

An Bord Pleanála
 64 Marlborough Street
 Dublin 1
 D01 v902

06 March 2020

Strategic Housing Development - Planning Application
An Bord Pleanála Reference (Pre-Planning Reference) 302746-18

**Lands in the townlands of Kilcock, Boycetown, Commons West,
 (adjoining the Brayton Park estate),
 Kilcock, Co. Kildare**

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Rycroft Homes Limited, 1a Mpo Building, Blanchardstown Business Park, Snugborough Road, Dublin 15**, to lodge this SHD planning application to An Bord Pleanála under the Strategic Housing Development application process. The proposal relates to a proposal for 345 residential units and all associated elements at lands in the townlands of Kilcock, Boycetown, Commons West, Kilcock, Co. Kildare. The subject site adjoins the Brayton Park residential development.

This planning application is lodged in accordance with Section 3 of the Planning & Development (Housing) and Residential Tenancies Act 2016, that being a development of **100 houses or more**.

This planning application also complies with the requirements of Section 8 of the Planning & Development (Housing) and Residential Tenancies Act 2016 in terms of the particulars enclosed herewith.

In this regard, please find enclosed the following documentation submitted with this SHD planning application:

No	Items	Prepared by the following Consultant	No. of Copies	Copy/Original
1	Planning Application Fee - €48,644.40 Paid by Cheque (Breakdown as per planning application form)	Applicant – Rycroft Homes Limited	1	Original – Cheque enclosed
2	Site Notice (A3 Size) (erected at 6 locations on 05.03.2020)	Brock McClure	2 hard copies 3 digital copies	Copy
3	Newspaper Notice (published in The Irish Daily Star 05.03.2020)	Brock McClure	2 hard copies 3 digital copies	Original
4	Development Description	Brock McClure	2 hard copies 3 digital copies	Copy
5	SHD Planning Application Form - completed and signed	Brock McClure	2 hard copies 3 digital copies	Copy
6	4 no. Letters of consent from the following: 1. Kildare County Council 2. Finin Fields 3. Holbourne Construction Swords Ltd 4. Union Castle Ltd	Landowners	2 hard copies 3 digital copies	Copy
7	Irish Rail Memo and associated attachments	Brock McClure/ Rycroft Homes Limited/Pinnacle	2 hard copies 3 digital copies	Copy
8	Statement of Consistency	Brock McClure	2 hard copies 3 digital copies	Copy



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9	Planning Report	Brock McClure	2 hard copies 3 digital copies	Copy
10	EIAR Screening Report	Brock McClure	2 hard copies 3 digital copies	Copy
11	Building Lifecycle Report	Brock McClure	2 hard copies 3 digital copies	Copy
12	School Capacity Assessment	Brock McClure	2 hard copies 3 digital copies	Copy
13	Statement of response to An Bord Pleanala Pre-Planning Consultation Opinion – ABP Ref. 302746-18	Brock McClure	2 hard copies 3 digital copies	Copy
14	Material Contravention Statement	Brock McClure	2 hard copies 3 digital copies	Copy
15	Minutes of 2 no. Pre Planning Meetings 27.02.2018 and 02.05.2018 prepared by Kildare County Council	KCC	2 hard copies 3 digital copies	Copy
16	Minutes of Kildare County Council Pre Planning Meetings prepared by BMC (meeting no. 2 dated 02.05.2018)	Brock McClure	2 hard copies 3 digital copies	Copy
17	Minutes of ABP Pre Planning Meeting 20.11.2018 prepared by BMC	Brock McClure	2 hard copies 3 digital copies	Copy
18	Copy of the Cover Letters to Kildare County Council and Prescribed Bodies	Brock McClure	2 hard copies 3 digital copies	Copy
19	Site Location Map	C+W O'Brien	2 hard copies 3 digital copies	Copy
20	Site layout Plan	C+W O'Brien	2 hard copies 3 digital copies	Copy
21	Site Boundary CAD file (Digital copy only – as required)	C+W O'Brien	3 digital copies	Copy
22	Architectural Drawing Register/Schedule	C+W O'Brien	2 hard copies 3 digital copies	Copy
23	Architectural Drawings	C+W O'Brien	2 hard copies 3 digital copies	Copy
24	Architectural Design Statement	C+W O'Brien	2 hard copies 3 digital copies	Copy
25	Unit Breakdown (A3 spreadsheet)	C+W O'Brien	2 hard copies 3 digital copies	Copy
26	Overall Development Summary – A4	C+W O'Brien	2 hard copies 3 digital copies	Copy
27	Housing Quality Assessment (HQA) – A3 Booklet	C+W O'Brien	2 hard copies 3 digital copies	Copy
28	Part V Pack – A3 Booklet and Indicative Costings	C+W O'Brien and the applicant	2 hard copies 3 digital copies	Copy
29	Engineering Drawing Register (Transport)	Pinnacle	2 hard copies 3 digital copies	Copy
30	Engineering Drawings (Transport)	Pinnacle	2 hard copies 3 digital copies	Copy
31	Engineering Drawing Register (Civils)	Pinnacle	2 hard copies 3 digital copies	Copy
32	Engineering Drawings (Civils)	Pinnacle	2 hard copies 3 digital copies	Copy
33	Road Safety Audit	Pinnacle	2 hard copies 3 digital copies	Copy
34	Statement of Compliance with DMURS	Pinnacle	2 hard copies 3 digital copies	Copy
35	Traffic Impact Assessment	Pinnacle	2 hard copies 3 digital copies	Copy
36	Engineering Report (dated November 2019)	Pinnacle	2 hard copies 3 digital copies	Copy

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37	Construction Pollution Control – Method Statement	Pinnacle	2 hard copies 3 digital copies	Copy
38	Irish Water Confirmation of Feasibility (also enclosed in Appendix E – P23 of Engineering Report – dated November 2019)	Pinnacle	2 hard copies 3 digital copies	Copy
39	Irish Water Statement of Design Acceptance (also enclosed in Appendix E – P24 of Engineering Report – dated November 2019)	Pinnacle	2 hard copies 3 digital copies	Copy
40	Site-Specific Flood Risk Assessment	Kilgallen & Partners	2 hard copies 3 digital copies	Copy
41	Landscape Drawing Register/Schedule	RMDA	2 hard copies 3 digital copies	Copy
42	Landscape Masterplan and Detailed Drawings	RMDA	2 hard copies 3 digital copies	Copy
43	Landscape Rationale – A3 document	RMDA	2 hard copies 3 digital copies	Copy
44	Arboricultural Impact Assessment and Tree Survey	ArborCare	2 hard copies 3 digital copies	Copy
45	Arboricultural Drawing – Tree Protection Plan	ArborCare	2 hard copies 3 digital copies	Copy
46	Report for the Purposes of Appropriate Assessment Screening	Moore Group	2 hard copies 3 digital copies	Copy
47	Ecological Impact Assessment	Moore Group	2 hard copies 3 digital copies	Copy
48	EIAR Legal Opinion	Eamon Galligan S.C	2 hard copies 3 digital copies	Copy
49	Archaeological Assessment	IAC	2 hard copies 3 digital copies	Copy
50	Assessment of Inward Traffic Noise Impact	AWN	2 hard copies 3 digital copies	Copy
51	Public Lighting Layout drawing	Sabre Electrical Services	2 hard copies 3 digital copies	Copy
52	Outdoor Lighting Report	Sabre Electrical Services	2 hard copies 3 digital copies	Copy
53	Photomontages and CGI – A3 Booklet	Dunes Visuals	2 hard copies 3 digital copies	Copy

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

In line with Section 8 (1)(b)(i) of the Planning and Development (Housing) and Residential Tenancies Act 2016, 6 hard copies and 1 digital copy of this planning application, has been issued to Kildare County Council.

Furthermore and in accordance with Section 8(1)(b)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant (at the request of An Bord Pleanála) has notified the following authorities of the making of the SHD application:

1. Irish Water
2. Transport Infrastructure Ireland
3. Coras Iompair Éireann
4. Minister for Culture, Heritage and the Gaeltacht
5. Heritage Council
6. An Taisce – The National Trust for Ireland
7. Kildare County Childcare Committee

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In addition to the above as noted in the minutes of the Kildare County Council meeting, the applicant has also notified:

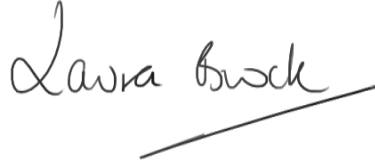
8. Inland Fisheries Ireland and
9. Waterways Ireland

of the proposed development.

We confirm that we act for the applicant **Rycroft Homes Limited** and request that all future correspondence in relation to this matter be directed to this office. We trust that you will find everything in order.

If you have any queries please contact me directly.

Yours sincerely,

A handwritten signature in black ink that reads "Laura Brock". The signature is written in a cursive style and is underlined with a single horizontal line.

Laura Brock

MRUP MIPI MRTPI

laura@brockmcclure.ie



Ph: 086 8217900