

The Secretary,  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

Date: 4<sup>th</sup> of April 2018

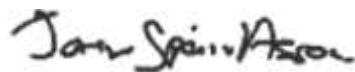
Dear Sir / Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION MADE TO AN BORD PLEANÁLA IN RESPECT OF PROPOSED DEVELOPMENT AT THE FORMER MAGEE BARRACKS, HOSPITAL STREET (R445), KILDARE TOWN, COUNTY KILDARE**

Please be informed that in accordance with question 11(g) of the Planning Application form, a copy of the planning application together with notice stating that submissions or observations may be made in writing to An Bord Pleanála during the period of 5 weeks from receipt by An Bord Pleanála of the application has been sent to the following relevant prescribed authorities.

- Minister for Culture, Heritage and the Gaeltacht
- The Heritage Council
- An Taisce
- Transport Infrastructure Ireland
- National Transport Authority
- Irish Water

Yours Sincerely,



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John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIP1  
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIP1 Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIP1

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.  
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

An Taisce  
Tailors' Hall,  
Back Lane,  
Dublin 8

4<sup>th</sup> April 2018

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Please be advised that Ballymount Properties Limited, Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12 intend to apply to An Bord Pleanála for a ten year planning for a proposed development at the former Magee Barracks, Hospital Street (r445), Kildare Town, County Kildare.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application, including the Environmental Impact Assessment Report / EIS, is enclosed for your information. An electronic copy of the application is also provided herewith.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.mageebarracksp1.ie](http://www.mageebarracksp1.ie).

The proposed development is described in the public notices as follows:

The development will consist of the demolition of 16 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,115 sq.m, and the construction of a development comprising of 264 no. residential units, a neighbourhood centre comprising of 3 no. single storey retail units with a GFA of 115 sqm, 105 sqm and 100 sq.m respectively, a café (including gallery / exhibition area at mezzanine level) with a GFA of 300 sq.m, a two-storey childcare facility with a GFA of 680 sq.m and associated play area, all internal roads, car parking, pedestrian and cycle paths, public open space, and all associated site and infrastructural works on an application site of c. 11.14 ha.

The 264 no. residential units proposed consists of the following:

- 150 no. 3 bed semi-detached houses with a GFA of 117 sq.m (Type A)
- 16 no. 4 bed semi-detached houses with a GFA of 143 sq.m (Type B)

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- 10 no. 4 bed detached houses with a GFA of 143 sq.m (Type C)
- 14 no. 3 bed terrace houses (semi-detached) with a GFA of 117 sq.m (Type E1)
- 8 no. 3 bed terrace houses with a GFA of 117 sq.m (Type E2)
- 2 no. 4 bed terrace houses (corner units) with a GFA of 143 sq.m (Type F)
- 26 no. 2 bed apartments (duplex blocks) with a GFA of 77 sq.m (Type G)
- 26 no. 3 bed duplex apartments (duplex blocks) with a GFA of 123 sq.m (Type G)
- 12 no. 1 bed apartments with a GFA of 54 sq.m (Type H)

The housing units are 2 to 3 storeys in height and the duplex/apartment units are 3 storeys in height. 1 no. electricity substation with a GFA of 12.5 sq.m and a bin store with a GFA of 12.5 sq.m are located at the proposed neighbourhood centre. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 540 no. car parking spaces comprising 482 no. spaces for the residential units, 26 no. spaces for visitors and 32 no. spaces to serve the proposed retail, café and childcare units, and public open space measuring c.1.9 hectares, bin and bike stores, landscaping, boundary walls, railings and fences.

A new signalised road junction providing access to the proposed development and additional road works to Hospital Street (R445) are proposed, including pedestrian crossings, upgrades to footpaths, signage, road markings and traffic signalling.

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 Kildare Town Local Area Plan 2012-2018.

The subject site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018.

An Environmental Impact Assessment Report, which also constitutes an Environmental Impact Statement for the purposes of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001-2018, has been prepared in respect of the proposed development and accompanies this application.

The application together with the Environmental Impact Assessment Report / Environmental Impact Statement 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.mageebarracksp1.ie](http://www.mageebarracksp1.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, 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:

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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).

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If you have any queries please do not hesitate to contact us.

Yours sincerely,



---

**John Spain Associates**

The Minister for Culture, Heritage and the Gaeltacht  
C/O The Manager,  
Development Applications Unit,  
Department of Culture, Heritage and the Gaeltacht  
Newtown Road,  
Wexford,  
Co. Wexford.

4<sup>th</sup> April 2018

Dear Sir / Madam,

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- 150 no. 3 bed semi-detached houses with a GFA of 117 sq.m (Type A)
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- 12 no. 1 bed apartments with a GFA of 54 sq.m (Type H)

The housing units are 2 to 3 storeys in height and the duplex/apartment units are 3 storeys in height. 1 no. electricity substation with a GFA of 12.5 sq.m and a bin store with a GFA of 12.5 sq.m are located at the proposed neighbourhood centre. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 540 no. car parking spaces comprising 482 no. spaces for the residential units, 26 no. spaces for visitors and 32 no. spaces to serve the proposed retail, café and childcare units, and public open space measuring c.1.9 hectares, bin and bike stores, landscaping, boundary walls, railings and fences.

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Yours sincerely,



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**John Spain Associates**

Irish Water  
FAO: Suzanne Dempsey,  
Colvill House,  
94-96 Talbot Street,  
Dublin 1

4<sup>th</sup> April 2018

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- 16 no. 4 bed semi-detached houses with a GFA of 143 sq.m (Type B)
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National Transport Authority  
Dún Scéine  
Harcourt Lane  
Dublin 2  
D02 WT20

4<sup>th</sup> April 2018

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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).

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

If you have any queries please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**

The Heritage Council  
Áras na hOidhreachta  
Church Lane  
Kilkenny  
R95 X264

4<sup>th</sup> April 2018

Dear Sir / Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION MADE TO AN BORD PLEANÁLA IN RESPECT OF PROPOSED DEVELOPMENT AT THE FORMER MAGEE BARRACKS, HOSPITAL STREET (R445), KILDARE TOWN, COUNTY KILDARE**

Please be advised that Ballymount Properties Limited, Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12 intend to apply to An Bord Pleanála for a ten year planning for a proposed development at the former Magee Barracks, Hospital Street (r445), Kildare Town, County Kildare.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application, including the Environmental Impact Assessment Report / EIS, is enclosed for your information. An electronic copy of the application is also provided herewith.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.mageebarracksp1.ie](http://www.mageebarracksp1.ie).

The proposed development is described in the public notices as follows:

The development will consist of the demolition of 16 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,115 sq.m, and the construction of a development comprising of 264 no. residential units, a neighbourhood centre comprising of 3 no. single storey retail units with a GFA of 115 sqm, 105 sqm and 100 sq.m respectively, a café (including gallery / exhibition area at mezzanine level) with a GFA of 300 sq.m, a two-storey childcare facility with a GFA of 680 sq.m and associated play area, all internal roads, car parking, pedestrian and cycle paths, public open space, and all associated site and infrastructural works on an application site of c. 11.14 ha.

The 264 no. residential units proposed consists of the following:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIP  
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIP Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIP

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.  
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- 150 no. 3 bed semi-detached houses with a GFA of 117 sq.m (Type A)
- 16 no. 4 bed semi-detached houses with a GFA of 143 sq.m (Type B)
- 10 no. 4 bed detached houses with a GFA of 143 sq.m (Type C)
- 14 no. 3 bed terrace houses (semi-detached) with a GFA of 117 sq.m (Type E1)
- 8 no. 3 bed terrace houses with a GFA of 117 sq.m (Type E2)
- 2 no. 4 bed terrace houses (corner units) with a GFA of 143 sq.m (Type F)
- 26 no. 2 bed apartments (duplex blocks) with a GFA of 77 sq.m (Type G)
- 26 no. 3 bed duplex apartments (duplex blocks) with a GFA of 123 sq.m (Type G)
- 12 no. 1 bed apartments with a GFA of 54 sq.m (Type H)

The housing units are 2 to 3 storeys in height and the duplex/apartment units are 3 storeys in height. 1 no. electricity substation with a GFA of 12.5 sq.m and a bin store with a GFA of 12.5 sq.m are located at the proposed neighbourhood centre. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 540 no. car parking spaces comprising 482 no. spaces for the residential units, 26 no. spaces for visitors and 32 no. spaces to serve the proposed retail, café and childcare units, and public open space measuring c.1.9 hectares, bin and bike stores, landscaping, boundary walls, railings and fences.

A new signalised road junction providing access to the proposed development and additional road works to Hospital Street (R445) are proposed, including pedestrian crossings, upgrades to footpaths, signage, road markings and traffic signalling.

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 Kildare Town Local Area Plan 2012-2018.

The subject site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018.

An Environmental Impact Assessment Report, which also constitutes an Environmental Impact Statement for the purposes of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001-2018, has been prepared in respect of the proposed development and accompanies this application.

The application together with the Environmental Impact Assessment Report / Environmental Impact Statement 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.mageebarracksp1.ie](http://www.mageebarracksp1.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, 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:

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Yours sincerely,



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**John Spain Associates**



Transport Infrastructure Ireland  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10,  
Ireland

4<sup>th</sup> April 2018

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