

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

Date: 24th July 2019

Dear Sir/Madam,

Re: PLANNING APPLICATION FOR PHASE 1 DEVELOPMENT AT THE FORMER MAGEE BARRACKS, HOSPITAL STREET (R445), KILDARE TOWN, CO. KILDARE

PLANNING & DEVELOPMENT (AMENDMENT) (NO.3) REGULATIONS 2015 & PART V

The proposal is for planning permission for a residential and neighbourhood centre development of 375 no. residential units. This Part V proposal letter accompanies a planning application to An Bord Pleanála for a Strategic Housing Development.

In order to meet the 10% Part V requirement, the applicant has identified the provision of 38 no. units comprising of 14 no. 1-bedroom apartments, 16 no. two-bed apartments and 8 no. houses, subject to further discussion and final agreement with the Planning Authority and / or with an Appointed Housing Body.

These revised proposals are based on the housing need communicated to the applicant during consultation with Kildare County Council Housing Department and the Planning Authority's report on the pre-application consultation outlining their opinion on the proposed development, and will be subject to further discussion, negotiation and agreement, following receipt of a final grant of permission.

The applicant has also engaged with Cluid Housing in relation to the Part V units proposed. The application is accompanied by a letter from Cluid Housing expressing their interest in acquiring the Part V units to be provided on site.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed on behalf of the applicant, Ballymount Properties Limited:

- (i) *Part V drawing prepared by RKD Architects of the site layout plan and, illustrating the location within the scheme of the proposed Part V units, and a schedule of accommodation. The architectural drawings submitted with the application includes detailed drawings of all units within the scheme;*
- (ii) *Applicant's Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.*

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The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant will engage further with Kildare County Council Housing Department following receipt of a final grant of permission and prior to commencement of development.

In preparing this information we have had regard to Circular PL 10/2015 and Housing Circular 36/2015 issued by the Department of Environment, Community and Local Government.

Please note that the details submitted in respect to compliance with Part V are indicative and are subject to future discussions and agreement with the Planning Authority.

We trust that this is satisfactory in the context of this request for pre-application consultation with An Bord Pleanála. We would be happy to provide further clarification on any aspects of this application if required.

Yours faithfully,



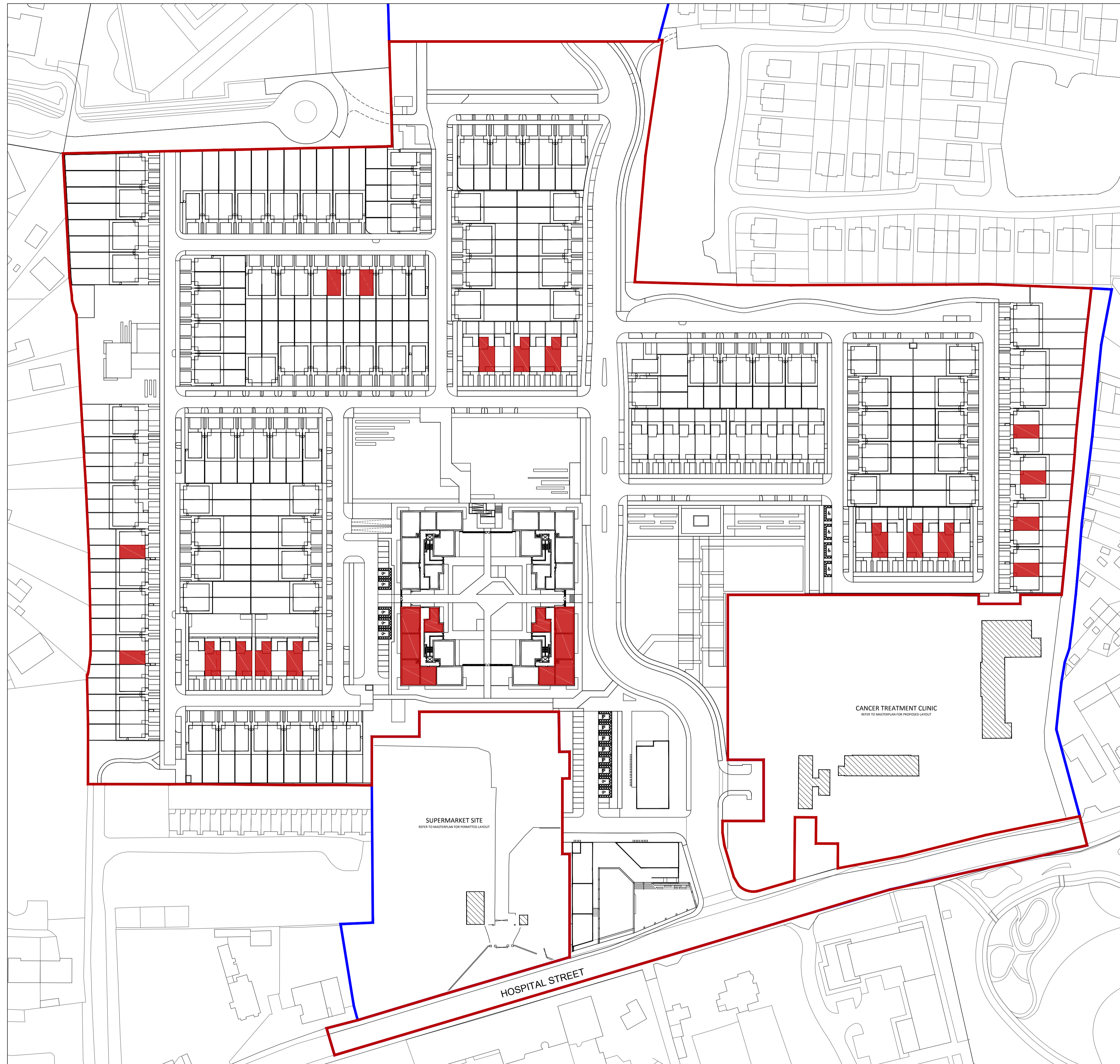
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SITE PLAN
1:1000 @ A1

BOUNDARY LEGEND
— PHASE I SITE BOUNDARY
— MASTERPLAN SITE BOUNDARIES

PART V
■ 38 PART V UNITS



UNIT TYPE	DESCRIPTION	NO. OF PART V UNITS	UNIT AREA (GROSS)	RATIO MIX
TOTAL 375 UNITS PROPOSED WITHIN PHASE I		38 No.		
A1	3 BED SEMI-DETACHED HOUSE	2 No.	117 sqm	5.3%
B2	3 BED MID-TERRACE HOUSE	6 No.	117 sqm	15.8%
D1	1 BED DUPLEX APARTMENT	10 No.	59 sqm	26.3%
E1	2 BED DUPLEX APARTMENT - GROUND FLOOR	10 No.	82 sqm	26.3%
1A	1 BED APARTMENT - GROUND FLOOR	2 No.	53 sqm	5.3%
1B	1 BED APARTMENT - GROUND FLOOR	2 No.	57 sqm	5.3%
2A	2 BED APARTMENT - GROUND FLOOR	2 No.	86 sqm	5.3%
2D	2 BED APARTMENT - GROUND FLOOR	2 No.	84 sqm	5.3%
2E	2 BED APARTMENT - GROUND FLOOR	2 No.	87 sqm	5.3%
PLEASE REFER TO RKD DRAWINGS A1100-A1170 FOR DETAILED FLOOR PLANS & ELEVATIONS.				
OVERALL MIX: 37% 1 BED / 42% 2 BED / 21% 3 BED				

REV	DATE	CHK BY	DESCRIPTION
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BALLYMOUNT PROPERTIES LTD.

STATUS: PLANNING

PROJECT: RESIDENTIAL AND NEIGHBOURHOOD CENTRE DEVELOPMENT (PHASE 1)

PROJECT ADDRESS: FORMER MAGEE BARRACKS SITE, KILDARE TOWN

DWG TITLE: PHASE I: PART V

DWG NO: A1502

REV	PROJECT NO	SCALE
A	18166	1:1000

DATE	DRN	CB	CHK	SG
16/07/2019				

**Sean O'Brien
Ballymount Properties Ltd,
2N, Ballymount Drive,
Industrial Estate,
Walkinstown,
Dublin 12**

17th June 2019

Re: Magee Barrack's site, Kildare Town, Co. Kildare

Dear Sean,


Further to our recent discussions regarding the above site, I wish to confirm that Clúid Housing is interested in purchasing the completed Part V units on this site from Formation Design and Build Limited.

It is our intention to seek formal support from Kildare County Council to acquire the units on the council's behalf. The support would be based on your proposal to provide 38 units for Part V across a mix of apartments, duplexes and houses. Clúid would also be interested in acquiring additional units on the site and you might advise if this is something you would consider?

If support is received from Kildare CoCo, Clúid would look to make an offer to acquire the units once Part V has been agreed with Kildare CoCo.

Please note that I have no authority expressed or implied to bind Clúid to any agreement and this correspondence is not to be construed as a note or memorandum for the purposes of section 51 of the Land and Conveyancing Law Reform Act, 2009.

Yours sincerely,



**James O'Halloran
New Business Manager
Clúid Housing**