



An Bord Pleanála,
Strategic Housing Development Department,
64 Marlborough Street,
Dublin 1.

30th October 2018

Our Ref. **06.135**

Att:

Your Ref. **300556- 18**

Re: The proposed development will consist of the demolition of an existing derelict house and sheds and the construction of a new residential development comprising 180 dwellings (145 No. houses of between 2 and 2.5 storeys, and 35 No. apartments in a part 4 storey and part 6-storey block), bicycle stores and bin store for the apartments, and all associated and ancillary site development works on lands to the west/ south-west of Ballymany Manor and Rathcurragh Housing Estates. The application includes improvement works to the foul sewer pump station and provision of additional storage capacity and surface water attenuation pond. A new c.660m. long link street connecting onto the R445 (Ballymany Road) including a new right turning lane created from the R445 and terminating at the Rathcurragh Public open space will be provided as a part of the planning application. This application provides for an increase in dwelling numbers from 100 no. approved under Reg. Ref. 12/562.

Dear Madam or Sir,

On behalf of our Client Glan Developments Ltd of Unit 7 Ballymount Court, Ballymount Road, Dublin 12, JFOC Architects are pleased to present this Planning Application under the Strategic Housing Development Regulations 2017 to An Bord Pleanála. The Planning Application fee in the sum of €23,400.00 is enclosed. The proposals contained herein have taken full account of the 'Opinion' received from An Bord Pleanála on the 22nd February 2018, following the tripartite meeting with Kildare County Council on 7th February 2018.

Planning Application Documentation:

We enclose herewith 2No. hard copies and 3No. digital copies of all documentation for An Bord Pleanála, and have furnished a further 6No. paper copies and a digital copy to Kildare County Council. A full schedule of all documents is included at Appendix A. In addition, as advised by An Bord Pleanála's Opinion pursuant to article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prescribed bodies listed at Appendix H have been

ARCHITECTS • PLANNING CONSULTANTS • TECHNOLOGISTS

11a Greenmount House, Harold's Cross, Dublin 6w Tel: + 353 1 453 0277 Fax: + 353 1 453 0280

www.jfocarchitects.com e-mail: info@jfocarchitects.com

informed of the planning application and sent a copy of all documentation. As agreed with each of the prescribed bodies, digital copies have been furnished except where hard copies of particular relevance to that body have been requested, and hard copies will be supplied if required.

Public Notices:

Site notices have been erected in the prescribed form at the locations indicated on drawing 06.135.PD101 and 06.135.PD102. The newspaper notice was published in The Daily Star Newspaper on 30th October as enclosed. All documents in support of this planning application have been published on this website – www.ballymany.ie.

Site Location and Description

The proposed development is located in the south-western portion of Newbridge approximately 90-150 metres north of the M7 motorway and to the east of the R445. This site is currently in agricultural use and is located adjacent to the west of the Ballymany Manor and Rathcurragh housing estates. There are a number of agricultural sheds and structures on site. The site rises gradually in elevation from south-west to north-east.

The subject site of the application is outlined in red on the site location map on drawing 06.135.PD101 and 06.135.PD102. Glan Development Ltd. have a right of way and easement over the lands hatched yellow as per folio KE5631 enclosed at Appendix G. The pump station is in the ownership of the applicant. Works on these lands hatched yellow, outside the ownership of the Applicant (as hatched in dashed green lines on drawings 06.135.PD101 and 06.135.PD102) will solely be in relation to the provision of foul and surface water drainage, as detailed on Donnelly Troy Consulting Engineers drawings and documentation.

Newbridge Local Area Plan 2013-2019: Zoning

The land is zoned C1 – New Residential in the Newbridge Local Area Plan 2013-2019.

“C New Residential: To provide for new residential development. This zoning provides for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.”

Planning History:

Ref. 05/271

Planning permission was granted for the demolition of existing house and sheds and construction of 77 no. 2 storey 4 bedroom detached houses, 1 no. 2 storey crèche 220sqm, pumping station and associated site works.

Ref. 10/112

Extension of Duration granted of previously permitted development as above.

Ref. 12/562

Planning permission granted for modifications to already approved residential development under Reg. Ref. 10/1112 and 05/271 to comprise the following;

Redesign of site layout to provide 102 no. dwellings as follows; 24 no. 4 bed two storey detached, 45 no. 3 bed two storey semi-detached; 21 no. 4 bed two storey semi-detached , 12 no. 4 bed two storey plus attic room semi-detached, revisions to approved crèche car parking layout, relocation of site entrance. This gave an increase of 25 no. units from that approved previously.

The final planning approval was for 100 dwellings.

Pre – Planning:

Two pre-planning meetings were held with Kildare County Council in respect of the current proposal prior to the pre-planning meeting with An Bord Pleanála on the 7th February 2018.

Pre-Planning meeting with Kildare County Council 10th October 2017

A Pre – Planning meeting under Section 247 was held in the offices of Kildare County Council (KCC) on Tuesday 10th October with John O'Connor, Claire McManus, Dominic Stevens and Nóra Shortall of JFOC Architects, Michael Donnelly of Donnelly Troy Consulting Engineers, Seamus Nolan of NRB Road & Traffic Engineers, Michael Kenny, Patricia Conlon and Cliodhna Scanlon of the Planning Department KCC, George Willoughby and Diarmuid O'Donoghue of the Roads and Transportation Department KCC, David Hall of Environmental Services KCC, Mary McCarthy Housing Department KCC, Bridget Loughlin of the Heritage Department KCC and Ciara Sherry, Administration, KCC.

A very useful discussion was had on the planning history, context, densities and development proposals. The outcome of the meeting was that the increases in density from the previously approved layout combined with the particular constraints of this site had led to a compromised layout when compared to the previously approved designs. Issues such as quality of private amenity space and passive surveillance of the public roads and public open spaces were discussed.

KCC representatives highlighted the location of the site on the edge of Newbridge and adjacent the Curragh. The Kildare County Development Plan (2017-2023), provides the Curragh with the highest landscape sensitivity classification, "Unique". It was felt that in this location a higher quality development with a lower density would be appropriate.

It was agreed that the design team would revisit the proposal and that a second pre-planning meeting would be held with the council to discuss same.

Pre-Planning meeting with Kildare County Council 14th November 2017

A second pre – planning meeting was held in the offices of Kildare County Council (KCC) on Tuesday 14th November with John O'Connor, Claire McManus and Dominic Stevens of JFOC Architects, Michael Donnelly of Donnelly Troy Consulting Engineers, Seamus Nolan of NRB Road & Traffic Engineers, Patricia Conlon and Cliodhna Scanlon of the Planning Department KCC, Diarmuid O 'Donoghue of the Roads and Transportation Department KCC and Sharon Whelan of the Housing Department KCC.

JFOC Architects presented the revised proposal and it was felt that the revised scheme was of a much higher quality than that previously presented. Part V proposals were discussed in some detail at our pre-planning meeting on the 14th November and an overall approach was agreed.

Pre – Planning Consultation with An Bord Pleanála:

A tripartite Pre-Planning Consultation was held in An Bord Pleanála's offices in Marlborough Street on 7th February 2018 with representatives of Kildare County Council, An Bord Pleanála and the client's design team. A number of issues were discussed in detail including:

- **Infrastructural Constraints – roads and drainage**
- **Development Strategy – density, layout, connectivity, open space provision, creche provision and social housing provision (Part V)**

A full and beneficial conversation was had, with a particular emphasis on the provision of the link road, including the extent and form that it would take as a part of the planning application. The proposed density of the development, and matters relating to drainage were also the subject of discussion. A number of environmental matters were also raised as matters for further consideration. All of the items have been addressed and covered in the documentation now presented to An Bord Pleanála for consideration as a part of this planning application. The link street has now been included for the full extent of the lands that are in the control of the applicant. As supported by NRB Traffic and Transport Consulting Engineers Report, the Movement and Connectivity Report prepared by Placemakers Ireland and JFOC Architects and as recommended by AWN Consulting Engineers with respect to noise and amenity, the link street incorporated into the revised proposals has been designed to be a fully DMURS compliant street, and not a distributor road.

An Bord Pleanála issued a Pre Application Consultation Opinion on the 22nd February 2018. A detailed response to this opinion is included in the “Statement of Response to the Notice of Pre-Application Consultation Opinion from An Bord Pleanála” with this application. Consequent to this meeting and the issuance of the Opinion, a full re-evaluation of the scheme was undertaken. Revised proposals and additional design and survey work has been undertaken. The result is an excellent, high quality proposal for sustainable residential development that has taken a holistic approach in addressing all of the relevant design, aesthetic, sustainability, environmental, connectivity, heritage, services, community, social, infrastructural and economic matters that may impact upon or be affected by the proposed development.

In particular, JFOC Architects and NRB Consulting engineers have engaged extensively with Kildare County Council Roads department in respect of the delivery of the link road on lands within the control of the applicant. Further pre-planning meetings were held on 14th and 28th March 2018 respectively in regards to this link road. Dr Sarah Rock of Placemakers Ireland has been engaged to advise on the revised design proposals in respect of DMURS 2013. ICON Archaeology have carried out test excavations on the subject site of the application, and a new

apartment building will act as a landmark at the access to the site, and on the entrance to Newbridge.

Statements enclosed:

A number of statements and reports are enclosed with this application, which clearly demonstrate the consistency of the approach with the relevant planning requirements.

- Statement of Consistency with National Guidance on Residential Developments
- Statement of Consistency with Kildare County Council 2016 – 2023 and the Newbridge Local Area Plan 2013 – 2019
- Statement of Response to the Opinion from An Bord Pleanála following pre- planning meeting
- Movement and Connectivity Report – Statement of Consistency with DMURS 2013
- Statement on Density of Proposed Development

A full schedule of the drawings and documents encompassing the full design team, prepared in support of this planning application has been included at Appendix A.

Conclusion:

We are pleased to present this thorough and considered Planning Application to An Bord Pleanála for its consideration under the Strategic Housing Development Regulations 2017. We trust that this Planning Application will receive an early and favourable response from An Bord Pleanála. Should you have any queries, please do not hesitate to contact us.

Yours sincerely,



Nóra Shortall B.Arch. MRIAI.
JFOC ARCHITECTS
nora@jfocarchitects.com