



**SIMON CLEAR & ASSOCIATES
PLANNING AND DEVELOPMENT
CONSULTANTS**

The Secretary
An Bord Pleanála
64 Marlborough St
Dublin 1

9th February 2022

**Re:- Strategic Housing Development for a Residential Development with Creche
on lands at Ballymany, Newbridge, Co. Kildare.**

Dear Secretary,

On behalf of Briargate Developments Newbridge Limited we wish to apply for planning permission for a residential development with creche on lands at Ballymany, Newbridge, Co. Kildare.

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as it is a proposed *'development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses.'*

The applicant team has endeavoured to meet all the requirements stipulated in the legislation.

Simon Clear B.A. Dip. T.P. MIPI
Darran Quaille B.A. MRUP MSc BLUP MIPI
Paula Shannon B.A. MRUP MIPI

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The application is supported by the following plans and particulars:-

Application Form;

Copy of Newspaper Notice;

Copy of Site Notice;

Letters to Prescribed Bodies ;

Letter of Consent (William Cummins);

Planning Fee – Proof of Transfer enclosed (€68,115.20).

Schedule of Reports

Title	Prepared by:
Planning Context Report	Simon Clear & Associates
Statement of Consistency	Simon Clear & Associates
Material Contravention Statement	Simon Clear & Associates
Social Infrastructure Audit	Simon Clear & Associates
Response to ABP Opinion	Simon Clear & Associates
EIAR	Simon Clear & Associates
Part V Booklet	Simon Clear & Associates & Applicant
Architectural Design Statement	Reddy Architects
Building Lifecycle Report	Reddy Architects
Landscape Design Statement	Jane McCorkell Landscape Architect
Engineering Planning Report	Muir Associates Consulting Engineers
Flood Risk Assessment	Muir Associates Consulting Engineers
Outline Travel Plan	Muir Associates Consulting Engineers
Outline Construction Management Plan	Muir Associates Consulting Engineers
Outline Construction & Demolition Waste Management Plan	Muir Associates Consulting Engineers
Traffic and Transport Assessment	PMCE Consultants
Stage 1 & 2 Road Safety Audit	Bruton Consulting Engineers
Arboricultural Impact Assessment	Lawlor Landscapes
Arboricultural Method Statement	Lawlor Landscapes
Tree Survey	Lawlor Landscapes
Daylight and Sunlight Report (Neighbouring Properties)	Right of Light Consulting
Daylight and Sunlight Report (Within Development)	Right of Light Consulting
Outdoor Lighting Report	Sabre Electrical Services
Noise Impact Assessment	Decibel Noise Control
Natura Impact Statement	Panther Environmental Solutions
Photomontage Booklet	GNET 3D

Architectural Drawings – Reddy Architects

Reddy Architecture & Urbanism				
Proposed Drawings				
Site Maps				
P20-071K-RAU-XX-XX-DR-A-31000	Site Location Map	1:2500	A3	RAU
P20-071K-RAU-XX-XX-DR-A-31070	Existing Site Survey	1:1000	A1	RAU
Site Layout Plans				
P20-071K-RAU-XX-XX-DR-A-31001	Proposed Masterplan	1:1000	A1	RAU
P20-071K-RAU-XX-XX-DR-A-31002	Proposed Masterplan in Context	1:1000	A1	RAU
P20-071K-RAU-XX-XX-DR-A-31010	Site Layout Sheet 1/3	1:500	A1	RAU
P20-071K-RAU-XX-XX-DR-A-31011	Site Layout Sheet 2/3	1:500	A1	RAU
P20-071K-RAU-XX-XX-DR-A-31012	Site Layout Sheet 3/3	1:500	A1	RAU
P20-071K-RAU-XX-XX-DR-A-31013	Proposed Taking in Charge	1:1000	A1	RAU
P20-071K-RAU-XX-XX-DR-A-31015	External Details Bin Stores / Cycles	1:1000 / 1:50	A1	RAU
P20-071K-RAU-XX-XX-DR-A-31016	Proposed Part V Layout and Schedule	1:2500	A3	RAU
P20-071K-RAU-XX-XX-DR-A-31017	Proposed Phasing Plan	1:2500	A3	RAU
P20-071K-RAU-XX-XX-DR-A-31018	SHD Comparison and Detail	1:2500	A3	RAU
1458-PA-003	Van Dijk Architects Overall Site Layout Plan	1:1000/2000	A1	RAU
Houses - Plans, Elevations, Sections				
P20-071K-RAU-01-XX-DR-A-31100	House Type B1 (General Arrangement)	1:100 / 1:200	A3	RAU
P20-071K-RAU-02-XX-DR-A-31100	House Type C1 (General Arrangement)	1:100 / 1:200	A3	RAU
P20-071K-RAU-03-XX-DR-A-31100	House Type C2 (General Arrangement)	1:100 / 1:200	A3	RAU
P20-071K-RAU-04-XX-DR-A-31100	House Type C3 (General Arrangement)	1:100 / 1:200	A3	RAU
P20-071K-RAU-08-XX-DR-A-31100	House Type C4 (General Arrangement)	1:100 / 1:200	A3	RAU
P20-071K-RAU-07-XX-DR-A-31100	House Type C5 (General Arrangement)	1:100 / 1:200	A3	RAU
P20-071K-RAU-05-XX-DR-A-31100	House Type D (General Arrangement)	1:100 / 1:200	A3	RAU
P20-071K-RAU-06-XX-DR-A-31100	House Type E (General Arrangement)	1:100 / 1:200	A3	RAU
Duplex Apartment - Plans, Elevations, Sections				
P20-071K-RAU-20-XX-DR-A-31120	Duplex Type 1 Sheet 1	1:100 / 1:200	A3	RAU
P20-071K-RAU-20-XX-DR-A-31121	Duplex Type 1 Sheet 2	1:100 / 1:200	A3	RAU
P20-071K-RAU-21-XX-DR-A-31120	Duplex Type 2 Sheet 1	1:100 / 1:200	A3	RAU
P20-071K-RAU-21-XX-DR-A-31121	Duplex Type 2 Sheet 2	1:100 / 1:200	A3	RAU
P20-071K-RAU-22-XX-DR-A-31120	Duplex Type 3 Sheet 1	1:100 / 1:200	A3	RAU
P20-071K-RAU-22-XX-DR-A-31121	Duplex Type 3 Sheet 2	1:100 / 1:200	A3	RAU
P20-071K-RAU-30-00-DR-A-31130	Apartment Block GA Ground Floor Plan & 1st Floor Plan	1:100	A3	RAU
P20-071K-RAU-30-01-DR-A-31131	Apartment Block GA 2nd Floor Plan & 3rd Floor Plan	1:100	A3	RAU
P20-071K-RAU-30-02-DR-A-31132	Apartment Block GA Roof Plan	1:100	A3	RAU
P20-071K-RAU-30-XX-DR-A-31133	Apartment Block GA North, South & Eastern Elevation	1:100	A3	RAU
P20-071K-RAU-30-XX-DR-A-31134	Apartment Block GA West Elevation & Section	1:100	A3	RAU
Proposed Creche				
P20-071K-RAU-40-XX-DR-A-31700	Proposed Creche Plans	1:100	A1	RAU
P20-071K-RAU-40-XX-DR-A-31702	Proposed Creche Elevations / Section	1:100	A1	RAU
Site Sections				
P20-071K-RAU-XX-XX-DR-A-33101	Contextual Site Sections - Proposed Section 1-1	1:200 - 1:1000	A1	RAU
P20-071K-RAU-XX-XX-DR-A-33102	Contextual Site Sections - Proposed Section 2-2	1:200 - 1:1000	A1	RAU
P20-071K-RAU-XX-XX-DR-A-33103	Contextual Site Sections - Proposed Section 3-3	1:200 - 1:1000	A1	RAU
P20-071K-RAU-XX-XX-DR-A-33104	Contextual Site Sections - Proposed Section 4-4	1:200 - 1:1000	A1	RAU
P20-071K-RAU-XX-XX-DR-A-33105	Contextual Site Sections - Proposed Section 5-5 & 6-6	1:200 - 1:1000	A1	RAU
P20-071K-RAU-XX-XX-DR-A-33106	Contextual Site Sections - Proposed Section 7-7	1:750 - 1:250	A0	RAU
Schedules & Statistics				
P20-071K-RAU-XX-XX-A-SH-38000	HQA Schedule	NA	A3	RAU
XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	NA	A4	RAU
P20-071K-RAU-XX-XX-A-DR-38001	NET Developable Area	NA	A3	RAU
Design and Access Statement				
P20-071K-RAU-XX-XX-A-RP-39000	Design & Access Statement	NA	A3	RAU
P20-071K-RAU-XX-XX-A-RP-39001	Building Lifecycle Report	NA	A4	RAU

Landscape Drawing – Jane McCorkell Landscape Architects

Issue Sheet				
Project	Strategic Housing Development at Ballymany, Newbridge,			
	Co. Kildare			
Project No.	PP255			
Client	Briargate Developments Newbridge Ltd.			
Document Number	Title	Scale	Size	Qty
Landscape report				
PP255	Landscape report		- A4	
Landscape plans				
PP255-01-01	Landscape Master plan	1 / 1000	@ A1	
PP255-02-01	Open space Area 1	1 / 200	@ A1	
PP255-02-02	Open space Area 2	1 / 200	@ A1	
PP255-02-03	Open space Area 3	1 / 200	@ A1	
PP255-02-04	Open space Area 4	1 / 200	@ A1	
PP255-02-05	Open Space Link Road Park 1	1 / 200	@ A1	
PP255-02-06	Open Space Link Road Park 2	1 / 200	@ A1	
PP255-02-07	Open Space Link Road Park 3	1 / 200	@ A1	
PP255-03-01	Open Space Section details	As Shown	A1	
PP255-03-02	Boundary treatment plan	1 / 1000	@ A1	
PP255-03-03	Open Space Plan	1 / 1000	@ A1	
PP255-04-01	Soft Landscape Specification 1	1 / 500	@ A1	
PP255-04-02	Soft Landscape Specification 2	1 / 500	@ A1	
PP255-04-03	Soft Landscape Specification 3	1 / 500	@ A1	
PP255-05-01	Tree and service plan 1	1 / 500	@ A1	
PP255-05-02	Tree and service plan 2	1 / 500	@ A1	
PP255-05-03	Tree and service plan 3	1 / 500	@ A1	
PP255-05-04	Tree and service plan 4	1 / 500	@ A1	

Arborist Drawings – Lawlor Landscapes

Drawing Number	Drawing Title	Scale
01.21.005_S1	Tree Survey & Tree Protection Plan Sheet 1/2	1:500
01.21.005_S2	Tree Survey & Tree Protection Plan Sheet 2/2	1:500
01.21.006_S1	Tree Constraints Plan Sheet 1/1	1:500
01.21.006_S2	Tree Constraints Plan Sheet 2/2	1:500

Lighting Drawing – Sabre Electrical Services

Drawing Number	Drawing Title	Scale
SES14820-3	Public Lighting Layout	1:1000

The enclosures include 2 hard copies of the foregoing reports, other than fees and forms, and 3 soft copies (CDs). Copy information has been submitted to Kildare County Council, as the relevant Planning Authority.

Request

I trust the enclosed information is adequate for your purposes. Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,

Simon Clear