



**Minutes of the Clane-Maynooth Municipal
District held on Friday, 09 September 2022 at 9:30 a.m.
on Microsoft Teams**

Members Present: Councillor D Fitzpatrick (Cathaoirleach), Councillors T Durkan, A Farrelly, A Feeney, P Hamilton, P McEvoy, P Ward and B Wyse

Apologies: Councillors N Ó Cearúil, B Weld

Officials Present: Ms M Higgins (District Manager), Mr E Lynch (Senior Executive Planner), Ms S Martin (Meetings Administrator), Ms S Higgins (Meetings Secretary) and other officials.

CM01/0922

Declaration of Pecuniary Interests

Declaration of pecuniary or beneficial interests under Section 177 of the Local Government Act 2001, as amended.

There were no declarations of interest.

CM02/0922

Strategic Housing Development at Mariavilla, Moyglare Road, Maynooth

The Cathaoirleach welcomed Mr Eoghan Lynch, Senior Executive Planner to the meeting. Mr E Lynch advised the members that they were present to seek the views of the members in respect of a Strategic Housing Development at Mariavilla, Moyglare Road, Maynooth (ABP Ref: 314337-22).

Mr E Lynch delivered the presentation to the members making the following points

- Stage 1
 - o Preplanning between Local Authority and Developer Cairn Homes
- Stage 2
 - o Tripartite meeting with LA, Applicant and An Bord Pleanála
 - o ABP issues opinion



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- Stage 3 –
 - o Applicant makes application directly with ABP,
 - o Period for 3rd Party Submissions,
 - o Info presented to Municipal District – views recorded at meeting,
 - o LA submits CE's report to ABP,
 - o ABP makes decision
- Description of the proposed development: 158 apartments (and ancillary facilities), student accommodation in 33 apartments (260 bedspaces), creche (700 sq.m.), overall site area: 2.48 hectares, 95.8 units per hectare (excluding Student Accommodation part of site) 77 units per hectare (including Student Accommodation units), two retail units (329 Sq.m.), Part 5 provision: 16 units car parking: 154 bicycle parking: 672, open space and site development and landscape works. Location: Moyglare Road, Maynooth. Application Lodged: 11 August 2022. Submissions to An Bord Pleanála by: Wednesday 14 September 2022. Chief Executive's Report due by: 06 October 2022. Website: www.moyglareroadmaynoothshd.com

Mr E Lynch then asked if the members had any comments regarding the application.

The members raised the following points:

- The shortfall of carparking was concerning. If there were to be businesses in the development residents could end up in competition with customers of the creche or gym, etc.
- Was the overshadowing of the Divine Word Missionaries the only one being affected by this new development. Would the Lyreen Lodge also be overshadowed by the planned apartment blocks.
- The link across to the Lyreen Riverside Park needs to be ensured.
- An increase for housing and accommodation was needed for this area and Maynooth.
- The non delivery of a creche or childcare service should not be allowed. This was the second development by Cairns in the area, creche services would be under pressure. Can we ensure that the creche will be delivered?



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- The retail aspect looked small in relation to the overall development size. More ambitious shops should be considered. A small clusture of shops could be an idea, it would create the opportunity for residents to avoid travelling to the town for some groceries.
- Quality of light issue as the internal spacing between the apartment blocks would cause dark corridors.
- The locations identified as student accommodation may change into other kinds of housing over time and would be unsuitable for long term living.
- A wind tunnel would occur between the blocks that could be an issue for residents.
- There had been high architectural standards claimed but there were areas of the development which did not have universal access and design. Residents with disabilities would have difficulties accessing certain places throughout the development.
- During the preapplication work there had been mention of a fire fighting lifting platform, would this be included in the final development?
- Was native planting taken into consideration? It would be important to protect the local environment.
- Apartment blocks were not suitable for families and were better suited for city accommodation.
- The height of buildings brings additional costs/management fees. They can start at a low base and then rise exponentially.
- Had the development reached over 500 units and would it require an EIS statement?

Mr E Lynch responded with the following points:

- The creche facility was planned to be included in the first phase of the development. The Planning Department highlighted this with developers at the preplanning stage.
- The bridge over to the Lyreen Riverside Park would be delivered by Kildare County Council and the Public Realm team . A contribution by Cairns Home has already been given towards the bridge but more will be required.
- A wind microclimate report and a traffic and travel assessment report had been submitted.
- What would be required would be checked.



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- The native planting was an aspect that the Parks Department and the Heritage Officer would be involved in. There would be an attempt to get pollinator friendly appropriate plants.
- Cairn Homes had not reached the threshold of 500 units as it had only 462 planned so an EIS would not be required.
- The number of units for student accommodation had been dropped to the bare minimum. The council was disappointed by this reduction.

The meeting concluded.