

Proposed Redevelopment of The Wonderful Barn, Leixlip, Co Kildare

Part 8 reference no: P82024.10



The proposed Redevelopment of The Wonderful Barn comprises an area of c.19.8ha and incorporates the protected structure of the Wonderful Barn and its ancillary buildings, all protected structures, including Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards containing former farm buildings and the public parklands enclosed by the M4 motorway to the South, Celbridge Road R404 to the East and suburban residential developments to the North and West.

The proposed works will protect and enhance the architectural heritage and amenity of the Wonderful Barn and adjacent buildings and provide an integrated public amenity park and tourism destination at The Wonderful Barn and associated lands, informed by a detailed conservation and management plan.

Proposed works will comprise of the following:

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Demolition of small quantum of existing fabric to reinstate integrity of protected structures and in order to bring the building complex back into use.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department.
- Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.
- Improvements and upgrading of existing pedestrian footways and provision of new pedestrian footways and cycle pathways throughout the site.
- Development of a new shared pedestrian and cycle route within the Wonderful Barn site. The proposed internal route will link to the Celbridge/Backweston to Leixlip cycle route proposed (by others) to the south via the Kildare Innovation Campus (formerly the Hewlett Packard site) and via the M4 pedestrian/cycle overpass. The proposed internal

route within the Wonderful Barn site allows for future connections to planned cycle infrastructure improvements along the R404 Celbridge Road towards Leixlip Town Centre, to be delivered by Kildare County Council.

- Protection and reinstatement the axial views between Castletown House and the Wonderful Barn and undergrounding of overhead cables as required to maintain uninterrupted views.
- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting of the walled garden, formal planting of the historic orchard to the North West of the building complex and an historic treeline and hedgerow to the Northern boundary of the courtyards.
- Realignment and improvements to pedestrian, cycle and vehicular access to site.
- Provision of new carpark with _no. of carparking spaces and _no. of bike parking spaces.
- Provision of new street furniture, seating and public lighting throughout the parkland.
- Provision of new wayfinding and signage throughout the parkland.
- Provision of all utilities, necessary services, drainage works and associated site works.

Plans and particulars of the proposed development, Ref. No. P82024.10, will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, during normal opening times at Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F, from 9:00 a.m. – 5:00 p.m. Monday to Friday for a period of 6 weeks from Friday, 07 June 2024 to Friday, 19 July 2024 (inclusive).

To facilitate public access, a copy of the plans and particulars will be available for viewing only in both Celbridge and Leixlip libraries, during normal opening times from 7 June 2024 to 19 July 2024:

- Celbridge Library, St Patrick's Park, Celbridge, Co Kildare W23 VA47
- Leixlip Library, Captain's Hill, Leixlip, Co Kildare, W23 WR96

Details of the proposed development are also available on Kildare County Council's website online at:

<https://kildarecoco.ie/AllServices/Planning/Part8Schemes/StrategicProjectsandPublicRealm/index.html>

Or on the KCC Consultation Portal here:

<https://consult.kildarecoco.ie/en/consultation/part-8-proposed-redevelopment-wonderful-barn-p8202410>

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be situated, may be made to: A/Senior Executive Officer, Strategic Projects and Public Realm Team, Housing and Regeneration Department, Level 3, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare, W91 X77F, or online at: <https://consult.kildarecoco.ie/en/consultation/part-8-proposed-redevelopment-wonderful-barn-p8202410>

Submissions must be made no later than 5.00 pm on Friday, 19 July 2024.

All submissions and observations should be headed: 'Part 8 Proposed Redevelopment of The Wonderful Barn P82024.10.'