



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Date: 15th April 2021

RE: Proposed Strategic Housing Development Application for a proposed development at the former Devoy Barracks Site, John Devoy Road, Naas, Co.Kildare.

Dear Sir/Madam

On behalf of the applicant, the Land Development Agency (LDA), please find enclosed Strategic Housing Development Planning Application, submitted to An Bord Pleanála, in respect of a Strategic Housing Development on the former Devoy Barracks Site, John Devoy Road, Naas, Co. Kildare.

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as it is a proposed development *'of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses'*.

We confirm that 8 no. hard copies have been prepared in total. Two no. copies have been prepared for submission to An Bord Pleanála and six no. copies for Kildare County Council. In addition, 3 no. digital copies (2x CD, 1x USB) have been prepared for submission to both An Bord Pleanála and Kildare County Council (including a CD containing a .dwg ITM file).

1 no. digital copy has been prepared for each of the 5 no. respective statutory consultees (National Transport Authority, Transport Infrastructure Ireland, Irish Water, Kildare County Childcare Committee, Inland Fisheries Ireland), as required under the 2016 Act. The Applicant confirmed with each prescribed bodies that a digital copy was the preferred format for receipt of the application.

Planning Fee

The SHD planning application fee, in the amount of €31,692.15 has been paid by EFT and is confirmation is enclosed in this planning application documentation.

SHD Planning Application Form incl. Appendices

A completed 'Strategic Housing Development - Section 4 Application Form', signed and dated, 13th April 2021, including:



**Brady Shipman
Martin.**

**Built.
Environment.**

- Appendix 1: Copy of the required Letters of Consent from the Housing Agency & Kildare County Council

Document and Drawing Schedules

The required drawings and documents have been provided and a full schedule of these are outlined in the table below. An Issue Sheet is attached to each Drawing Pack.

We trust that all relevant documentation has been enclosed but please don't hesitate to contact the undersigned on any issue arising.

If you require any additional information please do not hesitate to contact us.

Yours sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin



**Brady Shipman
Martin.**
**Built.
Environment.**

Document and Drawing Schedules

| Brady Shipman Martin- Planning and Environmental Consultants | | |
|--|------------|-------|
| Title | Date | Size |
| Application Form & Appendices | April 2021 | A4 |
| Appropriate Assessment Screening Report | April 2021 | A4 |
| Schools Demand and Childcare Facilities | April 2021 | A4 |
| Community and Social Infrastructure Audit | April 2021 | A4 |
| Cover Letter to ABP & Schedule | April 2021 | A4 |
| Cover Letter to DCC & Schedule | April 2021 | A4 |
| Planning Report | April 2021 | A4 |
| Response to An Bord Pleanala Opinion | April 2021 | A4 |
| Site Notice | April 2021 | A3 |
| Statement of Consistency | April 2021 | A4 |
| Letters to Prescribed Bodies | April 2021 | A4 |
| Material Contravention Statement | April 2021 | A4 |
| Newspaper Notice | April 2021 | A3 |
| Ecological Analysis | April 2021 | A4 |
| Part V Pack | Various | A4/A3 |

| Mitchells & Associates - Landscape Architects | | | |
|---|---------------------------------|-------|------|
| Document No. | Title | Scale | Size |
| - | Landscape Design Report | - | A3 |
| 100 | Landscape Masterplan | 1:500 | A1 |
| 101 | Detail Areas 1 | 1:250 | A1 |
| 102 | Detail Areas 2 | 1:250 | A1 |
| 103 | Detail Areas 3 | 1:250 | A1 |
| 104 | Boundary Treatments and Details | AS | A1 |
| 105 | Landscape Sections 1 | 1:50 | A1 |
| 106 | Landscape Sections 2 | 1:50 | A1 |
| 107 | Typical Planting Details | AS | A1 |

| JV Tierney Engineers | | | |
|--------------------------------------|--|------|-------|
| Document No. | Title | Size | Scale |
| | Energy Strategy & BER Report | - | A4 |
| 4147-DEV-JVT-00-00-DR-E-60-61-S00-00 | Proposed Public Lighting Services Layout | A1 | 1:500 |
| 4147-DEV-JVT-00-00-DR-E-60-63-S00-00 | Proposed ESB Substation Location and Site Infrastructure | A1 | 1:500 |



**Brady Shipman
Martin.**

**Built.
Environment.**

| Coady & MCORM- Architects | | | |
|---------------------------|--|--------|------|
| Document No. | Title | Scale | Size |
| DEV-COA-00-XX-RP-A-0501 | Architectural Design Statement (inc. HQA) | - | A3 |
| DEV-COA-00-XX-RP-A-0503 | Building Lifecycle & Estate Management Plan | - | A4 |
| DEV-COA-00-ZZ-DR-A-0501 | Site Location Map | 1:1000 | A1 |
| DEV-COA-00-ZZ-DR-A-0502 | Existing Site Plan / Survey | 1:500 | A1 |
| DEV-COA-00-ZZ-DR-A-0503 | Existing Site Ownership | 1:500 | A1 |
| DEV-MCO-00-ZZ-DR-A-0504 | Proposed Site Masterplan | 1:1000 | A1 |
| DEV-MCO-00-ZZ-DR-A-0505 | Proposed Site Layout Plan | 1:500 | A1 |
| DEV-MCO-00-ZZ-DR-A-0506 | Proposed Open Space | 1:500 | A1 |
| DEV-MCO-00-ZZ-DR-A-0507 | Proposed Taking in Charge Layout | 1:500 | A1 |
| DEV-MCO-00-ZZ-DR-A-0508 | Proposed Part V Allocation | 1:500 | A1 |
| DEV-MCO-00-ZZ-DR-A-0509 | Proposed Unit Type Plan | 1:500 | A1 |
| DEV-MCO-00-ZZ-DR-A-0510 | Site Plan - Parking Allocation | 1:500 | A1 |
| DEV-COA-00-ZZ-DR-A-0515 | Proposed Site Sections / Contextual Elevations - Sheet 1 | 1:250 | A1 |
| DEV-COA-00-ZZ-DR-A-0516 | Proposed Site Sections / Contextual Elevations - Sheet 2 | 1:250 | A1 |
| DEV-COA-00-ZZ-DR-A-0517 | Proposed Detailed Sections - Sheet 1 | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0518 | Proposed Detailed Sections - Sheet 2 | 1:100 | A1 |
| DEV-MCO-00-ZZ-DR-A-0521 | Proposed Bins & Bike Store Details | 1:100 | A1 |
| DEV-MCO-00-ZZ-DR-A-0522 | Proposed Marketing Signage Details | 1:25 | A1 |
| DEV-COA-00-ZZ-DR-A-0530 | Unit Type A2 - Proposed Plans, Sections & Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0531 | Unit Type A4 - Proposed Plans, Sections & Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0532 | Unit Type B1 - Proposed Plans, Sections & Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0533 | Unit Type C1 - Proposed Plans, Sections & Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0535 | Unit Type D2 - Proposed Plans, Sections & Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0536 | Unit Type F1 - Proposed Plans, Sections & Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0537 | Unit Type F2 - Proposed Plans, Sections & Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0538 | Unit Type X + Creche - Proposed Plans-Sheet 1 | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0539 | Unit Type X + Creche - Proposed Plans-Sheet 2 | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0540 | Unit Type X + Creche - Proposed Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0541 | Unit Type K - Proposed Plans, Sections & Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0542 | Unit Type E1 - Proposed Plans, Sections & Elevations | 1:100 | A1 |
| DEV-COA-00-ZZ-DR-A-0543 | Unit Type X + Creche - Proposed Plans-Sheet 3 | 1:100 | A1 |
| DEV-COA-00-ZZ-XX-A-0550 | AutoCAD/Shapefile Site Boundary Drawing | 1:1 | - |



**Brady Shipman
Martin.**

**Built.
Environment.**

Cronin & Sutton Consulting Engineers

| Document No. | Title | Size | Scale |
|--------------------|-------------------------------------|------|-------|
| DEV-CSC-00-XX-0101 | Topographical Survey | A1 | AS |
| DEV-CSC-00-XX-0102 | Proposed Site Layout | A1 | 1_500 |
| DEV-CSC-00-XX-0103 | Proposed Road Layout | A1 | 1_500 |
| DEV-CSC-00-XX-0104 | Proposed Road Profiles | A1 | AS |
| DEV-CSC-00-XX-0105 | Road Details - Sheet 1 of 2 | A1 | AS |
| DEV-CSC-00-XX-0106 | Road Details - Sheet 2 of 2 | A1 | 1_500 |
| DEV-CSC-00-XX-0107 | Swept Path Analysis Fire Tender | A1 | 1_500 |
| DEV-CSC-00-XX-0108 | Swept Path Analysis Refuse Truck | A1 | AS |
| DEV-CSC-00-XX-0109 | Proposed Drainage Layout | A1 | 1_500 |
| DEV-CSC-00-XX-0110 | Drainage Details - Sheet 1 | A1 | 1_500 |
| DEV-CSC-00-XX-0111 | Drainage Details - Sheet 2 | A1 | AS |
| DEV-CSC-00-XX-0112 | Drainage Details - Sheet 3 | A1 | AS |
| DEV-CSC-00-XX-0113 | Proposed Watermain Layout | A1 | 1_500 |
| DEV-CSC-00-XX-0114 | Watermain Details Sheet 1 of 2 | A1 | 1_500 |
| DEV-CSC-00-XX-0115 | Watermain Details Sheet 2 of 2 | A1 | AS |
| DEV-CSC-00-XX-0116 | Roadmarkings And Signage | A1 | 1_500 |
| DEV-CSC-00-XX-0117 | Proposed Kerb Layout | A1 | 1_500 |
| DEV-CSC-00-XX-0118 | Foul Drainage Longsections Sheet 1 | A1 | AS |
| DEV-CSC-00-XX-0119 | Foul Drainage Longsections Sheet 2 | A1 | AS |
| DEV-CSC-00-XX-0120 | Response to Quality Audit | A1 | 1_500 |
| DEV-CSC-00-XX-0121 | Flood Exceedance Route | A1 | 1_500 |
| | Site Specific Flood Risk Assessment | A4 | - |
| | Engineering Services Report | A4 | - |
| | DMURS Statement | A4 | - |
| | Construction Management Plan | A4 | - |
| | Construction Waste Management Plan | A4 | - |
| | Residential Travel Plan | A4 | - |
| | Traffic Impact Assessment | A4 | - |
| | IW Pre-Connection Statement | A4 | - |
| | IW Statement of Design Acceptance | A4 | - |
| | | | |

Charles McCorkell- Arboricultural Consultancy

| Document No. | Title | Size | Scale |
|--------------|-----------------------|-------|-------|
| 191203-PD-11 | Arboricultural Report | - | A4 |
| 191203-P-10 | Tree Survey Plan | 1:500 | A1 |
| 191203-P-11 | Tree Removal Plan | 1:500 | A1 |
| 191203-P-12 | Tree Protection Plan | 1:500 | A1 |



**Brady Shipman
Martin.**

**Built.
Environment.**

| Other Reports | | |
|---------------------------------------|--------------|------|
| Title | Date | Size |
| ARC | | |
| Sunlight and Daylight Access Analysis | March 2021 | A3 |
| Allegro Acoustics | | |
| Noise Impact Report | March 2021 | A4 |
| John Purcell Archaeology | | |
| Archaeological Assessment | January 2020 | A4 |
| Enviroguide | | |
| Operational Waste Management Plan | April 2021 | A4 |
| Roadplan Consulting | | |
| Stage 1 Quality Audit | March 2021 | A4 |
| Redline Studios | | |
| Verified Views and CGIs | April 2021 | A3 |