



Planning & Development Consultants

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## 1 Development Description

Garyaron Homes Ltd intend to apply for a 5 year planning permission for a Large Scale Residential (LRD) Development scheme on lands at Glencarrig House, Simmonstown, Celbridge, Co. Kildare, W23Y9PY on a site of approximately 2.1 ha.

The proposed development will consist of: (a) the demolition (total area approx. 800 sqm) of the existing buildings, including a habitable dwelling, on site, and the existing front boundary treatment; and (b) the construction of a new residential and creche scheme of 137 no. units in a mixture of houses and apartment units ranging from 2 to 5 storeys in height as follows:

- Block A (3-5 storey apartment block) comprising 39 no. apartments (19 no. 1 bed and 20 no. 2 bed units)
- Block B (4-5 storey apartment block) comprising 51 no. apartments (24 no. 1 bed and 27 no. 2 bed units)
- Block C (3-4 storey apartment block) comprising 25 no. apartments (11no. 1 bed and 14no. 2 bed units)
- Houses (2-3 storeys) comprising 22 no. house units (5no. 4-bed semi-detached, 4no. 3 bed semi-detached, 4no. 3-bed terraced and 9no. 3-bed end of terrace)

A separate building will accommodate a Childcare Facility/creche of approx. 248 sqm with outdoor play area of 460 sqm. Bike Store building (86 sqm) and Plant Room/ ESB-Sub-station building (66.9 sqm).

Each residential unit will be afforded with private open space in the form of a balcony or terrace in the case of the apartment units and a rear garden in the case of the housing units. Public open space is proposed in the form of play areas, outdoor seating and planting and pedestrian and cyclist links (approx. 4,380 sqm).

A total of 129no. car parking spaces are provided at surface level, including 7 no. Accessible spaces; 80 no. bicycle spaces (for Visitors and Residents, in bike stands) together with 124 no. Secure bicycle spaces within 5no. Bike stores.

The development shall be served via a new vehicular access point from the L5062. Upgrade works are proposed to the vehicular access point from the R405 onto the L5062 to facilitate the proposed development and to provide for improved access and egress for the overall development. New pedestrian and cyclist access points will be provided on to the R405 from the site.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; waste storage areas and electrical services and all associated site development works.