

Kildare County Council  
 Head Office  
 Aras Chill Dara  
 Devoy Park  
 Naas  
 Co. Kildare  
 W91 X77F

06 March 2020

**Strategic Housing Development - Planning Application**  
**An Bord Pleanala 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 on behalf of our client (the applicant), **Rycroft Homes Limited, 1a Mpo Building, Blanchardstown Business Park, Snugborough Road, Dublin 15**, have enclosed a planning application for a Strategic Housing Development (SHD) that will be submitted to An Bord Pleanala for a proposal of 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**.

**We note that Section 8 (1)(b)(i), requires that a copy of the planning application, shall be sent by the applicant to the planning authority or authorities in whose functional area or areas the proposed strategic housing development would be situated. As such, we confirm that 6 printed copies and 1 digital copy are now being issued to Kildare County Council by way of this formal submission.**

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 - <b>€48,644.40 Paid by Cheque</b> (Breakdown as per planning application form)	Applicant – Rycroft Homes Limited	Issued/Paid to ABP only	Issued to ABP
2	Site Notice (A3 Size) (erected at 6 locations on 05.03.2020)	Brock McClure	6 hard copies 1 digital copies	Copy
3	Newspaper Notice (published in The Irish Daily Star 05.03.2020)	Brock McClure	6 hard copies 1 digital copies	Original
4	Development Description	Brock McClure	6 hard copies 1 digital copies	Copy
5	SHD Planning Application Form - completed and signed	Brock McClure	6 hard copies 1 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	6 hard copies 1 digital copies	Copy



Lands in the townlands of Boycetown, Kilcock, Commons West, Kilcock, Co. Kildare. Planning Application

7	Irish Rail Memo and associated attachments	Brock McClure/Rycroft Homes Limited/Pinnacle	6 hard copies 1 digital copies	Copy
8	Statement of Consistency	Brock McClure	6 hard copies 1 digital copies	Copy
9	Planning Report	Brock McClure	6 hard copies 1 digital copies	Copy
10	EIAR Screening Report	Brock McClure	6 hard copies 1 digital copies	Copy
11	Building Lifecycle Report	Brock McClure	6 hard copies 1 digital copies	Copy
12	School Capacity Assessment	Brock McClure	6 hard copies 1 digital copies	Copy
13	Statement of response to An Bord Pleanala Pre-Planning Consultation Opinion – ABP Ref. 302746-18	Brock McClure	6 hard copies 1 digital copies	Copy
14	Material Contravention Statement	Brock McClure	6 hard copies 1 digital copies	Copy
15	Minutes of 2 no. Pre Planning Meetings 27.02.2018 and 02.05.2018 prepared by Kildare County Council	KCC	6 hard copies 1 digital copies	Copy
16	Minutes of Kildare County Council Pre Planning Meetings prepared by BMC (meeting no. 2 dated 02.05.2018)	Brock McClure	6 hard copies 1 digital copies	Copy
17	Minutes of ABP Pre Planning Meeting 20.11.2018 prepared by BMC	Brock McClure	6 hard copies 1 digital copies	Copy
18	Copy of the Cover Letters to An Bord Pleanala and Prescribed Bodies	Brock McClure	6 hard copies 1 digital copies	Copy
19	Site Location Map	C+W O'Brien	6 hard copies 1 digital copies	Copy
20	Site layout Plan	C+W O'Brien	6 hard copies 1 digital copies	Copy
21	Site Boundary CAD file <b>(Digital copy only – as required)</b>	C+W O'Brien	1 digital copies	Copy
22	Architectural Drawing Register/Schedule	C+W O'Brien	6 hard copies 1 digital copies	Copy
23	Architectural Drawings	C+W O'Brien	6 hard copies 1 digital copies	Copy
24	Architectural Design Statement	C+W O'Brien	6 hard copies 1 digital copies	Copy
25	Unit Breakdown (A3 spreadsheet)	C+W O'Brien	6 hard copies 1 digital copies	Copy
26	Overall Development Summary – A4	C+W O'Brien	6 hard copies 1 digital copies	Copy
27	Housing Quality Assessment (HQA) – A3 Booklet	C+W O'Brien	6 hard copies 1 digital copies	Copy
28	Part V Pack – A3 Booklet and Indicative Costings	C+W O'Brien and the applicant	6 hard copies 1 digital copies	Copy
29	Engineering Drawing Register (Transport)	Pinnacle	6 hard copies 1 digital copies	Copy
30	Engineering Drawings (Transport)	Pinnacle	6 hard copies 1 digital copies	Copy
31	Engineering Drawing Register (Civils)	Pinnacle	6 hard copies 1 digital copies	Copy
32	Engineering Drawings (Civils)	Pinnacle	6 hard copies 1 digital copies	Copy
33	Road Safety Audit	Pinnacle	6 hard copies 1 digital copies	Copy
34	Statement of Compliance with DMURS	Pinnacle	6 hard copies 1 digital copies	Copy

**Lands in the townlands of Boycetown, Kilcock, Commons West, Kilcock, Co. Kildare. Planning Application**

35	Traffic Impact Assessment	Pinnacle	6 hard copies 1 digital copies	Copy
36	Engineering Report (dated November 2019)	Pinnacle	6 hard copies 1 digital copies	Copy
37	Construction Pollution Control – Method Statement	Pinnacle	6 hard copies 1 digital copies	Copy
38	Irish Water Confirmation of Feasibility (also enclosed in Appendix E – P23 of Engineering Report – dated November 2019)	Pinnacle	6 hard copies 1 digital copies	Copy
39	Irish Water Statement of Design Acceptance (also enclosed in Appendix E – P24 of Engineering Report – dated November 2019)	Pinnacle	6 hard copies 1 digital copies	Copy
40	Site-Specific Flood Risk Assessment	Kilgallen & Partners	6 hard copies 1 digital copies	Copy
41	Landscape Drawing Register/Schedule	RMDA	6 hard copies 1 digital copies	Copy
42	Landscape Masterplan and Detailed Drawings	RMDA	6 hard copies 1 digital copies	Copy
43	Landscape Rationale – A3 document	RMDA	6 hard copies 1 digital copies	Copy
44	Arboricultural Impact Assessment and Tree Survey	ArborCare	6 hard copies 1 digital copies	Copy
45	Arboricultural Drawing – Tree Protection Plan	ArborCare	6 hard copies 1 digital copies	Copy
46	Report for the Purposes of Appropriate Assessment Screening	Moore Group	6 hard copies 1 digital copies	Copy
47	Ecological Impact Assessment	Moore Group	6 hard copies 1 digital copies	Copy
48	EIAR Legal Opinion	Eamon Galligan S.C	6 hard copies 1 digital copies	Copy
49	Archaeological Assessment	IAC	6 hard copies 1 digital copies	Copy
50	Assessment of Inward Traffic Noise Impact	AWN	6 hard copies 1 digital copies	Copy
51	Public Lighting Layout drawing	Sabre Electrical Services	6 hard copies 1 digital copies	Copy
52	Outdoor Lighting Report	Sabre Electrical Services	6 hard copies 1 digital copies	Copy
53	Photomontages and CGI – A3 Booklet	Dunes Visuals	6 hard copies 1 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](http://www.boycetownshdkilcock.com)

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 Kilcock Local Area Plan 2015-2021. 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 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 application may also be inspected online at the following website set up by the applicant: [www.boycetownshdkilcock.com](http://www.boycetownshdkilcock.com). 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, 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.

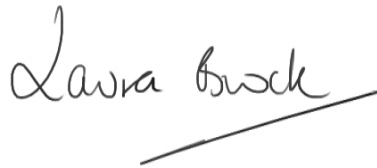
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to 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's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie)


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,



**Laura Brock**  
MRUP MIPI MRTPI  
[laura@brockmclure.ie](mailto:laura@brockmclure.ie)

 Ph: 086 8217900