



**Brady Shipman
Martin.**

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50 Years.**

Roisin O'Callaghan
Inland Fisheries Ireland,
3044 Lake Drive,
Citywest,
Business Campus,
Dublin 24

Date: 15th April 2021

Re: Strategic Housing Development Application at Lands at Devoy Barracks, John Devoy Road,
Naas, Co.Kildare
(ABP-308365-20 – Pre-Application Reference)

Dear Ms. O'Callaghan

On behalf of the applicant, the Land Development Agency, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 27th January 2021.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

The development will consist of the construction of a residential development comprising of 221 no. residential units, containing 36 houses and 185 apartments/duplexes ranging, in height from 2 to 5 storeys and a childcare facility with outdoor play area all of which will be provided as follows:

- 36 no. 2 storey 3 bedroom houses (House Types F1 & F2) including private open space in the form of gardens and solar panels on the roof of all house types.
- 185 no. apartments/duplexes (63 no. 1 bedroom, 111 no. 2 bedroom and 11 no. 3 bedroom) all of which have gardens, balconies or terraces set out as follows:
 - 20 no. 1 bed apartments and 8 no. 2 bed apartments in 1 no. 5 storey block (Unit Type X), with crèche of c.411.4 sq.m and outdoor play area of c.222 sq.m at ground floor.



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- 41 no. 1 bed apartments at ground floor and 41 no. 2 bed duplexes at first and second floor in 8 no. 3 storey blocks (Unit Type A2).
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- 12 no. 2 bed duplexes at ground and first floor and 6 no. 2 bed apartments at second floor in 2 no. 3 storey blocks (Unit Type E1).
- 21 no. 2 bed apartments in 7 no. 3 storey blocks (Unit Type K).

A new central public open space is provided to the east with a connected north-south landscaped route. In addition a public open space is provide to the west with a total public open space provided on site of c. 6,169 sq.m. Communal open spaces are provided centrally around the scheme with private open spaces provided in the form of gardens, balconies and terraces.

The scheme is accessed through the existing vehicular and pedestrian access at the Roundabout on the John Devoy Road and a new pedestrian connection is provided to the east of the site adjacent to the under construction MERITS Building. The development will provide 235 no. car parking spaces (including 24 EV Charging and 9 no. accessible spaces), and 520 no. bicycle spaces.

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Please note that 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, 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.

A copy of the application may also be inspected online at the following website set up by the applicant: www.devoynaasshd.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner

Brady Shipman Martin



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Maria O'Dwyer
Irish Water Planning Department
Colvill House
24-26 Talbot Street
Dublin 1

Date: 15th April 2021

Re: Strategic Housing Development Application at Lands at Devoy Barracks, John Devoy Road, Naas, Co.Kildare
(ABP-308365-20 – Pre-Application Reference)

Dear Ms. O'Dwyer

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Sorcha Turnbull
Senior Planner

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Jane Beatty
Kildare County Childcare Committee
Unit 21 Thompson Enterprise Centre
Clane Business Park
Clane
Co. Kildare
W91 E6NY

Date: 15th April 2021

Re: Strategic Housing Development Application at Lands at Devoy Barracks, John Devoy Road,
Naas, Co.Kildare
(ABP-308365-20 – Pre-Application Reference)

Dear Ms. Beatty

On behalf of the applicant, the Land Development Agency, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

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Senior Planner

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Michael MacAree
National Transport Authority,
Dún Scéine,
Iveagh Court,
Harcourt Lane,
Dublin 2

Date: 15th April 2021

Re: Strategic Housing Development Application at Lands at Devoy Barracks, John Devoy Road, Naas, Co.Kildare
(ABP-308365-20 – Pre-Application Reference)

Dear Mr. McAree

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Yours sincerely,

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Senior Planner

Brady Shipman Martin



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Michael McCormack
Land-Use Planning Section
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street Dublin 8
D08 DK10

Date: 15th April 2021

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