

Kildare County Council
Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017
Notice of Strategic Housing Development application to An Bord Pleanála

We, Ladas Property Company Unlimited Company (as part of the Comer Group), intend to apply to An Bord Pleanála (the board) for permission for a strategic housing development on lands adjoining and to the rear of St Mary's Church at Mill Street, Maynooth, Co. Kildare.

The development will consist of the provision of a total of 120no. apartments in 4no. separate blocks incorporating provision of a crèche and restaurant/café, 3no. office units and provision of a basement to provide for car parking, bicycle storage and ancillary bin storage areas. Particulars of the development comprise as follows:

Option 1 The proposed vehicular entrance works along with associated pedestrian and cyclist connections onto Mill Street to incorporate either:

Option 2 The proposed vehicular entrance works along with associated pedestrian and cyclist connections onto Mill Street and associated works to provide for a bus stop and realignment of existing footpath in accordance with planned part VIII works for this section of Mill Street.

Site excavation works to facilitate the proposed development to include levelling, excavation and general site preparation works.

Block A: A four-storey building comprising a creche (205.55sq.m) and restaurant/café (246.19sq.m) at ground floor level and upper floors incorporating 3no. office units (94.05sq.m), provision of 15no. residential 1bed apartments and 3no. 2bed apartments with associated civic space fronting onto Mill Street and external play area to the rear to serve the creche.

Block B1: An apartment block ranging from three to five storeys comprising a total of 32no. residential apartments to consist of 7no. 3 bed apartments, 19no. 2 bed apartments and 6no. 1 bed apartments.

Block B2: A six storey apartment block comprising a total of 48no. residential apartments to consist of 35no. 2 bed apartments and 13no. 1 bed apartments.

Block C: An apartment block ranging from four to five storeys comprising a total of 22no. residential apartments to consist of 13no. 2 bed apartments and 9no. 1bed apartments along with a ground level storage room for bicycles and bins.

Provision of a basement car parking area to comprise a total of 74no. car parking spaces (incorporating infrastructure for electric vehicle charge points), along with bicycle storage and bin storage areas;

Provision of bicycle and bin storage facilities at surface level;

Provision of internal access roads and footpaths/cycle paths;

Provision of residential communal open space areas (including formal play areas) to include a walkway along the Lyreen River including all associated landscape works with public lighting, planting and boundary treatments;

Provision of an ESB substation adjacent to block B1; Associated site works and attenuation systems to include a hydrocarbon and silt interceptor to facilitate site drainage as well as all ancillary site development/construction works with provision of a foul pump station and internal foul, storm and water networks for connection to the existing foul, storm and public water networks.

A Natura Impact Statement (NIS) has been prepared and accompanies this application

The application contains a planning statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Kildare County Development Plan 2017-2023) and the Local Area Plan (Maynooth Local Area Plan 2013-2019).

The application together with the Natura Impact Statement (NIS) may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Kildare County Council. The application may also be inspected online at the following website set up by the applicant: www.thelyreenviewapartments.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and 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. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application.

Such submissions or observations must also include the following information:

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,

(b) the subject matter of the submission or observations, and

(c) the reasons, considerations and arguments on which the submission or observations is or are based.

The board may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specifying its decision, or may refuse to grant permission for the proposed development. The board may attach to a grant of permission such conditions as it considers appropriate.

A person may question the validity of a decision of the board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

Signed:

Ronan Woods (Agent)

Director

Genesis Planning Consultants

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