1 no. 2-storey commons building (c. 277 sqm. GFA) 1 no. 2-storey cafe/restaurant unit (c. 178 sqm. GFA) 1 no. retail unit (c. 295 sqm. GFA) 1 no. 2-stroey creche facility (c. 530 sqm. GFA) The total GFA of the Neighbourhood Centre is c. 1280 sqn. The provision of 1 no. single storey Security /Central Communications building of c. 77 sqm. GFA Permission was also sought for the realignment of a c. 470 metre portion of the RA57 *(to be widened to c. 8 metres in width) and the provision of a new roundabout at the realigned junction of the R157, the CR571 and the revised entrance to Carton Demesne at the Moygaddy Gate (a Protected Structure).</p> <p>The application also sought permission for the associated demolition and subsequent reconstruction of c. 480 metre portion of the Carton Demesne Wall (a Protected Structure) on an alignment generally to the south of the existing wall.</p>

Reference	Description and Decision
	<p>Local Authority Decision- Grant of permission subject to 57 no. conditions.</p> <p>Appeal- The application was subsequently appealed to ABP under ABP Ref 17.233330 and refused planning permission on the 30th November 2009.</p>

4. PRE-PLANNING CONSULTATION

4.1 Section 247 Pre-Planning Discussions

A Stage 1 SHD s.247 pre-planning meeting was held with Meath County Council on Tuesday 2nd September 2021. A note of the meeting discussions is included in **Appendix 1** of this report.

4.2 Stage 2 SHD Tripartite Meeting

A Section 5 Pre-Application Consultation Tripartite Meeting was held with Meath County Council, Kildare County Council, An Bord Pleanála, and the applicant on 5th May 2022. A record of the meeting as issued by An Bord Pleanála is included in **Appendix 1** of this report.

The following key items were discussed at the tripartite meeting:

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

4.3 Pre-Planning Discussion on various Engineering Matters

OCSC have had detailed interactions with Kildare County Council and Meath County Council on this scheme in relation to the transportation related elements of the scheme, as detailed below:

- OCSC met with Meath County Council on 19 July 2021 to open preliminary discussions on the design of the MOOR. In attendance was Martin Murray (Director of Services for Infrastructure) and Nicholas Whyatt (Senior Engineer Transportation). Since this meeting, a Traffic Modelling Scoping Report has been issued to MCC.
- Although the scheme is planned within the Meath County Council jurisdiction, a separate application will be made to KCC for infrastructure within the County. It is however noted that as the largest nearby urban centre is within KCC jurisdiction, they have been consulted as a stakeholder. OCSC met with KCC on 9 August 2021, and 23 September 2021. In attendance was Brigitte Rea, Daragh Conlan, George Willoughby, Jonathan Hennessy, and Lisa Kirwan, all from KCC. The same Traffic Modelling Scoping Report has also been issued to KCC.

4.4 Irish Water Pre-Connection Enquiry

A Pre-Connection Enquiry Form has been submitted to Irish Water for review, for both the proposed development, as well as for the Applicant's wider land holding, which forms part of the proposed masterplan development for the Maynooth Environs lands. Irish Water (IW) issued a Confirmation of Feasibility Letter (Refer Appendix D of the **Engineering Services Report**) for the proposed development, subject to upgrade works being carried out.

OCSC and the applicant have had continued correspondence and meetings with Irish Water with respect to required upgrade works, and the applicant have committed to working with Irish Water in order to provide a strategic underground Wastewater Pumping Station (WWPS) within the applicant owned lands, at Moygaddy. The provision of strategic WWPS, centralised on the Maynooth Environs lands, will allow for new development in this area to be served by wastewater infrastructure, and it will

subsequently allow expansion in order to serve the entire Maynooth Environs lands, as future phasing of development is brought on board.

The strategy of providing an underground WWPS, as noted, includes provision of rising main infrastructure to specifically serve the subject development, and the pipe will be routed along the Dunboyne Road, and routed beneath the river Ryewater, adjacent to the Kildare Bridge, so that a connection to the gravity infrastructure upstream of the Maynooth municipal WWPS can be achieved.

Further consultation between the Applicant and Irish Water has been had in relation to Irish Water's Strategic Capital Project, which is for the provision of new high pressure rising main infrastructure to serve Maynooth Town from the Maynooth municipal WWPS, as far as Leixlip wastewater treatment plant. These ongoing works are of significant strategic importance to the future growth of the town of Maynooth as they will greatly improve the performance and capacity of the municipal WWPS, with a large section of the new pipeline infrastructure to be provided along the eastern boundary of the Applicant-owned lands. This is discussed further in Section 4.4 of the Engineering Services Report.

In addition to all of the above, the detailed network design was issued to Irish Water for review, with a Statement of Design Acceptance issued on 19th August 2022, which is included in Appendix D of the Engineering Services Report.

4.5 Discussions on Joint LAP

It is noted by the prospective applicant that there are regional and local planning policy objectives which call for the preparation of a joint Local Area Plan for Maynooth by Meath County Council and Kildare County Council, as a matter of priority.

RPO 4.35 of the RSES states as follows:

'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.'

MAY POL 1 of the Meath County Development Plan 2021-2027 states that it is an objective of the local authority:

'To prepare, as a priority, in conjunction with Kildare County Council a joint Local Area Plan for Maynooth, over the period of the Plan.'

Having regard to the above policies, the prospective applicant has engaged in discussions with both Meath County Council and Kildare County Council in relation to the preparation of a joint LAP for the Maynooth area. The applicant welcomes the fact that the Joint Local Area Plan is to be developed by the two local authorities and the associated statutory process offers an opportunity and statutory framework to engage constructively with Meath County Council, Kildare County Council and other relevant stakeholders.

We note that the Meath County Development Plan 2021-2027 (MCDP) took effect on the 3rd November 2021. We are also aware that Kildare County Council have commenced the review of the Kildare County Development Plan (KCDP), - The Stage 2 Draft Plan was published on 14th March 2022. It is anticipated that the new KCDP will come into effect in March 2023. We understand that Meath County Council and Kildare County Council have agreed the scope of the Joint LAP and that a public consultation document will be issued in Q3 of 2022.

Sky Castle Ltd have obtained a legal opinion from Stephen Dodd (Senior Counsel) on the implication of MAY POL 1 on the proposed scheme. Please see **Appendix 2** for further details.

4.6 Maynooth Transportation Study Submission

A submission was made on the Maynooth Transport Strategy by OCSC Consulting Engineers on behalf of the prospective applicant as part of public consultation no. 1 on the 12th of November 2021. This submission outlines the proposed plans for the area and noted the planned development of the Moygaddy lands should be considered as part of the future Transport Strategy.

4.7 Bus Connect Submission

A submission was made to BusConnects by OCSC Consulting Engineers on behalf of the prospective applicant on the 15th of November 2021 noting the upcoming proposals as part of the MOOR that noted the BusConnects project should take cognisance of the upcoming works and the network should be extended to include the Moygaddy lands.

4.8 EIA Scoping Responses

As part of the EIA process, MKO issued an EIA Scoping Document to Meath County Council, Kildare County Council and a number of relevant prescribed bodies in August 2021. The Scoping Document was provided to give the planning authority sufficient background regarding the proposed development and the approach being adopted and did not constitute a formal request for a written opinion under Section 146CA or 173 of the Act.

A copy of responses received to date can be viewed in Appendix 2-1 of the **Environmental Impact Assessment Report**.

5. PROPOSED DEVELOPMENT

5.1 Overall Masterplan Development

The proposed Strategic Housing Development (SHD) scheme the subject of this submission forms part of a wider non-statutory proposed masterplan for the Moygaddy lands. This section of the Report (Section 5.1) provides an overview of the wider vision for the subject lands; a detailed description of the SHD proposal is provided below in Section 5.2 of this report.

MAY OBJ 1 (Master Plan 16) of the extant MCDP states:

‘It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following: [Our emphasis]

- 1) *A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required*
- 2) *Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.*
- 3) *Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;*
- 4) *Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;*
- 5) *Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.*
- 6) *Urban design and landscape design statement.*

Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.’

An integrated non-statutory proposed masterplan document and drawing has been developed by Sky Castle Ltd. in accordance with the 6 no. criteria itemised in ‘MAY OBJ 1 (Master Plan 16)’ of the MCDP 2021-2027.

A final copy of proposed Moygaddy Masterplan (dated 30th August 2022) is enclosed with this planning application. The proposed Masterplan addresses:

- The Design Brief
- Consultation with Public Stakeholders
- Planning Policy Framework
- Site Context
- The Development Strategy; and
- Phasing and Delivery

The **Moygaddy Masterplan** and associated drawing ‘**21006 PL101 Site Layout Plan – Masterplan**’ prepared by MCORM Architects is enclosed with this application.

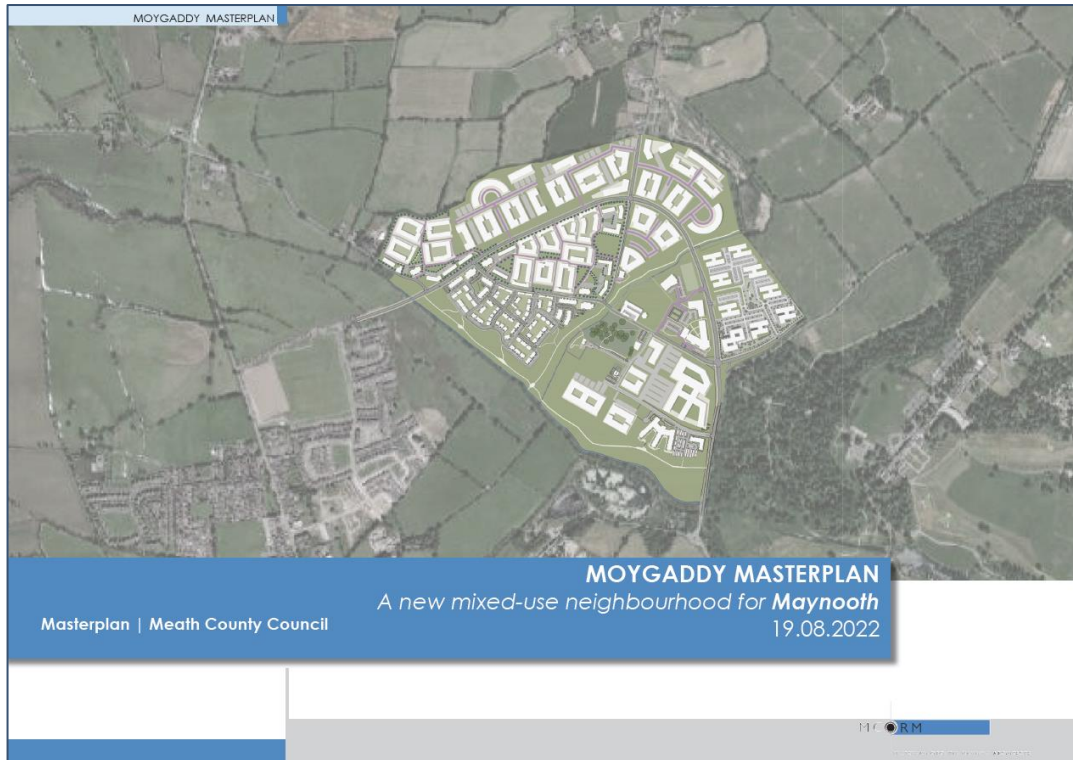


Figure 3: Extract from the Moygaddy Masterplan prepared by MCORM Architects



Figure 4: Extract from drawing '21006 PL101 Site Layout Plan - Masterplan' prepared by MCORM Architects

This proposed Masterplan has been developed in conjunction and with regard to the published policies and objectives envisaged for the Maynooth Environs in the Meath County Council Development Plan (2021-2027) and the Kildare County Development Plan (2017-2023). The future growth and expansion of Maynooth town as a sustainable and attractive location to live, work and play is contingent upon the delivery of the following strategic infrastructure that will be facilitated by this non-statutory proposed masterplan:

- 1) The installation of a “new pumped rising main” by Irish Water to address existing capacity constraints in the Maynooth plant.
- 2) The developer lead and funded construction of the Northern section of the Maynooth Outer Orbital Route (MOOR) to address traffic congestion in Maynooth town.
- 3) The construction of a new Elective Public Hospital as part of the Government’s new Slainte Care strategy, to enhance public healthcare in the region.
- 4) The construction of a new Primary Care Centre facility to provide non-acute healthcare services within the community, and for the benefit of Maynooth.
- 5) The creation of a Strategic Employment zone that can accommodate inward investment from Multinational Employers in the Med-Tech, Bio-Tech and Life Sciences sectors aimed at promoting employment in Maynooth, and the wider region which will be delivered in conjunction with strategic transport linkages and research collaboration with Maynooth University.
- 6) The delivery of a mid-density (45units/ha) residential development which will be delivered on a phased basis over the next 2 to 3 years, within a mixed-use community, complying with the 500-unit residential allocation established in the Core Strategy Housing Allocation of the Meath County Council Development Plan (2021-2027)

The non-statutory proposed masterplan therefore provides a context for each planning application which will be brought forward and in this regard we wish to notify the Board that this SHD application is one of six applications that are being lodged in respect of the wider land holding. The proposed SHD scheme comprises 360 no. residential dwellings, a childcare facility, Public park and Scout Den located in the south-western area of the masterplan lands.

The proposed scheme’s consistency with Objective ‘MAY OBJ1 (Masterplan 16)’ is discussed in further detail in Section 7.1.3 of this report and in the accompanying **Material Contravention Statement**.

5.2

General Description of the Proposed SHD Development

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 proposed development will consist of the following:

1. Construction of 360 no. residential dwellings 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 Blackhall Little and 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 L2214-3 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 L2214-3 which abuts the boundary of Moygaddy House which is a Protected Structure (RPS ref 91558).
 - iii. Provision of pedestrian and cycle improvement measures along the R157 which abuts the Carton Demense Wall which is a Protected Structure (RPS Ref 91556).
 9. Provision of 2 no. vehicular and pedestrian accesses from the L6219 local road, 1 no. vehicular and pedestrian entrance from the L2214-3 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.

5.3 Enabling Infrastructure Planning Applications

5.3.1 MOOR Planning Application

In addition to the proposed development as outlined above, a separate application for the provision of the overall Maynooth Outer Orbital Route (MOOR) will be made to Meath County Council under s.34 of the Planning and Development Act 2000 (as amended).

The planning application for the entire Maynooth Outer Orbital Road (Moor) will consist of:

- 1) *Provision of approximately 1,700m of new distributor road (MOOR Arc) 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.*
- 2) *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.*
 - i. *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 91558).*

- ii. *Provision of pedestrian and cycle improvement measures along the R157 which abuts the Carton Demense Wall which is a Protected Structure (RPS Ref 91556).*
 - iii. *Realignment of a section of the existing L22143 local road and R157, which will entail the demolition of an existing section of the road which extends to circa 3,200 sqm.*
 - iv. *Provision of a new signalised junction at the realigned junction between the L22143 and R157.*
 - v. *Provision of a new signalised junction between the L2214 local road and the MOOR with right-turn lanes on approaches.*
 - vi. *Reconfiguration of the L2214 section within the MOOR arc to a one-way from north to south with right-turn lanes, where applicable.*
 - vii. *Reconfiguration of the northbound lane of the L2214 within the arc to a shared facility for use by pedestrians and cyclists.*
 - viii. *Addition of chicanes on the L6219 and L22143 local road to reduce traffic flow and encourage utilisation of the MOOR.*
- 3) *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 the Blackhall Little Stream on the L22143 adjacent to the existing unnamed bridge.*
 - iv. *an integral single span bridge on the north-eastern section of the MOOR arc, over the Blackhall Little Stream, and associated floodplain works and embankments.*
- 4) *Provision of site landscaping, public lighting, site services and all associated site development works.*
- 5) *A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) has been included with this application.*

The planning applications for the Proposed Development are accompanied by a Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR). All elements of the Proposed Development have been assessed as part of the submitted EIAR. 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.

5.3.2 Utility and road infrastructure connections in Co. Kildare

Two separate planning applications will be made to Kildare County Council for the provision enabling infrastructure for the portion of the MOOR which is located in Co. Kildare. A brief description of the two development proposals is provided below for information purposes.

Planning Permission is sought by Sky Castle Ltd. for the development of a portion of the Maynooth Outer Orbital Road (MOOR) within Co. Kildare, on the county border to Co. Meath.

The proposed development will consist of the following:

1. *Provision of a new bridge structure comprising the following:*
 - i. *a pedestrian and cycle bridge structure to be erected adjacent to the upstream/western side of the existing Kildare Bridge, with a 2m clearance, with the infrastructure tying into new infrastructure in Co. Meath.*
 - ii. *This bridge will be a standalone, independent structure that will also support new water main assets*
2. *New wastewater rising mains to be installed underground adjacent the bridge structure, to the west.*

3. *New walkways and cycle track will tie-in with new infrastructure to be constructed by Cairn Homes and their Agents.*
4. *Provision of site landscaping, public lighting, site services and all associated site development works.*
5. *A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) has been included with this application.*

Planning Permission is sought by Sky Castle Ltd. for the development of a portion of the Maynooth Outer Orbital Road (MOOR) within Co. Kildare, on the county border to Co. Meath.

The proposed development will consist of the following:

- 1) *Provision of approximately 200m of new portion of distributor road comprising of 7.0m carriageway with footpaths, cycle tracks and grass verges. All associated utilities and public lighting including storm water drainage with SuDS treatment and attenuation. This new road section with pedestrian and cycle infrastructure will tie in with existing infrastructure just east of the roundabout which provides access to the Maynooth Community College and Moyglare Hall Estate.*
- 2) *Provision of a new bridge structure comprising the following:*
 - iii. *an integral 50m 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.*
 - iv. *The bridge will include pedestrian and cycle facilities*
 - v. *Extension of the water main assets to serve new developments in Maynooth Environs*
- 3) *Provision of site landscaping, public lighting, site services and all associated site development works.*
- 4) *A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) has been included with this application.*

The planning applications for the Proposed Development are accompanied by a Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR). All elements of the Proposed Development have been assessed as part of the submitted EIAR. 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.

5.4 Commercial Office and Healthcare Facilities

Planning applications are currently being finalised by Sky Castle Ltd for a Strategic Employment Zone Application (Site A) and a Healthcare Facilities development (Site B) on lands within the overall landholdings. These applications will be made in the first instance to Meath County Council under s.34 of the Planning and Development Act 2000 (as amended).

The planning applications for the Proposed Development are accompanied by a Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR). All elements of the Proposed Development have been assessed as part of the submitted EIAR.

5.5 Key Planning Statistics

An overview of the key planning statistics is set out below in tabular format. The Development Statistics Sheet and Housing Quality Assessment which outlines the figures in their entirety can be found in **Appendix 3** of this Report.

For clarification, the 'Application Boundary' and 'Net Developable Area' are defined as follows:

1.) **Application Boundary:** This boundary includes infrastructural upgrades to services, wayleaves to said infrastructure where necessary and connections required by the proposed development. The Application Boundary extends to 19.52 Hectares.

2.) **Development Boundary:** The Net Developable area identified is 7.89 Hectares. This parcel of land provides the basis for density calculations within the development. The development boundary includes access roads within the site and public open spaces but excludes district roads and connections to services in accordance with national density guidelines.

The overall prospective application gross site area extends to 19.52 ha (195,223 sqm), including 6.99 ha (69,900 sqm) of high amenity lands. The net developable area extends to 7.89 ha (78,940 sqm). The site forms part of a larger strategic landbank on zoned lands which extend to circa 96.7 ha.

Table 3: Key Planning Statistics

Planning Statistic	Proposed Development	National Policy Standards	Local Policy Standards
Landownership	96.7 ha	N/A	N/A
Site Area	19.52 ha including 6.99 ha of high amenity lands	N/A	N/A
Net Developable Area	7.89 ha	N/A	N/A
Gross Floor Area (residential, child care facility and Scout Den):	34,707 sqm	N/A	N/A
Net Internal Area	Houses: 22,328 sqm Apartments: 4,248 sqm Duplexes: 7,397 sqm Creche: 514 sqm Scout Den: 220 sqm	N/A	N/A
Density (units per ha)	45.6 units per ha	Sustainable Residential Guidelines for Planning Authorities. 35-50 dwellings per hectare. Sustainable Urban Housing: Design Standards for New Apartments: 'Peripheral and/or Less Accessible Urban Locations', <45 dwellings per hectare net	Regional Growth Centres/Key Towns:- 35-45 units per ha
Open Space	7.98 ha (41%) communal open space.	Guidance on minimum	DM OBJ 26:

Planning Statistic	Proposed Development	National Policy Standards	Local Policy Standards
	<p>692 sqm semi-private communal open space provided for apartments.</p> <p>See Section 2.3 of the Design Statement and drawing no. PL111 for a map of the various open spaces</p>	<p>standards for apartment complexes provided in the 2018 Apartment Guidelines:</p> <p>One Bed: 5 sqm Two Bed: 6-7 sqm Three Bed: 9 sqm</p>	<p>15% minimum open space</p>
Car Parking	<p>Houses: 2 no. spaces per unit</p> <p>2 bed houses: 1.5 no. spaces per unit</p> <p>Apartment & Duplexes: 1.25 no. spaces per unit</p>	<p>Apartment Guidelines 2020 – one car parking space per unit, together with 1 space per every 4 apartments.</p>	<p>Car Parking: Dwellings/Apartments (1-3 beds) – 1.5 spaces per unit and (4+ beds) – 2 spaces per unit</p>

Table 4: Apartment & Duplex Car Parking

Parking Location	No.
APARTMENT BLOCK A (32 UNITS)	
Total Spaces (1.25 Per Apartment Unit):	38
Includes:	
Disabled	1
Visitor	8
APARTMENT BLOCK B (32 UNITS)	
Total Spaces (1.25 Per Apartment Unit):	38
Includes:	
Disabled	1
Visitor	8
DUPLEX BLOCK A (20 UNITS)	
Total Spaces (1.25 Per Apartment Unit):	25
Includes:	
Disabled	1
Visitor	5
DUPLEX BLOCK B & C (30 UNITS)	
Total Spaces (1.25 Per Apartment Unit):	38
Includes:	
Disabled	1
Visitor	8
DUPLEX BLOCK D (22 UNITS)	
Total Spaces (1.25 Per Apartment Unit):	28

Parking Location	No.
Includes:	
Disabled	1
Visitor	8
DUPLEX BLOCK E & F (30 UNITS)	
Total Spaces (1.25 Per Apartment Unit):	38
Includes:	
Disabled	1
Visitor	8

Table 5: Schedule of Residential Accommodation & Unit Mix

Dwelling Typology	Totals	1-Bed	2-Bed	3-Bed	4-Bed
Houses	196 units	-	19	156	21
Duplexes	102 units	51	51	-	-
Apartments	62 units	26	36	-	-
Overall Totals	360 units	77	106	156	21
% Mix	-	21%	30%	43%	6%

5.6

Compliance with Part V of the Planning and Development Act 2000

This section of the report details the Part V proposal on the proposed site. The relevant legislation regarding Part V Social Housing is contained within the Planning and Development Act 2000 (as amended) and the Planning & Development Regulations, 2001 (as amended).

Under Section 96 of the Act the options for compliance with Part V are as follows:

96(3)(a) Subject to paragraphs b (the below set out options) and j, an agreement with the local planning authority shall, under this section, “transfer to the planning authority of the ownership of 20 per cent of the land that is subject to the application for permission for the provision of housing referred to in section 94(4)(a)”.

96(b) Instead of the transfer of land, an agreement under this section may provide for the following:

- I. the building and transfer, on completion, to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority, of houses on the land which is subject to the application for permission of such number and description as may be specified in the agreement.
- II. the transfer to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority, of houses on any other land within the functional area of the Planning Authority of such number and description as may be specified in the agreement.
- III. the grant to the Planning Authority of a lease under the Housing Acts 1966 to 2014 of houses on the land which is subject to the application for permission, or on any other land within the

functional area of the Planning Authority, of such number and description as may be specified in the agreement.

- IV. a combination of a transfer of land and one or more of the options listed above, or a combination of 2 or more of any of the others.

96(j) Where –

“(i) the permission is granted before 1 August 2021, or

(ii) the permission is granted during the period beginning on 1 August 2021 and ending on 31 July 2026 and the land to which the application for permission relates was purchased by the applicant, or the person on whose behalf the application is made, during the period beginning on 1 September 2015 and ending on 31 July 2021,

the reference to “20 per cent of the land” in paragraph (a) shall be read as “10 per cent of the land” and the reference in paragraph (bb) to “at least half of the aggregate of the net monetary value” shall be read as “all of the aggregate of the net monetary value.”

Further, Article 22(2)(e) of the Regulations outlines the details to be included as part of any residential planning application subject to Section 96 of the Act. It states the following:

“in the case of an application for permission for the development of houses or of houses and other development, to which section 96 of the Act applies, details as to how the applicant proposes to comply with a condition referred to in sub-section (2) of that section to which the permission, if granted, would be subject, including-

- i. details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and*
- ii. details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act”*

The applicant has engaged with the Housing Department of Meath County Council to agree the Part V proposal through the transfer to the Planning Authority of the ownership of units on site to be reserved for the provision of social housing.

The recent changes to the Part V provision requirements which came into effect on 3rd September 2021 are noted. The applicant confirms that the land was purchased on the 1st September 2020; therefore, the Part V requirement is 10%. See correspondence from AMOSS Solicitors confirming the land acquisition date in **Appendix 4**.

The proposed scheme includes 360 no. residential dwellings. The applicant proposes providing 10% of the dwelling units to fulfil the scheme’s Part V obligation as detailed below. Meath County Council has acknowledged receipt of the applicants’ proposals which is included in **Appendix 4**.

Table 6: Part V Proposals

Part V Information Required	Part V Proposal
<p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>The application proposed to transfer 36 no. completed units within the proposed development to Meath County Council.</p> <p>The units include: 1-bed: 14 no. units 2-bed: 12 no. units 3-bed: 10 no. units</p> <p>Please refer to Dwg. No. PL108 in Appendix 4 for further details of the location of the proposed units.</p>
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>In accordance with the <i>Planning & Development Regulations, 2001</i> (as amended), the applicant has provided estimated calculations and the methodology for calculating values for the proposed Part V units in Appendix 4.</p>
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>Please see Dwg. No. PL108 in Appendix 4.</p>

6. PLANNING POLICY FRAMEWORK

The current statutory planning policy document for the subject lands is the *Meath County Development Plan 2021-2027* (MCDP). There are a number of other relevant planning policy documents that inform the MCDP and these are also summarised in this section. A Statement of Consistency in the form of a matrix of planning policies and guidance is provided in **Appendix 5**.

6.1 National Planning Policy Context

6.1.1 National Planning Framework

The Department of Housing, Planning, Community and Local Government recently published the National Planning Framework (NPF) entitled '*Ireland 2040*¹ to succeed the NSS. The NPF comprises the Government's proposed long-term strategic planning framework to guide national, regional and local planning and investment decisions over the next 25 years. The NPF is a high-level document which provides a framework for future development and investment in Ireland, providing a long-term and place-based aspect to public policy and investment, and aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications, into an overall coherent strategy.

Part of the vision of the NPF is managing growth and targeting at least 40% of all new housing in existing built-up areas of cities, towns and villages through infill and brownfield sites while the rest of new homes will be targeted on greenfield edge of settlement areas and within rural areas. The NPF also sets out a number of National Strategic Outcomes which include Compact Growth and Strengthened Rural Economies and Communities.

The NPF has a number of directly relevant national policy objectives that articulate delivering on a compact urban growth programme. These include:

- The population target for the Eastern and Midland Region is for an additional 490,000-540,000 people to be living in the region by 2040.
- National Policy Objective (NPO) 3a: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements;
- NPO 4 relating to attractive, well-designed liveable neighbourhoods;
- NPO 5 relating to sufficient scale and quality of urban development;
- NPO 6 relating to increased residential population and employment in urban areas;
- NPO 9 relating to increased population targets for settlements not identified in NPO 2a or 2b;
- NPO 11 relating to the presumption in favour of development that encourages more people and jobs within the existing towns and cities in accordance with urban development requirements;
- NPO 13 relating to planning and related standards, in particular car parking and building heights, seeking to achieve well-designed high-quality outcomes to achieve targeted growth;
- NPO 32 relating to targeting the delivery of 550,000 additional households to 2040;
- NPO 33 relating to the prioritising of the provision of new homes at locations that can support sustainable development at an appropriate scale of provision relative to location; and
- NPO 35 relating to increasing residential densities in settlements through a range of measures including infill development schemes.

¹ Available on: <http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Planning/FileDownLoad,19164,en.pdf>

6.1.2 Design Manual for Urban Roads and Streets

The *Design Manual for Urban Roads and Streets* (DMURS) was published by the Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government in April 2013. DMURS provides guidance relating to the design of urban roads and streets. DMURS encourages designers to give due consideration to creating a ‘sense of place’ which is of core significance to the creation of safe and more integrated street designs. The guidance document notes that four interlinked characteristics influence the sense of place within a street, including:

- **Connectivity:** The creation of vibrant and active places requires pedestrian activity. This in turn requires walkable street networks that can be easily navigated and are well connected.
- **Enclosure:** A sense of enclosure spatially defines streets and creates a more intimate and supervised environment. A sense of enclosure is achieved by orientating buildings toward the street and placing them along its edge. The use of street trees can also enhance the feeling of enclosure.
- **Active Edge:** An active frontage enlivens the edge of the street creating a more interesting and engaging environment. An active frontage is achieved with frequent entrances and openings that ensure the street is overlooked and generate pedestrian activity as people come and go from buildings.
- **Pedestrian Activity/Facilities:** The sense of intimacy, interest and overlooking that is created by a street that is enclosed and lined with active frontages enhances a pedestrian’s feeling of security and well-being. Good pedestrian facilities (such as wide footpaths and well-designed crossings) also make walking a more convenient and pleasurable experience that will further encourage pedestrian activity.

The DMURS guidance emphasises that these four characteristics represent the basic measures that should be established in order to create people friendly streets that facilitate more sustainable neighbourhoods.

6.1.3 Summary of Compliance with National Policy

Table 7: Summary of Compliance with National Policy

Compliance with National Planning Policy
<p>The <i>National Planning Framework</i> has a number of directly relevant national policy objectives that articulate delivering on a compact urban growth programme. The proposed development is considered to be consistent with the national housing policy and the National Planning Framework in general.</p>
<p>The proposed development has been assessed for compliance with the <i>Design Manual for Urban Roads and Streets</i> published by the Department of Transport, Tourism and Sport & the Department of Environment, Community and Local Government.</p>
<p>This proposal is supported by a number of impact assessment reports (NIS and various environmental reports) which demonstrate that the proposed scheme will not have an adverse impact on the surrounding environment. Accordingly, this Report contends that the proposed scheme is in accordance with the planning policy objectives set out above.</p>

6.2 Section 28 Ministerial Guidelines

There are various Ministerial Guidelines which set out policy and legislation relating to residential development. Those most relevant to the proposed development are included below.

6.2.1 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

The *Sustainable Residential Development in Urban Areas* and the accompanying *Urban Design Manual: A Best Practice Guide* (2009) set out the criteria on planning for sustainable neighbourhoods in Chapter 4 under four main themes, namely,

- provision of community facilities,
- efficient use of resources,
- amenity or quality of life issues, and
- conservation of the built and natural environment.

The Guidelines advocate an urban design and quality-led approach to creating urban densities will be promoted, where the focus will be on creating sustainable urban villages and neighbourhoods. A varied typology of residential units is promoted within neighbourhoods in order to encourage a diverse choice of housing options in terms of tenure, unit size, building design and to ensure demographic balance in residential communities.

Chapter 5 relating to cities and larger towns of these guidelines sets out density standards for ‘Outer Suburban/Greenfield Sites (Section 5.11):

“These may be defined as open lands on the periphery of cities or larger towns whose development will require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities. Studies have indicated that whilst the land take of the ancillary facilities remains relatively constant, the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares.”

6.2.2 Urban Design Manual: A Best Practice Guide (2009)

The Urban Design Manual: A Best Practice Guide (2009), which accompanies the above referenced *Sustainable Residential Development in Urban Areas* guidelines as a companion reference for best practice on the implementation of the Guidelines. This guide is based on 12 key Design Criteria that should inform planning policy at a regional and local level and new residential development in its design. These criteria are divided into three sections: Neighbourhood, Housing Site and Home. The 12 criteria are set out as follows:

- Context
- Connections
- Inclusivity
- Variety
- Efficiency
- Distinctiveness
- Layout
- Public Realm
- Adaptability
- Privacy & Amenity
- Parking
- Detailed Design

6.2.3

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020)

These Guidelines were most recently updated in December 2020. They provide for updated guidance on apartment developments in response to the *National Planning Framework* and *Rebuilding Ireland*. These guidelines supersede the 2018 *Sustainable Urban Housing: Design Standards for New Apartments; Guidelines for Planning Authorities*.

The focus of this guidance is on the apartment building itself and on the individual units within it. These guidelines Specify Planning Policy Requirements (SPPRs) for:

- Internal space standards for different types of apartments
- Dual aspect ratios;
- Density Standards;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Car and Bicycle Parking;
- Children's Play Spaces;
- Room dimensions for certain rooms; and
- Build-to-Rent and Co-living schemes.

Section 2.4 of these guidelines sets out that sites such as this, which would be 'Peripheral and/or Less Accessible Urban Locations' are "*generally suitable for limited, very small-scale (will vary subject to location), higher density development that may wholly comprise apartments, or residential development of any scale that will include a minority of apartments at low-medium densities (will also vary, but broadly <45 dwellings per hectare net), including:*

- *Sites in suburban development areas that do not meet proximity or accessibility criteria;*
- *Sites in small towns or villages."*

6.2.4

Urban Development and Building Heights Guidelines for Planning Authorities (2018)

These *Urban Development and Building Heights Guidelines* were published in 2018 and are intended to set out national planning policy guidelines on building heights in relation to urban areas, building from the strategic policy framework set out in *Project Ireland 2040* and the *National Planning Framework*.

The Guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density, in locations outside what would be defined as city and town centre areas, and which would include suburban/edge areas, must be supported in principle at development plan and development management levels.

These guidelines state in Section 3.4 relating to building height in suburban/edge of town locations that new residential development in the suburban and edge of town locations should deliver medium densities of 35-50 dwellings per hectare, with houses being 2-3 storeys in height and apartment blocks being 4+ storeys in height. This section goes on to state that developments in these locations also address the need for an increased level of 1- and 2-bedroom units alongside larger 3- and 4-bedroom homes across a variety of mix types and tenures. Further, Section 3.6 sets out that development should include an effective mix of 2, 3 and 4 storey developments which integrates well into the existing neighbourhood.

6.2.5 Childcare Facilities Guidelines for Planning Authorities

The Childcare Facilities Guidelines for Planning Authorities were published in 2001. These guidelines set out that in all new housing areas over 75 units, the provision of one childcare facility with a minimum of 20 childcare spaces is required, to create sustainable residential neighbourhoods.

These guidelines state in Section 2.4, in regard to larger housing developments, that planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary. Appendix I of the Guidelines sets out general standards and minimum floors areas for proposed childcare facilities.

6.2.6 Part V of the Planning and Development Act 2000 Guidelines (2017)

As discussed in section 5.4, the Planning and Development Act 2000 (as amended) has recently been updated to include the provisions in relation to Part V, which came into effect on 3rd September 2021, in accordance with the Affordable Housing Act 2021.

The revised provisions set out that all new planning applications granted after 1st August 2021, where the land subject to the permission was purchased before 1st September 2015 or after 31st July 2021, 20% of the land or units proposed shall be provided for the Part V. This new provision also includes that permission granted before 1st August 2021, or permission granted between 1st August 2021 and 31st July 2026, where the land was purchased between 1st September 2015 and 31st July 2021, the 10% provision shall remain in place.

This scheme proposes to provide a transfer of 10% of the overall units to the Local Authority on completion, totalling 36 no. units. Further details of the Part V proposal are provided in **Appendix 4**.

6.2.7 Guidelines for Planning Authorities on The Planning System and Flood Risk Management (2009)

The *Planning System and Flood Risk Management Guidelines* were published by the Minister for the Environment, Heritage & Local Government in November 2009 under Section 28 of the Planning & Development Act 2000 (as amended). The Guidelines require the planning system at all levels to avoid development in areas at risk of flooding, particularly floodplains, unless there are proven wider sustainability grounds that justify appropriate development and where the flood risk can be reduced or managed to an acceptable level without increasing flood risk elsewhere; adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

The purpose of the Guidelines is to introduce “*comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process.*” The document goes on to state that:

‘Planning authorities will ensure that only developments consistent with the overall policy and technical approaches of these Guidelines will be approved and permission will be refused where flood issues have not been, or cannot be, addressed successfully and where the presence of unacceptable residual flood risks to the development, its occupants or users and adjoining property remains.’

The Guidelines introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. The guidelines require the planning system to:

- Avoid development in areas at risk of flooding unless proven wider sustainable development grounds and risk can be mitigated without increasing risk elsewhere.
- Adopt a sequential approach to flood risk management for new development location based on avoidance, reduction and mitigation of flood risk.
- Incorporate flood risk assessment into decision making on planning applications.

A preliminary review of available records suggests that there is no apparent anecdotal evidence of flooding on the subject site. This has been further reviewed as part of the Site-Specific Flood Risk assessment for the proposed development. Please see Section 6 of the **Engineering Services Report** for further details.

6.2.8 Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment

MKO have been appointed as Environmental Consultants on this project and have been commissioned to prepare an Environmental Impact Assessment Report (EIAR) that takes account of the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018)*, Schedule 5 and 7 of the *Planning and Development Regulations 2001*, as amended. An EIAR has been prepared and is submitted with this SHD planning application.

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment and as amended in turn by Directive 2014/52/EU.

The consolidated European Union Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (the '*EIA Directive*'), was transposed into Irish planning legislation by the Planning and Development Acts 2000 to 2018 and the Planning and Development Regulations 2001 to 2018 (the '*Regulations*'). The EIA Directive was amended by Directive 2014/52/EU which has been transposed into Irish law with the recent European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). Most of the provisions of the new regulations come into operation on the 1st of September 2018 with a number of other provisions coming into operation on the 1st of January 2019.

The new legislation requires screening to be undertaken to determine whether or not specified public or private developments are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made.

6.2.9 Birds and Habitats Directive – Appropriate Assessment

Under Article 6 (3) of the EU Habitat Directive and Regulation 30 of SI no. 94/1997 European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site (i.e. Special Area of Conservation or Special Protection Area) must be subject to an Appropriate Assessment. This requirement is also detailed in the Planning and Development Act 2000 (as amended).

An Appropriate Assessment Screening Report (AASR) and a Natura Impact Statement (NIS) have been prepared by MKO in support of this proposal and accompany planning application.

6.2.10 Summary of Compliance with Section 28 Ministerial Guidelines

Table 8: Summary of Compliance with Section 28 Ministerial Guidelines

Compliance with Ministerial Guidelines
<p>The proposed development has been informed by the above referenced Guidelines and has incorporated the relevant policies and objectives as contained therein.</p> <p>Accordingly, it is submitted that the proposed development is consistent with the overarching purpose and principles of the Section 28 Ministerial Guidelines outlined above.</p>

6.3 Regional Planning Policy Context

6.3.1 Regional Spatial and Economic Strategy (Eastern and Midland Region)

The closest major settlement to the subject site is Maynooth, located within the Dublin Metropolitan Area. It is identified in the Regional Spatial Economic Strategy for the Eastern and Midland Region (RSES) that Maynooth is a key town with the assets and capacity to grow in a sustainable manner while minimising impacts on the receiving environment.

The regional policy objectives set down specifically for Maynooth in the RSES include the following:

‘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 4.34: Support Maynooth as a key town to act as an economic driver for north Kildare and provide for strategic employment at key locations to improve the economic base of the town and provide for an increased number of local jobs.

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.

6.3.2 Summary of Compliance with Regional Planning Policy

Table 9: Summary of Compliance with Regional Planning Policy

Compliance with Regional Planning Policy
<p>Maynooth is located within the Dublin Metropolitan Area. It is identified in the RSES as a key town with the assets and capacity to grow in a sustainable manner while minimising impacts on the receiving environment.</p> <p>It is recognised in the RSES that Key Towns should act as economic drivers and provide for strategic employment locations to improve their economic base by increasing the ratio of jobs to workers. While the number of people at work within the town is relatively high, a significant number of residents commute to Dublin. The development of the Maynooth Environs is envisaged by the Council as a natural extension to the town of Maynooth and as a location for employment generation and the establishment of a self-sustaining ‘live work’ community.</p> <p>The proposed scheme will provide 360 no. residential dwellings and a childcare facility, as part of a cohesive proposed masterplan vision for the wider landholding.</p> <p>The proposed scheme aligns with RPO 4.33 and RPO 4.34.</p>

6.4 Local Planning Policy Context

6.4.1 Meath County Development Plan 2021-2027

The Meath County Development Plan 2021-2027 (MCDP) was formally adopted on the 22nd September 2021 and it became operative on the 3rd November 2021.

Volume 2 of the MCDP contains the ‘Maynooth Environs’ Written Statement and maps which relates to the subject lands. Relevant zoning objectives include:

- A2 New Residential: To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
- H1 Lands - High Amenity: ‘To protect and improve areas of high amenity’.
- G1 Community Infrastructure: ‘To provide for necessary community, social, and educational facilities.’

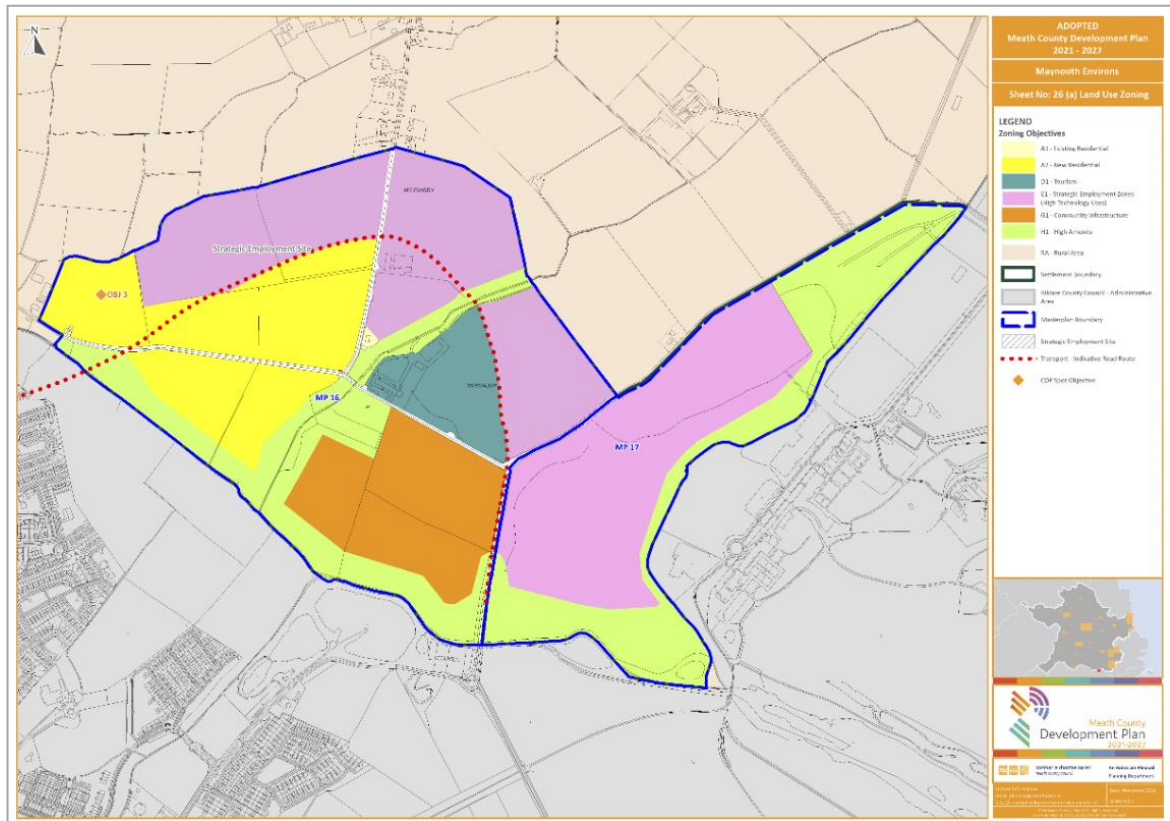


Figure 5: Maynooth Environs Land Use Zoning Map

There are a number of relevant and site-specific zoning objectives relating to the proposed site, including ‘MAY POL1’ and ‘MAY OBJ 1 (Masterplan 16)’.

‘MAY POL1’ relates to the policy objective to prepare a joint Local Area Plan for Maynooth over the period of the plan, in conjunction with Kildare County Council. This policy is stated as follows:

‘To prepare in conjunction with Kildare County Council a joint Local Area Plan for Maynooth, over the Plan period’.

Sky Castle Ltd have obtained a legal opinion from Stephen Dodd (Senior Counsel) on the implication of MAY POL 1 on the proposed scheme. Please see **Appendix 2** for further details.

Objective 'MAY OBJ 1 (Masterplan 16)' is also of particular relevance to the subject lands. The objective states:

*'It is an objective of the Planning Authority to require the **submission with any application** for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following: [our emphasis added]*

- 1. A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required*
- 2. Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.*
- 3. Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;*
- 4. Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;*
- 5. Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.*
- 6. Urban design and landscape design statement.*

Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.'

A comprehensive analysis of planning policies and objectives pertinent to the proposed development are provided in **Appendix 5** in tabular format.

A summary of the proposed schemes compliance with Objective 'MAY OBJ1 (Masterplan 16)' is set out in detail in Section 7.1.3. of the report and in the accompanying **Material Contravention Statement**.

6.4.2 Kildare County Development Plan

Preparation of the Kildare County Development Plan 2023-2029 (KCDP) has commenced. The public consultation period for the Draft stage of the Kildare County Development Plan 2023-2029 has closed. The Chief Executive's Report has now been prepared and submitted to the Elected Members of Kildare County Council for their consideration. It is anticipated that the new KCDP will come into effect in January 2023.

6.4.3

Summary of Compliance with Local Planning Policy

Table 10: Summary of Compliance with Local Planning Policy

Compliance with Local Planning Policy
<p>The proposed scheme will be developed in accordance with the majority of key policies set out in the extant Meath County Development Plan. Please see Appendix 5 for a detailed matrix of planning policy compliance.</p> <p>A Material Contravention Statement is included with this application in respect to Objective ‘MAY OBJ 1 (Masterplan 16)’.</p> <p>Sky Castle Ltd have obtained a legal opinion from Stephen Dodd (Senior Counsel) on the implication of MAY POL 1 on the proposed scheme. Please see Appendix 2 for further details.</p>

7. PLANNING ASSESSMENT

7.1 Principle of Development

7.1.1 Compliance with Core Strategy

At a county planning policy level, the proposed development is governed by the policies and provisions contained in the MCDP which identifies the Maynooth Environs as a natural extension to the town of Maynooth and as a location for employment generation and the establishment of a self-sustaining ‘live work’ community.

Volume 2 of the MCDP contains the Maynooth Environs Written Statement and maps which relates to the subject lands. The Core Strategy Household Allocation for the 2021-2027 period is 500 units. The MCDP states that the Core Strategy allocation is exclusive of student accommodation. The MCDP also indicates that half of this population allocation (500 persons) is taken from the MASP allocation. This is provided for in section 5.7 of the Dublin MASP ‘Housing Delivery’. This is a preliminary figure, with the final figure to be agreed with the MASP Implementation Group.

Position in Settlement Hierarchy	Key Town
2016 Population	14,585
2011 Population	12,510
Percentage Change 2011-2016	17%
Number of units completed 2016-2019	0
Committed units not yet built	0
Core Strategy Household Allocation 2020-2026 ¹	500 units
Population Projection 2026 ²	1,000
Recommended density of future developments	45 units/ha

Figure 6: Extracted from the MCDP, Volume 2, Maynooth Environs Written Statement

Section 5 of the Maynooth Environs Written Statement which relates to ‘Settlement and Housing’ states:

‘In the absence of any build out of existing zoned land it is difficult to anticipate the projected population by 2027 for Maynooth Environs. However, owing to its location within the Metropolitan Area and the need to frame a cohesive long term plan with all the enabling infrastructure to release serviced lands, it is considered prudent to ensure there is sufficient land identified to cater for a projected population of 1000 persons over the life of the County Development Plan. This allocation is dependent on a future additional Metropolitan Area Spatial Plan (MASP) allocation for the Key Town of Maynooth to be shared between Kildare and Meath Local Authorities.’

[Our emphasis added]

The proposed scheme contains 360 no. residential dwellings, which is within the 500-no. unit limit set out in the Core Strategy under the lifetime of the current development plan. Therefore, the proposed scheme is considered in compliance with the Core Strategy.

Compliance with Zoning Objectives

The Meath County Development Plan (2021-2027) divides the Maynooth Environs Local Area into two master plan areas (MP1 and MP2). This application is located within MP1, including zoned residential and high amenity lands located at the southwest of the site, adjacent the River Ryewater and the boundary with County Kildare. This SHD application contains three land use zoning objectives, within the Meath CDP:

A2 Lands - New Residential

“To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy”.

Under this application 360 residential dwellings are provided within 8.10 ha zoned residential lands.

H1 Lands - High Amenity

“To protect and improve areas of high amenity”.

4.45 ha of high amenity lands are included within this application, including a public park in the vicinity of the existing historic Moygaddy Castle tower and a Scout Den. Land & Water Based Recreational Activities are deemed permitted uses under the ‘H1 Lands - High Amenity’ zoning designation.

G1 Community Infrastructure

“To provide for necessary community, social, and educational facilities”.

A portion of these lands adjoining the southern edge of the public park is included in this application to provide for a childcare facility for this 360- dwelling scheme and future residential developments within the lands at Moygaddy. It should be noted that the location of the childcare facility was selected to allow for future expansion of the facility and to ensure that the childcare facilities would be centrally located so that they could be accessed and utilised not only by the new residential community but also by employees working in the office and medical facilities that have been proposed on adjoining lands as part of the wider proposed masterplan development.

Permitted Uses under the ‘G1 Community Infrastructure’ category include:

Allotments, Car Park (incl. Park and Ride), Cemetery/Crematorium, **Children Play** / Adventure Centre, **Childcare Facility**, Community Facility / Centre, Cultural Facility, Education, Health Centre, Hospital, **Leisure / Recreation** / Sports Facilities, Place of Public Worship, Playing Pitches, Playgrounds, Recycling Facility (Civic & Amenity), Utilities.

It is therefore considered that the proposed scheme would be in compliance with the extant zoning objectives set out in the MCDP Maynooth Environs zoning map.

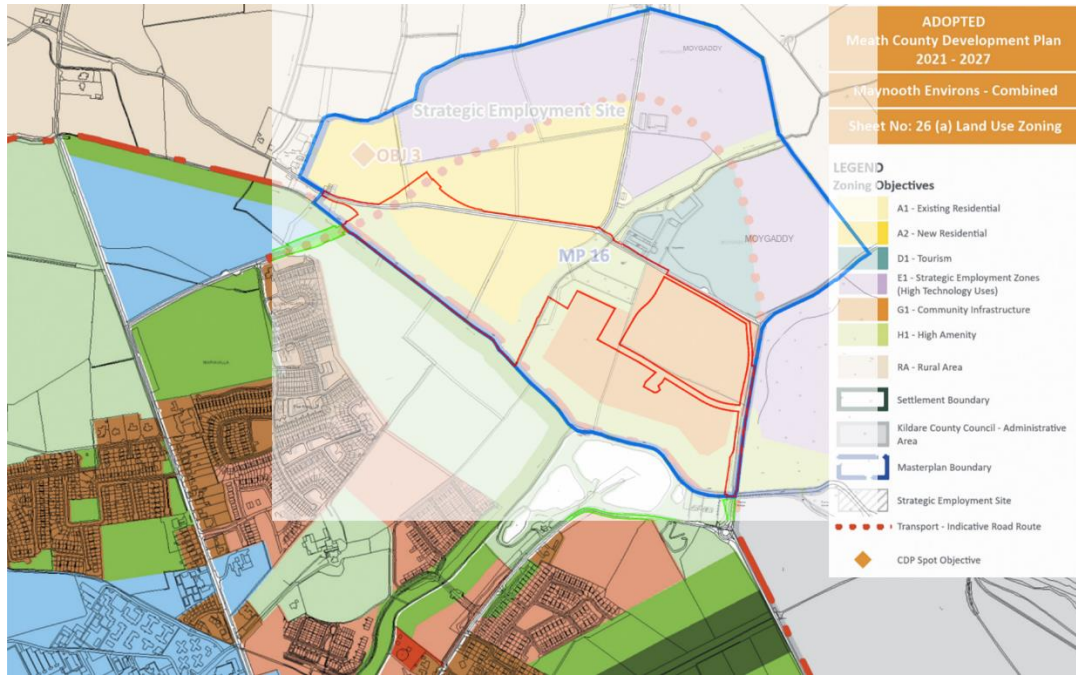


Figure 7: Maynooth Environs Zoning Map 2021-2027 with Indicative Site Location superimposed. Please refer to MCORM Drawing PL 100 for accurately scaled drawing

7.1.3

Compliance with Site Specific Objectives

As noted above in Section 6.4.1, ‘MAY OBJ 1 (Masterplan 16)’ is a site-specific zoning objective relating to the proposed site.

The objective states:

It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following:

- 1. A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required*
- 2. Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.*
- 3. Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;*
- 4. Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;*
- 5. Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.*
- 6. Urban design and landscape design statement.*

Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.'

An integrated non-statutory proposed masterplan document and drawing has been developed by Sky Castle Ltd. in accordance with the 6 no. criteria itemised in 'MAY OBJ 1 (Master Plan 16)' of the MCDP 2021-2027.

A final copy of proposed Moygaddy Masterplan (dated 30th August 2022) is enclosed with this planning application in accordance with the requirements of 'MAY OBJ 1 (Master Plan 16)' of the MCDP 2021-2027. The proposed Moygaddy Masterplan addresses:

- The Design Brief
- Consultation with Public Stakeholders
- Planning Policy Framework
- Site Context
- The Development Strategy; and
- Phasing and Delivery

The non-statutory proposed **Moygaddy Masterplan** and associated drawing '**21006 PL101 Site Layout Plan – Masterplan**' prepared by MCORM Architects is enclosed with this application.

The proposed Masterplan has been developed in conjunction and with regard to the published policies and objectives envisaged for the Maynooth Environs in the Meath County Council Development Plan (2021-2027) and the Kildare County Council Development Plan 2017-2023. The future growth and expansion of Maynooth town as a sustainable and attractive location to live, work and play is contingent upon the delivery of the following strategic infrastructure that will be facilitated by this non-statutory proposed masterplan:

- 1) The installation of a "new pumped rising main" by Irish Water to address existing capacity constraints in the Maynooth plant.
- 2) The developer lead construction of the Northern section of the Maynooth Outer Orbital Route (MOOR) to address traffic congestion in Maynooth town.
- 3) The construction of a new Elective Public Hospital as part of the Government's new Slainte Care strategy, to enhance public healthcare in the region.
- 4) The construction of a new Primary Care Centre facility to provide non-acute healthcare services within the community, and for the benefit of Maynooth.
- 5) The creation of a Strategic Employment zone that can accommodate inward investment from Multinational Employers in the Med-Tech, Bio-Tech and Life Sciences sectors aimed at promoting employment in Maynooth, and the wider region which will be delivered in conjunction with strategic transport linkages and research collaboration with Maynooth University.
- 6) The delivery of a mid-density (45.6units/ha) residential development which will be delivered on a phased basis over the next 2 to 3 years, within a mixed-use community, complying with the 500-unit residential allocation established in the Core Strategy Housing Allocation of the Meath County Council Development Plan (2021-2027)

The non-statutory proposed masterplan therefore provides a context for each planning application which will be brought forward and, in this regard, we wish to draw An Bord Pleanála's attention to the fact that this proposed SHD is one of six planning applications that are currently being lodged in respect of the wider landholding. The proposed SHD scheme comprises 360 no. residential dwellings, a childcare facility and Scout Den located in the south-western area of the proposed masterplan.

A summary of the proposed schemes compliance with Objective 'MAY OBJ1 (Masterplan 16)' is set out below in tabular format.

Table 11: Potential material contravention of specific elements of Objective 'MAY OBJ1 (Masterplan 16)'

Objective 'MAY OBJ1 (Masterplan 16)'	Potential Material Contravention?
<p><i>'It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following</i></p>	<p>Yes – the 'prior written agreement of the Executive of the Planning Authority' of the proposed masterplan has not been achieved in advance of making the SHD application.</p> <p>However, we note that Section 11 of the Written Statement for the Maynooth Environs states that "A planning application will not be considered in the absence of the Master Plan being agreed in writing with the Planning Authority <u>unless it can be demonstrated that the application will not undermine the objectives of the Master Plan being achieved.</u>" [Our emphasis added].</p> <p>The Material Contravention Statement which supports this application, contends that there are conflicting objectives between the specific wording of 'MAY OBJ1 (Masterplan 16)' and Section 11 of the Written Statement for the Maynooth Environs in relation to the prior written agreement of the Executive of the Planning Authority on the proposed masterplan.</p> <p>For the avoidance of doubt, this paper contends that this is the only part of the wording of 'MAY OBJ1 (Masterplan 16)' which potentially contravenes the adopted MCDP. Compliance with all 6 no. criteria itemised in 'MAY OBJ1 (Masterplan 16)' has been achieved, as detailed below.</p> <p>The Board's attention is drawn to Appendix 1 of the Material Contravention Statement which provides a legal opinion from Stephen Dodd (Senior Counsel) to justify why the Board can still grant planning permission for the proposed scheme notwithstanding the Chief Executive's prior written agreement is not in place for the proposed Moygaddy Masterplan.</p>
<p><i>1. A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required</i></p>	<p>No – the proposed Moygaddy Masterplan includes a design statement outlining the evolution of the design process for the proposed development. See sections 2, 3 and 4 of the proposed Moygaddy Masterplan.</p> <p>The Board's attention is also directed towards the site-specific Design Statement prepared for the SHD site by MCORM Architects.</p>
<p><i>2. Proposals for the accessing of lands which shall adhere to the permitted Part</i></p>	<p>No - the proposed MOOR adheres to the permitted Part VIII realignment of the junction</p>

Objective 'MAY OBJ1 (Masterplan 16)'	Potential Material Contravention?
<i>VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.</i>	of the R157 Regional Road and Moygaddy Road.
<i>3. Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;</i>	<p>No – the proposed masterplan includes proposals providing for the delivery of the Maynooth Outer Relief Road (MOOR) which is developer driven in tandem with the overall development.</p> <p>As detailed in Chapter 1 of the Environmental Impact Assessment, the applicant has prepared a planning application for the MOOR which consists of approximately 1.7km of new distributor road, 2. no single span bridges, pedestrian and cycle improvement measures, 2 no. pedestrian and cycle bridges, upgrade works to existing road network and all associated utilities.</p>
<i>4. Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;</i>	No - Proposals for piped water services have been agreed in principle with Irish Water. See Appendix D of the Engineering Services Report for a copy of the Irish Water Confirmation of Feasibility.
<i>5. Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.</i>	No – a Mobility Management Plan has been prepared by O'Connor Sutton Cronin Engineers to support the proposed development.
<i>6. Urban design and landscape design statement.</i>	<p>No- urban design and landscape proposals are addressed in the proposed Moygaddy masterplan.</p> <p>In addition, a site-specific Design Statement and Landscape Rationale have been prepared for the subject lands in support of this application.</p>
<i>Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.'</i>	No- development within the subject lands has been subject to compliance with the requirements of the Habitats. Please refer to the Natura Impact Statement for further details.

Objective 'MAY OBJ1 (Masterplan 16)'	Potential Material Contravention?
	Section 5.1 of the proposed masterplan sets out the phasing plan and timeline for the delivery of the MOOR, commencing in phase 1 of the proposed phasing plan.

As demonstrated by **Table 11** above, this report contends that the proposed development does not undermine the objectives to be achieved by the masterplan as set out in 'MAY OBJ1 (Masterplan 16)'. The development plan should be read as a "whole" so the qualification on the Masterplan requirement in section 11 of the Written Statement for Maynooth Environs, can be read to be part of MAY OBJ1, namely: "A planning application will not be considered in the absence of the Master Plan being agreed in writing with the Planning Authority unless it can be demonstrated that the application will not undermine the objectives of the Master Plan being achieved".

We direct the Board's attention to paragraphs 23 and 26 of Stephen Dodd's legal opinion in **Appendix 2**, which are extracted below:

'23. *However, irrespective of this matter of timing as to when the written agreement to the Masterplan is required, OBJ MAY 1 when read together with Section 11.0 means that there is no requirement for an agreed Masterplan where it is demonstrated that the application will not undermine the objectives of the Master Plan being achieved. Thus Section 11.0 qualifies the requirement for the prior written agreement of a Masterplan. Thus an application for development at Moygaddy can be both considered and granted in the absence of an agreed Masterplan where it is demonstrated that the application will not undermine the objectives of the Master Plan being achieved. This qualification is understandable as otherwise the development could be indefinitely delayed by the failure of the planning authority to agree to the Masterplan, in particular where there is no prescribed time limit or set procedure for the planning authority to agree.'*

And;

'26. *It follows that it is demonstrated that the application will not undermine the objectives of the Master Plan being achieved as described above, then the proposed development will not be in material contravention of OBJ MAY 1, when read in the light of Section 11.0. In order of the Board to grant permission for such development it will not require to invoke its material contravention jurisdiction under section 9(6)(b) of the 2016 Act by justifying the same by reference to reasons set out in section 37(2)(b) of the 2000 Act.'*

In the event that:

- (i) the Board has a different interpretation of the development plan (i.e. MAY OBJ 1 is not to be read in light of section 11 of the WS); or
- (ii) the Board does not accept that it can be demonstrated that it does not undermine the objectives to be achieved by the Masterplan;

Section 7 of the **Material Contravention Statement** which is submitted with this planning application provides a justification for the potential material contravention, that in applicant's opinion, permission should nonetheless be granted, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act of 2000 (as amended). Section 7.1 to 7.3 of the Material Contravention Statement addresses Section 37(2)(b)(i), Section 37(2)(b)(ii) and Section 37(2)(b)(iii) respectively.

It is submitted that permission for the proposed development of 360 no. residential dwellings should be granted, notwithstanding the potential Material Contravention of the MCDP, on the grounds that:

- The Proposed Development is of Strategic Importance in compliance with Section 37(2)(b)(i) of the Planning and Development Act 2000 (as amended);
- There are conflicting objectives in the development plan in ‘MAY OBJ 1 (Masterplan 16)’ and Section 11 of the Maynooth Environs Written Statement, insofar as the proposed development is concerned, in compliance with 37(2)(b)(ii) of the Planning and Development Act 2000 (as amended).
- The proposed development will deliver 360 no. residential dwellings (including 36 no. Part V units) and will assist in meeting the objectives set out in the National Planning Framework, Housing For All and RSES requirements in compliance with 37(2)(b)(iii) of the Planning and Development Act 2000 (as amended).

It is requested that An Bord Pleanála, having had regard to the justification set out within the **Material Contravention Statement**, should grant permission for the proposed development pursuant to the provisions of Section 9(6)(c) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended) and Section 37(2)(b) (i), Section 37(2)(b) (ii) and Section 37(2)(b) (iii) of the Planning and Development Act 2000 (as amended). The Board’s attention is drawn to the fact that only one of the circumstances in s37(2)(b)(i) to (iv) needs to be achieved by the SHD in order to justify granting planning permission for the proposed development.

The Board’s attention is drawn to Appendix 1 of the **Material Contravention Statement** which provides a legal opinion from Stephen Dodd (Senior Counsel) to justify why the Board can still grant planning permission for the proposed scheme notwithstanding the Chief Executive’s prior written agreement is not in place for the Masterplan.

7.2 Design Standards

7.2.1 Density & Plot Ratio

The density of the proposed scheme equates to 45.6 units per ha and is considered to be in compliance with the following national and local planning policy standards:

- Sustainable Residential Guidelines for Planning Authorities, Chapter 5, - Section 5.11 of this chapter relates to ‘Outer Suburban/ ‘Greenfield’ Sites’ which are defined as “*open lands on the periphery of cities or larger towns*” and states that “*the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally*”
- Sustainable Urban Housing: Design Standards for New Apartments: ‘Peripheral and/or Less Accessible Urban Locations’, <45 dwellings per hectare net
- Regional Growth Centres/Key Towns:- 35-45 units per ha

7.2.2 Building Height

The Urban Development and Building Heights Guidelines were published in 2018 and are intended to set out national planning policy guidelines on building heights in relation to urban areas, building from the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework. The Guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density, in locations outside what would be defined as city and town centre areas, and which would include suburban/edge areas, must be supported in principle at development plan and development management levels.

These guidelines state in Section 3.4 relating to building height in suburban/edge of town locations that new residential development in the suburban and edge of town locations should deliver medium densities of 35-50 dwellings per hectare, with houses being 2-3 storeys in height and apartment blocks being 4+ storeys in height. This section goes on to state that developments in these locations also address the need for an increased level of 1- and 2-bedroom units alongside larger 3- and 4-bedroom homes across a variety of mix types and tenures. Further, Section 3.6 sets out that development should include an effective mix of 2, 3 and 4 storey developments which integrates well into the existing neighbourhood.

MCDP DM OBJ 25 makes reference to the above guidelines and requires development with increased building height in a number of locations, including the Maynooth Environs area.

The proposed urban structure relies on a grid arrangement using a well-considered hierarchy of streets in the layout. The presence of two main streets bounding the subject site along its northern and western edges is an opportunity to locate higher density elements on those frontages. The presentation of the scheme can therefore be marked by more compact areas on the approach to the site from both the east and the west. Typologies associated with higher density urban design solutions will be used to create 3-4 storey built edges along these main streets, with density reducing as you move from the perimeter into the heart of the scheme and facing the riverside park areas. This concept proposes an inclusive and varied urban design response with a diversity in house typologies, combining 4-storey apartment blocks (62 units) and duplexes (102 units), located in those higher density east and west perimeter cells, with a traditional housing area (196 units) in the central area of the scheme.

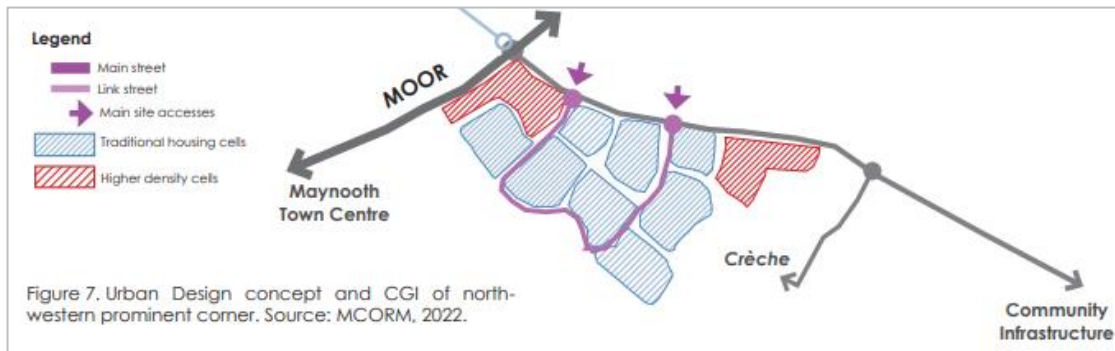


Figure 8: Density diagram Source: MCORM. Extracted from page 15 of the Design Statement

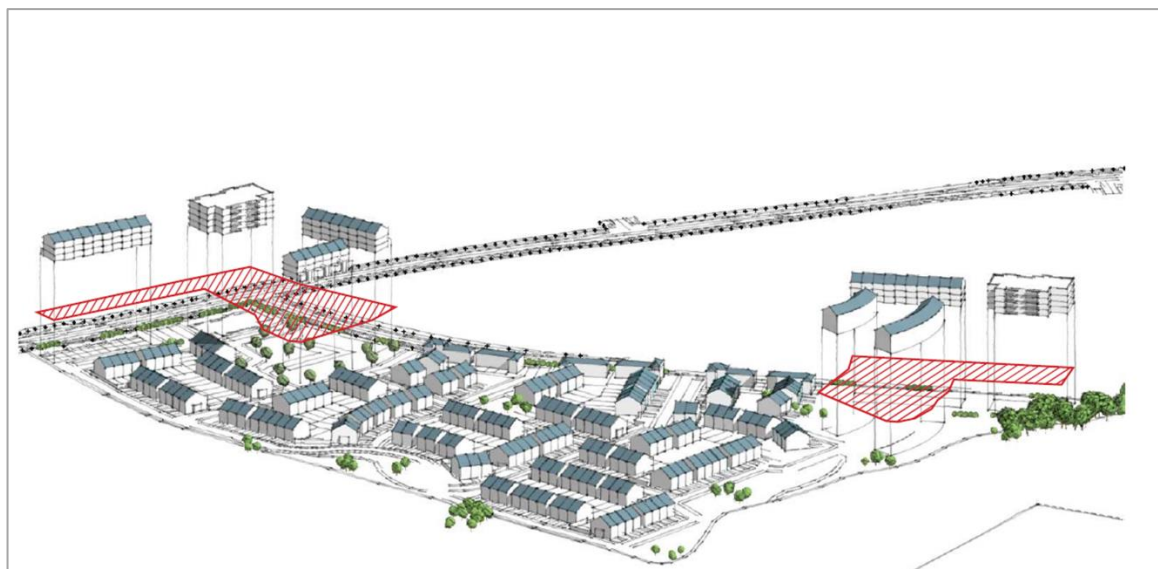


Figure 9: Massing diagram Source: MCORM. Extracted from page 24 of the Design Statement

7.2.3 Housing Quality Assessment

A Development Statistics Sheet and Housing Quality Assessment was prepared by MCORM Architects for inclusion with this application pack, see **Appendix 3**.

The proposed scheme has been developed in a manner which employs best practice in urban design and having regard to the following policy documents:

- Sustainable Residential Development in Urban Areas (2009)
- Sustainable Urban Housing: Design Standards for New Apartments (2020)
- Design Manual for Urban Roads and Streets (2013)
- Urban Design Manual – A Best Practice Guide (2009)
- Meath County Development Plan 2021-2027

The submitted Housing Quality Assessment demonstrates that all the residential dwellings meet the design standards outlined in the documents listed above.

CHARACTER AREA 1 is comprised by two areas (marked in blue in the key plan below) defined by higher scale buildings in a mix of apartments and duplexes due to its location at the prominent corners of the MOOR (west) and the east-west link (northeast). The use of multi-unit buildings to create strong built frontages also allows for increased density at these appropriate locations. These zones are comprised of 102 no. duplex and 64 no. apartment units of the scheme. The duplex blocks include 51 no. 1-bed units and 51 no. 2-bed units. All enjoy a dual aspect arrangement. The two apartment blocks (A&B) located at the two prominent corners of the scheme, as highlighted in purple on the key plan provided, comprise 32 units each, with a mix of 26 no. 1-bed and 38 no. 2-bed units in total. In both blocks, 63% of the units (i.e. 40 of 64 units) are designed with a dual aspect arrangement.

Please refer to the **Housing Quality Assessment** in **Appendix 3** for further details.

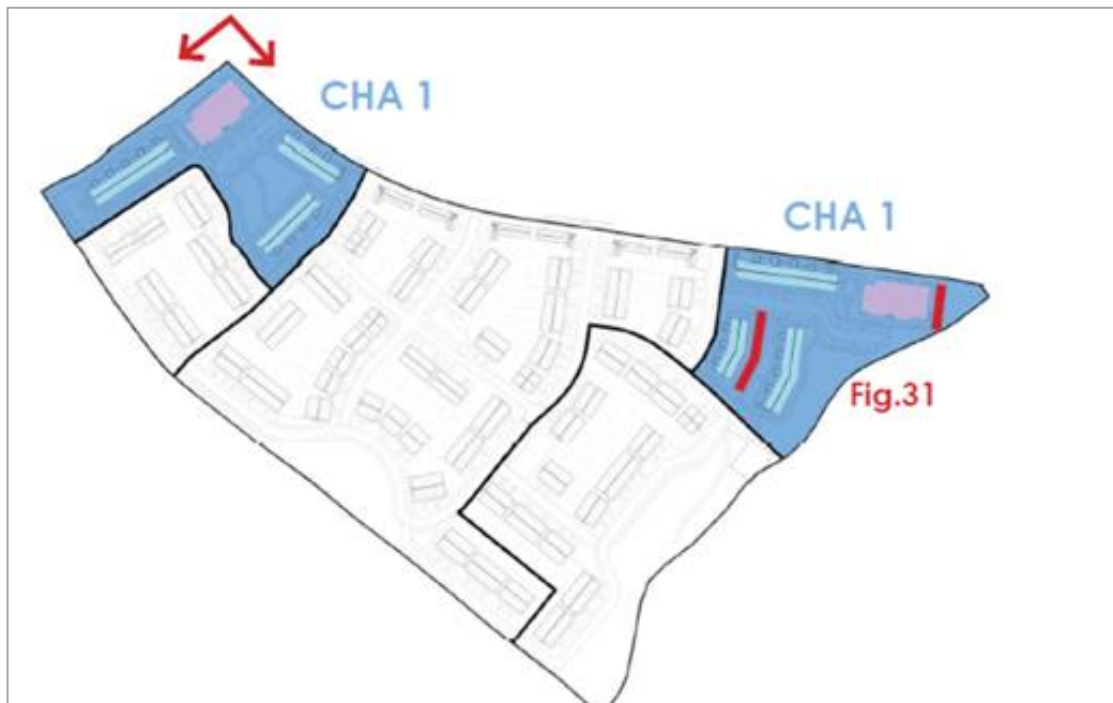


Figure 10: Character Area 1 - Location of Apartments - Source MCORM, see page 26 of the Design Statement

7.2.4

Landscape, Public Realm and Open Space

The scheme benefits from an extensive riverside parkland that frames the envisioned neighbourhood along its southern and eastern edges and provides for generous natural amenities using the existing waterways of the Rye Water River and Blackhall Little stream respectively. This valuable environmental asset will be enhanced by retention and integration of mature woodlands and hedgerows as tree trails, and the provision of new accessible and permeable routes connecting to the Moygaddy Castle public park, located to the east, all of which will be connected to an internal open space network of intimate pocket parks proposed (indicated in **Figure 13** below). The distribution and quantum of the networks of different open space areas are illustrated on **Figure 14**.

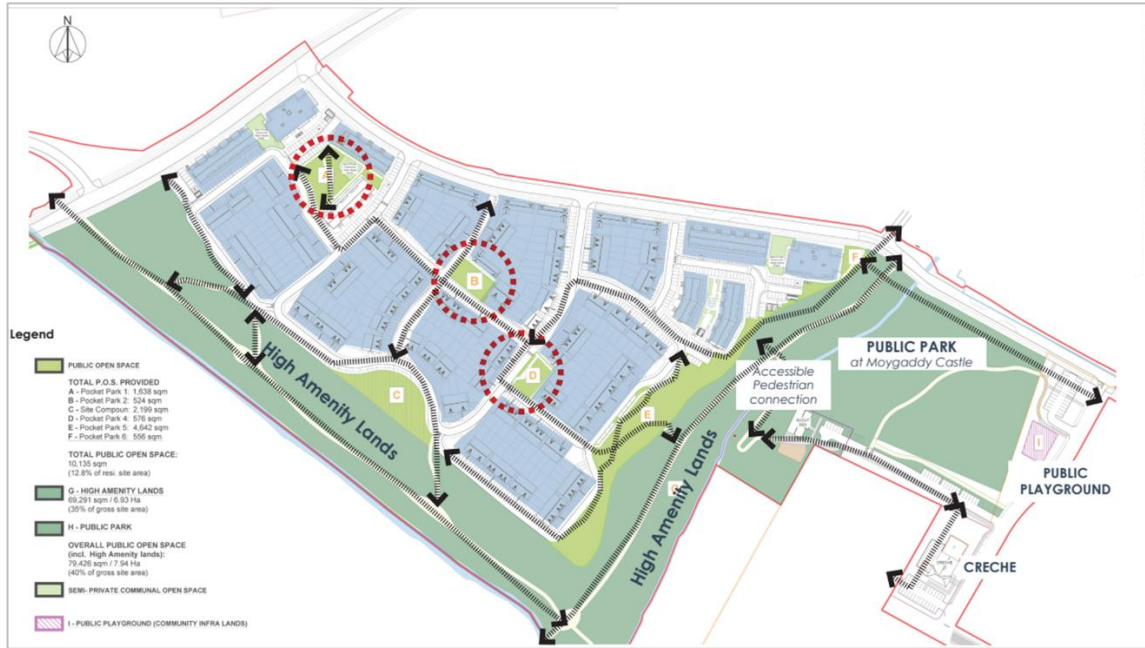


Figure 11: Open space and green link strategy. Source: MCORM. Extracted from page 32 of the Design Statement



Figure 12: Distribution and quantum of the different open space categories. Source: Ronan Mac Diarmada & Associates Landscape Architects

A **Landscape Rationale** report to accompany the landscape masterplan has been prepared by Ronan Mac Diarmada & Associates Landscape Architects. This report sets out the landscape proposals for the site and details on how the public realm and open space throughout the scheme will be laid out,

alongside a schedule of the plants proposed to be used and the materials and details associated with the soft landscaping across the site.

7.2.5 Connectivity and Pedestrian Linkages

The proposed site layout has been developed giving careful consideration to the site context, in addition to the urban design principles set out in the DoECLG's Urban Design Manual 12 design criteria. The proposed design aims to create people friendly streets and places through a clear hierarchy of primary and secondary street networks with a focus on pedestrian movement through the site designed with reference to DMURS.

The vehicular traffic routes are conceived on a hierarchical and controlled basis, whilst pedestrian and cycling journeys are envisaged as permeable, both to external locations and within the scheme. In this regard, the overall open space concept is based on a proportionate distribution of landscaped areas for each of the three zones delineated by the main road loop, as circled in red in the diagram below. The western "high density cell" includes a pocket park to serve the apartment and duplex blocks adjacent. This park will also be enjoyed by the southern neighbouring housing cell. The central open space will serve the traditional housing cells nearby and also act as a focal point of the scheme and wayfinding device within the scheme. Additional pocket park areas have been proposed across the scheme. Green links across the site will provide an attractive landscaped network of streets and parks connecting into and complimenting the larger parkland areas provided on the high amenity lands.

See pages 16-18 of the enclosed **Landscape Rationale** for further details.

7.2.6 Impact on Residential Amenity

Every residential dwelling proposed in the scheme, regardless its size and typology, will have an accessible area of private open space to enjoy. Entrances to apartments, duplexes and houses are well-defined with a semi-private transition zone, formalised as a soft-landscaped buffer, including hedgerows for privacy where required. Individual terraced areas will be provided for all ground floor units. Similarly, generous terraced areas are provided to serve the duplex dwellings overhead. All terraces will comply with the minimum standards outlined in the Design Standards for New Apartments Guidelines. See enclosed Housing Quality Assessment in **Appendix 4** for further details.

Multi-unit blocks will also be served by communal open space, well-integrated within the overall landscaped space network, as shown in the site layouts opposite

All houses have generous private rear gardens, which are compliant in size and design, as per outlined in the MCDP (2021-2027).

The separation distances between dwellings and site boundaries are illustrated on **Dwg. No. PL102 - Site Layout**. Further discussion on Residential Amenity is provided in the architect's **Design Statement**.

A **Daylight and Sunlight Assessment** has been prepared by 3D Design Bureau and submitted with this application. Please refer to the submitted report for further details on levels of daylight, sunlight, and overshadowing.

7.3 Access, Traffic & Transport

7.3.1 Compliance with DMURS

OCSC Consulting Engineers have prepared a **Statement of Consistency with Ministerial Guidance-Design Manual for Urban Roads and Streets (DMURS)** which is included with this application as a standalone document. The statement of consistency confirms that the roads and streets proposed as part

of the development have been designed in accordance with the principles and guidance as set out in DMURS, namely:

- **Design Principle 1:** To support the creation of integrated street networks which promote higher levels of permeability and legibility for all users, and in particular more sustainable forms of transport.
- **Design Principle 2:** The promotion of multifunctional streets that balance the needs of all users within a self-regulating environment.
- **Design Principle 3:** The quality of the street is measured by the quality of the pedestrian environment.
- **Design Principle 4:** Greater communication and cooperation between design professionals through the promotion of a plan led, multidisciplinary approach to design.

The main design objectives of the proposed scheme are set out in the DMURS Statement of Consistency as follows:

- **Integrated Street Networks:** The subject site will be linked to Maynooth Town Centra via the proposed section of the MOOR as part of this application and proposed Moyglare Road bridge and the proposed pedestrian and cycle bridge adjacent to the existing Kildare bridge. New dedicated pedestrian and cyclist infrastructure will be provided along the proposed section of the Maynooth Outer Relief Road (MOOR) & within the internal development. All footpaths within the development will be a minimum of 1.80m wide and will run parallel to the proposed road infrastructure. The SHD site will be serviced by way of two uncontrolled junctions that will access on to the L6219. The provision of infrastructure on the MOOR will include 7.0m carriageway, verge, footpath and also cycle tracks designed in accordance with the National Cycle Manual. Pedestrian and cyclist infrastructure will also be provided along the L6219 linking the residential lands to the creche and public park lands to the east.
- **Movement and Place:** The proposed development incorporates a permeable and legible street network that offers route choice and flexibility for managing movement. There is a fully integrated pedestrian network with all the main landscape spaces connected to a universally accessible route. In line with best practice the design incorporates an orthogonal type street layout thus promoting legibility as well as connectivity. The proposed network is structured and will draw future occupants toward focal points including green open space.
- **Permeability and Legibility:** Pedestrian and cyclist movement is prioritised by providing a layout that restricts the speed of vehicular movements by use of vertical and horizontal deflection and by use of shared streets. A high degree of pedestrian permeability throughout the site is created by providing footways that connect the scheme and the network of pocket parks and spaces between each block with crossings located at each junction.
- **Traffic Management:** By assigning carriageway widths within the site of 6.0m link road access and where perpendicular parking occurs on both sides of the road and the remaining of 5.0m local streets, along with variations in the horizontal alignment of the access road, a natural traffic calming effect is provided in both a physical and psychological sense, which will assist in self-regulating vehicular speeds. Gradients proposed minimise the need for revving of engines and associated noise and emissions, while appropriate landscaping will absorb excessive sound. Pedestrian priority will be provided at some internal junctions in the form of raised entry treatments which also serve as a traffic calming measure. The location of the site will promote pedestrian and cycle activity and a modal shift away from the use of cars and the location should also promote the use of public transport thus contributing to reduced air emissions.
- **Movement, Place and Speed:** High levels of pedestrian movement are catered for which supports vibrant and sustainable places. The segregation and exclusion of vehicular traffic and

where appropriate the use of shared streets within the development also supports the sense of place.

7.3.2 Bicycle and Cycling Facilities

The scheme has been designed and laid out in accordance with Sections 1.7.1 and 5.5.7 of the National Cycle Manual (NCM), DM Standard DM OBJ 96: ‘To require the provision of cycle parking facilities in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards.’

In the interest of sustainable transport, extensive, high quality cycle parking is proposed at the development. The Apartment Guidelines state a requirement of 1 cycle parking space per bedroom and 0.5 space per unit, this equates to a requirement of 1,018 cycle parking spaces.

The County Development Plan requires 1 cycle parking space per unit and 1 cycle parking spaces per 2 units for visitors. This equates to a total of 541 cycle parking spaces. The current allocation of cycle parking is 1 cycle parking space per unit, and 1 visitor space per 2 units, which totals to 541 cycle parking spaces provided. The current quantum of cycle parking satisfies the requirements of the Meath County Development Plan.

Bicycle parking for the crèche will be proposed in line with the Meath County Development Plan 2021-2027. The standard applicable to the creche is for “Other Developments” that requires 1 bicycle parking spaces per car space, or 10% of employee numbers in general.

The cycle facilities proposed are a combination of dedicated 1.75m off road cycle tracks along the MOOR. In addition there will be on-road cycle facilities which are shared with vehicular traffic and acceptable for low traffic speed urban environments. The proposed cycle facilities that will be constructed along the MOOR will connect to the existing sections of MOOR already completed and connect on to the Moyglare Road and upgraded R-I57. The proposed pedestrian/cycle bridge connection adjacent to the existing Kildare bridge has been designed to tie into planned upgrades of the pedestrian and cycle infrastructure in County Kildare.

7.3.3 Car Parking

It is proposed for the house typologies to provide parking in line with the local guidance as set out in the MCDP, and for the apartment/duplex type units it is proposed to provide parking in line with national guidance as set out in the Apartment Guidelines. The following table shows the details of the development, as well as the provided car parking spaces:

Table 12: Residential Car Parking Provision

Unit Type	Provision (spaces per unit)	Number of Units	Number of Spaces
Apartments & Duplexes	1.25	164	207
2-Bedroom Houses	1.5	19	29
3 & 4 Bedroom Houses	2	177	354
Total	-	360	590

The provision of car parking for the creche is in line with the requirements set out in the Meath County Development Plan 2021-2027. The requirement as set out in the development plan for a creche is for 1 car parking space per employee & dedicated set down and 1 car parking space for 4 children & dedicated set down.

Based on the number of children and staff expected at the creche, it is proposed to provide 24 no. car parking spaces plus set down spaces to service the creche. This would be in line with the development plan requirements and is expected to adequately meet the expected demand.

7.3.4 Traffic Impact

OCSC Consulting Engineers have prepared a **Traffic Impact Assessment (TIA)** relating to how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation and junction capacity issues

To assess the actual impact of the operational development on the local road network, three different scenarios have been analysed as follows:

- Base Year (2019) – The current performance of the local road network;
- Year of Opening (2025) – The performance of the local road network during the Year of Opening;
- Year of Opening + 5 (2030) – The performance of the local road network during the Year of Opening with a 5-year horizon;
- Design Year (2040) – The performance of the local road network during the Design Year.

The TIA demonstrates that all links will have sufficient capacity for each analysis period. In terms of junctions, no remedial measures are required during the Opening Year (2025), aside from the upgrading of junction 4 (R157/L6219). However, this junction is already earmarked for signalisation as part of the development.

Please refer to the enclosed **Traffic Impact Assessment** for further details.

7.3.5 Mobility Management Plan

OCSC Consulting Engineers have prepared a **Mobility Management Plan (MMP)** for the proposed development on the subject site. The MMP is intended to meet the following requirement,

- Provide a comprehensive outline of public transport service available (proposed and existing);
- Promote alternative sustainable travel options i.e. walking and cycling;
- Prepare a statement on the nature and extent of facilities that will be considered for provision, and that would serve to encourage walking and cycling;
- Provide an outline of various scheme that may be appropriate to facilitate a change in travel pattern to and from work.

The MMP is a statement of the broad objectives in respect of Mobility Management for the subject site as a whole. The plan sets out targets and objectives along with the mechanisms, including both hard and soft measures, which could be put in place to support modal shift. However, at this stage the plan is intended to be preliminary and will be revised accordingly once more detailed information regarding the final occupiers becomes available. Moving forward from this, the plan will continue to be regularly updated based on experience gained from its implementation and operation.

Please refer to the enclosed **Mobility Management Plan** for further details.

7.4 Site Services

The planning application is supported by an **Engineering Services Report** prepared by OCSC Consulting Engineers. The following services are addressed within this report, with respect to the proposed development:

- Surface Water Drainage;
- Wastewater Drainage;
- Potable Water Supply;

Please refer to the enclosed **Engineering Services Report** for further details.

7.4.1 Irish Water Feedback

Pre-connection enquiries and consultation between OCSC Consulting Engineers and Irish Water were carried out in relation to the proposed scheme. A letter from Irish Water, dated 19th August 2022, was sent to OCSC Consulting Engineers confirming the feasibility to connect at this pre-connection stage. The letter of Confirmation of Feasibility from Irish Water is included in Appendix D of the **Engineering Services Report**.

7.5 Glint and Glare

An **Aviation Specific Glint and Glare Report** was commissioned by the applicant to assess the potential for ocular impact of glare emanating from sunlight reflections from proposed rooftop solar PV panels at the proposed Moygaddy Site C - SHD, and its potential to cause an impact to users of the nearby Casement and Weston Aerodromes, to the east of Maynooth and west of Dublin City. For this analysis, the aviation facilities at Weston Aerodrome and Casement Aerodrome were considered (Dublin Airport being excluded from the analysis by virtue of the fact that it is 23 km away, further than the standard 15 km threshold).

The Republic of Ireland does not have a statutory policy on Glint and Glare, therefore the assessment has been considered on the basis of International Guidance and Best Practise policies, including the US Federal Aviation Administration's (FAA) "Technical Guidance for Evaluating Selected Solar Technologies on Airports" and more recently, "Review of Solar Energy System Projects on Federally-Obligated Airports, 2021" which clarifies interim guidance released in 2013 with respect to the evaluation of glint and glare hazard for aviation purposes. The 2013 interim guidance recommended the use of the Solar Glare Hazard Analysis Tool (SGHAT) for the consideration of whether a solar photovoltaic array could cause an aviation hazard across both Air Traffic Control towers and pilots on approach paths to runways.

These two documents have been considered in the formulation of this analysis, and more detail on this guidance can be found in the "Relevant Guidance & Studies" section. In summary, the original 2013 guidance detailed that;

- Air Traffic Control towers should not receive any glare
- Pilots on 2-mile approach paths should not receive any glare other than green glare, which is classified as having 'low potential for a temporary afterimage'.

It is most likely that aviation authorities will adhere to this threshold, notwithstanding that the final policy removes the emphasis on the approach path requirements, while maintaining a no-glare requirement for the ATC towers.

For all arrays assessed, it was found that the proposed arrays did not pose a theoretical glare hazard for both;

- the Casement Aerodrome runway approaches or the ATC tower at Casement Aerodrome
- the Weston Aerodrome runway approaches or the ATC tower at Weston Aerodrome.

The SGHAT analysis has determined that there is

- Only “green” glare occurring for the 2-mile approach path at Weston Aerodrome Runway 25, from three of the arrays at Apartment Block A, Apartment Block B and Duplex Block D.
- No potential for glare affecting the Air Traffic Control Tower at Casement Aerodrome
- No potential for glare affecting the Air Traffic Control Tower at Weston Aerodrome

The FAA consider green glare to be of low risk for runway approaches, and since there is no glare being experienced for either of the ATC towers, this development can be viewed as posing no potential for glint and glare hazard to aviation users of either Casement Aerodrome or Weston Aerodrome.

Please refer to the enclosed **Aviation Specific Glint and Glare Report** prepared by LINT for further details.

7.6 Appropriate Assessment

Natura Impact Statement (NIS) has been prepared by MKO in relation to the proposed development on the site. It has been prepared in order to provide the information necessary to allow the competent authority to conduct an Article 6(3) Appropriate Assessment of the proposed strategic housing development.

The project has been subject to the Appropriate Assessment screening process, which is contained within Appendix 1 of the enclosed **Natura Impact Statement**.

The NIS concludes as follows:

“This NIS has provided an assessment of all potential direct or indirect adverse effects on European Sites.

Where the potential for any adverse effect on any European Site has been identified, the pathway by which any such effect may occur has been robustly blocked through the use of avoidance, appropriate design and mitigation measures as set out within this report and its appendices. The measures ensure that the construction, operation of the proposed development does not adversely affect the integrity of European sites.

Therefore, it can be objectively concluded that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of any European Site.”

Please refer to the **Natura Impact Statement** which has been furnished to the Board with this application for further details.

7.7 Environment Impact Assessment

7.7.1 Environment Impact Assessment Screening

The proposed development for residential development and ancillary childcare facility falls within the category of an ‘Infrastructure Project’ within Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIA must be carried out for the following projects:

b)

(i) Construction of more than 500 dwellings

- (ii) *Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*
- (iii) *Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*
- (iv) *Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*

(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The proposed development is for 360 no/ dwellings and a childcare facility and Scout Den building on a site area of 19.52 ha. The proposed development does trigger a requirement for a mandatory EIA because:

- The site area of 19.52 ha falls within the threshold for sites in an urban area.

MKO have been appointed as Environmental Consultants on this project and have been commissioned to prepare an Environmental Impact Assessment Report (EIAR). An EIAR has been prepared as is submitted with this SHD planning application.

7.7.2 Environmental Impact Assessment Report

An Environmental Impact Assessment Report (‘EIAR’) has been prepared by McCarthy Keville O’Sullivan Ltd. (MKO) on behalf of Sky Castle Limited, to accompany the six no. planning applications intended to be submitted, as part of the Moygaddy Mixed Use Development located within Co. Meath and associated utility and road infrastructure connections in Co. Kildare.

The ‘Proposed Development’ considered for the purposes of the EIAR consists of six separate components of the proposed Masterplan 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. Three planning applications will be submitted to Meath County Council as outlined below:

- **Site A – A Strategic Employment Zone** which consists of three office buildings, public road widening and road realignment works, the delivery of approximately 365m of new public access road as part of the Maynooth Outer Orbital Road (MOOR) scheme, internal access road and associated, pedestrian and cycle network, car parking and utility connection infrastructure,
- **Site B – Healthcare Facilities** which includes a nursing home and primary care centre as well public road widening and road realignment works, internal access road and associated car parking, pedestrian and cycle network and a pedestrian & cycle bridge.
- **The Maynooth Outer Orbital Road (MOOR)** which consists of approximately 1.5km of new distributor road, 2. no single span bridges, pedestrian and cycle improvement measures, 2 no. pedestrian and cycle bridges, upgrade works to existing road network and all associated utilities.

A planning application for a Strategic Housing Development (SHD) (**Site C**) will be submitted to An Bord Pleanála under the Strategic Housing Provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016.

- **Site C – Strategic Housing Development** which will consist of 360 no. residential homes, a creche facility, scout den, internal access roads, approximately 500m of distributor road as part of the MOOR, 2 no. road bridges, pedestrian and cycle improvements, 2 no. pedestrian & cycle bridges, a public park, shared communal and private open space and all associated site development works.

Two planning applications will be submitted to Kildare County Council for infrastructure works required to connect the Proposed Development to services and utility infrastructure within Co. Kildare. These planning applications to be submitted to Kildare County Council will include the following:

- The **Kildare Bridge** planning application includes road upgrade works to the existing R157 Regional Road, a proposed pedestrian / cycle bridge adjacent to the existing Kildare Bridge, as well as a proposed wastewater connection to the Maynooth Municipal Wastewater Pumping Station to the southeast of the Proposed Development in County Kildare.
- The **Moyglare Bridge** planning application includes for the provision of a new integral single span bridge over the Rye Water River with associated flood plain works and embankments, as well as road connection works and services and utilities connections.

While these developments will be subject to separate planning applications, it was considered prudent to consider all six applications together under one EIAR, due to the proximity, construction timelines and shared infrastructure between the developments. The proposed developments within Site A, Site B, Site C, MOOR, Kildare Bridge and Moyglare Bridge applications are collectively referred to as the ‘Proposed Development’ within the EIAR.

The Proposed Development site is located in County Meath on the northern environs of Maynooth town, Co. Kildare. A comprehensive non-statutory proposed masterplan for the entire Moygaddy area in the Applicant’s ownership has been developed, setting out proposals for buildings, open spaces and a movement and land-use strategy. The proposed ‘**Moygaddy Masterplan**’ comprises four main parcels of zoned land, as well as a planned distributor road, currently intended to be developed as follows:

- **Site A: Strategic Employment Zone**, as per Meath County Development Plan (CDP, 2021-2027) and Maynooth Environs Local Area Plan (LAP, see Section 3 of Scoping Document for further details). This zone is proposed to be developed as a Biotechnology & Life Sciences Campus. The initial planning application in this area will be for 3 No. standalone office buildings, to be submitted to Meath County Council.
- **Site B: Community Infrastructure Use**, as per Meath CDP (2021-2027) and Maynooth Environs LAP. It is envisaged that the initial planning application within this area will comprise a Nursing Home and Primary Care Centre, to be submitted to Meath County Council. A separate, future planning application is also envisaged for a new public hospital on an adjoining site in collaboration with the HSE / Sláintecare.
- **Site C: Residential Use**, as per Meath CDP (2021-2027) and Maynooth Environs LAP. It is intended that a Strategic Housing Development planning application will be submitted to An Bord Pleanála for the first phase of residential development within this area. A creche/childcare facility, scout den and public park and playground will also be included as part of the SHD application.
- **Site D: Tourism / Community /Amenity Use**, as per Meath CDP (2021-2027) and Maynooth Environs LAP. It is intended that a hotel, sport and leisure facilities, retail and a cultural heritage centre will be delivered on this site, as part of a separate future planning application to be submitted to Meath County Council.
- **(MOOR) Maynooth Outer Orbital Road**, as per Meath CDP (2021-2027) and Maynooth Environs LAP. The MOOR consists of approximately 1.7km of a new distributor road linking the existing R157 Regional Road in the east to the Moyglare

Hall road in Mariavilla to the southwest of the Masterplan area. This planning application will be submitted to Meath County Council.

The EIAR has been prepared to accompany the first set of planning applications (as described above), and assesses all elements intended to be submitted to An Bórd Pleanála, Meath County Council and Kildare County Council cumulatively as one project. MKO have also prepared an Appropriate Assessment Screening Report and a Natura Impact Statement (NIS) for the Proposed Development.

The other elements of the proposed Moygaddy masterplan, including the tourism/community infrastructure (Site D), and subsequent phases for each development which are to be brought forward under potential future planning applications, have been cumulatively assessed (in so far as is practical) alongside the Proposed Development. The EIAR study area for the Proposed Development, in context of the overall proposed Moygaddy Masterplan area is shown on Figure 1-1 of the enclosed EIAR..

The overall non-statutory proposed Moygaddy Masterplan will likely be constructed over a 10-to-15-year period, subject to separate planning approvals. The regional and national impact of the Proposed Development will include the provision of 300 jobs on a rolling basis during construction phases and will allow for approximately 1,000 full-time positions post-construction consisting of both office-based roles in the proposed commercial units (Site A), healthcare roles in the proposed primary care building, new public hospital and nursing home facility (Site B) as well as operational management and administration roles, and Site C will provide 360 no. residential homes to meet the local demand in the area.

7.8

Childcare Facility

In accordance with the ‘*Guidelines for Planning Authorities on Childcare Facilities*’ (DEHLG, 2001), the proposed scheme includes the provision of a childcare facility.

The scheme includes a childcare facility that can accommodate 96 no. children. It is envisaged that this facility could be expanded in the future to accommodate future developments within the proposed Moygaddy masterplan lands. The childcare facility proposed is located accessible to both the current residential scheme proposed under this SHD application and future commercial developments on adjoining lands by car, cycling and pedestrian journeys.

Vehicle access is provided by the upgrading of road L2214-3, including the enhancement of the bridge across the Blackhall Little Stream (also known as the Moyglare Stream) to provide for a new pedestrian and cycle bridge, and link street to the south between the envisioned public park and community infrastructure lands. In addition, to facilitate walking and cycling links a number of trails and pathways including pedestrian paths and cycle lanes have been proposed through the scheme and through the riverside parkland crossing the Blackhall Little Stream, arriving to the proposed public park at the Moygaddy Castle historic tower and adjacent childcare facility proposed at that location, within the lands zoned as community infrastructure.

Table 13: Child Care Facilities

Nature/Facilities	Nature/Facilities Provided
Nature of the Facility	Full day care
Numbers of Children catered for	61 no. children

Nature/Facilities	Nature/Facilities Provided
<p>Parking provision for both customers and staff</p>	<p>The provision of car parking for the creche is in line with the requirements set out in the Meath County Development Plan 2021-2027. The requirement as set out in the development plan for a creche is for 1 car parking space per employee & dedicated set down and 1 car parking space for 4 children & dedicated set down.</p> <p>Based on the number of children and staff expected at the creche, it is proposed to provide 24 no. car parking spaces plus set down to service the creche. This would be in line with the development plan requirements and is expected to adequately meet the expected demand.</p>

7.8.1 Location of Childcare Facility

During the tripartite meeting, the chosen location for the childcare facility was debated. The childcare facility has been strategically located in the context of the wider area to cater for the wider land uses within the masterplan area, which include employment, healthcare, tourism, leisure, and further residential development. The site of the proposed childcare facility has been future proofed to allow for the future expansion of the creche, should it be required to support future phases of development of the masterplan area. The potential area for expansion is identified in drawing no. **PL500 – Creche Floor Plans** prepared by MCORM.

The proposed creche is located on land that is zoned for Community Infrastructure. The G1 Community Infrastructure zoning objective aims to “provide for necessary community, social, and educational facilities”. Childcare facilities are listed as being permitted uses on G1 zoned lands, and therefore the location of the proposed creche is compliant with the zoning objectives set out in the MCDP.

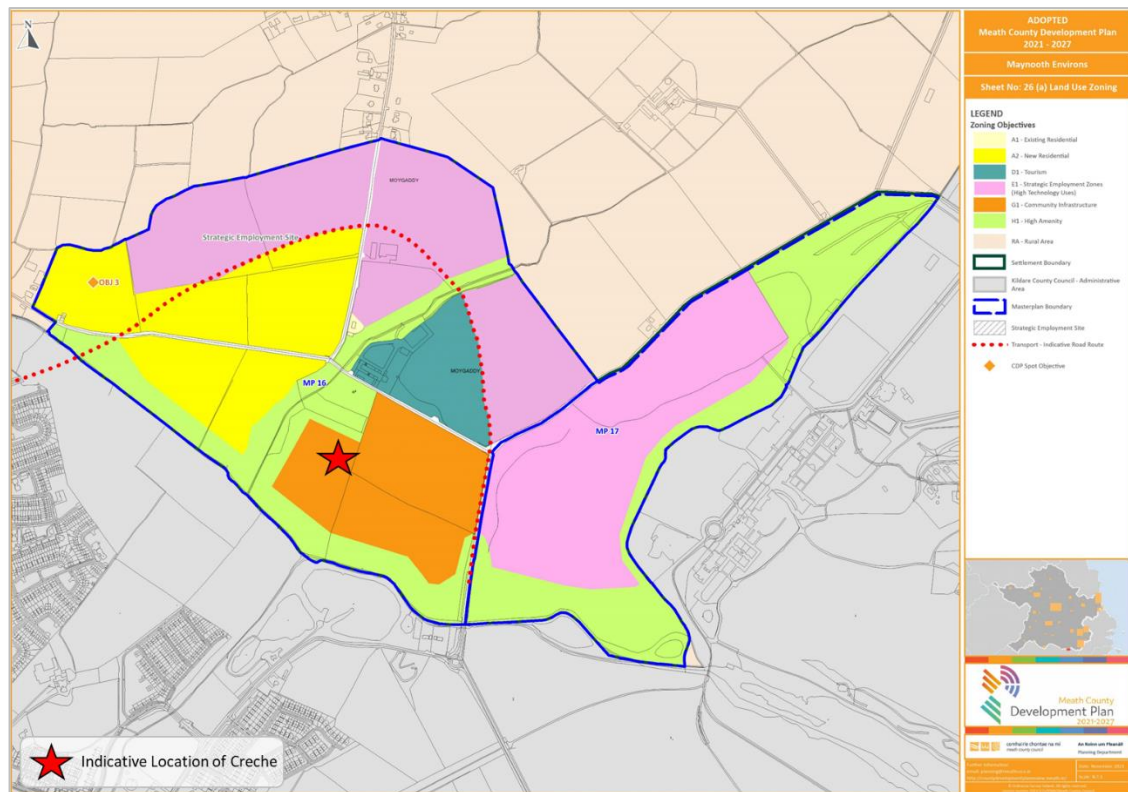


Figure 13: Location of the Proposed Creche on G1 Zoned Land (Source: MCDP, Edited by MKO)

Social and Community Infrastructure Assessment

A Social and Community Infrastructure Assessment (SCIA) has been prepared by MKO and submitted with the application. The report examines the availability of existing services to support the proposed development in relation to green and open space, education, childcare, healthcare, transportation, retail, recreation, community, and other facilities. These services have been mapped within a buffer of approximately 2km around the site. The SCIA has been prepared in line with the requirements of the Meath County Development Plan, specifically policy SOC POL 6.

The SCIA concludes that “*there is a sufficient provision of existing social and community infrastructure within the study area to cater for the proposed development and future populations.*”

8. **CONCLUSION**

This planning report and statement of consistency, which has been prepared by MKO, supports an application to An Bord Pleanála under the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended). The proposed development will assist Meath County Council in meeting its commitment to provide for residential development and for associated support development, which will ensure the protection of existing residential amenity and will contribute to sustainable residential neighbourhoods.

In summary, it is submitted that the proposed development results in a development which accords fully with the proper planning and development of the area while providing an attractive, high quality, contemporary development which enhances the development of Maynooth and the wider area.

We trust that you find this application and the above Planning Report and Statement of Consistency in order to assist with your consideration of this Strategic Housing Development.



APPENDIX 1

MEETING MINUTES



MEETING MINUTES

Project Reference	210414			
Meeting Purpose	Stage 1 SHD – s.247 Pre-Planning Meeting with Meath County Council			
Meeting Time/Date	Tuesday 02.09.2021	Location	Microsoft Teams	
Author(s)	Pamela Harty	Issue Date	06.09.2021	
Doc. file name	2021.09.06 - MCC s.247 Mtg Note - 210414 - D1			
Attendees	Name / Abb.	Org.	Name/ Abb.	Org.
Present	Billy Joe Padden – MCC Senior Planner		Alan Rogers – MCC Admin	
	Padraig McGuire – MCC DoS		Joe McGarvey – MCC	
	Frank O’Donnell – MCC Ex Planner		David Keyes - MCC	
	Nicholas White – MCC Traffic		Brendan Fulham – Part V Officer	
	Ronan Barret – Sky Castle Ltd		Tom Bailey – Sky Castle Ltd	
	Ellen Bailey – Sky Castle Ltd		Vincent O’Farrell – Project Manager	
	Stephen Manning – MCORM		James Coakley – MCORM	
	Anthony Horan – OCSC		Mark Killian - OCSC	
	Ronan McDiarmada -RMDA		Pamela Harty – MKO	
	Circulation	Sky Castle Ltd & Design Team		

Item	Description	Action	Date
1.	<p>Introductions & Summary Overview</p> <p>Following roundtable introductions, the design team provided a summary overview of the proposed SHD scheme in the context of the wider masterplan which has been developed from the site.</p> <p>In addition, Mr Barrett noted:</p> <ul style="list-style-type: none"> • Delivery of new high pressure sewer line will form part of the masterplan proposal • Discussions ongoing with Irish Water • The Scoping Documents for the Flood Risk Assessment will be agreed with both MCC and KCC. 		
2.	<p>Feedback from Local Authority - Padraig McGuire:</p>		



Item	Description	Action	Date
	<ul style="list-style-type: none"> • A s.85 agreement is in place between Meath and Kildare County Councils in relation to the delivery of the proposed MOOR. Meath Co Co are designated as the lead authority. • The Material Alterations of the proposed Meath County Development Plan 2021-2027 (MCDP) is currently before the elected members for consideration and a Council Meeting is scheduled for the 20th September 2021 to vote on the MCDP. Within two weeks of that meeting, it is expected that the MCDP will be adopted and it will become operative in late October 2021. • Given the timing of the forthcoming MCDP, the Stage 2 SHD documents must show compliance with the new Development Plan. • The requirement to prepare a Joint LAP with Kildare Co Co was highlighted in the submission from the OPR. Mr McGuire noted that ABP, as the competent authority, will make an assessment if the proposal is deemed premature pending the adoption of a Joint LAP. • It is anticipated that Kildare Co Co will publish the Draft Kildare County Development Plan (KCDP) for public consultation in Q4 of 2021. • The specific objective to develop a masterplan for the Moygaddy lands is now references as 'Masterplan 16' in the Material Alterations stage of the MCDP. • It was noted that the position of the Specific Objective 3 which relates to Student Accommodation has been amended in the Material Alterations stage of the MCDP. • The Core Strategy allocation for the Maynooth Environs is <u>500 no. people</u>. <i>Post Meeting: MKO rechecked the Core Strategy allocation for Maynooth which is stated as '500 Units', see extract from Table 2.11 below.</i> 		



Item	Description	Action	Date
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Column A	Column B	Column C	Column D	Column E	Column F	Column G
Settlement	Population 2016	Projected population increase to 2027	Projected population 2027	Approximate households completed 2016-2019	Extant units not yet built	Household allocation 2020-2027 ³⁷
Regional Growth Centre						
Drogheda	6,527	3,300	9,827	113	572	1,631
Key Town						
Navan	30,173	5,900	36,073	781	924	3,204
Maynooth	0	1000 ⁴⁰	1000	0	0	500
Self Sustaining Growth Town						
Dunboyne	7,272	3,300	10,572	48	119	2,002
Ashbourne	12,679	3,200	15,879	632	209	1,349

Footnote 40 states:

'Half of this population allocation (500 persons) is taken from the MASP allocation. This is provided for in section 5.7 of the Dublin MASP 'Housing Delivery'. This is a preliminary figure, with the final figure to be agreed with the MASP Implementation Group. At the time of writing the MASP Implementation Group had not been established.'

See link to Material Alterations:

<https://consult.meath.ie/en/consultation/material-amendments-draft-meath-county-development-plan-2021-2027/chapter/chapter-2-core-strategy>

Clarification to be sought from MCC on this matter.

- Mr McGuire confirmed that MCC have no plans to progress the MOOR as a Part 8 application and questioned how the delivery of the MOOR will be provided for across the various planning applications. It was accepted that the statutory definition of 'SHD' limits the inclusion of commercial/non-residential elements in the fast-track SHD planning process.
- Mr McGuire noted that the EMRA Monitoring Report recently published on the MASP makes reference to the preparatory work underway on the Maynooth Transportation Strategy (pg 25)



Item	Description	Action	Date
	<ul style="list-style-type: none"> ○ Anthony Horan noted that Kildare Co Co have indicated that they will share traffic model data with us and discussions are underway. ● MCC will require clarity on how the masterplan will be phased 		
3.	<p>Feedback from Local Authority: Nicholas White</p> <ul style="list-style-type: none"> ● The overarching issue to clarify will be how the delivery of the MOOR will be coordinated across the various planning applications ● The redistribution of traffic was not dealt with in the previous Part 8 relating to the MOOR,- this will now need to be addressed. Redistributed traffic may have knock on effects on other junctions <ul style="list-style-type: none"> ○ Anthony Horan’s Response: OCSC will prepare a Technical Note on how we envisage the MOOR will be coordinated and delivered across multiple planning applications (3 no. applications to MCC; 2 no. applications to KCC). ● Letters of consent to be arranged for tie in works located in the Kildare administrative boundary. 		
4.	<p>Feedback from Local Authority: Joe McGarvey</p> <ul style="list-style-type: none"> ● Proposed scheme will need to demonstrate compliance with DMURS ● Hierarch if streets noted- need to discourage rat runs ● Inadequacies on existing road network need to be identified and all proposed road improvements shown. ● The application will need to demonstrate how service vehicles will access the site. Cul de sacs should be avoided where possible. 		
5.	<p>Feedback from Local Authority: Billy Joe Padden</p> <ul style="list-style-type: none"> ● Clarity needed on the masterplan and phasing strategy ● Welcomes the preparation of a NIS ● Duncan Burn is the contact for public lighting ● A Statement of Consistency will need to show compliance with the development management standards set out in Chapter 11 of the MCDP. ● The application should be accompanied by a Design Statement, Accommodation Schedule and Housing Quality Assessment. ● The proposed typology and unit mix is acceptable. ● Key contact for Part V is Brendan Fulham. Note the proposed publication of Housing for All and proposed new requirement for 10% social and 10% affordable housing. ● 15% open space required on Residential zoned land. Provide a colour coded map showing distinctions in open space ● Separation distance ● Bicycle parking and storage ● Bin storage provision 		



Item	Description	Action	Date
	<ul style="list-style-type: none"> • Demonstrate how creche will work within the overall masterplan development. • Quantify soil and stone movement in the EIA • Demonstrate which areas will be managed versus taken in charge 		
6.	<p>Feedback from Local Authority: David Keyes</p> <ul style="list-style-type: none"> • Other applications have shown increased flow of flood events <ul style="list-style-type: none"> ○ Mark Killian: FRA has been scoped. Approached OPW for a detailed cross section of the river. OCSC are looking at existing flood models and assessing any hydrological change 		
7.	<p>Conclusion:</p> <p>The client and design team thanked MCC for their feedback and confirmed that they intend to progress with a Stage 2 submission in advance of the statutory deadline of the 29th October 2021.</p>		



MINUTES

MAYNOOTH OUTER ORBITAL ROUTE - MEETING WITH MEATH COUNTY COUNCIL

DATE:	04/03/2022
VENUE:	Virtual meeting
ATTENDANCE	Anthony Horan (OCSC) Lizmary Alfirs (OCSC) Wian Marais (OCSC) Patrick Raggett (OCSC) Deirdre Ryan (OCSC) Nicholas Whyatt (Meath Co Co) Paul Aspell (Meath Co Co) Paul Phelan (Meath Co Co) Barry O'Neill (BBSC)
CIRCULATION	OCSC attendees, Meath County Council attendees



ITEM	DISCUSSION	ACTION
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3.0	MAYNOOTH OUTER ORBITAL ROUTE	
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3.1	Project discussion	
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Applications

In total, five applications will be submitted.

- Two separate applications will be submitted to Kildare County Council.
 1. Moyglare Bridge i.e., new bridge structure at southwestern extent of MOOR, including associated water services for extension and connection to public infrastructure, for a section of the new bridge over the adjacent River Ryewater.
 2. Kildare Bridge upgrade i.e., addition of pedestrian and cycle link, for a section of the proposed Mynooth Outer Orbital Road (MOOR) that is located in lands within the Kildare County Council's jurisdiction.
- The proposed residential development is located in the jurisdiction of Meath County Council (MCC). Three separate applications will be submitted. It is noted that the planning permission is being sought through
 1. Site A – Office buildings
 2. Site B – Nursing home and primary care centre
 3. Site C – Residential units (SHD)

Both councils will receive the information provided to the other council. 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. The applications to Meath County council will be submitted in April.

Road network

The proposed development will incorporate a series of design measures to promote sustainable modes of transport and support vulnerable road users in line with the core principles of the Design Manual for Urban Roads and Streets.

- The proposed development includes the creation of a new internal development road network and upgrading of the L6219 and the provision of a section of the Maynooth Outer Orbital Route (MOOR) from the River Rye to the proposed residential lands.

- The proposed works include a small section of realignment works to the L6219 to tie into the new section of the MOOR and the upgrade of the existing L6219 from the residential lands to the creche and public park lands to the east. The upgrade of the L6219 will include pedestrian and cycle infrastructure links
- The portion of the MOOR as noted previously as part of this application also includes a section of new bridge over the adjacent River Ryewater that crosses into the jurisdiction of Kildare County Council.
- The design of the MOOR will take cognisance of the already constructed section adjacent to Moyglare Hall and also ensure consistency with the recently granted Maynooth Eastern Ring Road.

The development consists of 5.00-5.50 m wide internal access roads (6.00m wide roads where perpendicular parking is present). The development will access off a new priority type junction on to the L6219. The proposed development entrance will take the form of a priority T-Junction. *

The design of the MOOR and the realignment of the L6219 local road will consist of a carriageway width of 7.0m. Pedestrian & cyclist infrastructure will be provided along the MOOR & L6219. Segregated cyclists and pedestrian infrastructure is provided along the proposed section of the MOOR. *

*Note: Description provided of cross section displayed visually during presentation. OCSC liaised with Joe McGarvey on the various cross sections.

A new standalone pedestrian/cyclist bridge is proposed to be installed across the Moygaddy stream providing dedicated access for vulnerable road users.

Junction strategy

For the full completion of the MOOR it is proposed that the major junctions be formed as signalised junctions. The internal road development will implement priority-controlled junctions where appropriate.

Bridge structures

There are four bridge structures on the proposed road network for the five applications.

- two vehicular bridges
- two bridges allocated to pedestrians and cyclists

OCSC confirmed that a reduced format BD2 report with designs identified would be submitted with plan elevation and section drawings submitted.

OCSC queried whether a Section 85 Agreement is in place regarding cross county boundary works and if so, could it be furnished to the design team to help under the approvals and taking in charge processes for the structures. MCC to check and advise OCSC of same.

MCC

Traffic modelling

Due to the redistribution of the traffic caused by the implementation of the MOOR, a dynamically assigned VISSIM model is necessary. An OD matrix was requested from the existing KCC macro model.

Analysis

The aim is to evaluate 6 junctions, each with three modelling scenarios.

- A Do Nothing, a Do something, and a Do Maximum analysis.
- A base year, opening year, opening year +5 and design year
- An analysis in both the AM and PM peak period

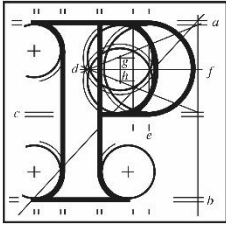
The model and analyses will run over the following weeks and the results will be included in the application.

Traffic Impact Assessment

Meath County Council has received the TIA and provided comments on the report. The comments were mostly with regards to the Do Maximum scenario.

Meath queried the omission of the strategic employment zone. OCSC stated that the comments have been addressed and will be submitted to the council.

OCSC



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 join 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 rationale 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



APPENDIX 2

**STEPHEN DODD (SENIOR
COUNSEL) LEGAL OPINION**

OPINION

QUERIST: *Sky Castle Limited*

AGENT: *Jay Sattin, Senior Associate, Mason Hayes & Curran Solicitors, Barrow Street, Dublin 4*

SUBJECT: *Lands at Moygaddy: Joint Local Area Plan and Masterplan Objectives*

I PRELIMINARY

1. The purpose of this Opinion is to address whether the An Bord Pleanála can or should consider granting planning permission for a proposed strategic housing development at Moygaddy, Maynooth, County Meath, in circumstances where:
 - (1) A Joint Local Area Plan between Meath County Council (“the Council”) and Kildare County Council has not been prepared
 - (2) A Masterplan has not been agreed by the Council

II BACKGROUND

2. It is proposed to set out the relevant development plan policies insofar as they relate to the preparation of a Joint Local Area Plan between Meath County Council and Kildare County Council and also a Masterplan for the development of the lands.

1. Joint Local Area Plan between Meath CC and Kildare CC

3. Section 1 of the written statement for Maynooth, and policies MAY POL 1 and CS OBJ 11, notes that a Joint Plan will be entered into, as a matter of priority, between the Council and Kildare County Council. Section 1 states:

“This written statement will provide a brief description and development strategy for Maynooth Environs in County Meath. A joint Local Area Plan will be prepared, in conjunction with Kildare County Council, for the town during the life of this Plan”.

It then cites RPO 4.35 of the RSES for the Eastern and Midlands Regional Assembly which states:

‘A cross boundary Joint Local Area Plan (LAP) shall be prepared by Kildare County Council and Meath County Council to provide a coordinated 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.”

4. This is then reflected in Policy MAY POL 1 which states:

“To prepare, as a priority, in conjunction with Kildare County Council a joint Local Area Plan for Maynooth, over the period of the Plan”

In addition, policy CS OBJ 11 states:

“to prepare, as a priority, a Joint Vision and Local Area Plan for Maynooth in partnership with Kildare County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.35 of the RSES for the Eastern and Midland Region. As part of the preparation of this Plan, a detailed infrastructure assessment, consistent with the methodology for a Tiered Approach to Zoning under Appendix 3 of the NPF will be undertaken”

2. *Masterplan for Lands at Moygaddy*

5. There is a specific objective in the development plan relating to the preparation of a Masterplan for the lands at Moygaddy.

6. This is contained in the Maynooth Environs section of Meath County Development Plan 2021 – 2027 under the heading “Objectives” where it is stated:

“It is an objective of the Council:

“MAY OBJ 1 (Master Plan 16)

It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following:

- 1. A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.*
- 2. Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.*
- 3. Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;*
- 4. Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;*
- 5. Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within*

individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.

6. *Urban design and landscape design statement.*

Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.”

It may be noted that there is also an objective for a Masterplan for development at Carton Desmesne which is MAY OBJ 2 (Masterplan 17) .

7. Section 11.0 of the written statement for Maynooth Environs is entitled “Masterplan” which includes certain text and then a table referring to Masterplan 16 (Moygaddy) and 17 (Carton Desmesne) and provides:

“There are 2 Master Plan areas identified in Maynooth. The purpose of a Master Plan is to ensure an integrated approach is taken to the phasing, management, and development of lands within the Master Plan Area. A planning application will not be considered in the absence of the Master Plan being agreed in writing with the Planning Authority unless it can be demonstrated that the application will not undermine the objectives of the Master Plan being achieved.”

Master Plan	Description	Status
Master Plan 16	Master Plan 16 relates to lands incorporating a range of employment, residential and community support opportunities in both the Moygaddy lands and other designated lands within the boundary of this Master Plan excluding the MP 17 lands below.	Awaiting preparation
Master Plan 17	Master Plan 2 relates to employment lands adjacent to Carton Demesne, located in Co. Meath.	Awaiting preparation

III STATUTORY FRAMEWORK AND PRINCIPLES

8. The relevant governing provisions applicable to the Board determining a strategic housing development are set out in section 9 of the 2016 Act which states as follows:

9. (1) The Board shall, before making a decision to which subsection (4) relates in respect of the proposed strategic housing development, consider—

(a) (i) the report of the planning authority or, where the proposed development is in the area of more than one planning authority, the report of each such authority submitted in accordance with section 8(5) ,

(ii) any submissions or observations duly received by the Board consequent on—

(I) the publication of a notice pursuant to paragraph (a)(vii) of section 8(1), or

(II) the sending of a notice pursuant to subparagraph (ii) of paragraph (b), or to paragraph (c), of section 8(1),

and

(iii) any other relevant information, in so far as they relate to -

(A) the likely consequences for proper planning and sustainable development in the area in which it is proposed to situate the development,

(B) the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out,

(b) where required, an environmental impact assessment report or Natura impact statement or both that report and that statement, as the case may be, submitted to the Board pursuant to section 8(2), and

(c) any report or recommendation prepared in relation to the application in accordance with section 146 of the Act of 2000, including the report of the person conducting any oral hearing of the proposed development.

(2) In considering the likely consequences for proper planning and sustainable development in the area in which it is proposed to situate the strategic housing development, the Board shall have regard to—

(a) the provisions of the development plan, including any local area plan if relevant, for the area,

(b) any guidelines issued by the Minister under section 28 of the Act of 2000,

(c) the provisions of any special amenity area order relating to the area,

(d) if the area or part of the area is a European site or an area prescribed for the purposes of section 10(2)(c) of the Act of 2000, that fact,

(e) if the proposed development would have an effect on a European site or an area prescribed for the purposes of section 10(2)(c) of the Act of 2000, that fact,

(f) the matters referred to in section 143 of the Act of 2000, and

(g) the provisions of the Planning and Development Acts 2000 to 2016 and regulations made under those Acts where relevant.

9. Thus under section 9(2)(a) the Board is required to consider the provisions of the development plan, including any local area plan if relevant, for the area. The Board can grant permission for development where it is in material contravention of non-zoning objectives of the development plan based on the considerations set in section 37(2)(b) of the 2000 Act. It cannot grant permission for development which is in material contravention of the zoning objectives of the development plan. This is reflected in section 9(6) of the 2016 Act which states:

“(6) (a) Subject to paragraph (b), the Board may decide to grant a permission for a proposed strategic housing development in respect of an application under section 4 even where the proposed development, or a part of it, contravenes materially the development plan or local area plan relating to the area concerned.

(b) The Board shall not grant permission under paragraph (a) where the proposed development, or a part of it, contravenes materially the development plan or local area plan relating to the area concerned, in relation to the zoning of the land.

(c) Where the proposed strategic housing 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 Board may only grant permission in accordance with paragraph (a) where it considers that, if section 37(2)(b) of the Act of 2000 were to apply, it would grant permission for the proposed development”.

Principles of Interpretation of development plan

10. It is also relevant for the present purposes to outline general principles of interpretation of the development plan, which might be employed in considering the provisions relating to the Joint Local Area Plan and also the Masterplan requirement. The development plan is to be interpreted and considered from the perspective of a reasonably well informed member of the public. In *Re. X.J.S. Investments Ltd* [1986] IR 750, where McCarthy J stated:

“Certain principles may be stated in respect of the true construction of planning documents:-

(a) To state the obvious, they are not Acts of the Oireachtas or subordinate legislation emanating from skilled draftsmen and inviting the accepted canons of construction applicable to such material.

(b) They are to be construed in their ordinary meaning as it would be understood by members of the public, without legal training as well as by developers and their agents, unless such documents, read as a whole, necessarily indicate some other meaning”.

See also *Clonres v An Bord Pleanala* 2021] IEHC 303 for a recent discussion of the same. Furthermore, it is clear that a development plan is to be interpreted holistically as a whole. This approach has been affirmed in a number of cases. In *Eoin Kelly v An Bord Pleanala* [2022] IEHC 194, Barnville J, stated at para. 192:

“I propose to take the approach which McGovern J. took in Navan, to apply the interpretative principles in XJS, to bear in mind the observations of McGovern J. and, indeed, of Lord Reed in Dundee and to consider the planning documents at issue here, principally, the Retail Planning Guidelines, the Meath Retail Strategy (attached at Appendix 5 to the Development Plan) and the East Meath LAP, in a “holistic way” and to review those documents “as a whole” rather than focussing, as I believe the applicant does, on one part or policy, namely, the sequential approach”.

Similarly, in *Ballyboden v An Bord Pleanala* [2022] IEHC 7, Holland J observed at para. 123:

“...Barnville J in *Eoin Kelly*⁹⁶ and McGovern J in *Navan Co-Ownership*⁹⁷ emphasise the “holistic” interpretation of a development plan “as a whole” and that guidelines and planning strategies should not be interpreted in an excessively technical and over-legalistic manner.”

Also at para. 171:

“Counsel for the Board argued that the intelligent layperson, if surprised by 142 dph on reading the Development Plan as to density on Institutional Lands and in determining whether 142 dph contravenes the Plan, will look at other aspects of the Plan. I accept that the Plan must be read as a whole”.

IV ASSESSMENT

11. As noted above, in determining an SHD application, the Board is required to consider the provisions of the development plan. It may also grant permission for development in material contravention of the development plan, other than relating to zoning, where this is justified by reference to the criteria in section 37(2)(b) of the 2000 Act.
12. Neither the objectives in the Meath County Council development plan relating to the preparation of a Joint Local Area Plan with Kildare County Council nor the Masterplan objectives relating to the Moygaddy lands, constitutes zoning objectives. It therefore follows

that the Board clearly has jurisdiction to grant permission for the proposed development, even if it considers the development involves a material contravention of the development plan, which will be considered below. Each of the relevant objectives may be considered in turn.

1. Joint Local Area Plan between Meath CC and Kildare CC

13. There is nothing in the text of the development plan outlined earlier which in anyway restrains the grant of planning permission for lands in Maynooth pending the preparation and adoption of a Joint Local Area Plan between Meath County Council and Kildare County Council for Maynooth. The development plan refers to the adoption of the such Joint Area Plan during the lifetime of the plan and also refers to the preparation of such plan as a priority. However, to date no such draft plan has even been prepared and it is uncertain when this may be the case. The development plan does not suggest that substantial development should not be granted in the advance of the same. Moreover there is nothing in the objectives relating to the preparation of such joint plan which specifically relates to the lands at Moygaddy.

14. It is important to note that that Maynooth is described as Key Town in Core Strategy of the development plan and this in turn derives from the RSES for the Midlands and Eastern Region. The requirement for a Joint Local Area Plan with Kildare County Council for Maynooth also derives from the RSES and there is nothing in the RSES which suggests that development in Maynooth be put on hold pending the adoption of such Joint Local Area Plan. In fact such an approach would not appear consistent with the status of Maynooth as a Key Town under the RSES. Table 4.2 of the RSES sets out a settlement hierarchy and describes “*Key Towns*” which includes Maynooth as a Metropolitan Key Town. Key Towns are described as:

“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”.

While RPO 4.35 refers to the preparation of the Joint Local Area Plan, other objectives in the RSES relating to Maynooth may be noted such as RPO. 4.34 which states:

“RPO 4.34: Support Maynooth as a key town to act as an economic driver for north Kildare and provide for strategic employment at key locations to improve the economic base of the town and provide for an increased number of local jobs”.

15. There is a requirement for the Board to have regard to the RSES under section 9(2)(f) which refers to:

“the matters referred to in section 143 of the Act of 2000”

Section 143 of the 2000 Act specifically refers to the RSES insofar as it states:

(1) The Board shall, in performing its functions, have regard to—

.....

(c) the National Planning Framework and any regional spatial and economic strategy for the time being in force”

16. For the Board to decline to grant permission on the basis that a Joint Local Area Plan has not yet been prepared or adopted would not appear to be in alignment with either the statutory framework, the development plan or RSES for the Eastern and Midland Region.
17. The judgment in *Element Power Ireland Ltd v An Bord Pleanála* [2017] IEHC 550 is of some note. In this case the Court held the Board had erred in refusing permission for a Strategic Infrastructure Development (SID) wind farm development on the grounds that it was premature, pending the adoption of a national wind energy strategy with a spatial dimension. Haughton J. held:

“49: The Board must operate within the four corners of the statutory framework established under European law and the relevant domestic legislation, particularly the 2000 Act and planning regulations, existing statutory guidelines, and local policy as set out in existing county development plans. The court may look at what might be said to be required or excluded, by implication, by virtue of the subject of matter, scope and purpose of this framework. The Board cannot take decisions based on considerations that fall outside this framework, or based on documents that are preliminary, scoping, proposed, consultative, or otherwise lack the status of statutory guidelines that the Board is obliged to consider.

50. It is also implicit from s.37G(1) of the 2000 Act that the Board cannot have regard to information that is not relevant, unless it is otherwise a matter to which it can have regard under by virtue of the Act.

51. Nothing in s.37G(2), or in s.143, authorises the Board to take into account drafts, or the prospect of new or modified government or local authority policy or objectives. I do not discern any provision in the 2000 Act which would entitle the Board to base a decision to refuse permission on the absence of national or local strategy or policy.”

52: I am of the view that the possibility, even probability, that the documentation considered by the inspector will lead to new government policy and objectives on wind energy strategy, including a spatial dimension, is not a relevant consideration, or one

that the Board is permitted to treat as a reason for refusing permission. The inspector erred in stating that "...the state of flux in the policy framework is a material consideration.

53. Moreover, it cannot be said when new policy or strategy will be adopted, if at all, and planners can only speculate as to its content. This uncertainty is compelling, because the effect of Reason 1 would be to suspend indefinitely the prospect of obtaining permission for a windfarm in this area. The national policy development may take a number of years, and there is no guarantee that it will result in strategy with a spatial dimension. Thereafter there is likely to be further time lapse as the local authorities adopt new local wind strategies with a wind dimension. This is precisely the sort of uncertainty and confusion decried in Ebonwood."

18. While that case concerned draft government policy as opposed to a proposed Joint Local Area Plan, nonetheless the considerations outlined above have certain application to the present context. The proposed Joint Local Area Plan has not even reached the stage of a draft plan being published and so would amount to a disproportionate interference with property rights to defer granting permission until the same is either published or adopted, in particular in circumstances where it is uncertain when it is to be adopted. In fact even if a draft plan had been published it is doubtful whether this is a relevant consideration for the purposes of a determination under section 9 of the 2016 Act. Section 18(3)(a) of the 2000 Act as amended provides for a draft local area plan to be considered in the context of an application under section 34:

"When considering an application for permission under section 34, a planning authority, or the Board on appeal, shall have regard to the provisions of any local area plan prepared for the area to which the application relates, and the authority or the Board may also consider any relevant draft local plan which has been prepared but not yet made in accordance with section 20"

However, the above only applies to an application under section 34 and there is no similar provision relating to an application for a strategic housing development application under section 4 of the 2016 Act. Furthermore section 9(2)(a) of the 2016 Act refers to the Board having regard to "*the provisions of the development plan, including any local area plan if relevant*" but does not refer to a draft local area plan or still less a proposed local area plan.

19. It is therefore clear from all of the above that there is no jurisdictional obstacle to the Board granting permission for the proposed strategic housing development pending the preparation

and/or adoption of the proposed Joint Area Plan between Meath County Council and Kildare County Council. Moreover to indefinitely postpone granting permission for development in Maynooth pending the adoption of a Joint Local Area Plan is not warranted under the RSES and would appear to be at odds with the designation of Maynooth as a Key town.

20. In addition for the sake of completeness it is to be noted the proposed development does not constitute a material contravention of any objectives in the development plan relating to such proposed Joint Local Area Plan and so there is no requirement to invoke the reasons under section 37(2)(b) of the 2000 Act as amended, to justify the same.

2. Masterplan for Lands at Moygaddy

21. As noted under objective MAY OBJ 1 there is requirement to prepare a Masterplan for the development of the land insofar as it refers to the “... *submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority*”. The wording of this objective is somewhat ambiguous regarding the timing of any agreement to the Masterplan. The wording of “with” indicates that the proposed Masterplan is to be submitted “with” the planning application for the development of the plans and it is to be agreed by the Executive in that context. However, the phrase “*prior written agreement*”, is somewhat unclear as what it is “*prior*” to: such as whether prior to the carrying out of any development or prior to the determination of the planning application itself.
22. A development plan requires to be interpreted as a whole and so OBJ MAY 1 should not be read in isolation but must be read in the light of Section 11.0 entitled Masterplan. In fact this is very clear from the fact that the table in Section 11.0 specifically mentions Masterplan 16, which relates to the Moygaddy lands. The text of Section 11.0 states, inter alia:

“A planning application will not be considered in the absence of the Master Plan being agreed in writing with the Planning Authority unless it can be demonstrated that the application will not undermine the objectives of the Master Plan being achieved” (our emphasis underlined)

Thus reading Section 11.0 together with OBJ MAY 1, the timing of written agreement of the planning authority is still not entirely clear, in particular whether the written agreement can be obtained in the context of the application. If this was the case the only aspect of the application which might initially be considered is the Masterplan and if this is subject to written agreement, then further consideration might be given to the planning application. It is not clear whether this is procedurally practical or possible (if this is what the objective intended) in particular in the context of the time limits required for the determination of a planning application whether

under section 34 of the 2000 Act or under the 2016. If the Masterplan was subject to written agreement prior to the submission of the planning application, then this would not present these practical issues.

23. However, irrespective of this matter of timing as to when the written agreement to the Masterplan is required, OBJ MAY 1 when read together with Section 11.0 means that there is no requirement for an agreed Masterplan where it is demonstrated that the application will not undermine the objectives of the Master Plan being achieved. Thus Section 11.0 qualifies the requirement for the prior written agreement of a Masterplan. Thus an application for development at Moygaddy can be both considered and granted in the absence of an agreed Masterplan where it is demonstrated that the application will not undermine the objectives of the Master Plan being achieved. This qualification is understandable as otherwise the development could be indefinitely delayed by the failure of the planning authority to agree to the Masterplan, in particular where there is no prescribed time limit or set procedure for the planning authority to agree.

24. As regards what are the objectives of the Masterplan, these might be gleaned from the text of development plan in Section 11. 0 and OBJ MAY 1. Thus Section 11.0 refers to Masterplan:

“...to ensure an integrated approach is taken to the phasing, management, and development of lands within the Master Plan Area”

The Table in Section 11.0 also refers to development at Moygaddy:

“.....incorporating a range of employment, residential and community support opportunities.”

In addition OBJ MAY 1 sets out six matters which a Masterplan is required to address which could be said to reflect objectives which again may be reiterated:

1. *A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required.*
2. *Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road.*
3. *Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development;*
4. *Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place;*

5. *Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.*
6. *Urban design and landscape design statement.*

The underlined portions of the matters above could be said to reflect objectives of the Masterplan. If it is demonstrated that the proposed development will not “*undermine*” the objectives to be achieved, then the application can be considered and granted in accordance with Section 11.0. It is not therefore necessary that the proposed development itself achieves the objectives of the Masterplan, so long as it does not “*undermine*” the same. However, it is noted that in respect of the 6 planning applications to be lodged by the Querist this includes development for the Maynooth Outer Orbital Road.

25. Where a proposed draft Masterplan is submitted with the planning application which addresses the six matters set out in OBJ. MAY 1, (even if it not subject to the written agreement of the planning authority), this may serve to assist in demonstrating that the proposed development does not undermine the objectives to be achieved by the Masterplan. Moreover if the proposed development, the subject matter of the application, entails or does not undermine that:

“an integrated approach is taken to the phasing, management, and development of lands within the Master Plan Area”

and also does not undermine:

“...range of employment, residential and community support opportunities”

this will align the description of the development in Masterplan area as described in Section 11.0. It is noted that the 6 applications includes residential development for 360 residential homes (Site C), Site A (employment zone), Site B (Healthcare facilities) therefore aligns with Section 11.0 where it refer to lands incorporating a “... *range of employment, residential and community support opportunities*”.

26. It follows that where it is demonstrated that the application will not undermine the objectives of the Master Plan being achieved as described above, then the proposed development will not be in material contravention of OBJ MAY 1, when read in the light of Section 11.0. In order for the Board to grant permission for such development it will not require to invoke its material contravention jurisdiction under section 9(6)(b) of the 2016 Act by justifying the same by reference to reasons set out in section 37(2)(b) of the 2000 Act.

Material Contravention

27. In the alternative to the above, insofar it has not been demonstrated that the proposed development will not undermine the Masterplan objectives and where there is a potential material contravention of OBJ MAY 1, it is clear that the Board can justify the same by reference to the criteria set out in section 37(2)(b). The criteria to be applied by the Board are:

“Where a planning authority has decided to refuse permission on the grounds that a proposed development materially contravenes the development plan, the Board may only grant permission in accordance with *paragraph (a)* where it considers that—

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

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

(iii) permission for the proposed development should be granted having regard to regional spatial and economic strategy 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

(iv) 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”.

It is matter for the planning application to address the same however, some brief observations may be made in respect of the above. As regards section 37(2)(b)(i), as the site, is the subject matter of specific objectives in the development plan, this would indicate that the development of the same is of strategic importance. In addition, the fact it is a large development site in Maynooth which is identified as a Key Town in the RSES would also support a claim that it is of strategic importance.

28. As noted above insofar as Section 11.0 of the Maynooth Environs of the development plan cannot be read in harmony with OBJ MAY 1 then this would constitute conflicting objectives within the meaning of section 37(2)(b)(ii). Also in terms of section 37(2)(b)(iii) Maynooth is identified as a key town and as such an economic driver for North Kildare under RPO. 4.34 of the RSES for the Eastern and Midlands Region.

Strategic Environmental Assessment

29. For the sake of completeness I might briefly address any issues relating to Strategic Environmental Assessment and the Masterplan. It is to be noted that the issue of whether an SEA screening may be required in respect of Masterplan is the subject of a preliminary reference for the European Court in *Kerins v An Bord Pleanála* [2021] IEHC 369. However, this simply does not arise in the present instances for the following reasons. Firstly, if the qualification to the Masterplan requirement is demonstrated, then no Masterplan is required. Secondly, the issue of an SEA could only potentially arise in the context of an agreement to the Masterplan by the Council. However, the Masterplan has not been agreed by the Council and there is no attempt to rely on an agreed Masterplan in the context of the planning application. An SEA has therefore no relevance to the consideration of the present planning application.

CONCLUSION

30. It is clearly within the jurisdiction of the Board to grant planning permission for the proposed strategic housing development at Moygaddy, Maynooth, County Meath, in circumstances notwithstanding that:

- (i) A Joint Local Area Plan between Meath County Council and Kildare County Council has not been prepared
- (ii) A Masterplan for the lands has not been agreed and adopted by the Council

STEPHEN DODD SC

4th September 2022



APPENDIX 3

DEVELOPMENT STATISTICS SHEET & HOUSING QUALITY ASSESSMENT

HOUSING QUALITY ASSESSMENT

UNIT TYPE	AREA (M ²)	QUANTITY					TOTAL	% DUAL ASPECT
		CRECHE	1 BED (2 Person)	2 BED (4 Person)	3 BED (5 Person)	4 BED (6 Person)		
APARTMENTS								
BLOCK A	2,124		13	18			31	19 of 31
BLOCK B	2,124		13	18			31	19 of 31
TOTAL	4,248		26	36	0	0	62	61%
DUPLEX								
BLOCK A	1,424		10	10			20	20 of 20
BLOCK B	995		7	7			14	14 of 14
BLOCK C	1,139		8	8			16	16 of 16
BLOCK D	1,563		11	11			22	22 of 22
BLOCK E	952		6	6			12	12 of 12
BLOCK F	1,324		9	9			18	18 of 18
TOTAL	7,397		51	51	0	0	102	100%
HOUSES								
	22,328		0	19	156	21	196	
TOTAL RESIDENTIAL UNITS	33,974		77	106	156	21	360	
			21%	29%	43%	6%	100%	%
CRECHE	514	1						
SCOUT DEN	220							
OVERALL TOTAL	34,707							

PROJECT STATISTICS			
OVERALL SITE AREA		195,223 sq.m	19.52 ha
DEVELOPABLE SITE AREA			7.89 ha
DENSITY			45.6 units per ha
*note developable site area equals overall site area less access road & High Amenity Lands			
HIGH AMENITY LANDS			6.99 ha
PLOT RATIO - (Residential lands)			0.40
PLOT RATIO - (Residential & High Amenity Lands)			0.18
SITE COVERAGE GROSS			
(incl. creche, Scout Den, external Bin Stores, external Bike stores & ESB Sub stations)			
			10%
10% REQUIRED POS			0.79 ha
OPEN SPACE PROVIDED			0.99 ha (12.5%)
COMMUNAL OPEN SPACE			
		REQUIRED	PROVIDED
DUPLEX BLOCK A & APT BLOCK A	120 + 198sqm =	318sqm	319sqm
DUPLEX BLOCK B & C	84 + 96sqm =	180sqm	181sqm
DUPLEX BLOCK D & APT BLOCK B	132 + 198sqm =	330sqm	371sqm
DUPLEX BLOCK E & F	72 + 108sqm =	180sqm	331sqm
TOTAL		1008sqm	1202sqm
			119%
CRECHE PROVISION			
Note: Creche based on provision for Phase 1A Lands (i.e. 185 houses (20 (4-bed) + 155 (3-bed) + 10 (50% 2-bed)) + 26 (50% 2-bed duplex) + 19 (50% 2-bed apartments) = 230* units with 230 / 75 x 20 child spaces = Creche required for 61 children			
*1-Bed Apartments & 50% of 2-Bed Apartments Discounted in Creche Unit Calculations			

Moygaddy Castle **STAGE 3**

21006

Date: August 2022

M C O R M

MECHANICAL ELECTRICAL PLUMBING ARCHITECTURE

HOUSING QUALITY ASSESSMENT

Apartments

CORE	APT NUMBER	APT TYPE	No. 1 BEDS	No. 2 BEDS	BED SPACES	UNIT AREA m ²	Agg. LIVING AREA m ²	BED 1 AREA m ²	BED 2 AREA m ²	Agg. BED AREA m ²	STORE AREA m ²	PRIVATE OPEN SPACE M ²	SINGLE ASPECT	DUAL ASPECT	
Block A (Ground Floor)															
CORE 1	1	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
	2	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1	
	3	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1	
	4	C4	1		2	61.5	31.40	14.50		14.50	5.80	5.00	1		
	5	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1		
	6	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1		
	7	A			1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
Block A (First Floor)															
CORE 1	8	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
	9	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1	
	10	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1	
	11	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1		
	12	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1		
	13	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1		
	14	D			1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
	15	A			1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
Block A (Second Floor)															
CORE 1	16	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
	17	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1	
	18	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1	
	19	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1		
	20	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1		
	21	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1		
	22	D			1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
	23	A			1	4	81.1	30.00	13.90	11.50	25.40	6.00	7.00		1
Block A (Third Floor)															
CORE 1	24	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
	25	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1	
	26	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1	
	27	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1		
	28	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1		
	29	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1		
	30	D			1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
31	A			1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
BLOCK 'A' TOTAL															
	31		13	18	98	2124.2						191.00	12	19	

Moygaddy Castle STAGE 3

21006

Date: August 2022

M C O R M

MEMORIAL CONSULTING SERVICES ARCHITECTS

HOUSING QUALITY ASSESSMENT

Apartments

CORE	APT NUMBER	APT TYPE	No. 1 BEDS	No. 2 BEDS	BED SPACES	UNIT AREA m ²	Agg. LIVING AREA m ²	BED 1 AREA m ²	BED 2 AREA m ²	Agg. BED AREA m ²	STORE AREA m ²	PRIVATE OPEN SPACE M ²	SINGLE ASPECT	DUAL ASPECT
Block B (Ground Floor)														
CORE 1	1	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	2	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	3	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	4	C4	1		2	61.5	31.40	14.50		14.50	5.80	5.00	1	
	5	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	6	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	7	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
Block B (First Floor)														
CORE 1	8	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	9	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	10	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	11	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1	
	12	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	13	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	14	D		1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
15	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
Block B (Second Floor)														
CORE 1	16	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	17	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	18	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	19	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1	
	20	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	21	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	22	D		1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
23	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
Block B (Third Floor)														
CORE 1	24	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1
	25	B		1	4	86.4	35.00	13.50	11.60	25.10	6.00	7.00		1
	26	C	1		2	50.4	24.00	12.10		12.10	3.00	5.00		1
	27	A1		1	4	79.9	30.00	13.90	11.50	25.40	6.00	7.00	1	
	28	C2	1		2	47.7	23.10	11.90		11.90	3.00	5.00	1	
	29	C1	1		2	47.7	23.30	11.90		11.90	3.00	5.00	1	
	30	D		1	4	81.8	30.50	15.60	12.10	27.70	6.00	7.00		1
31	A		1	4	81.1	31.00	13.90	11.50	25.40	6.00	7.00		1	
BLOCK 'B' TOTAL			31		13	18	98	2124.2				191	12	19
APARTMENT TOTALS					26	36	196	4248				382	24	38
			62				50*	78.1%						63.0%

OVERALL UNITS WITH FLOOR AREA 10% GREATER THAN MIN:

*50 Units associated with Block A & B (50 of 64 = 78.1%)

HOUSING QUALITY ASSESSMENT

UNIT TYPE	AREA (M ²)	QUANTITY					% DUAL ASPECT
		CRECHE	1 BED (2 Person)	2 BED (4 Person)	3 BED (5 Person)	4 BED (6 Person)	

PROJECT STATISTICS

CAR PARKING

BICYCLE PARKING

APARTMENT BLOCK A (31 UNITS)			APARTMENT BLOCK B (31 UNITS)			DUPLEX BLOCK A (20 UNITS)			DUPLEX BLOCK B & C (30 UNITS)			DUPLEX BLOCK D (22 UNITS)			DUPLEX BLOCK E & F (30 UNITS)		
Total Spaces (1.25 per Apartment Unit):			38.75			39 surface			Total (1 per Unit + 1 visitor for every 2no. units)			47			31 secure + 16 surface		
includes:			1 Disabled + 8 Visitor *			(includes 1 no. Surface Level EV Space (of which 1 no. EV spaces provided))			includes:			Resident 31 Visitor 16			(secure) 16 (surface parking)		
Total Spaces (1.25 per Apartment Unit):			38.75			39 surface			Total (1 per Unit + 1 visitor for every 2no. units)			47			32 secure + 16 surface		
includes:			1 Disabled + 8 Visitor *			(includes 1 no. Surface Level EV Space (of which 1 no. EV spaces provided))			includes:			Resident 32 Visitor 16			(secure) 16 (surface parking)		
Total Spaces (1.25 per Apartment Unit):			25			25 surface			Total (1 per Unit + 1 visitor for every 2no. units)			30			20 secure + 10 surface		
includes:			1 Disabled + 5 Visitor *			(includes 1 no. Surface Level EV Space (of which 1 no. EV spaces provided))			includes:			Resident 20 Visitor 10			(secure) 10 (surface parking)		
Total Spaces (1.25 per Apartment Unit):			38			38 surface			Total (1 per Unit + 1 visitor for every 2no. units)			45			30 secure + 15 surface		
includes:			1 Disabled + 8 Visitor *			(includes 1 no. Surface Level EV Space (of which 1 no. EV spaces provided))			includes:			Resident 30 Visitor 15			(secure) 15 (surface parking)		
Total Spaces (1.25 per Apartment Unit):			28			28 surface			Total (1 per Unit + 1 visitor for every 2no. units)			33			22 secure + 11 surface		
includes:			1 Disabled + 8 Visitor *			(includes 1 no. Surface Level EV Space (of which 1 no. EV spaces provided))			includes:			Resident 22 Visitor 11			(secure) 11 (surface parking)		
Total Spaces (1.25 per Apartment Unit):			38			38 surface			Total (1 per Unit + 1 visitor for every 2no. units)			45			30 secure + 15 surface		
includes:			1 Disabled + 8 Visitor *			(includes 1 no. Surface Level EV Space (of which 1 no. EV spaces provided))			includes:			Resident 30 Visitor 15			(secure) 15 (surface parking)		

* Provision of facilities for the charging of battery operated cars at a rate of up to 5% of the total car parking spaces. All House parking spaces will be constructed to be capable of accommodating future charging points, as required.

Car Parking

Bicycle Parking

CRECHE			SCOUT DEN			PUBLIC PARK					
Total Spaces			29			6			24		
includes:			Setdown/Drop off 5			(6 surface)			(24 surface)		
Total Spaces			12			12			12		
includes:			Total (1 per 1 Staff member)			Total Spaces			Total Spaces		
			12			12			12		
			(12 surface)			(12 surface)			(12 surface)		

* An additional 18 spaces have been provided for dual-use parking spaces for Public Park & future expansion of Creche. Please refer to the site plan drawing for the location of these spaces.

Moygaddy Castle STAGE 3

21006

Date: August 2022



HOUSING QUALITY ASSESSMENT

Duplexes

BLOCK	UNIT QUANTITY	1 BED No's (2 Person)	2 BED No's (4 Person)	BED SPACES	UNIT AREA m ²	Agg. LIVING AREA m ²	BED 1 Area m ²	BED 2 Area m ²	Agg. BED AREA m ²	STORE AREA m ²	PRIVATE OPEN SPACE ²	Orientation	ASPECT
Block A													
Ground Floor APT Type A	10	10		20.0	45.1	25.3	11.8		11.8	3.1	50.0	NW/SE	Dual
Duplex Type B	9		9	36	97.0	32.9	14.7	11.5	26.2	4.8 + Attic	63.0	NW/SE	Dual
Duplex Type B1	1		1	4	99.5	35.0	14.7		26.2	4.8 + Attic	7.0	NW/SE	Dual
DUPLEX 'A' TOTAL	20	10	10								120		
Block B													
Ground Floor APT Type A	6	6		12	45.1	25.3	11.8		11.8	3.1	30.0	NE/SW	Dual
Ground Floor APT Type A1	1	1		2	45.1	25.3	11.8		11.8	3.1	5.0	NE/SW	Dual
Duplex Type B	7		7	28	97.0	32.9	14.7	11.5	26.2	4.8 + Attic	49.0	NE/SW	Dual
DUPLEX 'B' TOTAL	14	7	7								84		
Block C													
Ground Floor APT Type A	8	8		16	45.1	25.3	11.8		11.8	3.1	40.0	SE/NW	Dual
Duplex Type B	7		7	28	97.0	32.9	14.7	11.5	26.2	4.8 + Attic	49.0	SE/NW	Dual
Duplex Type B1	1		1	4	99.5	35.0	14.7	11.5	26.2	4.8 + Attic	7.0	SE/NW	Dual
DUPLEX 'C' TOTAL	16	8	8								96		
Block D													
Ground Floor APT Type A	10	10		20	45.1	25.3	11.8		11.8	3.0	50.0	N/S	Dual
Ground Floor APT Type A1	1	1		2	45.1	25.3	11.8		11.8	3.0	5.0	N/S	Dual
Duplex Type B	11		11	44	97.0	32.9	14.7	11.5	26.2	4.8 + Attic	77.0	N/S	Dual
DUPLEX 'D' TOTAL	22	11	11								132		
Block E													
Ground Floor APT Type A	4	4		8	54.5	30.6	13.5		13.5	3.5	20.0	E/W	Dual
Ground Floor APT Type A2	2	2		4	59.8	37.0	13.5		13.5	3.5	10.0	E/W	Dual
Duplex Type B	3		3	12	97.0	32.6	14.7	11.7	26.4	4.7 + Attic	21.0	E/W	Dual
Duplex Type B1	1		1	4	99.2	35.0	14.7	11.7	26.4	4.7 + Attic	7.0	E/W	Dual
Duplex Type B2	2		2	8	112.3	39.8	16.3	15.6	31.9	4.7 + Attic	14.0	E/W	Dual
DUPLEX 'E' TOTAL	12	6	6								72		
Block F													
Ground Floor APT Type A	6	6		12	45.1	25.7	11.5		11.5	3.0	30.0	E/W	Dual
Ground Floor APT Type A1	1	1		2	45.1	26.0	11.5		11.5	3.0	5.0	E/W	Dual
Ground Floor APT Type A2	2	2		4	52.2	31.9	11.5		11.5	3.0	10.0	E/W	Dual
Duplex Type B	7		7	28	97.0	32.6	14.7	11.7	26.4	4.7 + Attic	49.0	E/W	Dual
Duplex Type B2	2		2	8	112.3	39.8	16.3	15.6	31.9	4.7 + Attic	14.0	E/W	Dual
DUPLEX 'F' TOTAL	18	9	9								108.0		
TOTAL	102	51	51	306	1632.1						612.0		100.0%

HOUSING QUALITY ASSESSMENT

HOUSING QUALITY ASSESSMENT

Houses

TYPES	DESCRIPTION	2 BED No's (4 Person)	3 BED No's (5 Person)	4 BED No's (6 Person)	TOTAL Hse No's	HEIGHT	BEDSPACE No's	Hse Area m ²	TOTAL Hse Area m ²	Agg. LIVING Area m ²	BED 1	BED 2	BED 3	BED 4	Agg. BED Area m ²	STORE	GARDEN AREA M ²	ASPECT	
Overall		4	5	7															
House Type A	3 Bed - Semi-Detached-Wide Frontage		7		7	2 Storey	35	123.0	861.0	45.5	15.3	10.0	13.4		38.7	4.75 + Attic	Min 60m ² +	Dual	
House Type B	4 Bed - Semi-Detached-Corner			7	7	2 Storey	49	145.4	1017.8	54.4	14.8	11.4	12.0	11.0	49.2	6.4 + Attic	Min 75m ² +	Dual	
House Type C	3 Bed - Semi-Detached/Mid Terrace		126		126	2 Storey	630	113.0	14238.0	42.5	13.2	14.4	7.8		35.4	3.5 + Attic	Min 60m ² +	Dual	
House Type C1	3 Bed - Semi-Detached/End Terrace		23		23	2 Storey	115	114.0	2622.0	40.4	18.2	11.5	8.1		37.8	3.1 + Attic	Min 60m ² +	Dual	
House Type D	4 Bed - Semi-Detached/Mid Terrace			9	9	2 Storey	63	136.2	1225.8	47.2	14.2	12.0	10.0	10.5	46.7	5.9 + Attic	Min 75m ² +	Dual	
House Type D1	4 Bed - Semi-Detached/End Terrace			5	5	2 Storey	35	137.6	688.0	54.2	14.2	12.0	10.0	10.5	46.7	5.9 + Attic	Min 75m ² +	Dual	
House Type E	2 Bed - Mid Terrace	18			18	2 Storey	72	88.2	1587.6	30.9	13.0	12.6			25.6	6.8 + Attic	Min 55m ² +	Dual	
House Type E1	2 Bed - End Terrace	1			1	2 Storey	4	88.2	88.2	30.2	13.0	12.6			25.6	5.4 + Attic	Min 55m ² +	Dual	
TOTAL		19	156	21	196		1003		22328.4										
Character Area 2																			
House Type C	3 Bed - Mid Terrace		18		18	2 Storey	90	113.0	2034.0	42.5	13.2	14.4	7.8		35.4	3.5 + Attic	Min 60m ² +	Dual	
House Type C1	3 Bed - End Terrace		4		4	2 Storey	20	114.0	456.0	40.4	18.2	11.5	8.1		37.8	3.1 + Attic	Min 60m ² +	Dual	
House Type E	2 Bed - Mid Terrace	6			6	2 Storey	24	88.2	529.2	30.9	13.0	12.6			25.6	6.8 + Attic	Min 55m ² +	Dual	
House Type E1	2 Bed - End Terrace	1			1	2 Storey	4	88.2	88.2	30.2	13.0	12.6			25.6	5.4 + Attic	Min 55m ² +	Dual	
TOTAL		7	22	0	29		138		3107.4										
Character Area 3																			
House Type A	3 Bed - Semi-Detached-Wide Frontage		7		7	2 Storey	35	123.0	861.0	45.5	15.3	10.0	13.4		38.7	4.75 + Attic	Min 60m ² +	Dual	
House Type B	4 Bed - Semi-Detached-Corner			7	7	2 Storey	49	145.4	1017.8	54.4	14.8	11.4	12.0	11.0	49.2	6.4 + Attic	Min 75m ² +	Dual	
House Type C	3 Bed - Semi-Detached/Mid Terrace		67		67	2 Storey	335	114.0	7638.0	42.7	13.0	14.6	7.8		35.4	3.5 + Attic	Min 60m ² +	Dual	
House Type C1	3 Bed - Semi-Detached/End Terrace		11		11	2 Storey	55	114.0	1254.0	40.4	18.2	11.5	8.1		37.8	3.1 + Attic	Min 60m ² +	Dual	
House Type D	4 Bed - Semi-Detached/Mid Terrace			9	9	2 Storey	63	136.2	1225.8	47.2	14.2	12.0	10.0	10.5	46.7	5.9 + Attic	Min 75m ² +	Dual	
House Type D1	4 Bed - Semi-Detached/End Terrace			5	5	2 Storey	35	137.6	688.0	54.2	14.2	12.0	10.0	10.5	46.7	5.9 + Attic	Min 75m ² +	Dual	
House Type E	2 Bed - Mid Terrace	12			12	2 Storey	48	88.2	1058.4	30.9	13.0	12.6			25.6	6.8 + Attic	Min 55m ² +	Dual	
TOTAL		12	85	21	118		536		13743.0										
Character Area 4																			
House Type C	3 Bed - Semi-Detached/Mid Terrace		41		41	2 Storey	205	113.0	4633.0	42.5	13.2	14.4	7.8		35.4	3.5 + Attic	Min 60m ² +	Dual	
House Type C1	3 Bed - Semi-Detached/End Terrace		8		8	2 Storey	40	114.0	912.0	40.4	18.2	11.5	8.1		37.8	3.1 + Attic	Min 60m ² +	Dual	
TOTAL		0	49	0	49		245		5545.0										
TOTALS		19	156	21	196				22395.4										
% of total Houses		10%	80%	11%															

Rear Garden Sizes

Note: Garden sizes correspond to Min Requirement as per Meath Co Council's Development Plan = 55m² for 2 Bed, 60m² for 3 Bed & 75m² for 4 Bed+

HOUSING QUALITY ASSESSMENT



APPENDIX 4

PART V DETAILS AND COSTINGS

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,
Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

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Meath County Council

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Registration No.: 00172770

Housing Department - Direct Line 046 909 7264
19th August 2022.

Mr Vincent O'Farrell
OFQS
42 Dawson Street,
Dublin 2.

"Subject to Agreement/ Agreement Denied"

Re: Part V proposal - Application for Planning Permission for 360 No. residential units (194 no. houses, 166 no. apartments) Moygaddy, Maynooth Environs, Co. Meath. Developers – Sky Castle Ltd

Dear Vincent,

I refer to your proposals received in this office on the 18th August 2022 regarding the provision of housing in accordance with the requirements of Section 94(4) and Sections 96(2) and (3), (Part V) of the Planning & Development Act 2000, as amended, for the above mentioned development on the lands which is subject to an application for planning permission in the townland of Moygaddy, Maynooth, Co. Meath.

Subject to being granted Planning Permission, the Housing Authority agrees in principle to your proposal to comply with your Part V requirements by means of the building and transfer of 10% of the units, being 36 No. social units to the ownership of the Planning Authority, or to the ownership of persons nominated by the Authority.

The following is a breakdown of the Part V units by unit type as identified on Drawing Number PL107 dated July 2022 which is acceptable to the Housing Authority:-

Houses (13 Units)

- 10 No. X 3 Bedroom houses - House Type C
- 3 No X 2 Bedroom houses – House Type E

Duplex Block A-F (12 Units)

Block A (2 Units)

- 1 No. X 1 Bedroom Duplex Ground Floor Apartment
- 1 No. X 2 Bedroom Duplex Apartment

Block B (2 Units)

- 1 No. X 1 Bedroom Duplex Ground Floor Apartment
- 1 No. X 2 Bedroom Duplex Apartment

Block C (2 Units)

- 1 No. X 1 Bedroom Duplex Ground Floor Apartment
- 1 No. X 2 Bedroom Duplex Apartment

Block D (2 Units)

- 1 No. X 1 Bedroom Duplex Ground Floor Apartment
- 1 No. X 2 Bedroom Duplex Apartment

Block E (2 Units)

- 1 No. X 1 Bedroom Duplex Ground Floor Apartment
- 1 No. X 2 Bedroom Duplex Apartment

Block F (2 Units)

- 1 No. X 1 Bedroom Duplex Ground Floor Apartment
- 1 No. X 2 Bedroom Duplex Apartment

Apartment Blocks A&B (11 Units)

Apartment Block A – 7 units

- 4 No. X 1 Bedroom Apartments – Type C1
- 3 No. X 2 Bedroom Apartments – Type A1 on floors 1, 2 and 3

Apartment Block B – 4 units

- 4 No. X 1 Bedroom Apartments – Type C1

Land valuations, unit costs, and internal finishes shall be agreed with the Housing Authority following the Grant of Planning Permission. The purchase of these housing units by the Housing Authority is subject to funding approval from the Department of Housing, Local Government and Heritage.

For the record, I would point out that Meath County Council engage in discussions/correspondence with Developers concerning their proposals for compliance with Part V on the basis that nothing is agreed until everything is agreed and that no agreement is deemed to be concluded until such time as a formal letter is issued from Meath County Council confirming compliance with Part V.

Yours faithfully,



Brendan Fulham
Administrative Officer

Sky Castle Limited
23 Rockhill
Blackrock
Co Dublin
By email only

17 August 2022

Our Ref: DM/DM/GLEN02/0023

Your Ref:

Matter: Acquisition of lands at Moygaddy, Maynooth, County Meath

Dear Mr Barrett,

Further to your query we confirm that Sky Castle Limited acquired its interest in the lands comprised in Folio MH62919F on the 1st September 2020.

Yours faithfully,



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Consultants Aileen Cosgrove, Billy Parker, Fergus Hennessy, Kevin Mays

Solicitors Gráinne Adams, Grace Burrows, David Carroll, Brian Connolly, Sarah Coughlan, Andrea de Courcey, Tanya Egan, Emer Fitzhenry, Olga Gaffney, Niamh Greene, Denise Howlin, Joe Kane, Richie Leahy, Eoin Mackessy, Margaret McCarthy, Katie Moylan, Grace Mulvaney, Aoibheann O'Grady, Ruairi O'Malley, Ruth O'Mara, Aislinn Power, Conor Rock, Geoffrey Rooney, Eimear Rothwell, Hazel Ruane, Gary Thompson, Lisa Webb

VAT No 9822355C



GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS, CONSULTANT ENGINEER'S DRAWINGS AND SPECIFICATIONS & LANDSCAPE ARCHITECT'S DRAWINGS. REFER TO ARCHITECT'S SITE PLAN FOR NORTH ORIENTATION.

LEVELS GIVEN ON DRAWINGS ARE GIVEN TO A LOCAL ABSOLUTE ZERO LEVEL FOR SPECIFIC LEVELS DEPENDING ON INDIVIDUAL UNIT LOCATION. REFER TO ARCHITECT'S CONTEXT SECTIONS AND ENGINEER'S DRAWINGS WHERE LEVELS ARE ALL GIVEN IN RELATION TO LAND SURVEYOR'S BENCHMARK BASED ON MALIN HEAD DATUM LEVEL.

LEGEND

— SITE BOUNDARY OF PLANNING APPLICATION

PART V ALLOCATION 36 UNITS TOTAL (10%)

- **HOUSES (13 UNITS)**
 - 3-BED HOUSE TYPE C (10 UNITS)
 - 2-BED HOUSE TYPE E (3 UNITS)
- **DUPLEX BLOCK A-F (12 UNITS)**
 - DUPLEX BLOCK A (2 UNITS)**
 - 1-BED DUPLEX GROUND FLOOR APARTMENT (1 UNIT)
 - 2-BED DUPLEX APARTMENT (1 UNIT)
 - DUPLEX BLOCK B (2 UNITS)**
 - 1-BED DUPLEX GROUND FLOOR APARTMENT (1 UNIT)
 - 2-BED DUPLEX APARTMENT (1 UNIT)
 - DUPLEX BLOCK C (2 UNITS)**
 - 1-BED DUPLEX GROUND FLOOR APARTMENT (1 UNIT)
 - 2-BED DUPLEX APARTMENT (1 UNIT)
 - DUPLEX BLOCK D (2 UNITS)**
 - 1-BED DUPLEX GROUND FLOOR APARTMENT (1 UNIT)
 - 2-BED DUPLEX APARTMENT (1 UNIT)
 - DUPLEX BLOCK E (2 UNITS)**
 - 1-BED DUPLEX GROUND FLOOR APARTMENT (1 UNIT)
 - 2-BED DUPLEX APARTMENT (1 UNIT)
 - DUPLEX BLOCK F (2 UNITS)**
 - 1-BED DUPLEX GROUND FLOOR APARTMENT (1 UNIT)
 - 2-BED DUPLEX APARTMENT (1 UNIT)
- **APARTMENT BLOCKS A & B (11 UNITS)**
 - APARTMENT BLOCK A (7 UNITS)**
 - 1-BED APARTMENT TYPE C1 (4 UNITS)
 - 2-BED APARTMENT TYPE A1 (3 UNITS - FIRST TO THIRD FLOOR)
 - APARTMENT BLOCK B (4 UNITS)**
 - 1-BED APARTMENT TYPE C1 (4 UNITS)

PART V TOTALS			
1-BED	2-BED	3-BED	TOTAL
11	12	10	36
33%	33%	28%	100%

NOTES:
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

REVISIONS		
DATE	DESCRIPTION	No.

	PROJECT TITLE	DATE	DRAWN BY
	Moygaddy, Maynooth, Co. Meath	Aug 22	JC
	DRAWING TITLE	SCALE	DATE
Site Layout Plan	1:1250 (A1)	-	-
Part V	28/NO	21006	PL108

1. Grafton Street, Dublin 8, Ireland. D08 X4P7
 Tel: +353 (0)1 452 2021 Fax: +353 (0)1 452 2021 Email: mcg@mcg.com

**PART V COMPLIANCE - ESTIMATE COST PROPOSAL
(PLANNING STAGE)**

PART V							
DEVELOPER/CONTRACTOR SKY CASTLE LTD.							
SCHEME MOYGADDY - SHD (Residential - 360)							
		2 - BED HSE	3 - BED HSE	1 - BED APT	2 - BED DPLEX	2 - BED APT	1 - BED APT
		Type E 906	Type C 1,227	Type A 485	Type B 1,044	Type A1 860	Type C1 518
MAIN COST SUMMARY		Total Cost	Total Cost	Total Cost	Total Cost	Total Cost	Total Cost
BUILDING COSTS	Page Ref.						
Substructures - Basement Car-Parking	2	0.00	0.00	0.00	0.00	0.00	0.00
Substructures Generally	3	14,512.50	17,737.50	10,750.00	13,437.50	16,125.00	13,437.50
Superstructures	4	131,691.36	150,988.17	114,444.69	135,407.72	162,314.00	131,725.94
External Works	5	13,693.61	15,018.61	8,017.36	9,361.11	9,361.11	8,017.36
Site Development Works	6	21,649.31	24,336.81	21,111.81	23,799.31	30,936.11	26,098.61
Abnormal Works	7	19,027.78	19,027.78	19,027.78	19,027.78	19,027.78	19,027.78
Indirect Project Costs	8	42,026.91	45,976.38	39,263.43	42,862.07	47,637.04	42,507.66
Total:	1	242,601.47	273,085.24	212,615.07	243,895.48	285,401.05	240,814.85
DEVELOPMENT COSTS							
Professional Fees (1-7 Tot.)	9	21,920.56	21,920.56	21,920.56	21,920.56	21,920.56	21,920.56
Finance Costs 10.0%		26,452.20	29,500.58	23,453.56	26,581.60	30,732.16	26,273.54
Total:	2	48,372.76	51,421.14	45,374.12	48,502.16	52,652.72	48,194.10
CONTRIBUTION							
On Building Costs 10.0%	3	29,097.42	32,450.64	25,798.92	29,239.76	33,805.38	28,900.89
LAND COSTS							
EUUV - (base Unit Site Value carried)	4	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00
SUB-TOTAL (EX. VAT):	1 - 4 above	321,471.65	358,357.02	285,188.10	323,037.40	373,259.14	319,309.84
add:							
Value Added Tax 13.5%		32,751.20	36,866.51	28,703.03	32,925.89	38,529.14	32,510.00
Value Added Tax 23.0%		5,041.73	5,041.73	5,041.73	5,041.73	5,041.73	5,041.73
TOTAL UNIT COSTS (Incl. VAT):		359,265	400,265	318,933	361,005	416,830	356,862
€ Sale Price / Sqft (incl. VAT)		396.40	326.19	656.98	345.75	484.66	689.26
€ Build Cost / Sqft (ex. VAT)		267.67	222.55	437.97	233.59	331.84	465.12

NO. OF PART V UNITS	3	10	6	6	3	8	36
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TOTAL OVERALL PART V COSTS (Incl. VAT):	€ 1,077,794	€ 4,002,653	€ 1,913,597	€ 2,166,030	€ 1,250,490	€ 2,854,893	€ 13,265,456
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SUMMARY UNIT COST BREAKDOWN		
Unit Types	Beds	Unit Cost (€)
Type E	2 - BED HSE	359,265
Type C	3 - BED HSE	400,265
Type A	1 - BED APT	318,933
Type B	2 - BED DPLEX	361,005
Type A1	2 - BED APT	416,830
Type C1	1 - BED APT	356,862

NOTE: ESTIMATED COSTS ARE AS AT JULY 2022
AND DO NOT INCLUDE FOR FUTURE CONSTRUCTION
COST INFLATION



APPENDIX 5

STATEMENT OF CONSISTENCY MATRIX

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1. COMPLIANCE WITH THE NATIONAL PLANNING FRAMEWORK

Chapter	Policy Objective	Guidance / Requirement	Statement of Consistency
Chapter 2: A New Way Forward	National Policy Objective 1b	A target of 160,000 - 180,000 additional people to be located within the Northern and Western Region	The proposed development will provide 360 no. residential units in the existing settlement of Maynooth Environs.
Chapter 2: A New Way Forward	National Policy Objective 3a	Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.	The proposed development will provide 360 no. residential units in the existing settlement of Maynooth Environs.
Chapter 2: A New Way Forward	National Policy Objective 3b	Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.	The proposed development will provide 360 no. residential units in the existing settlement of Maynooth Environs.
Chapter 4: Making Stronger Urban Places	National Policy Objective 4	Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.	The proposed development has been designed in accordance with the Section 28 ministerial guidance, to a high quality that is attractive, liveable and will integrate communities allowing a high quality of life and well-being.
Chapter 6 - People, Homes and Communities	National Policy Objective 32	To target the delivery of 550,000 additional households to 2040.	The proposed development will provide 360 no. residential units in the existing settlement of Maynooth Environs which will assist in the delivery of additional households.
Chapter 6 - People, Homes and Communities	National Policy Objective 33	Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.	The residential element of the proposed development is located at a site which is zoned primarily as A2 – New

Chapter	Policy Objective	Guidance / Requirement	Statement of Consistency
			Residential, in the Meath County Development Plan 2021-2027.
Chapter 6 – People, Homes and Communities	National Policy Objective 34	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.	<p>The proposed development provides for 360 no. residential units and provides a significant response to Meath’s housing needs. The scheme is in accordance with the Core Strategy allocation set out in the Meath County Development Plan 2021-2027 which came into operation in November 2021. The scheme includes a range of house and apartment types and sizes (21% one-bed; 30% two-bed; 43% three-bed; and 6% four-bed).</p> <p>The proposed residential units have been designed to accommodate the changing needs of a household over time.</p> <p>The Design brief is to create an exemplar of sustainable design to ensure all new development can be delivered in a manner that protects and enhances the biodiversity of the local environment, mitigates climate change and delivers high energy efficiency in accordance with NZEB strategies in all typologies (apartments, duplexes and houses).</p>
Chapter 6 – People, Homes and Communities	National Policy Objective 35	Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights	The proposed development has a density of 45.6 units per hectare. The scheme will provide residential units which range between 2-4 storeys in height.

2. COMPLIANCE WITH SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS (CITIES, TOWNS & VILLAGES), 2009

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
Sequential Approach to the Development	The Guidelines reinforce the need to adopt a sequential approach to the development of land and note in Section 2.3 and 'the sequential approach as set out in the Departments Development Plan Guidelines (DoEHLG, 2007) specifies that zoning shall extend outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference, encouraging infill opportunities...'	The proposed site is zoned as A2 – New Residential land. A proportion of the site is also zoned as H1 – High Amenity, and G1 – Community Infrastructure. A creche, scout den, heritage preservation and public park/green and blue infrastructure are proposed on these lands in accordance with the respective zoning.
Community Facilities	Sustainable neighbourhoods require a range of community facilities, and each district/neighbourhood will need to be considered within its own wider locality, as some facilities may be available in the wider area while others will need to be provided locally	The proposal includes a childcare facility, heritage preservation, a public park, integrated and connected green and blue infrastructure and a scout den.
Density	<p>Larger Cities and Towns (>5,000 population): Section 5.11 of the Guidelines provides for a general range of 35-50 dwelling units/hectare on 'Outer suburban/Greenfield' sites.</p> <p>6.11 Edge of Centre Sites: Development of such sites tend to be predominantly residential in character and given the transitional nature of such sites, densities to a range of 20-35 dwellings per hectare will be appropriate including a wide variety of housing types from detached dwellings to terraced and apartment style accommodation.</p>	<p>The complete area of the settlement of Maynooth Environs, including both Meath and Kildare jurisdictions, had a population of 14,585 people in 2016.</p> <p>The proposed development layout achieves 45 units/hectare which is consistent with the density standards set out in Section 5.11 of the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas</i>.</p> <p>The proposed density of 45.6 units per hectare is above the density standard for edge of centre sites. However, the settlement of Maynooth Environs is</p>

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
		permitted 45 units per hectare within the Meath County Development Plan 2021-2027.

3. COMPLIANCE WITH DESIGN MANUAL FOR URBAN ROADS AND STREETS

Element	Statement of Consistency
Streets and Link Roads	All Link Road and Streets within the development to have a Hierarchy of Widths to include 6.00m for the main link road and where perpendicular parking occurs and 5.0 for the minor roads. Maximum road gradient 1:12 with minimum gradient 1:100. Corner Radii to be 6.0m on external junctions and 3.0m on all internal junctions. Speed Limits to be 30.0 kph. The MOOR will be designed as an arterial route 7.0m wide and have a design speed of 50kph.
Footpaths	All footpaths provided will be a minimum of 1.8m in line with DMURS. Proposed footpath along MOOR will be 2.0m wide. New footpath links will be constructed to enhance connectivity.
Cycle Facilities	The cycle facilities proposed are a combination of dedicated 1.75m off road cycle tracks along the MOOR. In addition there will be on-road cycle facilities which are shared with vehicular traffic and acceptable for low traffic speed urban environments. The New cycle facilities that will be constructed along the MOOR will connect to the existing sections of MOOR already completed and connect on to the Moyglare Road.
Junctions	Both entrance junctions are priority junctions with pedestrian and cycle crossings where required. The MOOR will connect to the L6219 via additional priority junctions. All crossings to have appropriate tactile paving to aid vulnerable road users. Visibility standards maintained at all junctions.
Visibility	The internal development horizontal and vertical visibility to be maintained at all junctions and crossings in line with the 30 kph Design Speed. The MOOR will be design in accordance with a 50kph DMURS Design Speed.

4. COMPLIANCE WITH URBAN DESIGN MANUAL A BEST PRACTICE GUIDE

Criteria	Guidance / Requirement	Statement of Consistency
Context	How does the development respond to its surroundings?	<p>The area is characterised by existing and emerging residential development such as Moyglare Hall and Mariavilla. The proposed development is responsive to the site context and is in keeping with the existing character, amenity, heritage, environment and landscape of the surrounding area. The scheme as proposed conforms with the surrounding area in terms of its scale, height, massing, building line and housing mix.</p>
Connections	How well connected is the new neighbourhood?	<p>The scheme will provide high amenity pedestrian connections. The riverside park links will deliver connections from the subject site to Maynooth Town centre and future phases of development within the Moygaddy masterplan lands, in order to achieve permeability across the lands for walking and cycling journeys. These proposed connections will enable connectivity of the scheme to neighbouring lands through a network of green routes and fully cycle and pedestrian friendly permeable ways, well defined and surrounding by retained existing mature trees and hedgerows.</p> <p>The proposed scheme will incorporate external road connections which will be clear and legible. The regional and local planning policy favours the construction of the MOOR, which will be the main link to Maynooth town centre for car and public transport journeys.</p> <p>The future phases of development at Moygaddy, according to the Meath County Development Plan (2021-2027) and the masterplan framework, envisage a central mix-use hub comprising tourism, sport and leisure facilities, in addition to the aforementioned crèche, included in this application, and strategic development phases in the northern and western lands to include new Medical and Healthcare facilities and Employment Generation.</p>

Criteria	Guidance / Requirement	Statement of Consistency
Inclusivity	How easily can people use and access the development?	<p>Inclusivity is achieved through the provision of a varied mix of residential units, which range from 1 to 4 bed dwellings arranged in traditional housing cells, and blocks of duplex units and apartments. This overall principle is developed by:</p> <ul style="list-style-type: none"> • The provision of 1 to 4 bed units in a proportioned mix, which is in line with current residential needs and expectations, and will therefore generate a diverse community. • Compliance with Part V, delivering a 10% of affordable apartments and houses, 36 units in total, well distributed throughout the scheme. Please refer to architectural drawings for further detail on the Part V plan. • An integrated arrangement of the proposed built fabric, including terraced, semi-detached and wide-frontage houses, and multi-unit blocks, within an inter-connected network of open spaces, both public and communal, and pedestrian-friendly streets, which will enable the delivery of an accessible and inclusive neighbourhood. • The delivery of public spaces, comprised of an interconnected network of the existing landscaped parkland, well-distributed internal pocket parks within the zoned lands, which will include outdoor leisure and amenity facilities for all ages, from children to the elderly, in addition to those with special needs. • A taking-in charge strategy that clearly defines streets and park lands that belong to the local authority, and privately-managed communal spaces and gardens, ensuring appropriate maintenance and adequate accessibility for all. Please refer to architectural drawings for further detail on the taking in charge plan.
Variety	How does the development promote a good mix of activities?	<p>Variety is accomplished by applying the following principles:</p> <ul style="list-style-type: none"> • A dynamic and inter-connected open space network where small scale pocket parks, linked with a pedestrian friendly central street network, and larger park lands promote healthy movement and

Criteria	Guidance / Requirement	Statement of Consistency
		<p>leisure outdoor activities, including park games and a scout den, among others.</p> <ul style="list-style-type: none"> • A people friendly public realm within a residential scheme, with a detailed design of internal streets for a high quality an accessible urban environment. Apartment and duplex blocks will also benefit from adjacent communal private open spaces. • The residential unit mix proposed provides for varied typologies that will increase the variety of housing available in Maynooth. • A new crèche proposed in this application, which is located centrally at the overall Moygaddy lands to serve this and future developments within the Moygaddy masterplan.
Efficiency	How does the development make appropriate use of resources, including land?	<p>The proposed development layout achieves 45.6 units/hectare. The proposed density makes efficient use of these New Residential zoned lands. Traditional housing cells are shaped organically but rationally for an efficient use of land and a maximization of individual private rear gardens, which generally benefit from good orientations.</p> <p>The envisaged development promotes a positive contribution to the existing environment, as it embraces natural systems when designing a well-connected landscaped network of multi-scale open spaces, which contributes to biodiversity preservation and acts as a protection layer for the residential built fabric.</p> <p>Domestic recycling facilities are provided in houses rear gardens and apartments private communal spaces. Drainage and storm attenuation measures are integrated within the open space strategy, in which underground water tanks and permeable paving surfaces contribute to dealing with surface water in an efficient and effective manner, which also connects with the site water courses (Rye River and Moyglare Stream).</p>
Distinctiveness	How do the proposals create a sense of place?	Distinctiveness is particularly relevant in this application as this scheme is the first residential community envisaged within the Moygaddy lands and it will set the tone for future developments. In this regard, external

Criteria	Guidance / Requirement	Statement of Consistency
		<p>and internal legibility is achieved by:</p> <ul style="list-style-type: none"> • A strong character area strategy, which is established using to the different built forms and open space features in the scheme. Higher density cells of multi-unit blocks comprise a specific character area. The housing cells are distributed within additional 3 character areas. • The application of two different brick types, along with distinct elevation treatments for the proposed houses will achieve a particular sense of place in the internal areas of the scheme. • Multi-unit blocks (apartments and duplex units) in the prominent northern areas of the scheme will generate a strong external character and will announce the neighbourhood when arriving from Maynooth town or moving within the Moygaddy lands. • The scheme envisions a centrally-positioned potential focal point, generated by the pedestrian priority streets mid-cross and adjacent pocket park. The integration of both public realm features will reinforce the principal role of this area within the envisaged community. • The overall open space design and external housing cells arrangement takes cognisance of its context and exploits the visual amenity of the surrounding rural landscape at Moygaddy, with particular regard to the park lands envisaged within the bounding zoned High Amenity Lands.
Layout	How does the proposal create people friendly streets and spaces?	<p>The designed layout is a result of a detailed examination of possible relationships between the existing context, the proposed residential built fabric and the envisaged open-space network, which materialises in:</p> <ul style="list-style-type: none"> • A hierarchical street network connected by an internal vehicular loop road, accessed from the external road infrastructure (MOOR and L-6219 & L22143), to pedestrian priority streets (see Figs. 14 & 15) that shape the housing cells and give access to apartment and duplexes parking zones. • Traffic is generally calmed at the two vehicular access points from road L-6219, using visible raised-table junctions. This contributes to

Criteria	Guidance / Requirement	Statement of Consistency
		<p>an informal reduction of speed, gives priority to pedestrian movement and generates a calmed and pleasant neighbourhood.</p> <ul style="list-style-type: none"> • A permeable network of pedestrian routes that enables accessible and enjoyable routes within the scheme, with particular regard on safe movement between the three internal pocket parks by using shared surface calmed streets. • East and western open spaces benefit from multi-unit blocks dynamic frontages that bound and activate them. • Gable walls to central pocket parks and incidental landscaped spaces along the residential community will be enhanced by locating house entrances and special facade treatments, in order to provide an active and positive streetscape where required. • The relevance of the high amenity lands within the overall subject site, owing to their large scale and visual amenity, allows the neighbourhood develop in and around an already “green” environment that provides a ready made attractive backdrops for this new scheme.
Public Realm	How safe, secure and enjoyable are the public areas?	<p>Safety, security and high quality streetscape is ensured by:</p> <ul style="list-style-type: none"> • A strong relationship between the public realm and the built fabric, to ensure that pedestrian friendly streets and pocket parks are adequately overlooked and benefit from informal surveillance. Particularly, most of the internal parks are adjacent to the multi-unit blocks, ensuring a high use and ownership by residents and visitors. • The integration of all public realm items, including hard landscaping features such as carriageways and parking bays, within the landscape strategy, elaborated by RMDA Landscape Architects according to the overall urban design rational. • Public, semiprivate and private domains are legibly distinguished, firstly, by the proper urban form and, secondly, hedgerows and integrated boundary walls to match elevation treatments.
Adaptability	How will the buildings cope with change?	The scheme pursues adaptability by applying a rational use of the residential zoned land, concentrating a generous mix of typologies (houses, duplexes

Criteria	Guidance / Requirement	Statement of Consistency
		<p>and apartments) and dwelling sizes (1 to 4-bed). The scheme has full regard to the following aspects:</p> <ul style="list-style-type: none"> • All residential units, from 1 to 4-bed types, have been conceived to successfully cope with change and adapt to future household needs. They are fully designed applying good-practice lessons and current housing needs and standards. • All buildings will be built in traditional construction. These buildings will be capable of modification to suit the needs of the end user over time, subject to the necessary statutory consents or adherence to the exempted development regulations. • Living areas and bedrooms allow for including home workstations, if required. • Internal alterations and/or extensions to the rear or into attic spaces will be possible should occupiers desire to expand their available space in due course. • The range of unit sizes proposed will allow people to move within the scheme to a larger or smaller unit as their needs change over time.
Privacy and Amenity	How does the scheme provide a decent standard of amenity?	<p>Privacy and Amenity is achieved by means of:</p> <ul style="list-style-type: none"> • Generous rear gardens for all houses, in proportion to its size, ranging from 2 to 4-bed units. Adequate natural lighting is therefore provided • Apartments and duplexes will benefit from private individual terraces (5 sqm for 1-bed and 7 sqm for 2-bed units), along with outdoor communal open spaces, adjoining the multi-unit blocks. • All units incorporate adequate storage spaces, according to their overall size, complying with Meath County Council standards outlined in CDP (2021-2027).
Parking	How will the parking be secure and attractive?	<p>Parking is provided to the following standards:</p> <ul style="list-style-type: none"> • 2 parking spaces per house at the front of each individual entrance door and bike storage in rear gardens.

Criteria	Guidance / Requirement	Statement of Consistency
		<ul style="list-style-type: none"> • 1 resident parking space per unit and 1 visitor space each 4 units for apartment and duplex blocks. • 1 bike space for each apartment and duplex unit in private indoor safe facilities. In addition, 1 space per 2 units is provided for visitors in outdoor sheltered areas, adjacent to each building. • Houses will have bin storage within their private curtilage. • Multi-unit blocks will include communal indoor bin storage for each building.
Detailed Design	How well thought through is the building and landscape design?	<p>Detailed Design has been carefully considered in along the design development of the proposed scheme from the project brief, following the principles outlined below:</p> <ul style="list-style-type: none"> • A consistent design of details and finishes for the built fabric and public realm, following a 4 character area strategy and having due regard on the resulting streetscape and open space perception and function, as shown in the artist’s impression provided opposite. • High quality buff and red brick elevations align with current developments that are being built in the area (north County Kildare), notwithstanding the delivery of a new neighbourhood with its own character. • A varied built character will be achieved by using a combination of brick and render throughout the different character areas envisaged. • The strong distinctiveness of the scheme’s higher density edges is reinforced with the incorporation of metal cladding in the upper level of the eastern and western apartment blocks.

5. COMPLIANCE WITH THE SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS GUIDELINES FOR PLANNING AUTHORITIES 2020

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
Specific Planning Policy Requirement 1	<p>Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).</p>	<p>The scheme includes a range of house and apartment types and sizes (21% one-bed; 30% two-bed; 43% three-bed; and 6% four-bed).</p>
Specific Planning Policy Requirement 2	<p>For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:</p> <ul style="list-style-type: none"> ▪ Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units; ▪ Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential 6 unit to the 49th; <p>For schemes of 50 or more units, SPPR 1 shall apply to the entire development.</p>	<p>N/A – is not a refurbishment or urban infill scheme.</p>
Specific Planning Policy Requirement 3	<p>Minimum Apartment Floor Areas:</p> <ul style="list-style-type: none"> ▪ Studio apartment (1 person) 37 sq.m ▪ 1-bedroom apartment (2 persons) 45 sq.m ▪ 2-bedroom apartment (4 persons) 73 sq.m ▪ 3-bedroom apartment (5 persons) 90 sq.m 	<p>As per the Architectural Design Statement prepared by McCrossan O'Rourke Manning Architects (MCORM) submitted with this application, the proposed unit sizes accord with SPPR3.</p>

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
Specific Planning Policy Requirement 4	Section 3.16 requires minimum 50% dual aspect apartments in urban locations. This may be reduced to a minimum 33% in certain circumstances where it is necessary to ensure good street frontage and subject to high quality design, usually on inner urban sites, near to city or town centres, including SDZ areas.	38 of the 62 apartment units are dual aspect, which equates to 63%. 100% of the Duplex units are dual aspect. Therefore, the proposed apartment units accord with SPPR 4.
Specific Planning Policy Requirement 5 Floor to Ceiling Height	Section 3.20 requires that minimum ceiling heights accord with the Building Regulations (i.e. 2.4m). Ceiling heights at ground floor level should be greater, a minimum 2.7m and designers should consider 3.0m on the ground floor of multi-storey buildings.	Ceiling heights provided meet the standards set out in SPPR 5.
Specific Planning Policy Requirement 6	A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.	The proposed development will incorporate 8 no. apartment units per floor, which is in compliance with SPPR 6.
Internal Storage	<p>Section 3.30 states that provision should be made for storage and utility (additional to kitchen/bedroom furniture), specifically for household utility functions such as clothes washing and the storage of bulky personal or household items.</p> <p>Section 3.32 and 3.33 states that secure storage can be provided outside individual units, and this may be used to satisfy up to half of the minimum storage requirement for individual apartment units.</p>	Standard levels of storage have been provided within each unit and apartment building.
Private Amenity Space	Section 3.35 requires that private amenity space shall be provided in the form of gardens or patios/terraces for ground floor apartments and balconies at upper levels.	Terraces have been provided for each apartment unit at each floor level.
Security Considerations	Section 3.40 states that apartment developments should provide residents and visitors with a sense of safety, by maximising natural surveillance of streets, open spaces, play areas and any surface bicycle or car parking. Accordingly, blocks and buildings should overlook the public realm. Entrance points should be clearly	All areas of open space and public realm are overlooked and passively surveilled by the proposed residential unit to ensure a sense of safety for residents and visitors.

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
	<p>indicated, well lit, and overlooked by adjoining dwellings. Particular attention should be given to the security of ground floor apartments and access to internal and external communal areas.</p>	
<p>Communal Facilities in Apartments: Access and Services</p>	<p>Section 4.1 requires apartment schemes to be capable of meeting the changing needs of occupants through compliance with Part M of the building regulations</p>	<p>The proposed scheme is compliant with the guidance set out in Part M of the Building Regulations 2010.</p>
<p>Refuse Storage</p>	<p>Section 4.8 requires that provision shall be made for the appropriate storage and collection of waste materials in apartment schemes. Within apartments, there should be adequate provision for the temporary storage of segregated materials prior to deposition in communal waste storage.</p>	<p>Bin storage areas for the proposed development are provided within the private curtilage of houses and multi-unit blocks will include communal indoor bin storage for each building.</p> <p>Waste collections would typically be undertaken by a specialist contractor, with the timing and frequency agreed to suit the Residence requirements and to respect Health and Safety protocols.</p>
<p>Communal Amenity Facilities</p>	<p>Section 4.10 requires the provision and proper future maintenance of well-designed communal amenity space is critical in meeting the amenity needs of residents. The design must ensure that the heights and orientation of adjoining blocks permit adequate levels of sunlight.</p>	<p>The proposed development provides for a range of amenity and common spaces. The proposed public open space is comprised of a high-quality scheme of landscaping, which includes high amenity lands.</p> <p>All residential units have been conceived to be adaptable in future household needs. All houses will enjoy generous rear gardens that allow for adequate natural lighting and apartments and duplexes will be provided with private terraces and usable communal outdoor spaces. All garden sizes correspond to the minimum requirement as per the Meath County Development Plan 2021-2027.</p>

Apartment Design Standards	Guidance / Requirement	Statement of Consistency
Children's Play	Section 4.13 requires that the recreational needs of children must be considered as part of communal amenity space within apartment schemes.	<p>A comprehensive landscaping scheme has been developed which incorporates a public park, scout den, and high amenity lands. The proposed development therefore makes adequate provision for play for a broad range of ages.</p> <p>The application also proposes a new pedestrian and cycle bridge on the local road over the Blackhall Little Stream to enhance connectivity between the new residential community, the proposed creche and the new public park and playground at Moygaddy Castle.</p>
Bicycle Parking	Section 4.15 states that bicycle parking provision for residential development generally is a matter for individual planning authorities. Where provided, bicycle parking spaces should be conveniently accessible to residents, both in terms of proximity to access points i.e. stair/lift cores to apartments and routes to the external road/ street network.	<p>An adequate provision of bicycle parking facilities, based on secured stores for residents and overlooked sheltered places for visitors has been arranged.</p> <p>The total provision of bicycle parking for the apartment and duplex units, including visitor parking, includes 247 no. bicycle parking spaces.</p>
Car Parking	Section 4.18 states that the quantum of car parking provision for residential developments generally is a matter for individual planning authorities having regard to local circumstances (notably location and access to public transport).	<p>Car parking provided is in accordance with the Meath County Development Plan. The complete proposed scheme, including provision of visitor parking, includes 667 no. car parking spaces across 360 units.</p> <p>The proposed car parking is outlined in the Housing Quality Assessment prepared by MCORM submitted with this application.</p>

6. COMPLIANCE WITH URBAN DEVELOPMENT AND BUILDING HEIGHT GUIDELINES FOR PLANNING AUTHORITIES 2018

Policy/Section	Guidance / Requirement	Statement of Consistency
Section 1.9	<p>These guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density, in locations outside what would be defined as city and town centre areas, and which would include suburban areas, must be supported in principle at development plan and development management levels.</p>	<p>The proposed design includes a mix of two to four storey buildings across the site with an overall density of 45.6 dwelling units per hectare. All houses will be 2 storeys in height. Duplex blocks will be 3 storeys, and each apartment block A and B will be 4 storeys in height.</p>
SPPR 4	<p>It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:</p> <ol style="list-style-type: none"> 1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines; 2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and 3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more 	<p>The proposed development achieves a density of 45.6 dwellings per hectare.</p>

7. COMPLIANCE WITH CHILDCARE FACILITIES: GUIDELINES FOR PLANNING AUTHORITIES 2001

Criteria	Guidance / Requirement	Statement of Consistency
2.4 Appropriate Locations for Childcare Facilities	<p>New communities/Larger new housing developments. Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas. Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc.</p>	<p>The proposed development includes the provision of a standalone childcare facility to service the surrounding area.</p>
3.3.1 New and Existing Residential Areas	<p>Full Day Care Facilities - Suitable Sites</p> <ol style="list-style-type: none"> 1. Detached houses/sites or substantial semi-detached properties with space for off-street parking and/or suitable drop-off and collection points for customers and also space for an outdoor play area. In relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site. Consideration of childcare facilities provision should be raised 	<p>The proposed development includes the provision of a standalone childcare facility to service the surrounding area.</p>

Criteria	Guidance / Requirement	Statement of Consistency
	as early as possible in preplanning discussions for larger housing developments	

8. COMPLIANCE WITH REGIONAL SPATIAL AND ECONOMIC STRATEGY (EASTERN AND MIDLAND REGIONAL ASSEMBLY) (2019)

Criteria	Guidance / Requirement	Statement of Consistency
REGIONAL POLICY OBJECTIVE 3.2	Local authorities, in their core strategies shall set out measures to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built up area of Dublin city and suburbs and a target of at least 30% for other urban areas.	<p>It is noted that the settlement of Maynooth Environs is a metropolitan settlement within the Meath settlement strategy.</p> <p>The provision of 360 no. residential units on site will assist in delivering at least 30% of all new housing within urban areas.</p>

9. COMPLIANCE WITH THE MEATH COUNTY DEVELOPMENT PLAN 2021-2027 (MCDP)

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 2 - Core Strategy	CS POL 1	To promote and facilitate the development of sustainable communities in the County by managing the level of growth in each settlement to ensure future growth is in accordance with the Core Strategy and County Settlement Hierarchy in order to deliver compact urban areas and sustainable rural communities.	Over the lifetime of the MCDP (i.e. 2021-2027) the Core Strategy estimates that the settlement of Maynooth Environs will see an increase in population of 1,000 people, with an associated requirement for 500 new homes. The proposed development will contribute towards meeting the requirements of the development plan and core strategy.
Chapter 2 - Core Strategy	CS OBJ 1	To secure the implementation of the Core Strategy and Settlement Strategy, in so far as practicable, by directing growth towards designated settlements, subject to the availability of infrastructure and services	Over the lifetime of the MCDP (i.e. 2021-2027) the Core Strategy estimates that the settlement of Maynooth Environs will see an increase in population of 1,000 people, with an associated requirement for 500 new homes. The proposed development will contribute towards meeting the requirements of the development plan and core strategy.
Chapter 2 - Core Strategy	CS OBJ 5	To deliver at least 30% of all new homes in urban areas within the existing built-up footprint of settlements	The provision of 360 no. residential units on site will assist in delivering at least 30% of all new housing within the existing settlement of Maynooth Environs.
Chapter 2 - Core Strategy Chapter 3 – Settlement and Housing Strategy	CS OBJ 11 SH OBJ 8	To prepare, as a priority, a Joint Vision and Local Area Plan for Maynooth in partnership with Kildare County Council within the lifetime of this Plan in accordance with the requirements of Regional Policy Objective 4.35 of the RSES for the Eastern and Midland Region. As part of the preparation of this Plan, a detailed infrastructure assessment, consistent with the methodology for a Tiered Approach to Zoning under Appendix 3 of the NPF will be undertaken.	The preparation of a Local Area Plan for Maynooth is fully supported.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 3 – Settlement and Housing Strategy	SH POL 1	To ensure that all settlements, in as far as practicable, develop in a self-sufficient manner with population growth occurring in tandem with the provision of physical and social infrastructure.	<p>The proposed development will provide 360 no. residential units on lands zoned for new residential development. The proposed scheme will also include the provision of a creche facility to service the surrounding area.</p> <p>In accordance with policies set out for the Maynooth Environs area, a Masterplan has been prepared for the surrounding area. The various phases of this masterplan consist of a healthcare facilities including a hospital/medical campus, nursing home and primary care centre, strategic employment zones, sporting facilities, tourist infrastructure, public open spaces, and further residential development. The infrastructure included within these phases of the masterplan will assist the area of Moygaddy in developing in a self-sufficient manner. Please refer to drawing no. PL 101 'Site Layout – Masterplan' submitted with this application.</p>
Chapter 3 – Settlement and Housing Strategy	SH POL 3	To support the creation of healthy and sustainable communities that encourages and facilitates walking and cycling and general physical activity through the implementation of best practices in urban design that promotes permeability and interconnecting spaces.	<p>The proposed scheme will incorporate non-motorised walk and cycle lanes through the proposed connected network of landscaped open spaces which will provide strategic and attractive green linkages with the local green network, enabling high amenity routes to areas of interest such as Carton Desmene.</p> <p>A formal vehicular and pedestrian connection through the existing Moygaddy bridge is proposed, as well as organic links through landscaped park lands linking to the proposed creche.</p> <p>A new roadway and cycle bridge over the Blackhall Little Stream is proposed to enhance connectivity between the residential scheme and the creche/public park.</p>
Chapter 3 – Settlement and Housing Strategy	SH POL 4	To promote social integration and the provision of a range of dwelling types in residential developments that would encourage a mix of tenure, particularly in any State funded house building programmes.	The proposed development provides a mix of dwelling types consisting of semidetached and terraced houses, duplex units, and apartments.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 3 – Settlement and Housing Strategy	SH POL 5	To secure a mix of housing types and sizes, including single storey properties, particularly in larger developments to meet the needs of different categories of households.	<p>The proposed development provides a mix of dwelling types consisting of semidetached and terraced houses, duplex units, and apartments.</p> <p>The scheme includes a range of dwelling sizes (21% one-bed; 30% two-bed; 43% three-bed; and 6% four-bed).</p>
Chapter 3 – Settlement and Housing Strategy	SH OBJ 15	To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000, as amended, to land zoned for residential use, or for a mixture of residential and other uses, except where the development would be exempted from this requirement	The overall units proposed on the site is 360. The applicant proposes to provide the 36 no. units to fulfil their 10% Part V obligation in accordance with Section 95 of the Planning & Development Act 2000 (as amended). Please refer to Dwg. No. PL108 'Part V Site Layout Plan' for details of the location of the proposed units. Indicative Part V costings are provided in Appendix 5 of the Planning Report & Statement of Consistency.
Chapter 3 – Settlement and Housing Strategy	SH OBJ 21	To promote the development of vacant residential and regeneration sites in all development centres in the County, as appropriate, in accordance with the requirements of the Urban Regeneration and Housing Act 2015 (as amended).	The subject site is currently a vacant greenfield site zoned for new residential development. The proposed housing development will promote the development of this vacant residential site.
Chapter 3 – Settlement and Housing Strategy	SH POL 7	To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities, and services that meet the needs of the entire community and accord with the principles of universal design, in so far as practicable.	<p>The proposed development provides a mix of dwelling types consisting of semidetached and terraced houses, duplex units, and apartments.</p> <p>The scheme includes a range of dwelling sizes (21% one-bed; 30% two-bed; 43% three-bed; and 6% four-bed).</p> <p>The proposed development will incorporate a childcare facility and appropriate open spaces and green space amenities.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 3 – Settlement and Housing Strategy	SH POL 8	To support the creation of attractive residential developments with a range of housing options and appropriate provision of functional public and private open space that is consistent with the standards and principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the associated Urban Design Manual – A Best Practice Guide, DEHLG (2009) and any subsequent Guidelines.	<p>The proposed development provides a mix of dwelling types consisting of semidetached and terraced houses, duplex units, and apartments.</p> <p>The proposed development provides high quality open and green spaces with the provision of a public park and high amenity lands.</p> <p>The proposed development takes full consideration of and accords with the provisions of the Sustainable Residential Development in Urban Areas Guidelines 2009 and the associated Urban Design Manual – A Best Practice Guide, DEHLG (2009).</p>
Chapter 3 – Settlement and Housing Strategy	SH POL 9	To promote higher residential densities in appropriate locations and in particular close to town centres and along public transport corridors, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).	<p>The proposed development achieves a density of 45.6 dwellings per hectare.</p> <p>The proposed development provides for a high-quality scheme that respects, responds to and integrates with the immediate and surrounding context. The proposed development takes full consideration of and accords with the provisions of the Sustainable Residential Development in Urban Areas Guidelines 2009.</p>
Chapter 3 – Settlement and Housing Strategy	SH POL 10	To require that applications for residential development take an integrated and balanced approach to movement, place making, and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013 and updated in 2019).	A Design Statement prepared by McCrossan O'Rourke Manning Architects (MCORM) provides details in respect of the design principles behind the proposed development. This statement has been made in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013 and updated in 2019).

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 3 – Settlement and Housing Strategy	SH POL 12	To promote innovation in architectural design that delivers buildings of a high-quality that positively contributes to the built environment and local streetscape.	A Design Statement prepared by MCORM provides details in respect of the design principles behind the proposed development. The proposed scheme provides high-quality buildings which will positively contribute to the environment and local streetscape.
Chapter 3 – Settlement and Housing Strategy	SH POL 13	To require that all new residential developments shall be in accordance with the standards set out in the Development Management Standards and Land Use Zoning Objectives set out in Chapter 11 of this Plan, in so far as is practicable.	The residential portion of the proposed site is zoned as A2 - New Residential lands. The scheme has been development in accordance with the Development Management Standards and Land Use Zoning Objectives set out in Chapter 11 of the MCDP.
Chapter 3 – Settlement and Housing Strategy	SH OBJ 22	To require that, where relevant, all new residential developments shall be in accordance with SSPR 1 to SPPR 4 of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 as well as SPPR 1 to SPPR 9 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2018. All new residential development should comply with the densities outlined in Chapter 11 of this plan.	The proposed scheme has been developed in accordance with the guidance set out in the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018, and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2018.
Chapter 3 – Settlement and Housing Strategy	SH OBJ 23	To seek that all new residential developments on zoned lands in excess of 20 residential units provide for a minimum of 5% universally designed units in accordance with the requirements of the 'Building for	The proposed scheme includes universally designed units in accordance with the requirements of the 'Building for Everyone: A Universal Design' developed by the Centre for Excellence in Universal Design (National Disability Authority).

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		Everyone: A Universal Design’ developed by the Centre for Excellence in Universal Design (National Disability Authority).	
Chapter 3 – Settlement and Housing Strategy	SH OBJ 24	To require that all new residential development applications of 50 units or more are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents in accordance with the requirements of policy SOC POL 6 in the ‘Community Building Strategy’ (Chapter 7).	It has been determined that a childcare facility will be required to support the proposed development. As a result, the proposed scheme will incorporate a creche, which has been designed in accordance with the Childcare Facilities Guidelines for Planning Authorities.
Chapter 5 –Movement Strategy	MOV POL 9	To ensure that the design and planning of transport infrastructure and services accords with the principles of sustainable safety, in order that the widest spectrum of needs, including pedestrians, cyclists, the ageing population and those with mobility impairments are taken into account	The proposed development has been designed to be compliant with relevant regulations and the Design Manual for Roads and Streets (DMURS) policy guidance document. O’Connor Sutton Cronin Consulting Engineers (OCSC) have prepared a Statement of Compliance with Ministerial Guidelines - Design Manual for Urban Roads & Streets which is submitted with this application.
Chapter 5 –Movement Strategy	MOV POL 10	To ensure that new developments in Regional Growth Centres, Key Towns, Self-Sustaining Growth Towns and Self-Sustaining Towns are laid out so as to facilitate the provision of local bus services and the provision of Park and Ride facilitates as appropriate	OCSC have prepared a Traffic Impact Assessment in support of the proposed development.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 5 –Movement Strategy	MOV POL 12	To support the implementation of recommendations presented in the NTA’s Transport Strategy for the Greater Dublin Area 2016-2035 and any subsequent reviews thereof. To ensure that design for cycle infrastructure for all relevant developments shall be carried out in accordance with the Greater Dublin Area Cycle Network Plan, other relevant design standards or any successors to these documents.	A Mobility Management Plan has been prepared.
Chapter 5 –Movement Strategy	MOV OBJ 13	To require Mobility Management Plans and Traffic and Transport Assessments for proposed trip intensive developments, as appropriate. Please refer to Chapter 11 Development Management Standards and Land Use Zoning Objectives.	A Mobility Management Plan and Traffic Impact Assessment have been prepared by OCSC and submitted with this application.
Chapter 6 – Infrastructure Strategy	INF OBH 15	To require the use of SuDS in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments (including extensions).	An Engineering Services Report has been prepared by OCSC in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments which is submitted with this application.
Chapter 6 - Infrastructure Strategy	INF OBJ 16	To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.	An Engineering Services Report has been prepared by OCSC in accordance with the Greater Dublin Regional Code of Practice for Drainage Works for new developments which is submitted with this application.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 7 – Community Building Strategy	SOC POL 2	To support the provision and distribution of a range of community infrastructure facilities in accordance with the Settlement and Core Strategies to meet the needs of the County’s population in conjunction with other statutory, voluntary, private sector and community groups.	The proposed development includes the provision of a standalone childcare facility to service the surrounding area.
Chapter 7 – Community Building Strategy	SOC POL 3	To ensure that, where practicable, community, recreational and open space facilities are clustered, with the community facilities being located in local centres or combined with school facilities, as appropriate. Community facilities should be located close to or within walking distance of housing, accessible to all sectors of the community and facilitate multi-use functions through their design and layout.	The proposed creche facility is located on land zoned for ‘Community Facilities’, and a large portion of the public open space provided is located on land zoned ‘High Amenity’. These facilities are located within close proximity of the proposed 360 no. residential units and are connected to these residential units through pedestrian and cycle connections.
Chapter 7 – Community Building Strategy	SOC POL 4	To ensure the delivery of community facilities commensurate with the needs of the resident population is done in tandem with new residential developments in the interests of the proper planning and sustainable development of the area, and to assist in the delivery of such facilities.	The proposed development will incorporate the provision of a creche in order to meet the childcare needs associated with the proposed scheme.
Chapter 7 – Community Building Strategy	SOC POL 5	To require, as part of all new large residential and commercial developments, and in existing developments, where appropriate, that provision is made for facilities including local/neighbourhood shops, childcare facilities, schools and recreational	The proposed development will incorporate the provision of a creche in order to meet the childcare needs associated with the proposed scheme.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		facilities, and to seek their provision concurrent with development.	
Chapter 7 – Community Building Strategy	SOC POL 6	To require that all new residential development applications of 50 units or more on zoned lands are accompanied by a Social Infrastructure Assessment (SIA) to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents(of all age cohorts). This should include details regarding the following essential facilities: Playgrounds, parks and other green spaces, education, childcare, health and others such as shops, banks, post offices, community meeting rooms/centres and recreational facilities. The assessment should identify membership and non-membership facilities which allow access for all groups. Where deficiencies are identified, proposals will be required to accompany the Planning application to address the deficiency. In certain cases however, residential development under these thresholds may, at the discretion of the Planning Authority, require the submission of a SIA. (Please refer to Chapter 11 Development Management Standards for further information).	A Social and Community Audit has been prepared and submitted with the application.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 7 – Community Building Strategy	SOC POL 20	To encourage, promote and facilitate the provision of quality affordable childcare facilities in accordance with national policy and relevant guidelines and in consultation with Meath County Childcare Committee.	The proposed development will incorporate the provision of a creche in order to meet the childcare needs associated with the proposed scheme. The creche has been designed in accordance with national policy and relevant guidelines and in consultation with Meath County Childcare Committee.
Chapter 7 – Community Building Strategy	SOC POL 21	To support the provision of childcare facilities of an appropriate type and scale at the following locations: <ul style="list-style-type: none"> • Areas of concentrated employment and business parks; • Neighbourhood centres; • Large retail developments; • Schools or major educational facilities; • Adjacent to public transport nodes; • Villages and Rural Nodes; and • Within new and existing residential developments. 	The proposed creche will be located within a new residential development of 360 residential units at the subject site.
Chapter 7 – Community Building Strategy	SOC POL 38	To promote the development of a wide variety of high quality accessible open space areas, for both active and passive use, and formal and informal activities in accordance with the Core Strategy and Settlement Strategy and the standards set out in Chapter 11 Development Management Standards and Land Use Zoning Objective taking into account any environmental sensitivities including likely significant effects on European Sites (SACs and SPAs).	The proposed scheme will incorporate a mix of public and semiprivate greenspaces, as well as high amenity lands. The open space and green link strategy is illustrated within the Design Statement prepared by MCORM.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 8 - Cultural and Natural Heritage Strategy	HER POL 1	<p>To protect sites, monuments, places, areas or objects of the following categories:</p> <ul style="list-style-type: none"> • Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht; • Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts; • Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts; • National monuments subject to Preservation Orders under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority; • Archaeological objects within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of 	<p>Chapter 12 of the submitted EIAR relates to Cultural Heritage. This chapter has been prepared by Frank Coyne of ÆGIS Archaeology Ltd for the proposed development. The proposed scheme has been designed with regard to this assessment in order to mitigate the potential negative impacts on the monument located at the subject site (ME053001).</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		the Department of Culture, Heritage and the Gaeltacht.	
Chapter 8 - Cultural and Natural Heritage Strategy	HER POL 2	To protect all sites and features of archaeological interest discovered subsequent to the publication of the Record of Monument and Places, in situ (or at a minimum preservation by record) having regard to the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999).	Chapter 12 'Cultural Heritage' of the Environmental Impact Assessment Report submitted with this application has been prepared in accordance with the advice and recommendations of the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht and The Framework and Principles for the Protection of the Archaeological Heritage (1999), and outlines that should archaeology be subsequently discovered, further mitigation may be required in accordance with this framework.
Chapter 8 - Cultural and Natural Heritage Strategy	HER POL 3	To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, for development in the vicinity of monuments or in areas of archaeological potential. Where there are upstanding remains, a visual impact assessment may be required.	Chapter 12 of the submitted EIAR relates to Cultural Heritage. This chapter has been prepared by Frank Coyne of ÆGIS Archaeology Ltd for the proposed development.
Chapter 8 - Cultural and Natural Heritage Strategy	HER OBJ 2	To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detracting from the monument or its setting.	Moygaddy House is listed in the Record of Protected Structures (RPS MH053-102) and is located adjacent to the proposed development. Chapter 12 of the submitted EIAR relates to Cultural Heritage. This chapter has been prepared by Frank Coyne of ÆGIS Archaeology Ltd for the proposed development. The proposed scheme has been

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
			designed with regard to this assessment in order to mitigate the potential negative impacts on the adjacent structure.
Chapter 8 - Cultural and Natural Heritage Strategy	HER OBJ 5	To promote awareness of, and encourage the provision of access to, the archaeological resources of the county.	See Chapter 12 of enclosed EIAR
Chapter 8 - Cultural and Natural Heritage Strategy	HER POL 15	To encourage the conservation of Protected Structures, and where appropriate, the adaptive reuse of existing buildings and sites in a manner compatible with their character and significance. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure.	See Chapter 12 of enclosed EIAR
Chapter 8 - Cultural and Natural Heritage Strategy	HER POL 17	To require that all planning applications relating to Protected Structures contain the appropriate accompanying documentation in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011) or any variation thereof, to enable the proper assessment of the proposed works.	The application has been prepared in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011). Chapter 12 of the submitted EIAR relates to Cultural Heritage.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 8 - Cultural and Natural Heritage Strategy	HER POL 18	To require that in the event of permission being granted for development within the curtilage of a protected structure, any works necessary for the survival of the structure and its re-use should be prioritised in the first phase of development.	Any works necessary for the survival of the structure and its re-use in the event of a grant of permission will be prioritised in the first phase of development.
Chapter 8 - Cultural and Natural Heritage Strategy	HER POL 52	To protect and enhance the quality, character, and distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) in Appendix 5, to ensure that new development meets high standards of siting and design	Chapter 11 of the EIAR submitted with this planning application address the likely impacts of the Proposed Development on landscape character in the context of the Meath Landscape Character Assessment (2007) that forms Appendix 5 of the MCDP.
Chapter 8 - Cultural and Natural Heritage Strategy	HER POL 53	To discourage proposals necessitating the removal of extensive amount of trees, hedgerows and historic walls or other distinctive boundary treatments.	Where possible, the landscaping plan includes the retention of treelines, hedgerows and historic walls that form boundaries within the Proposed Development site, particularly around the monuments at Moygaddy Castle ruins.
Chapter 8 - Cultural and Natural Heritage Strategy	HER OBJ 49	To ensure that the management of development will have regard to the value of the landscape, its character, importance, sensitivity and capacity to absorb change as outlined in Appendix 5 Meath Landscape Character Assessment and its recommendations.	Consistent with the MCDP, Chapter 11 of the EIAR submitted with this application addresses the likely impacts of the Proposed Development on landscape character in the context of the Meath Landscape Character Assessment (2007) that forms Appendix 5 of the MCDP.
Chapter 8 - Cultural and Natural Heritage Strategy	HER OBJ 50	To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on	A full LVIA is included within Chapter 10 of the EIAR which has been submitted with this application.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		landscape character areas of medium or high sensitivity.	
Chapter 8 - Cultural and Natural Heritage Strategy	HER POL 54	To protect the archaeological heritage, rural character, setting and amenity of the Tara landscape and Loughcrew and Slieve na Calliagh Hills	The Proposed Development is located a substantial distance from these landscapes (>51 km south-east of Slieve na Calliagh and >20 km south of the Hill of Tara) and will therefore have no material impact on any County Meath Landscape Conservation Areas.
Chapter 8 - Cultural and Natural Heritage Strategy	HER OBJ 56	To preserve the views and prospects listed in Appendix 10, in Volume 2 and on Map 8.6 and to protect these views from inappropriate development which would interfere unduly with the character and visual amenity of the landscape.	There are no designated views and prospects within the immediate vicinity or within 3km of the Proposed Development site
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM POL 4	To require that all proposals for residential development demonstrate compliance with the Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009) and the Urban Design Manual-A Best Practice Guide, 2009 or any updates thereof.	The proposed scheme has been developed in accordance with the Sustainable Residential Development in Urban Areas - Cities, Towns & Villages (2009) and the Urban Design Manual-A Best Practice Guide, 2009.
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 13	A detailed Design Statement shall accompany all planning applications for residential development on sites in excess of 0.2 hectares or for more than 10 residential units. The Design Statement shall: <ul style="list-style-type: none"> • Provide a Site Analysis • Outline the design concept; • Clearly demonstrate how the 12 Urban Design Criteria have been taken into account when designing schemes in urban area (as per the 'Urban Design Manual - A Best Practice Guide (2009)'); 	<p>MCORM have prepared a Design Statement which has been lodged with this planning application.</p> <p>The Design Statement gives a detailed account of all items listed in DM OBJ 13.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		<ul style="list-style-type: none"> • Set out how the development meets the relevant Development Plan Objectives, Local Area Plan, Masterplan, Public Realm Strategy, etc; • Provide site photographs; • Provide an open space/landscape strategy which identifies any areas of ecological interest and sets out proposals for same; and • Set out how energy efficiency measures have been incorporated into the project design process. 	
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM POL 5	To promote sustainable development, a range of densities appropriate to the scale of settlement, site location, availability of public transport and community facilities including open space will be encouraged.	The proposed development achieves a sustainable density of 45.6 units/ha.
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 14	The following densities shall be encouraged when considering planning applications for residential development: <ul style="list-style-type: none"> • Residential Development Beside Rail Stations: 50 uph or above • Regional Growth Centres/Key Towns: (Navan/Drogheda) - 35-45 uph • Self-Sustaining Growth Towns: (Dunboyne, Ashbourne, Trim, Kells): greater than 35uph 	The Maynooth Environs area is identified as a Key Town within the MCDP 2021-2027. The proposed development has a density of 45.6 units per hectare (uph). Therefore, the density of the proposed development is consistent with the density requirement of 35-45 uph for Key Towns.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		<ul style="list-style-type: none"> • Self-Sustaining Towns: 25uph - 35uph • Smaller Towns and Villages: 25uph - 35 uph • Outer locations: 15uph – 25uph 	
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 15	As a general rule, the indicative maximum plot ratio standard shall be 1.0 for housing at edge of town locations with an indicative maximum plot ratio of 2.0 in town centre/core locations.	The proposed scheme achieves a plot ratio of 0.40 on the land zoned for 'A2 – New Residential' development.
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 16	Site coverage shall generally not exceed 80%. Higher site coverage may be permissible in certain limited circumstances such as adjacent to public transport corridors; to facilitate areas identified for regeneration purposes; and areas where an appropriate mix of both residential and commercial uses is proposed.	Site coverage for the proposed development shall not exceed 80%.
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 20	Any residential development proposal which exceeds three or more storeys in height shall demonstrate adequate separation distances having regard to layout, size and design between blocks to ensure privacy and protection of residential amenity	<p>The apartment blocks within the proposed development are 4 storeys in height.</p> <p>As indicated on drawing no. PL 102 'Site Layout Plan - Overall', each building is separated by semi-private communal open space.</p>
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM POL 6	To require that the unit typologies proposed provide a sufficient unit mix which addresses wider demographic and household formation trends. The design statement required at DM OBJ 13 shall	<p>The proposed development provides a mix of dwelling types consisting of houses, duplex units, and apartments.</p> <p>The Design Statement prepared by MCORM provides a detailed account of the houses, duplex units, and apartments proposed.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		set out how the proposed scheme is compliant with same.	
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 22	The design of any housing scheme shall have regard to the requirement for connectivity between residential areas, community facilities etc. The design of any walkways, lanes or paths connecting housing estates or within housing estates shall be of sufficient width to allow for the safe movement of pedestrians and cyclists. They shall be adequately overlooked and lit and not be excessive in length.	The proposed development has been designed to provide enhanced legibility, permeability and connectivity.
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 25	To require development with increased building height at the following locations; <ul style="list-style-type: none"> • Dunboyne Central rail station • Pace Rail Station • Maynooth Environs • Drogheda Environs • Navan 	The proposed development consists of 360 residential units and is located within the Maynooth Environs settlement. The proposed scheme has a density of 45.6 units per hectare, and building heights range from 2 to 4 storeys.
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM POL 12	Apartment schemes shall generally be encouraged in appropriate, sustainable, locations, accessible to public transport in the following settlements: Drogheda, Navan, Dunboyne, Kilcock, Maynooth , Ashbourne and Dunshaughlin	The proposed apartment units are located within the Settlement of Maynooth Environs, within proximity of public transport services.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM POL 14	All planning applications for apartments are required to demonstrate compliance with 'Sustainable Urban Housing; Design Standards for New Apartments', Guidelines for Planning Authorities (2018) and any updates thereof. While these Guidelines set out minimum design standards, the Council strongly encourage the provision of apartments above these standards, in the interest of creating attractive living environments and sustainable communities.	The proposed apartment units have been designed in accordance with Sustainable Urban Housing; Design Standards for New Apartments, Guidelines for Planning Authorities (2018).
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 39	<p>An appropriate mix of units shall be provided to cater for a variety of household types and tenures. Apartment development proposals will be assessed having regard to the following requirements:</p> <ul style="list-style-type: none"> • Aspect-dual aspect units are encouraged; • Mix of units- to cater for different size households; • Floor areas and room widths; • Private and communal amenity space; • Floor to ceiling height; • Car and bicycle parking; • EV Charging points; • Lift/ stair core access; • Storage provision; • Adaptability. <p>All planning applications for apartment development shall be accompanied by a statement which sets out how the scheme complies with this objective.</p>	<p>The proposed development provides a mix of dwelling types consisting of houses, duplex units, and apartments.</p> <p>The proposed scheme has been developed with regard to the listed requirements of DM OBJ 39.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 40	A Design Statement is required to be submitted with any planning application for apartment development.	A Design Statement has been prepared by MCORM and submitted with this application.
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM POL 16	All new residential schemes shall include appropriately sited and designed secure refuse storage areas, details of which shall be clearly shown in pre-application discussion and planning application documentation.	Houses will have bin storage within their private curtilage. Multi-unit blocks will include communal indoor bin storage for each building.
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 53	Apartment schemes shall make provision for waste segregation and recycling. Bin storage shall generally be on the ground floor level of development, be adequately ventilated, screened from public view and adjacent to the block it serves. Where appropriate, the bin storage area shall be a separate structure to the apartment building	Provisions for bin stores are illustrated in drawings PL700 prepared by MCORM.
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM POL 25	To facilitate the provision of childcare facilities in appropriate locations as set out in accordance with the provisions of the DoEHLG 'Childcare Facilities Guidelines for Planning Authorities' (2001)	The proposed scheme will incorporate a creche which has been designed in accordance with of the DoEHLG 'Childcare Facilities Guidelines for Planning Authorities' (2001).
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM POL 26	Development of childcare facilities at the following locations will normally be encouraged; <ul style="list-style-type: none"> • Areas of concentrated employment and business parks; 	The proposed creche will be located within a new residential development of 360 residential units at the subject site.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		<ul style="list-style-type: none"> • Within new and existing residential developments; • Neighbourhood Centres; • Large retail developments; • Schools or major educational facilities; • Adjacent to public transportation; and • Villages and Rural Nodes. 	
<p>Chapter 11 - Development Management Standards and Land Use Zoning Objectives</p>	<p>DM OBJ 93</p>	<p>New residential development should take account of the following regarding car parking:</p> <ul style="list-style-type: none"> • Vehicular parking for detached and semi-detached housing should be within the curtilage of the house; • Vehicular parking for apartments, where appropriate, should generally be at basement level. Where this is not possible, parking for apartments and terraced housing should be in small scale informal groups overlooked by residential units; • The visual impact of large areas of parking should be reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays; • Consideration needs to be given to parking for visitors and people with disabilities; and • Provision of EV Charging points. 	<p>As indicated in drawing no. PL 102 'Site Layout Plan - Overall', vehicular parking for the semi-detached and terraced housing units will be within the curtilage of the house. Car parking spaces for the apartment and duplex units are laid out in small scale informal groups, and are all overlooked by residential units.</p> <p>Visitor parking has been allocated within the proposed scheme, as illustrated in drawing no. PL 102 'Site Layout Plan - Overall'.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 96	To require the provision of cycle parking facilities in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards	<p>The provision of bicycle parking facilities has been developed in accordance with the Design Standards for New Apartments (March 2018) and Table 11.4 Cycle Parking Standards.</p> <p>For the 62 proposed apartment units, 1 bicycle space per unit and 1 visitor space for every 2 units is required. Therefore 31 spaces for residents and 16 spaces for visitors is required for each apartment block; a total of 94 spaces.</p>
Chapter 11 - Development Management Standards and Land Use Zoning Objectives	DM OBJ 99	In residential developments without private gardens or wholly dependent on balconies for private open space, covered secure bicycle stands should be provided in private communal areas;	The 62 no. bicycle parking spaces provided for residents of the apartments will be secure parking spaces.
Volume 2 – Maynooth Environs	MAY POL 1	To prepare in conjunction with Kildare County Council a joint Local Area Plan for Maynooth, over the period of the Plan.	The proposed scheme fully supports the preparation of a Local Area Plan for Maynooth over the period of the plan.
Volume 2 – Maynooth Environs	MAY POL 2	<p>To ensure that the development of the Maynooth Environs is accommodated in an environmentally sensitive manner that will:</p> <ol style="list-style-type: none"> 1. Create a centre of excellence for innovation and employment; 2. Protect the existing natural environment and built heritage and utilise it to frame new development, and; 3. Build a distinctive and attractive mixed-use place to work and live. 	<p>A proposed Masterplan for the lands owned by Sky Castle Ltd incorporates the creation of a Strategic Employment zone that can accommodate inward investment from Multinational Employers in the Med-Tech, Bio-Tech and Life Sciences sectors aimed at promoting employment in Maynooth.</p> <p>The proposed development will ensure the protection of the existing natural environment and built heritage. Please refer to the submitted AASR, NIS, EclA reports and EIAR</p> <p>The proposed Masterplan aims to develop an integrated, phased, connected, resilient and diverse live-work-play mixed use community.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Volume 2 – Maynooth Environs	MAY OBJ 1 (Master Plan 1)	<p>It is an objective of the Planning Authority to require the submission with any application for development of lands at Moygaddy of a Master Plan for the prior written agreement of the Executive of the Planning Authority which shall address the following:</p> <ol style="list-style-type: none"> 1) A Design Statement outlining the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required 2) Proposals for the accessing of lands which shall adhere to the permitted Part VIII realignment of the junction of the R157 Regional Road and Moygaddy Road. 3) Proposals providing for the delivery of the Maynooth Outer Relief Road which shall be developer driven in tandem with the overall development; 4) Proposals for piped water services to be agreed with Irish Water compliant with any existing consents in place; 5) Mobility Management Plan for the development. This Plan shall be to the fore in establishing the agreed 	<p>The design team has prepared a non-statutory proposed Masterplan for the lands owned by Sky Castle Ltd at Moygaddy in Maynooth. This Masterplan has been prepared in conjunction and with regard to the published policies and objectives envisaged for the Maynooth Environs in the Meath County Council Development Plan (2021-2027). This Masterplan aims to incorporate the following:</p> <ul style="list-style-type: none"> • The installation of a “new pumped rising main” by Irish Water • The construction of the Northern section of the Maynooth Outer Orbital Route (MOOR) to address traffic congestion • The construction of a new Elective Public Hospital as part of the Government’s new Slainte Care strategy • The construction of a new Primary Care Centre facility to provide non-acute healthcare services within the community • The creation of a Strategic Employment zone that can accommodate inward investment from Multinational Employers in the Med-Tech, Bio-Tech and Life Sciences sectors aimed at promoting employment in Maynooth • The delivery of a mid-density (45units/ha) residential development which will be delivered on a phased basis over the next 2 to 3 years, within a mixed-use community, complying with the 500 unit allocation established in the Core Strategy Housing Allocation of the Meath County Council Development Plan (2021-2027). <p>The ‘prior written agreement of the Executive of the Planning Authority’ of the proposed masterplan has not been achieved in advance of making the SHD application.</p> <p>However, we note that Section 11 of the Written Statement for the Maynooth Environs states that “A planning application will not be considered in the absence of the Master Plan being agreed in writing with the Planning Authority <u>unless it can be demonstrated</u></p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
		<p>quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.</p> <p>6) Urban design and landscape design statement.</p> <p>Any development within the subject lands shall be subject to compliance with the requirements of the Habitats Directive and shall be phased with the delivery of the MOOR in Phase 1 of the development.</p>	<p><u>that the application will not undermine the objectives of the Master Plan being achieved.</u>" [Our emphasis added].</p> <p>The applicant contends that there are conflicting objectives between the specific wording of 'MAY OBJ1 (Masterplan 16)' and Section 11 of the Written Statement for the Maynooth Environs in relation to the prior written agreement of the Executive of the Planning Authority on the proposed masterplan. A Material Contravention Statement is included with this application.</p> <p>For the avoidance of doubt, this paper contends that this is the only part of the wording of 'MAY OBJ1 (Masterplan 16)' which potentially contravenes the adopted MCDP. Compliance with all 6 no. criteria itemised in 'MAY OBJ1 (Masterplan 16)' has been achieved.</p> <p>The Board's attention is drawn to Appendix 1 of the Material Contravention Statement which provides a legal opinion from Stephen Dodd (Senior Counsel) to justify why the Board can still grant planning permission for the proposed scheme notwithstanding the Chief Executive's prior written agreement is not in place for the proposed Moygaddy Masterplan.</p>
Volume 2 – Maynooth Environs	MAY OBJ 4	To support and facilitate in conjunction with Kildare County Council and private developers and landowners, the construction of the Maynooth Outer Orbital Route.	The local planning policy favours the construction of the MOOR, which will be the main link to Maynooth town centre for car and public transport journeys. This scheme is framed both by the southern section of the MOOR and the improved east-west link, traversing the Moygaddy lands connecting both sides of the MOOR as it turns back into the Maynooth Town centre road network already existing (i.e. Kildare bridge). It will also provide for access to the proposed crèche, in a strategic central location, is rendered fully accessible and will serve also future development phases in due course.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Volume 2 – Maynooth Environs	MAY OBJ 5	To require that the Maynooth Outer Orbital Route connects with the MOOR being delivered in the administrative area of Kildare County Council. Said route shall incorporate the construction of a sewer and ring main linking the sewer and trunk main in the Dublin Road to the residential development in the Mariavilla area.	A proposed Masterplan for the lands owned by Sky Castle Ltd incorporates the construction of the Northern section of the Maynooth Outer Orbital Route (MOOR) to address traffic congestion.
Volume 2 – Maynooth Environs	MAY OBJ 6	To ensure the provision of improved cycle and walking connections to Maynooth Town Centre.	The proposed development has been designed to provide enhanced connectivity.
Volume 2 – Maynooth Environs	MAY OBJ 8	To require the implementation of cycle lanes and associated cycle infrastructure upgrades as identified within the Greater Dublin Area Cycle Network Plan, in the area in partnership with the National Transport Authority and other relevant stakeholders.	The proposed scheme will incorporate cycle friendly permeable routes, enabling connectivity to the neighbouring lands.
Volume 2 – Maynooth Environs	MAY OBJ 9	To ensure that all development proposals provide for a permeable network that promotes direct linkage and encourages the use of alternative modes of transport and contributes to enhanced linkages to the train station	<p>The design of the proposed development incorporates a street hierarchy consisting of main streets, link streets, secondary streets, pedestrian priority streets and parking zones. The overall street layout proposed sets a hierarchical network that establishes the basis for usage, street scape, public realm design and urban form in a clear and legible way. The street hierarchy is illustrated in Figure 19 of the Design Statement prepared by MCORM.</p> <p>Walking and cycling is prioritised within the proposed mobility approach.</p>

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Volume 2 – Maynooth Environs	MAY OBJ 10	To require that any development in the Maynooth Environs respects the built and natural heritage of the area, its landscape quality, protected structures, historic demesne, archaeological heritage, natural heritage and general landscape character.	Chapter 12 of the submitted EIAR relates to Cultural Heritage. This chapter identifies the protected structure adjacent to the site (RPS MH053-102), the potential impact of the proposed development, and suggested mitigation measures. There is a national monument located on the subject site (ME053001) which is located within the proposed high amenity area. This high amenity area will respect and enhance the existing heritage of the area.
Volume 2 – Maynooth Environs	MAY OBJ 11	To ensure all development in the area has no negative impact on the Rye Water Valley/Carton SAC site or on the environmental characteristics of the area including woodland, rivers and tributaries.	Please refer to the AASR, NIS, EclA and EIAR reports submitted with this application
Volume 2 – Maynooth Environs	MAY OBJ 12	To encourage the sympathetic re-use or rehabilitation of Moygaddy House and outbuildings and encourage their sensitive conversion to residential or tourist accommodation or other appropriate use in accordance with the land use objective applicable to the said lands.	Moygaddy House is located outside the application boundary but is considered in the overall masterplan.
Volume 2 – Maynooth Environs	MAY OBJ 13	To facilitate the provision of community facilities including a hospital and/or associated educational/research and residential facilities.	The proposed development includes the provision of a standalone childcare facility to service the surrounding area.

Chapter	Policy Objective	Development Plan Criteria	Statement of Compliance
Volume 2 – Maynooth Environs	MAY OBJ 14	To promote a high standard of architectural design, and quality of materials utilised throughout the Development Framework area, that is appropriate in scale, and form to its location.	The scale, form, and massing of the proposed development has been carefully considered throughout the design process and responds appropriately to the surrounding site context.



