

Planning Applications Received - Large Scale Residential Developments From 10/05/2023 - 16/05/2023

File No:	Status	Received Date	Decision Date	Applicant	Development Address	Proposed Development
23494	New Application	10/05/2023	04/07/2023	Ladas Property Company Limited	Lands adjoining and to the rear of St Mary's Church Mill Street Maynooth Co Kildare	<p>Permission for a Large-scale Residential 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 115no. apartments in 4no. separate blocks incorporating provision of a creche and restaurant/cafe, 1no. office unit and provision of a basement to provide for car parking, bicycle storage and ancillary bin storage areas. Particulars of the development provide as follows: (a) Replacement of 2no. existing vehicular entrances onto Mill Street with 1no. single access point onto Mill Street to incorporate 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 and restaurant/cafe at ground floor level and upper floors incorporating 1no. office unit, provision of 7no. 1bed apartments and 10no. 2bed apartments with associated civic space fronting onto Mill Street and external play area to the rear to serve the creche. A basement will be provided under Block A for parking and bin storage. (d) Block B1: An apartment block ranging from three to five storeys comprising a total of 32no. residential apartments to consist of 6no. 1bed apartments, 19no. 2 bed apartments and 7no. 3 bed apartments. A basement will be provided under Block B1 which will incorporate an access ramp, parking and bin storage. (e) Block B2: A six storey apartment block comprising a total of 48no. residential apartments to consist of 13no. 1bed apartments and 35no. 2 bed apartments. (f) Block C: An apartment block ranging from four to five storeys comprising a total of 18no. residential apartments to consist of 1no. 1bed apartments, 13no. 2 bed apartments and 4no. 3bed apartments along with a ground level storage room for bicycles and bins. Block C will be raised on stilts with a flood storage area provided at ground level beneath this Block. (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 internal walkway along the Lyreen River and pedestrian bridges within the site and 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 inceptor 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.</p>
23513	New Application	12/05/2023	06/07/2023	Glenveagh Homes Ltd.,	Leixlip Demesne Leixlip Co. Kildare	<p>Large-Scale Residential Development (LRD) at a site of c. 14.3 hectares. The application site is principally bounded by: Celbridge Road (R404) and Back Gate Lodge, Celbridge, Leixlip, Co. Kildare W23E0F6 to the west; the existing residential developments of Leixlip Park and Wogansfield to the north; the M4 Motorway to the south; and by agricultural lands to the east. The development will consist of the: (1) Construction of 237 No. residential units ranging in height from two-three storeys comprising 30 no. two-bedroom houses (c.86.8sq.m each), 124 no. three-bedroom houses (ranging in area from c.103sq.m to 114sq.m each), 13 No. four-bedroom houses (ranging from c. 151sq.m to 168sq.m) , 20 No. one-bedroom apartments (ranging in area from c.56.6sq.m each), 22 No. two-bedroom duplex apartments (ranging in area from c. 86.9sq.m to 89.0sq.m) and 22 No. three-bedroom duplex apartments (ranging in area from c.127sq.m to 139sq.m each); (2) Construction of a two storey creche (c.278sq.m in area) with associated external play area (c.85.8sq.m. in area); (3) Provision of public open space (totalling c.7.71 ha of which c.5.61 ha comprises strategic amenity space), communal open space (serving the duplex apartments) (c. 570sq.m), and private open space (in the form of private garden areas serving the houses and terraces/balconies serving the apartments/duplexes); and (4) Provision of vehicular, cyclist and pedestrian access/egress and associated circulation routes (including the construction of a fourth arm to the existing three arm junction on the Celbridge Road (R404) opposite the entrance to the existing Barnhall Meadows residential development and pedestrian and cyclist access to the north-east of the site providing access to the existing residential development known as Leixlip Park). The development will also consist of: (5) 303 No. car parking spaces (including 31 No. car parking spaces for visitors and 12 No. car parking spaces serving the proposed crèche); (6) Electric vehicle (EV) charging infrastructure; (7) 355 No. bicycle parking spaces (including 17 No. bicycle parking spaces serving the proposed crèche and 160 No. bicycle parking spaces serving the proposed strategic amenity/public open space); (8) Bicycle storage; (9) Bin storage; (10) 3 No. ESB substations; (11) Undergrounding and diversion of the existing 20kV and 38kV overhead power lines; (12) Equipped play areas; (13) Photovoltaic roof panels; (14) Boundary treatments (including gates, piers, railings, walls and openings to the former demesne wall); (15) Provision of lighting; (16) All hard and soft landscaping; (17) Provision of Sustainable Urban Drainage systems (SuDs); and (18) All other associated site excavation, infrastructural and site development works above and below ground, changes in level (including the relocation of artificially raised ground from construction of the M4 to create an enlarged berm to the southern boundary of the site bounding the M4 Motorway) and associated retaining features, and associated site servicing (foul and surface water drainage and water supply). An Environmental Impact Assessment Report has been prepared in respect of the proposed development and submitted with this LRD application</p>