



Maynooth Community Council

21st February 2022

**Re: Planning Submission on behalf of Maynooth Community Council**

**Ref: FI Request Submission in relation to Planning Application 21370 Parsons Street Maynooth**

Dear Sir or Madam,

Maynooth Community Council is a voluntary group representing Residents' Associations and Voluntary Groups in Maynooth. The Planning and Development Sub-Committee of Maynooth Community Council wishes to make the following observations in relation to the above-mentioned planning application on behalf of our members.

1. As per the Urban design manual - Best Practice Guidelines, section 1 Context - Even at 7 storeys, the overall scale and density of the proposed development is not in context with, and does not respond to its surroundings. The proposed development will dominate the skyline on approaching the town by the main Straffan Road or by train and will dominate the skyline over the green and blue recreational spaces in Maynooth. A building height of maximum 3 storeys is more appropriate and in keeping with the heritage aspect of Maynooth.
2. Maynooth town is currently experiencing major unsustainable housing and apartment growth. The proposed development adds to this unsustainable growth. There is a crisis of community infrastructure in Maynooth even for its current population. For example, there are currently only 5 GP practices in operation, none of which are accepting new patients. Existing community members are travelling to neighbouring counties to avail of GP services and by doing so, cannot access the out of hours KDOC either. We have no community centre, no fulltime Garda Station and traffic has now reverted to the chronic pre-pandemic levels. The town also has no public sports amenities, such as a swimming pool and sports fields.
3. The traffic survey was obtained from IDASO Limited on the 29th. January, 2019 during the week when the college was closed for exams. Therefore this traffic survey is seriously flawed and should not be used to draw any conclusions on the pre pandemic traffic levels in the town. The Maynooth Eastern relief road is making very slow progress and is subject to very many delays. The provision of this road is vital to the relief of traffic congestion in the town. No further housing should be occupied until this road is complete

4. We note the request by KCC that traffic should not be allowed to turn right coming out of the proposed development onto Parsons St..Maynooth Community Council would ask how this will be enforced.
5. The site of the proposed development is subject to flooding. We are concerned at the impact of this development on the flooding in the area including Parson's Street.



**Fig 1: Flooding on proposed site at Parson st.**

6. Impact on the environment & biodiversity: This site located adjacent to the Royal Ranal is an area rich in nature and biodiversity and is home for nesting birds and other wildlife. In addition, an updated review of the impact on the SAC/Natura 2000 sites has not been undertaken in Maynooth and this is vital given the amount of development that has taken place outside of the envisaged LAP.

Certain projects listed in Schedule 5 of the Planning and Development Regulations 2001 require a mandatory Environmental Impact Assessment. Schedule 5, part 2 item 10 lists Infrastructure Projects such as shopping centres and urban development greater than 2ha as requiring a EIAR.

We believe an EIAR is required. The application site is stated as being 1.98ha which, at 0.02 ha under the required threshold for an EIAR, must be examined particularly having regard to the adjoining site which will be subject to future planning application.

Your faithfully,

Maynooth Community Council