

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017
Notice of Strategic Housing Development
Application to An Bord Pleanála

We, The Land Development Agency, intend to apply to An Bord Pleanála for permission for a strategic housing development at the site of c. 4.14 ha at the former Devoy Barracks, John Devoy Road, Naas, Co.Kildare.

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.
 - 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).
 - 1 no. 2 bed duplex at first and second floor in 1. No 3 storey block over a vehicular access route (Unit Type A4).
 - 11 no. 2 bed apartments at ground floor and 11 no. 3 bed duplexes at first and second floor in 2 no. 3 storey blocks (Unit Type B1).
 - 5 no. 2 bed duplexes at ground and first floor and 5 no. 2 bed duplexes at second and third floor in 2 no. 4 storey blocks (Unit Type C1).
 - 2 no. 1 bed apartments at ground and first floor and 1 no. 2 bed duplex at second and third floor in 1 no. 4 storey block (Unit Type D2).
 - 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.

The development will also provide for all associated ancillary site development infrastructure including 3 no. ESB sub-stations, bike stores, bin stores, plant rooms, public lighting & foul and surface water drainage; solar panels on all residential buildings; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, 1 no. temporary marketing signage for a period of 3 years, and all associated engineering and site works necessary to facilitate the development.

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 Naas Town Development Plan 2011-2017.

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 the Kildare County Development Plan 2017-2023 and the Naas Town Development Plan 2011-2017 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.devoynaasshd.ie

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 or online at www.pleanala.ie 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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: 

Agent: Brady Shipman Martin, Canal House, Canal Road, Dublin 6

Date of Erection of Site Notice: 15th April 2021