

Planning Department,
Kildare County Council,
Devoy Park,
Naas,
Co. Kildare

17th June 2022

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION CONSISTING OF 344 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, OPEN SPACE AND ALL ASSOCIATED DEVELOPMENT ON LANDS AT DUBLIN ROAD AND THE SHINKEEN ROAD, WITHIN THE TOWNLANDS OF DONAGHCUMPER AND BALLYOULSTER, CELBRIDGE, CO. KILDARE

Introduction

On behalf of the applicant, Kieran Curtin, Receiver over certain assets of Maplewood Developments Unlimited Company, (in liquidation and in receivership), HWBC Allsop, 80 Harcourt Street, Dublin 2, we hereby submit an SHD application for a seven-year planning permission for a Strategic Housing Development at lands at Dublin Road and the Shinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare. The site has an area of c. 13.4 ha and is bound by a greenfield site, Donaghcumper Cemetery, Retronix Semiconductor company and the Dublin Road to the north, the Rye River Brewing Company and the Ballyoulster Park housing estate to the north east, the Primrose Gate housing estate to the south, agricultural lands to the east and Shinkeen Road to the west. Donaghcumper Medieval Church Ruins (RPS No. B11-02) and the house on Dublin Road, Donaghcumper (RPS No. B11-26), are protected structures located north of the application site

This proposal falls under the definition of Strategic Housing Development as set out Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, an electronic copy of the application is enclosed for your information.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.ballyoulstershd.ie

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi
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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

Application Copies

The enclosed 6 no. hard copies and 3 no. soft copies are provided in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states;

'An applicant shall submit to the planning authority or each authority in whose area the proposed strategic housing development would be situated 6 printed copies of his or her application for permission for a proposed strategic housing development, together with one copy of the application in a machine-readable form on a digital device'.

Development Description

The proposed development, for which a **seven-year** permission is sought is described as follows in the public notices.

"The proposed development comprises a Strategic Housing Development of 344 no. residential units (comprising 54 no. 1 beds, 30 no. 2 beds, 210 no. 3 beds and 50 no. 4 beds), a 2 no. storey childcare facility with a GFA of c. 369 sq.m, public and communal open space, landscaping, car and cycle parking spaces, provision of an access road from Dublin Road and Shinkeen Road, associated vehicular accesses, internal roads, pedestrian and cycle paths, bin storage, cycle storage, pumping station and all associated site and infrastructural works.

The residential component of the development consists 214 no. apartments / duplex units, and 130 no. houses of to be provided as follows:

- *4 no. 3 bed two storey detached houses;*
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The development includes a total of 585 no. car parking spaces, 4 no. loading bays and a total of 770 no. cycle spaces. The proposal includes hard and soft landscaping, lighting, boundary treatments, the provision of public and communal open space, including 3 no. Local Parks, children's play areas, and an ancillary play area for the childcare facility.

The proposed development includes road upgrades, alterations and improvements to the Dublin Road / R403 and the Shinkeen Road, including the provision of new vehicular accesses and signalised junctions, pedestrian crossing points, and associated works to facilitate the same. The proposal includes internal roads, including 3 no. bridge crossings, cycle paths, footpaths, with proposed infrastructure and access points provided up to the application site boundary to facilitate potential future connections to adjoining lands.

The development includes foul and surface water drainage, pumping station, 3 no. ESB Substations, services and all associated and ancillary site works and development."

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed

development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Kildare County Development Plan 2017 – 2023 and the Celbridge Local Area Plan 2017 – 2023.

An Environmental Impact Assessment Report has been prepared in respects of the proposed development and accompanies this application.

Public Consultation

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Enclosures

Six no. hardcopies and 3 no. soft copies of the following documentation accompanies this planning application in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, as amended:

Planning Particulars

- Strategic Housing Development Application Form, Letter of Consent from Kildare County Council, Letter from Applicant, including Deed of Novation, Irish Water COF and SODA letters, site notice and newspaper notice (including copy of newspaper notice);
- Cover Letter to ABP prepared by John Spain Associates;
- Cover letters to prescribed bodies / authorities and Kildare County Council prepared by John Spain Associates;
- Letter of Support from the Department of Education;
- Part V proposals, including Part V Booklet and Part V drawing prepared by O'Mahony Pike Architects, a Part V Cover Letter prepared by John Spain Associates, and an Estimate of Costs prepared by the applicant;
- 3 no. soft copies of the application documentation;

Planning Reports

- Statement of Response to the Board's Opinion prepared by John Spain Associates;
- Statement of Consistency and Planning Report prepared by John Spain Associates;
- Social and Community Infrastructure Audit / Assessment prepared by John Spain Associates;
- Statement of Material Contravention prepared by John Spain Associates;

Architectural Inputs

- Architectural Drawings, Schedule of Accommodation, Housing Quality Assessment and Schedule of Drawings prepared by O'Mahony Pike Architects;
- Design Statement prepared O'Mahony Pike Architects;
- Building Lifecycle Report prepared by O'Mahony Pike Architects and the design team;

Engineering Inputs

- Infrastructure Design Report, Engineering Drawings, and Drawing Schedule prepared by DBFL Consulting Engineers;
- Traffic and Transport Assessment prepared by DBFL Consulting Engineers;
- Mobility Management Plan prepared by DBFL Consulting Engineers;
- DMURS Compliance Statement prepared by DBFL Consulting Engineers;
- Site-Specific Flood Risk Assessment prepared by McCloy Consulting;
- Preliminary Construction Management Plan prepared by DBFL Consulting Engineers;
- Quality Audit, including appended drawings, prepared by Bruton Consulting Engineers;
- Energy Statement prepared by Waterman Moylan Consulting Engineers;
- Public Calculation Lighting Report, including drawings, prepared by Waterman Moylan Consulting Engineers Ltd.

Landscape / Arboricultural Inputs

- Landscape Drawings, Drawing Schedule and Landscape Strategy Report prepared by Bernard Seymour Landscape Architects;
- Arboricultural Assessment, Drawings and Schedule prepared by Arborist Associates Ltd;

Environmental Inputs

- Environmental Impact Assessment Report and Non-Technical Summary prepared by John Spain Associates (JSA), and other consultants;
- Appropriate Assessment Screening Report by Altemar Ltd;
- Verified Photomontages Brochure prepared by Model Works Ltd (also included as Appendix 6.1 of the EIAR);
- Daylight, Sunlight and Overshadowing Analysis Report prepared by Passive Dynamics;
- Resource Waste Management Plan prepared by AWN Consulting;
- Operational Waste Management Plan prepared by AWN Consulting.

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017, as amended, and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, the applicant and design team have responded to the items raised in pre-application consultation meetings and the Board's Opinion.

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

Inland Fisheries:
Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin
D24CK66

17th June 2022

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The development includes a total of 585 no. car parking spaces, 4 no. loading bays and a total of 770 no. cycle spaces. The proposal includes hard and soft landscaping, lighting, boundary treatments, the provision of public and communal open space, including 3 no. Local Parks, children’s play areas, and an ancillary play area for the childcare facility.

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Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
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An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

Irish Water
C/O Niko Taktikos
Development Management Planning
Connections and Developer Services
Colvill House
24 – 26 Talbot Street
Dublin 1

17th June 2022

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Yours sincerely,



John Spain Associates

Kildare County Childcare Committee,
Unit 21, Thompson Enterprise Centre,
Clane Business Park,
Clane,
Co. Kildare
W91 E6NY

17th June 2022

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Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

Office of Public Works,
Jonathan Swift Street,
Trim,
Co. Meath,
C15 NX36

16th June 2022

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION CONSISTING OF 344 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, OPEN SPACE AND ALL ASSOCIATED DEVELOPMENT ON LANDS AT DUBLIN ROAD AND THE SHINKEEN ROAD, WITHIN THE TOWNLANDS OF DONAGHCUMPER AND BALLYOULSTER, CELBRIDGE, CO. KILDARE

Introduction

On behalf of the applicant, Kieran Curtin, Receiver over certain assets of Maplewood Developments Unlimited Company, (in liquidation and in receivership), HWBC Allsop, 80 Harcourt Street, Dublin 2, we hereby submit an SHD application for a seven-year planning permission for a Strategic Housing Development at lands at Dublin Road and the Shinkeen Road, within the townlands of Donaghcumper and Ballyoulster, Celbridge, Co. Kildare. The site has an area of c. 13.4 ha and is bound by a greenfield site, Donaghcumper Cemetery, Retronix Semiconductor company and the Dublin Road to the north, the Rye River Brewing Company and the Ballyoulster Park housing estate to the north east, the Primrose Gate housing estate to the south, agricultural lands to the east and Shinkeen Road to the west. Donaghcumper Medieval Church Ruins (RPS No. B11-02) and the house on Dublin Road, Donaghcumper (RPS No. B11-26), are protected structures located north of the application site

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, an electronic copy of the application is enclosed for your information.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.ballyoulstershd.ie

Development Description

The proposed development, for which a **seven-year** permission is sought is described as follows in the public notices.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi
Stephen Blair BA (Mod) MRUP MIPi MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPi

Senior Associate Directors: Stephanie Byrne BA MRUP MIPi Blaine Cregan B Eng BSc MSc

Associate Directors: Luke Wymer BA MRUP Dip Planning & Environmental Law Dip PM MIPi Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA, MSc, MRTPI

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“The proposed development comprises a Strategic Housing Development of 344 no. residential units (comprising 54 no. 1 beds, 30 no. 2 beds, 210 no. 3 beds and 50 no. 4 beds), a 2 no. storey childcare facility with a GFA of c. 369 sq.m, public and communal open space, landscaping, car and cycle parking spaces, provision of an access road from Dublin Road and Shinkeen Road, associated vehicular accesses, internal roads, pedestrian and cycle paths, bin storage, cycle storage, pumping station and all associated site and infrastructural works.

The residential component of the development consists 214 no. apartments / duplex units, and 130 no. houses of to be provided as follows:

- *4 no. 3 bed two storey detached houses;*
- *28 no. 3 bed two storey semi-detached houses;*
- *48 no. 3 bed two storey terraced houses;*
- *50 no. 4 bed three storey semi-detached houses;*
- *214 no. duplex apartments / apartments (54 no. 1 beds, 30 no. 2 beds, and 130 no. 3 beds) in a series of 15 no. duplex apartment / apartment blocks of 3 no. storeys in height, and all duplex apartments / apartments are provided with a terrace / balcony or private garden;*

The development includes a total of 585 no. car parking spaces, 4 no. loading bays and a total of 770 no. cycle spaces. The proposal includes hard and soft landscaping, lighting, boundary treatments, the provision of public and communal open space, including 3 no. Local Parks, children’s play areas, and an ancillary play area for the childcare facility.

The proposed development includes road upgrades, alterations and improvements to the Dublin Road / R403 and the Shinkeen Road, including the provision of new vehicular accesses and signalised junctions, pedestrian crossing points, and associated works to facilitate the same. The proposal includes internal roads, including 3 no. bridge crossings, cycle paths, footpaths, with proposed infrastructure and access points provided up to the application site boundary to facilitate potential future connections to adjoining lands.

The development includes foul and surface water drainage, pumping station, 3 no. ESB Substations, services and all associated and ancillary site works and development.”

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Kildare County Development Plan 2017 – 2023 and the Celbridge Local Area Plan 2017 – 2023.

An Environmental Impact Assessment Report has been prepared in respects of the proposed development and accompanies this application.

Public Consultation

The application, together with an Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Kildare County Council. The

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Yours sincerely,



John Spain Associates