

Kildare County Council,
Planning Department,
Áras Chill Dara,
Devoy Park,
Naas,
Co Kildare

Date: 16th December 2022
JSA Ref. 20175/RK

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR A LARGESCALE RESIDENTIAL DEVELOPMENT ON LANDS LOCATED TO THE EAST OF FINLAY PARK, OLD CARRAGH ROAD, NAAS (WITHIN THE TOWNLAND OF NAAS WEST), KILDARE, COMPRISING, 134 NO. DWELLINGS AND ASSOCIATED SITE DEVELOPMENT AND LANDSCAPE WORKS.

On behalf of the applicant, Westar Homes Ltd., Dublin Road, Clane, Co. Kildare please find enclosed a planning application for a Largescale Residential Development within the townland of Naas West, Naas, Co. Kildare.

This proposal falls under the definition of Large-scale Residential Development, as set out under Section 2 of the Planning and Development Act 2000, as amended, as the proposal relates to 134 no. residential units and therefore exceeds the LRD threshold of 100 or more houses.

This application is made in accordance with the details set out in the Planning & Development (Large Scale Residential Development) Regulations 2021 whereby a pre-application LRD Meeting has taken place with Kildare County Council on the 28th of July 2022. Initial pre-planning discussions were undertaken on 28th of January 2022.

Proposed Development

The proposed development will consist of the construction of 134 no. apartments (comprising a mixture of 70 no. 2 storey apartments and 64 no. apartments - 22 no. 1 bedroom apartments, 77 no. 2 bedroom apartments, and 35 no. 3 bedroom apartments) with private open space provided in the form of balconies/terraces as follows:

- A) Block A (4 storey apartment block) comprising 26 no. apartments (6 no. 1 bed units, 16 no. 2 bed units & 4 no. 3 bed units); Block B (part 4 part 5 storey apartment block) comprising 66 no. apartments (10 no. 1 bed units, 33 no. 2 bed units and 23 no. 3 bed units), with a commercial/ health/medical unit (c. 247.6 sq. m) at ground floor; Block C

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(part 4 part 5 storey apartment block) comprising 42 no. apartments (6 no. 1 bed, 28 no. 2 bed units and 8 no. 3 bed units);

- A) Vehicular/pedestrian and cyclist access from the Old Caragh Road (in new arrangement) along with the provision of 201 no. undercroft and surface car parking spaces as well as 388 no. undercroft and surface cycle parking spaces; internal road and shared surface networks including pedestrian and cycle paths;
- B) Public Open space including proposed plaza, as well as central communal (courtyard) open space including outdoor playground area at podium level;
- C) 1 no. temporary (for 3 no. years) 3-sided signage structure (c. 4.5m in height) at the entrance to the proposed development.
- D) Provision of foul and surface water drainage, including relocation of existing foul main in northern part of site as well as green roofs; linear greenway path, bin stores; plant rooms; public lighting and all associated landscaping and boundary treatment works, site development and infrastructural works, ESB substations, and all ancillary works necessary to facilitate the development.

Site Location and Context

The subject site is located to the east of Finlay Park, Old Caragh Road, Naas (within the townland of Naas West), County Kildare. These lands are within close proximity to the town centre (which is located to the southeast). This application relates to c.2.9 ha of greenfield lands as highlighted in red. The site is currently accessed via the Old Caragh Road and cycle/pedestrian link via the Ploopluck Bridge over the Canal, which connects the site to Naas Town Centre.

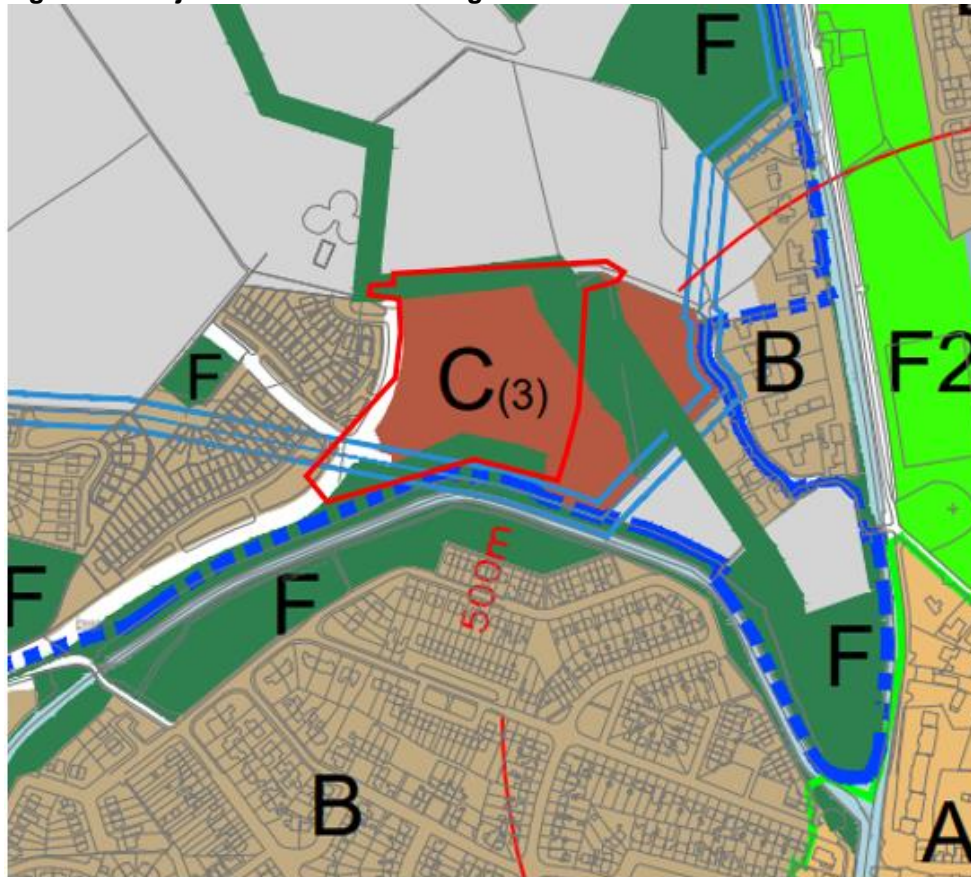
Land Use Zoning

The subject site is prescribed with two land use zonings 'C' and 'F'.

C New Residential – 'To provide for new residential development'.

Please refer to the Planning Report and Statement of Consistency for further details.

F Open Space and Amenity – 'To protect and provide for open space, amenity and recreation provision'.

Figure 1: Subject site land use zoning

LRD Meeting with the Planning Authority

A LRD Meeting was undertaken with the Planning Authority on the 28th of April 2022, (KCC Ref: LRD2022002) in accordance with Section 32A of the Planning and Development Act 2000 (as amended) in relation to a person seeking the opinion of the Planning Authority prior to an LRD application.

The LRD Opinion was received on the 23rd of August 2022.

The Opinion of Kildare County Council on the pre-application stage for the proposed development noted that Fingal County Council *“is of the opinion that the documentation submitted in accordance with 32B of the Act would constitute a reasonable basis for an application for a Large Scale Residential Development.”*

Irish Water Requirements

The requirements in respect of Irish Water (IW) set out in the LRD Application Form are addressed in the form, the IW correspondence received, and the Infrastructure Design Report prepared by DOB Consulting Engineers.

The applicant, and the project Consulting Engineer DOB have undertaken consultation with Irish Water prior to the lodgement of this application. A Confirmation of Feasibility was received from Irish Water on the 3rd August 2022.

A Statement of Design Acceptance (dated 26th of October 2022) has also been received from Irish Water, which confirms that all the water and foul drainage services are designed in accordance with Irish Water standards and is included with the application particulars.

Drawings, Plans and Particulars

The planning application is accompanied by a full set of architectural drawings which have been prepared in accordance with the requirements of Articles 22 and 23 of the Planning and Development Regulations 2001, as amended.

The architectural drawing package includes a full set of architectural drawings prepared by C+W O'Brien Architects, including the Site Location Map and Site Layout Plans. In addition, a Landscape drawing pack, Engineering drawing pack, and Mechanical & Electrical drawing pack accompanies the application. Each drawing pack submitted is accompanied by a schedule / register of drawings, as required under the LRD Application Form.

Statement of Consistency with Planning Policy

A Planning Report and Statement of Consistency prepared by John Spain Associates is enclosed with this planning application which demonstrates that the proposal has regard to national and regional planning policy, and the relevant guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), and the relevant policies, objectives and standards of the Naas LAP 2021-2027, Kildare County Development Plan 2017-2023, unless superseded by S.28 Ministerial Guidelines and associated SPPR's.

Application Site Boundary

Please note that the application site boundary has been provided by C +W O'Brien Architects in .dwg format on CD ROM with all geometry referenced to ITM as specified in the LRD Application Form.

Fee

Please find enclosed with the Application Form confirmation of EFT payment for the application fee of €19,202.72. This payment was transferred to Kildare County Council for a LRD application as prescribed under Section 2(14) and Section 3 of the Planning and Development Regulations 2001-2022. (AIB Ref. No. 0JVG3SRPQQUJTGK7)

Website

The application may also be inspected online at the following website set up by the applicant:

- www.finlayparklrd.ie

A final PDF of all application documents has been uploaded to the above website address, which will go live on the day of lodgement.

Enclosures

6 no. hard copies and 1 no. soft copies of the application documentation is enclosed. The planning application is accompanied by the following comprehensive set of documentation and information to ensure all relevant planning matters are addressed:

We enclose the following with this planning application:

1. Particulars
1. JSA Cover Letter (6 no. copies)
2. KCC Planning Application Form (JSA) (1 no. copy)
3. LRD Application Form 19 (1 no. copy)
4. Site Notice (JSA) (6 no. copies)
5. Newspaper Notice (JSA) (6 no. copies)
6. Fee Paid by Electronic Transfer (AIB Ref. No. 0JVG3SRPQQUJTGK7)
7. CD copy (1 no. copy)
8. COF Irish Water & Statement of Design Acceptance (6 no. copies)
9. Part V Pack (6 no. copies)
10. Kildare County Council Letter of Consent
11. ITM Dwg file (on CD)
2. JSA (6 no. copies)
12. Planning Statement & Statement of Consistency with Planning Policy
13. Kildare County Council Opinion Response Document
14. Community and Social Infrastructure Audit (including schools and childcare)
3. CWOB (6 no. copies)
15. Architectural Design Report (incl Materials Report & Building Lifecycle Report)
16. Architectural Drawings
17. Part V Pack
18. Housing Quality Assessment
4. Donnacha O'Brien (6 no. copies)
19. Engineering Services Report and drawings (including Confirmation of Feasibility) & DMURS Section
20. Outline Construction Environmental Management Plan
21. Road Safety Audit Stage 1/2- (Road Plan Engineers)
22. Stage 1 Surface Water Audit (in Appendix of Engineering Services Report)
5. Systra (6 no. copies)
23. Transport Assessment
24. Mobility Management Plan
6. JBA Consulting (6 no. copies)
25. Flood Risk Assessment
7. Landmark Design (6 no. copies)
26. Landscape Drawings
27. Response Document to LRD Opinion by Kildare County Council
28. Response to Kildare County Council Parks Section LRD Opinion Report
8. Openfield (6 no. copies)
29. Appropriate Assessment Screening Report
30. Ecological Impact Statement
9. Redkite (6 no. copies)
31. Screening Statement for Environmental Impact Assessment
32. Noise & Vibration Impact Report (Acoustic Noise report included in section).
33. Air Quality Impact Assessment Report
34. Resource Waste Management Plan Construction Phase
35. Operational Waste Management Plan
10. Archaeology Consultant Byrne Environmental (6 no. copies)
36. Archaeological Heritage Report
11. Sunlight/Daylight – Chris Shackleton (6 no. copies)
37. Sunlight, Daylight & Shadow Assessment
12. Tree Report – The Tree File (6 no. copies)

38. Arborist Report and Drawings
13. Bat Report – Brian Keeley (6 no. copies)
39. Bat Report
14. Rexel (6 no. copies)
40. Lighting Report and Drawings
15. Waterman Moylan (6 no. copies)
41. Energy Statement & Utilities Report
16. GNet (6 no. copies)
42. Photomontages/CGIs
17. Mullin Landscape (6 no. copies)
43. Landscape and Visual Impact Assessment
18. Pro Fire (6 no. copies)
44. Fire Compliance Letter

We trust that the enclosed planning application is in order, however if you require any further information, please do not hesitate to contact me.

Yours faithfully,



John Spain
Managing Director