



Kildare Co Council
Planning Section
Naas
Co Kildare

3rd December 2019

Re: Strategic Housing Development on lands adjoining and to and rear of St Mary's Church, Mill Street, Maynooth, Co Kildare

Dear Sir / Madam,

On behalf of the applicant, Ladas Property Company Unlimited Company (as part of the Comer Group), please find enclosed a proposed Strategic Housing Development on a site at Mill Street, Maynooth, Co. Kildare.

As the proposed development is for 120no. apartments this application falls under the definition of a Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Proposed Development

The proposal will comprise, in summary, a mixed use development of 120 no. apartments in 4no. separate blocks comprising a total of 43no. one bed apartments; 70no. two bed apartments and 7no. three bed apartment units; provision of a crèche (205.55sq.m), provision of a restaurant/cafe (246.17sq.m), provision of 74 basement car parking spaces, 278 bicycle storage spaces, refuse storage areas at basement level, provision of open space areas and ancillary site works.

(refer to development description under section 9 of application form for full details.)

Enclosures

The following documentation accompanies this strategic housing planning application in accordance with Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Article 28 of the Planning and Development (Strategic Housing Development) Regulations 2017:

- Application form;
- Part V proposals;
- EIA screening statement prepared by Genesis Planning;
- Statement on housing mix by Genesis Planning;
- Building lifecycle report by Genesis Planning & Michael Fitzpatrick Architects;
- Architectural drawings prepared by Michael Fitzpatrick Architects;
- Housing Quality Assessment
- Schedule of Accommodation
- Design Statement prepared by Michael Fitzpatrick Architects & Genesis Planning;
- Engineering drawings prepared by RPS consultants;
- Engineering services report & drawings prepared by RPS consultants;
- Engineering report re basement construction by RPS consultants;
- Flood Risk Assessment prepared by RPS consultants;
- Traffic & Transport Assessment prepared by ILTP consultants;
- Construction management plan prepared by Genesis Planning;
- Archaeological & Architectural Assessments prepared by John Cronin & Associates;
- Natura Impact Statement prepared by Doherty Environmental;
- Ecology report prepared by Doherty Environmental;
- M & E utilities report and associated drawings prepared by Renaissance Engineering;
- Road design by Alan Traynor Consulting Engineers;
- Foul pumping station specification by RPS consultants;
- DMURS design audit;
- Landscape report & master-plan prepared by Parkhood Landscape Architects;
- Landscaping proposals prepared by Parkhood Landscape Architects;
- Townscape report prepared by Parkhood Landscape Architects;
- Tree protection plan prepared by Parkhood Landscape Architects;
- Tree survey constraints plan by P Blackstock;
- Part L compliance report by Renaissance Engineering;
- Public lighting, site layout & report by Renaissance Engineering;
- Sunlight, Daylight and Shadow analysis by C Shackleton consulting;
- Statement of response by Genesis Planning;
- Project photomontages & CGI's by Motion Concept Design;
- Letter of consent from Kildare Co Council;
- Letter of comfort from Cairn Homes;
- Letter from Go Car;
- Letter from MSA fire consultants.

A list of all documents is also enclosed with this application, to include the drawing schedules.

Notifications

In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 the following copies have been provided to the relevant parties:

- 2 no. hard and 3no. soft copies to An Bord Pleanála;
- 6 no. hard and 1no. soft copies to the Planning Authority;
- 1 no. hard and 1 no. soft copy to the 10no. prescribed authorities as specified in the board's opinion on the proposed application as follows:
- Irish Water
- The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs.
- The Heritage Council.
- An Taisce.
- Failte Ireland
- An Chomhairle Ealaíon (The Arts Council)
- Inland Fisheries Ireland
- Transport Infrastructure Ireland
- National Transport Authority.
- Kildare Childcare Committee

A copy of the application is also available for inspection at the following web address:

www.thelyreenviwapartments.com

Irish Water Requirements

Also accompanying this application is a design acceptance letter from Irish Water (letter Ref: CUST17492) which states that *'based upon the details you have provided with your design submission, Irish Water has no objections to the proposals included in the design submission'*.

Part V

Attached with the application is a letter from Kildare County Council which sets out that Part V proposals are acceptable, subject to final agreement. In this regard, the applicant will accept a condition as part of planning.

Pre-planning discussions

Pre-application consultation meetings took place with the Planning Authority and the board as follows:

- 18th October 2018 (Planning Authority & applicant)
- 12th February 2019 (Tripartite meeting)
- 16th May 2019 (Planning Authority & applicant)
- 30th August 2019 (Tripartite meeting)

In response the design and application particulars now attached have responded to design specifics as raised; we refer to the attached statement of response accompanying the application.

Summary

The documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017.

The application attached herewith is consistent with all relevant national, regional and local planning policies and will result in proper planning and sustainable development of Maynooth Town. In this context we trust it will meet with favourable assessment by An Bord Pleanala.

If you require any additional information please do not hesitate to contact this practice.

Yours sincerely,



Ronan Woods
Director