



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

Principal Officer,  
Planning Department,  
Kildare County Council,  
Head Office Áras Chill Dara,  
Devoy Park,  
Naas,  
Co. Kildare

8<sup>th</sup> February 2022

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

Dear Sir/Madam,

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 of the requirements stipulated in the legislation.

As the relevant Planning Authority, 6 no. hard copies and 1 digital copy of the application is enclosed.



Simon Clear B.A. Dip. T.P. MIPI  
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Paula Shannon B.A. MRUP MIPI

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Vat No. 9803199H

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***

<b>Title</b>	<b>Prepared by:</b>
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				
<b>Site Maps</b>				
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
<b>Site Layout Plans</b>				
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
<b>Houses - Plans, Elevations, Sections</b>				
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
<b>Duplex   Apartment - Plans, Elevations, Sections</b>				
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
<b>Proposed Creche</b>				
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
<b>Site Sections</b>				
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
<b>Schedules &amp; Statistics</b>				
P20-071K-RAU-XX-XX-A-SH-38000	HQA Schedule	NA	A3	RAU
<del>XXXXXXXXXXXXXXXXXXXX</del>	<del>XXXXXXXXXXXX</del>	NA	A4	RAU
P20-071K-RAU-XX-XX-A-DR-38001	NET Developable Area	NA	A3	RAU
<b>Design and Access Statement</b>				
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

*Engineering Drawings – Muir Associates Consulting Engineers*

Distribution		Date																			
Client:	Briargate Developments Newbridge Limited																				
Planner:	Clear Consulting		8																		
Architect:	RAU																				
No.	Description	Rev																			
D1920-MAL-00-XX-C-001	Key Plan	C																			
D1920-MAL-00-XX-C-002	Roads Layout Sheet 1 of 4	C																			
D1920-MAL-00-XX-C-003	Roads Layout Sheet 2 of 4	C																			
D1920-MAL-00-XX-C-004	Roads Layout Sheet 3 of 4	C																			
D1920-MAL-00-XX-C-005	Roads Layout Sheet 4 of 4	D																			
D1920-MAL-00-XX-C-006	Storm Water Drainage Layout Sheet 1 of 4	C																			
D1920-MAL-00-XX-C-007	Storm Water Drainage Layout Sheet 2 of 4	C																			
D1920-MAL-00-XX-C-008	Storm Water Drainage Layout Sheet 3 of 4	C																			
D1920-MAL-00-XX-C-009	Storm Water Drainage Layout Sheet 4 of 4	C																			
D1920-MAL-00-XX-C-010	Storm Water Drainage Long Sections Sheet 1	B																			
D1920-MAL-00-XX-C-011	Storm Water Drainage Long Sections Sheet 2	B																			
D1920-MAL-00-XX-C-012	Storm Water Drainage Long Sections Sheet 3	B																			
D1920-MAL-00-XX-C-013	Storm Water Drainage Long Sections Sheet 4	B																			
D1920-MAL-00-XX-C-014	Foul Drainage Layout Sheet 1 of 5	D																			
D1920-MAL-00-XX-C-015	Foul Drainage Layout Sheet 2 of 5	D																			
D1920-MAL-00-XX-C-016	Foul Drainage Layout Sheet 3 of 5	D																			
D1920-MAL-00-XX-C-017	Foul Drainage Layout Sheet 4 of 5	D																			
D1920-MAL-00-XX-C-018	Foul Drainage Layout Sheet 5 of 5	D																			
D1920-MAL-00-XX-C-019	Foul Drainage Long Sections Sheet 1 of 4	C																			
D1920-MAL-00-XX-C-020	Foul Drainage Long Sections Sheet 2 of 4	C																			
D1920-MAL-00-XX-C-021	Foul Drainage Long Sections Sheet 3 of 4	C																			
D1920-MAL-00-XX-C-022	Foul Drainage Long Sections Sheet 4 of 4	C																			
D1920-MAL-00-XX-C-023	Water Main Layout Sheet 1 of 4	D																			
D1920-MAL-00-XX-C-024	Water Main Layout Sheet 2 of 4	D																			
D1920-MAL-00-XX-C-025	Water Main Layout Sheet 3 of 4	D																			
D1920-MAL-00-XX-C-026	Water Main Layout Sheet 4 of 4	D																			
D1920-MAL-00-XX-C-027	Drainage Details Sheet 1 of 2	C																			
D1920-MAL-00-XX-C-028	Drainage Details Sheet 2 of 2	B																			
D1920-MAL-00-XX-C-029	Water Main Details Sheet 1 of 2	C																			
D1920-MAL-00-XX-C-030	Water Main Details Sheet 2 of 2	C																			
D1920-MAL-00-XX-C-031	Visibility Splays	C																			
D1920-MAL-00-XX-C-032	Vehicular Manoeuvres	C																			
D1920-MAL-00-XX-C-033	Roads Hierarchy	C																			
D1920-MAL-00-XX-C-034	(NOT USED)																				
D1920-MAL-00-XX-C-035	Typical Roads Details	C																			
D1920-MAL-00-XX-C-036	Standhouse Road Watermain Upgrade Works	C																			
Media Type	Hard Copy =C	Email = E	Disk = D	C																	

*Landscape Drawing – Jane McCorkell Landscape Architects*

<b>Issue Sheet</b>				
<b>Project</b>	Strategic Housing Development at Ballymany, Newbridge,			
	Co. Kildare			
<b>Project No.</b>	PP255			
<b>Client</b>	Briargate Developments Newbridge Ltd.			
<b>Document Number</b>	<b>Title</b>	<b>Scale</b>	<b>Size</b>	<b>Qty</b>
<b>Landscape report</b>				
PP255	Landscape report		A4	
<b>Landscape plans</b>				
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*

<b>Drawing Number</b>	<b>Drawing Title</b>	<b>Scale</b>
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***

<b>Drawing Number</b>	<b>Drawing Title</b>	<b>Scale</b>
SES14820-3	Public Lighting Layout	1:1000

The enclosures include 6 hard copies of the foregoing reports, other than fees and forms, and 1 soft copy (CD).

**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