

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, Glan Developments Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development at Ballymany, Newbridge, Co. Kildare.

The proposed development will consist of the demolition of an existing derelict house and sheds and the construction of a new residential development comprising 180 dwellings (145 No. houses of between 2 and 2.5 storeys, and 35 No. apartments in a part 4 storey and part 6-storey block), bicycle stores and bin store for the apartments, and all associated and ancillary site development works on lands to the west/ south-west of Ballymany Manor and Rathcurragh Housing Estates. The application includes improvement works to the foul sewer pump station and provision of additional storage capacity and surface water attenuation pond. A new c.660m. long link street connecting onto the R445 (Ballymany Road) including a new right turning lane created from the R445 and terminating at the Rathcurragh Public open space will be provided as a part of the planning application.

The breakdown of dwellings is as follows: HOUSES – 55No. House Type A (2 storey, 3 bedrooms, semi-detached) 32 No. House Type A1 (2.5 storey, 4 bedroom, of which 29 No. are semi-detached & 3No. are detached), 14 No. House Type B (2.5 storey, 4 bedrooms, semi-detached), 3 No. House Type C (2 storey, 4 bedrooms, semi-detached) 6 No. House Type D (2 storey, 2 bedrooms, mid-terrace with shared access to rear) 2 No. House Type E (2 storey, 3 bedrooms, semi-detached), 8 No. House Type F (2 storey, 3 bedrooms, mid-terrace), 4 No. House Type G (2 storey, 3 bedrooms, semi-detached), 8 No. House Type H (2.5 storey, 3 bedrooms, end – terrace), 4 No. House Type J (2 storey, 2 bedrooms, mid – terrace with shared access to rear), 1 No. House Type J1 (2 storey, 2 bedrooms, mid – terrace with shared access to rear), 2 No. House Type J2 (2 storey, 2 bedrooms, end – terrace), 4 No. House Type K (2 storey, 3 bedrooms, mid-terrace with shared access to rear), 1 No. House Type K1 (2 storey, 3 bedrooms, mid-terrace with shared access to rear) and 1 No. House Type L (2.5 Storey, 3 bedrooms, semi-detached). APARTMENTS – 6No. Type M1, (3 bedroom, Duplex) 6 No. Type M2, (3 bedroom) 1 No. Type M3 (1 bedroom) 2 No. Type M4 (2 bedroom) 1 No. Type M5 (3 bedroom duplex) 1 No. Type M6 (2 bedroom) 4 No. Type M7 (1 bedroom) 10 No. Type M8 (1 bedroom) 2 No. Type M9 (2 bedrooms) 2 No. Type M10 (2 bedroom)

A Natura Impact Statement has been prepared in respect of the proposed development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Kildare County Development Plan 2017 – 2023 and the Newbridge Local Area Plan 2013 - 2019.

The application, together with the Natura Impact Statement, 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.ballymany.ie**

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.

An Bord Pleanála 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 specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

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



Signed:

JFOC Architects, 11A Greenmount House, Harolds Cross, Dublin 6W.

Date of erection of site notice: Thursday 1st November 2018