

An Bord Pleanála,
61-64 Marlborough Street,
Dublin 1,
D01 V902.

4 May 2018

Members of the Maynooth Municipal District,
c/o: The Chief Executive of Kildare County Council,
Áras Chill Dara,
John Devoy Road,
Devoy Park,
Naas,
Co. Kildare,
W91 X77F.

Planning Reference: ABP-301230-18

Applicant: Cairn Homes Properties Ltd.

Address: Mariavilla, Moyglare Road and Dunboyne Road, Maynooth,
Co. Kildare.

Description: Strategic Housing Development comprising: (a) 462 no. housing units; (b) 106 student accommodation units (483 bed spaces); (c) Neighbourhood facilities: crèche; cafe; gym; retail; (d) New link street/bridge between Moyglare and Dunboyne Roads (over Lyreen River); (e) Refurbishment of Gate Lodge Protected Structure; (f) Demolition of two storey building on Moyglare Road; (g) Open spaces; and (h) All associated site works.

Dear Secretary,

Please consider the following submission on the proposed development.

The submission acknowledges the concerns raised about the proposal by residents in Maynooth, in particular those living in existing established developments that bound the proposed development and which are served by infrastructure that the proposed development may also depend upon. The members has noted the submissions from

individuals and from representative groups of residents in the Castlepark, Lyreen Park, Moyglare Hall residential estates and from the newly formed 'Maynooth Planning Alliance'. The committee also notes that the planner's report to be compiled by Kildare County Council for submission to An Bord Pleanála is incomplete and unavailable to councillors at the time of writing.

Layout

1. Maynooth Local Area Plan 2013-2019, section 7.1.1 Housing Location and Density sets out the policy,
"HP 3: To encourage appropriate densities for new housing development in different locations while recognising the need to protect existing residential communities and the established character of the area."
2. The 2 no. four-storey apartment blocks are poorly located in the proposed layout near the existing two-storey residential dwellings in Lyreen Park, Carton Square, Pebble Hill and Castle Park. Such elevated designs should be removed from the proposal or relocated to achieve a more sympathetic fit to the topography landscape character of the site.
3. Blocks of student accommodation should be relocated within the site to be nearer to Maynooth University.
4. It is proposed that housing identified for allocation under 'Part V' to meet the social housing requirement is not clustered within the estate, according to document 18-001. Appropriate dispersal throughout the development would reduce segregation, as per legislation.
5. It is proposed that a proportion of properties are specifically designed to cater for the needs of elderly and disabled persons, including bungalows, including those on the Kildare County Council social housing list.
6. Given the scale of the proposed development and the requirement to develop infrastructure and services in Maynooth to support the performance of the town, An Bord Pleanála are asked to consider conditions to require phased development and occupancy to align with the completion of vital infrastructural works in Maynooth on

the basis of proper planning and sustainable development of the area. This could include local cycle routes/roads serving the site, proposals to electrify the Maynooth rail line, the proposed Maynooth Orbital Route between the Celbridge Road and Dublin Road (recently allocated €14.5M LIHAF), and requirements to improve the interchange access to the M4 motorway.

7. The proposed design includes the use of back alleys/lanes to access the rear of properties. These are a bad layout design. In some instances, access to the rear of a property will be from the far side of a cluster of properties. Where these are used to present bins for waste collection, there is a potential for bins left out and not recovered promptly. There is also some concern about providing an access/escape route for persons that might be intent on burglary.
8. Some of the open lands are marshy and should be usable and maintainable. In County Kildare, the maintenance of public open spaces is the responsibility of the resident associations. The safety of children needs to be considered.
9. Due consideration for flora and fauna should take account of the proximity to the Special Area of Conservation within the Rye Valley.
10. It is noted that the proposed development will displace wildlife such as foxes, rabbits and buzzard that living in the vicinity of the site.
11. The agricultural connection routed at the side of the development compromises the layout and the long-term use of lands between the Rise, Moyglare Hall and the proposed development.
12. Phasing the developing from the Dunboyne Road (L1013 and R157) side would minimise the era of visual impact, noise impact and construction disturbance, given the scale of the development and the potential for periods of slowdown or suspension of construction during the lifetime of the permission.

Movement

13. The cul-de-sac area of The Rise, Moyglare Hall is aligned with a cul-de-sac within the red line area for Mariavilla (site layout drawing 18-001.P1.006), yet the potential connection is bisected and separated by private land, about 5m wide, that connects two parts of farmland. Concerns arise for the type of boundary treatment and

uncertainty how an indicative connection might be advanced given the existing residential amenity within Moyglare Hall.

14. While permeability reduces longer travel times, the impact of a potential vehicle route between the two aligned cul-de-sacs on residential amenity has not been considered. The development of schools to cater for c. 2,000 pupils is underway off the Moyglare Road (L1012).

15. The existing boundary treatment at the rear of properties in the Rise, Moyglare Hall is concrete posts and timber panels. Decisions on the boundary treatment of the nearby cul-de-sac in Mariavilla should take account of the existing development and vulnerability to intrusions and anti-social loitering.

16. Reason no.2(a) by An Bord Pleanála to refuse permission (KCC 14/637 and PL09.245305) for development off the Dunboyne Road (L1013 and R157) reads:

“The PD and associated traffic movements would in the absence of Objective TRO 2(a) and (c) of the Maynooth Local Area Plan 2013-2019 between Straffan Road (A) and Celbridge Road (B) and Leixlip Road (E) exacerbate the existing serious traffic congestion at Leinster Street and Dunboyne Road junction in Maynooth and on the R148 Leixlip Road. The PD would therefore be premature by reference to the prospective deficiency in the road network serving the area and pending the resolution of this deficiency.”

17. Realignments and upgrade of the Dunboyne Road (R147) with footpaths, cycle lanes, public lighting should be linked to any decisions to permit the development. It is extraordinary that constraints of the road between Castlepark estate and the roundabout on the Blacklion Road (R148) were not recorded during the pre-consultation process.

18. The limited capacity of the 6m wide Moyglare Road (L1012) carriageway and the constrained space for vulnerable road users (one footpath and one shared cycle/walking route) represents a lower standard than within the proposed development and in Moyglare Hall. The pressure on L1012 will increase with the opening of the schools. Plans for more desirable improvements to the L1012 were

abandoned due to limited space availability and delays associated with compulsory purchase order processes, which would prevent the opening of the schools. The proposed development presents an intensification of road use. It should be noted that the 2001 LAP foresaw difficulties and prescribed:

“No new development will be permitted on lands zoned ‘New Residential’ in Mariavilla (off the Moyglare Road) pending the completion of this road (r) to (s).”

19. The impact of the proposed development on the Moyglare Road should be considered regarding the compliance with DEMURS and the need to achieve a higher level of modal shift to sustainable movements. The issue should be considered regarding meeting objective TRO 2(g) of the Maynooth Local Area Plan 2013-2019.
20. It should be noted that a 2009 sequential test in the context of a retail strategy for North Kildare discounted Maynooth as having the capacity to accommodate large-scale retail. Despite this, planning permission was granted for Tesco and the associated Retail Park. Consequently, Maynooth draws significant traffic from neighbouring settlements through an inadequate road network.
21. Given the scale of the proposed development and the requirement to develop infrastructure and services in Maynooth to support the performance of the town, An Bord Pleanála are asked to consider conditions to require phased development and occupancy to align with the completion of upgrades to the L1012 and L1013 in terms of cycling, pedestrian and vehicular movements.

Flood Risk

22. Flooding in Maynooth was relieved with a large culvert below Mill Street into Lyreen River, which is a tributary of the Rye, contributes to problems downstream in Leixlip. Consideration of the impact on flooding at Dun Carraig, Mill Lane, and off Main Street, Leixlip should be completed.
23. The water table in Mariavilla is quite high, and the implications of reducing the soakage should be considered carefully.

In accordance with section 8 (4) (c) (ii) of Planning and Development (Housing) and Residential Tenancies Act 2016, this submission reflects the issues raised in response to the proposed development by the following members of the Maynooth Municipal District Committee, elected to Kildare County Council on 23 May 2014:

- Cllr Tim Durkan, Timard, Maynooth, Co. Kildare, W23 E5C0.
- Cllr Teresa Murray, 74 Castledawson, Maynooth, Co. Kildare, W23 D5H6.
- Cllr John McGinley, 50 Greenfield Drive, Maynooth, Co. Kildare, W23 V0C5.
- Cllr Naoise Ó'Ceairúil, 7 Moyglare Abbey, Maynooth, Co. Kildare, W23 AT43.
- Cllr Réada Cronin, 10 Moyglare Abbey, Maynooth, Co. Kildare, W23 V0N4.
- Cllr Daragh Fitzpatrick, Mylerstown, Robertstown, Co. Kildare, W91 D924.
- Cllr Pádraig McEvoy, Coiseanna Hill, College Road, Clane, Co. Kildare, W91 W2R0.
- Cllr Paul Ward, 65 Royal Meadows, Kilcock, Co. Kildare, W23 NV05.

On behalf of the members,

Cllr Paul Ward, Cathaoirleach, Maynooth Municipal District

Declaration of Interest

Cllr Brendan Weld, Painestown, Donadea, Co. Kildare, W91 V277 absented himself from this matter. Cllr Weld is a parent of a person who is, in turn, connected to a person with a beneficial or pecuniary interest in a parcel of land associated with the proposed development at Mariavilla, Maynooth.

According to the requirements in sections 167, 176 and 177 of the Local Government Act, 2001 (as amended), Cllr Weld declared that, in this instance, a family connection to a beneficiary arose and therefore, Cllr Weld was not a party to the:

- discussion of the matter,
- recording of any points made in this submission.