

## **An Bord Pleanala**

### **Observation**

Observation by James Lawless TD, Cllr Paul Ward and Cllr Naoise O’Cearuil

Planning Application received under section 4 of the P&D (Housing) & Residential Tenancies Act 2016

Submission Date – 23 April 2018

Case reference number - 301230

Re; Cairn Homes Properties LTD

**Location Mariaville, Moyglare Road and Dunboyne Road, Maynooth, Co. Kildare.**

Dear Board

We would like to make the following observations to An Bord Pleanala in respect of the application from Cairn Homes Properties LTD for planning permission for a mixed housing development which is located on the Moyglare Road and Dunboyne Road within the townland of Mariavilla, Maynooth.

This planning application was received under section 4 of the P&D (Housing) & Residential Tenancies Act 2016

The proposal relates to a development of 462 housing units, 106 student accommodation units, a crèche, café, gym and a retail unit. A new link street between Moyglare Road and the Dunboyne Road for vehicular, pedestrian and cycle access is also included in the proposal.

Local residents have raised numerous points about the scale and location of this proposed development.

Some of the key concerns being raised are;

- The nature and scale of the development including the proposal to construct two four- storey apartment blocks overlooking the Dunboyne Road.
- The plan for a new link road between the Moyglare and Dunboyne Roads.
- For construction of the Maynooth Orbital Road to begin.
- The dangerous nature of the proposed exit from the estate onto the Dunboyne Road, Maynooth.
- The impact of the development on the Rye Valley Special Area of Conservation.
- Increased traffic and the safety of vulnerable road users.
- In relation to the residents of The Rise, Moyglare Hall, Maynooth. These residents are concerned about the proposal for a connection between Moyglare Hall and the proposed development. This connection would remove a very valued cul – de – sac and local residents would experience additional traffic volumes at this location.

We submit that these concern/issues be examined thoroughly by the Board in their determination of this planning application. We have received a large number of

representations in respect of this planning application of which the above points were the key concerns of the local residents.

Kind regards

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**Councillor Paul Ward (65 Royal Meadows, Kilcock, Co. Kildare)**

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**James Lawless TD (32 Sallins Pier, Sallins, Co Kildare)**

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**Councillor Naoise O’Cearuil (7 Moyglare Abbey, Maynooth, Co. Kildare)**

**(Enclosed fee)**