

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**

SITE NOTICE

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 this site area of 1.05 hectares which is located 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:

- (a) Replacement of 2no. existing vehicular entrances onto Mill Street with 1no. single access point onto Mill Street to incorporate either:
 - (i) Option 1 The proposed vehicular entrance works along with associated pedestrian and cyclist connections onto Mill Street; or
 - (ii) 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.
- (b) Site excavation works to facilitate the proposed development to include levelling, excavation and general site preparation works.
- (c) 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.
- (d) 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.
- (e) 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.
- (f) 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.
- (g) 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;
- (h) Provision of bicycle and bin storage facilities at surface level;
- (i) Provision of internal access roads and footpaths/cycle paths;
- (j) 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;
- (k) Provision of an ESB substation adjacent to block B1;

- (l) 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 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.thelyreenviwapartments.com

A submission or observation in relation to the application may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, on payment of the prescribed fee of €20, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application. The board may grant permission subject to or without conditions, or may refuse to grant permission.

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.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).


Signed:
Ronan Woods
Director
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Date of erection of site notice: 3rd December 2019