



An  
Bord  
Pleanála

## Board Order ABP-313276-22M

**Planning and Development Acts 2000 to 2021**

### **Amendment of Board Order**

**Planning Authority: Kildare County Council**

#### **Development Concerned:**

219 number residential units, containing 42 number houses and 177 number apartments and duplexes ranging, in height from two to five storeys and a childcare facility with outdoor play area all of which will be provided as follows:

- (a) 42 number two storey three-bedroom houses (House Types F1, F2 and F3) including private open space in the form of gardens and solar panels on the roof of all house types.
- (b) 177 number apartments and duplexes (64 number one-bedroom, 105 number two-bedroom and eight number three-bedroom) all of which have gardens, balconies or terraces set out as follows:
  - Five number one-bedroom apartments at ground floor and five number two-bedroom duplexes at first and second floor in five number three storey blocks (Unit Type A2).
  - 14 number one-bedroom apartments at ground floor and 14 number two-bedroom duplexes at first and second floor in 14 number three storey blocks (Unit Type A3).

- Four number two-bedroom apartments at ground floor and four number three-bedroom duplexes at first and second floor in four number three storey blocks (Unit Type B1).
- Four number two-bedroom apartments at ground floor and four number three-bedroom duplexes at first and second floor in four number three storey blocks (Unit Type B2).
- Three number two-bedroom duplexes at ground and first floor and three number two-bedroom duplexes at second and third floor in three number four storey blocks (Unit Type C1).
- Two number two-bedroom duplexes at ground and first floor and two number two-bedroom duplexes at second and third floor in two number four storey blocks (Unit Type C2).
- Two number one-bedroom apartments at ground and first floor and one number two-bedroom duplex at second and third floor in one number four storey block (Unit Type D2).
- Eight number two-bedroom duplexes at ground and first floor and four number two-bedroom apartments at second floor in four number three storey blocks (Unit Type E1).
- Four number two-bedroom duplexes at ground and first floor and two number two-bedroom apartments at second floor in two number three storey blocks (Unit Type E2).
- Nine number two-bedroom apartments in three number three-storey blocks (Unit Type K1).
- Nine number two-bedroom apartments in three number three storey blocks (Unit Type K2).
- 19 number two-bedroom duplexes at ground and first floor and 19 number one-bedroom apartments at second floor in 19 number three storey blocks (Unit Type L1).

- Four number two-bedroom duplexes at ground and first floor and four number one-bedroom apartments at second floor in four number three storey blocks (Unit Type L2).
  - 20 number one-bedroom apartments and eight number two-bedroom apartments in one number five storey block (Unit Type X), with crèche of circa 411.4 square metres and outdoor play area of circa 265 square metres at ground floor.
- (c) A new central public open space is provided to the east of the site with a connected linear public open space route to the east providing an interface with the MERITS building. A further public open space is provided to the west of the site with a total public open space provided on site of circa 6,158 square metres communal open spaces are provided centrally around the scheme totalling 4,684 square metres with private open spaces provided in the form of gardens, balconies and terraces.
- (d) The scheme is accessed through the existing vehicular and pedestrian access at the roundabout on the John Devoy Road and a new pedestrian connection is provided to the east of the site adjacent to the MERITS Building. The development will include for a total of 314 number car parking spaces to be provided in a combination of in-curtilage, on street and undercroft locations throughout the scheme (including 24 number electric vehicle charging and 14 number accessible spaces), and 482 number bicycle parking spaces.

The development will also provide for all associated ancillary site development infrastructure including three number Electricity Supply Board substations, bicycle stores, bin stores, plant rooms, public lighting and foul and surface water drainage; demolition of an existing single storey structure of circa 10.7 square metres on the eastern boundary of the site; green roofs; solar panels on all residential buildings; internal roads and footpaths; site landscaping, including children's play area, wetlands and Sustainable Urban Drainage Systems features, boundary treatments; associated scheme signage, one number temporary marketing signage for a period of three years, and all associated engineering and site works necessary to facilitate the development all located at the site at the Former Devoy Barracks, John Devoy Road, Naas, County Kildare.

**WHEREAS** the Board made a decision to grant permission subject to conditions, in relation to the above-mentioned development by order dated the 14<sup>th</sup> day of October 2022:

**AND WHEREAS** it has come to the attention of the Board that a clerical error occurred,

**AND WHEREAS** the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development,

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the application the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that Condition Number 3(a) of its Order shall be as follows:

3. (a) Revised plans and particulars in relation to the western boundary, which shall comprise an existing hedgerow to be retained, supplemental native planting along the hedgerow boundary, and one pedestrian connection up to the boundary with Arconagh estate. The location and design of the pedestrian connection to Arconagh estate shall be agreed in writing with the planning authority prior to the commencement of development.



**Chris McGarry**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this**  **day of**  **2023**

