



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

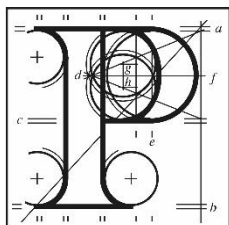
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
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Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Ballymount Properties Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12
Company Registration No:	588720

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	John Spain Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Paul Davey
Firm/Company:	RKD Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Kildare County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Former Magee Barracks Site,
Address Line 2:	Hospital Street (R445),
Address Line 3:	
Town/City:	Kildare Town,
County:	Kildare.
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OSI map sheets: 3660-a 2660-c ITM centre pt. cords: 673426, 712334
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>Included with the soft copy of the application.</p>	
Area of site to which the application relates in hectares:	11.14 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Z – ‘Regeneration of Magee Barracks’ within the Kildare Town Local Area Plan 2012 – 2018

Existing use(s) of the site and proposed use(s) of the site:	<p>Existing: Vacant military buildings, all of which are in a state of disrepair, areas of hard surfacing formerly used as training grounds / assembly areas and green-field lands.</p> <p>Proposed: Phase 1 Residential development, Childcare Facility, Neighbourhood Centre including Retail units and Café including gallery/exhibition space, and associated open space and infrastructure</p>
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7. Applicant’s Interest in the Site:

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
			X

Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:

The application is accompanied by a letter of consent from the two no. landowners and a land ownership map is also attached for information purposes.

A letter of consent from Kildare County Council to the applicant Ballymount Properties Limited is included for the area of Hospital Street (R445) included within the red line boundary where improvement works are proposed subject to agreement with the Planning Authority.

<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Site Owners:</p> <p>Columbia Estates Management (I.E.) Limited, Unit 3N & Unit 4N, Ballymount Industrial Estate, Walkinstown, Dublin 12.</p> <p>Lonadale Limited, Unit 3N & Unit 4N, Ballymount Industrial Estate, Walkinstown, Dublin 12.</p> <p>Hospital Street (R445) improvement works: Kildare County Council, Aras Chill Dara,</p>
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	<p>Devoy Park Naas, Co Kildare</p> <p>(relates to area of Hospital Street (R445) included in red line boundary)</p> <p>3 no letters of consent attached from:</p> <ul style="list-style-type: none"> • Columbia Estates Management (I.E.) Limited, • Lonadale Limited, • Kildare County Council.
<p>Does the applicant or owner* own or control adjoining, abutting or adjacent lands?</p> <p><i>*As required under Article 22(2)(b)(ii) of the Planning and Development Regulations 2001-2018</i></p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p> <p>The adjoining lands within the owners control are identified in blue on the site location map accompanying this application. Please see land ownership map for details of ownership also.</p>	

8. Site History:

<p>Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>	
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>	

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
18149	Cancer Treatment Clinic/Proton Clinic - The demolition of 6 No. existing buildings (with a GFA of c. 2,180sqm) and the removal of hard surfacing on the subject site, and the construction of a part 1, part 2 and part 3 No. storey Health Care Facility for a Cancer Treatment Clinic (Proton Therapy) with a GFA of c. 3,555sqm, including a terrace and plant areas at roof level, on a site area of approximately 2.5 hectares at the former Magee Barracks, Hospital Street (R445), Kildare Town, Co. Kildare.	Decision due date 10/04/2018
18273	Supermarket / Discount Foodstore - Demolition of existing structures including the gatehouse and an ancillary building. The construction of a single storey, licensed, discount foodstore with a gross internal area of 2,192sqm incorporating an off-licence area at Magee Barracks, Hospital street, Kildare Town, Co. Kildare.	Decision due date: 08/05/2018
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.: N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [X] No: []
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
<ul style="list-style-type: none"> • Kildare County Council Reg. Ref.: 1613 - The construction of a new school building (Gaelscoil Mhic Aodha, Roll No. 20428D) comprising of 1 No. 2 storey primary school building with 8 classrooms at Melitta Road, Kildare Town, Co. Kildare. Decision: Grant permission with conditions. Decision Date: 18/05/2016. 		

- **Kildare County Council Reg. Ref.: 13635 / An Bord Pleanála Ref. PL09.243089 - A new 2 storey national school with all associated site works at Magee Barracks, Melitta Road, Kildare Town, Co. Kildare.**
Decision: Grant permission with conditions.
Decision Date: 09/07/2014.

Please refer to section 3 of the Planning Report for further detail on the planning history of adjoining or adjacent sites.

Is the applicant aware of the site ever having been flooded?

Yes: [] No: [X]

If the answer is "Yes" above, please give details e.g. year, extent:

N/A

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [X] No:[]

If the answer is "Yes" above, please give details:

Previous use as a military barracks which was discontinued in 1998.
The site was subsequently used for refugee accommodation and is currently vacant / unused.

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

We, Ballymount Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at the Former Magee Barracks Site, Hospital Street (R445), Kildare Town, Co. Kildare. The site is bound to the south by Hospital Street (R445), and to the east, west and north by existing residential areas.

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 sq.m, 105 sq.m 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)
- 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 82.5 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.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a site layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	SHD2017.02 PP3616
Meeting date(s):	<ul style="list-style-type: none"> • Tuesday 25th April 2017 • Friday June 23rd 2017 <p>Please refer to Section 4 of the accompanying Planning Report for a detailed summary of the pre-application consultation undertaken with the Planning Authority. Formal Section 247 pre-application meetings with the Planning Authority took place on the following dates:</p>
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	PL09 .TC0017
Meeting date(s):	6th October 2017

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Irish Water - Pre-connection enquiry to Irish Water. See letter of response attached which notes that the proposed connection can be facilitated.

Department of Culture, Heritage and the Gaeltacht - Consultation with the National Monuments Service of the Department of Culture, Heritage and the the Gaeltacht (DCHG) took place on the 10th November 2017. Appropriate mitigation measures for the overall Magee Barracks Masterplan Area were agreed and the recommendations and mitigation measures have been incorporated into the proposed development. (Refer to Chapter 4 and Appendix 4.2 of the accompanying EIAR for evidence of consultation with the Department of Culture, Heritage and the Gaeltacht). We attach a copy of a letter of response received also.

Consultation undertaken with the Board of Management / School Principal of the adjacent Kildare Town Educate Together National School in relation to the proposed pedestrian connection to the school lands and the proposed boundary treatment. A letter of consent has been provided from the Board of Management / School Principal and accompanies this planning application.

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Herald. 04/04/2018	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:		04/04/2018
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. The location of 6 no. site notices is shown on the accompanying site location map.		

They are located on or near the main entrances to the land concerned from public roads having regard to Article 19 of the Planning and Development Regulations 2001 -2018.

The notices are in yellow having regard to the overlap of the application site boundary with the two adjacent planning applications referenced above.

<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p> <p>Appropriate Assessment Screening Report included.</p>	<p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: <input type="checkbox"/> No: <input type="checkbox"/></p> <p>N/A</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: <input checked="" type="checkbox"/></p> <p>No: <input type="checkbox"/></p> <p>N/A: <input type="checkbox"/></p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>As per Page 3-4 of the Board’s Opinion, printed and electric copies of the application has been sent to the following prescribed authorities:</p> <ul style="list-style-type: none"> • The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs (now referred to as Culture, Heritage and the Gaeltacht) • The Heritage Council • An Taisce-the National Trust for Ireland

	<ul style="list-style-type: none"> • Transport Infrastructure Ireland • National Transport Authority • Irish Water <p>We enclose a copy of the letters issued to the above for reference purposes.</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>04/04/2018</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [] No: [X]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: []</p> <p>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p> <p>Details of planning policy/development plan consistency are included in the Statement of Consistency accompanying this application.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p> <p>Details of consistency with the Kildare Town Local Area Plan are included in the Statement of Consistency accompanying this application.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p> <p>The proposal is not within a strategic development zone.</p>	
<p>(d) Set out how the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	

Details of consistency with guidelines issued under Section 28 of the Planning and Development Act of 2000 (as amended) are included in the Statement of Consistency accompanying this application.

This Statement is supported by the accompanying documentation prepared by RKD, BSM and Garlands, for example the Residential Quality Assessment / schedule of areas, which demonstrate compliance with the relevant Housing and Apartment Standards.

<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p> <p>Please refer to the Statement of Response to ABP's Opinion, prepared by JSA, and RKD's Site Heritage/Sense of Place document and Architectural Design Statement which are included with the application.</p>
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<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p> <p>Please refer to the Statement of Response to ABP's Opinion, prepared by JSA, and RKD's Site Heritage/Sense of Place document and Architectural Design Statement which are included with the application.</p>
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13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a</p>	<p>Enclosed: Yes: [] No: [X]</p> <p>Refer to Statement of Consistency for details of how the proposal is</p>
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consideration specified in section 37(2)(b) of the Act of 2000?	considered to be consistent with the Development Plan/Local Area Plan.
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed	172	20,124 sq.m
4-bed	28	4,004 sqm
4+ bed		
Total	200	24,128 sqm

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	12	648 sq.m.
2-bed	26	2,145 sq.m.
3-bed	26	3,198 sq.m.
4-bed		
4+ bed		
Total	64	5,991 sq.m.

Student Accommodation N/A			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	264
(c) State cumulative gross floor space of residential accommodation, in m ² :	30,119 sq.m.

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare Facility	680
Retail Units and Café including gallery/exhibition space	620
Substation and Bin Stores (Ancillary)	25
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	

The proposed childcare facility provides adequate capacity for the proposed development having regard to the requirements of the childcare guidelines. See attachment to this form for further details.

(b) State cumulative gross floor space of non-residential development in m ² :	1,325 sq.m.
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	31,444 sq.m.
(d) Express 15(b) as a percentage of 15(c):	4.21 %

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please see attachment to this form for a brief response statement to each box ticked yes.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	

<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	X Refer to Planning Report / Cover Letter, Statement of Response to ABP's Opinion, Architectural Design Statement and Demolition Drawings	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for</p>		X

<p>Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>Please see schedule of documents and attached Statement of Response to ABP's Opinion</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	16,115
State gross floor space of any proposed demolition, in m ² :	16,115
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	31,444 sq.m.

18. Where the Application relates to Material Change of Use of Land or Structure: N/A

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/> - See RKD Drawing Package for architectural drawings as required under the Planning and Development Regulations 2001-2018 in respect of the proposed development.</p> <p>Note: Site Location Map Scale 1:2500 as agreed with An Bord Pleanala.</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X</p> <p>Please refer to Part V documentation accompanying this application.</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>X</p> <p>Please refer to Part V documentation accompanying this application.</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>X</p> <p>Please refer to Part V documentation accompanying this application.</p>	

(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	
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20. Water Services:

(A) Proposed Source of Water Supply:
Please indicate as appropriate:
(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b) Public Mains: <input checked="" type="checkbox"/>
Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____
Private Well: <input type="checkbox"/>
Other (please specify): _____
(B) Proposed Wastewater Management / Treatment:
Please indicate as appropriate:
(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b) Public Sewer: <input checked="" type="checkbox"/>
Conventional septic tank system: <input type="checkbox"/>
Other on-site treatment system (please specify): _____
Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:
(C) Proposed Surface Water Disposal:
Please indicate as appropriate:

(a) Public Sewer/Drain: **Outfall to the public storm network.**
 * Refer to drainage report for more details.

Soakpit:

Watercourse:

Other (please specify): **Infiltration/Attenuation Tanks**
 * Refer to Drainage Report for more details.

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: No:

Please find attached a letter of response received from Irish Water following the pre-connection enquiry by Garlands which states that *'subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network can be facilitated'*.

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: No:

Please find attached a letter of response received from Irish Water following the pre-connection enquiry by Garlands.

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: No:

	See attachment and Drainage Report.
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] See attachment and Drainage Report.
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] See attachment and Drainage Report.

Please see attachment to this application form and Garlands Drainage Report which addresses the above Irish Water requirements.

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] A Traffic Impact Assessment prepared by Roadplan Consulting is included with the application. A Roads and Transport Report- Design Choices demonstrating compliance with DMURS is also included with the application.
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] A Mobility Management Plan prepared by Roadplan Consulting is included with the application.

(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>A Quality Audit prepared by Roadplan accompanies the application.</p>
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22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [X] No: []
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Please refer to RKD Drawing ‘A1306 - Taken in Charge drawing’</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>Please refer to the schedule of drawings included with RKD’s, Garland’s, Metec’s and BSM’s drawing packs.</p>
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24. Application Fee:

(a) State fee payable for application:	€53,860
(b) Set out basis for calculation of fee:	<p>€130 * 264 units = €34,320</p> <p>€7.20 * 1,325 sq.m (other uses) = €9,540</p> <p>Submission of EIS/EIAR - €10,000</p> <p>Total = €53,860</p>


(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []
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25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie</p>	Enclosed: Yes: [X] No: [] Please refer to Architectural Design Statement prepared by RKD and section on Universal Design attached to this application form.
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 John Spain Associates, Agents
Date:	04/04/2018

26. Contact Details- Not to be Published

Applicant(s):

First Name:	N/A
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Mr R N O'Carroll, Mr David Kennedy, Mr Patrick Kennedy
Company Registration Number (CRO):	588720
Contact Name:	Sean O'Brien
Primary Telephone Number:	00447415106224
Other / Mobile Number (if any):	00447415106224
E-mail address:	sean@formationgroupplc.com

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Paul
Surname:	Turley
Address Line 1:	John Spain Associates
Address Line 2:	39 Fitzwilliam Place
Address Line 3:	Dublin 2
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D02 ND61
E-mail address (if any):	pturley@johnspainassociates.com
Primary Telephone Number:	01-6625803
Other / Mobile Number (if any):	0879913162

Person responsible for preparation of maps, plans and drawings:

First Name:	Paul
Surname:	Davey
Address Line 1:	RKD Architects,
Address Line 2:	59 Northumberland Road, Ballsbridge
Address Line 3:	Dublin 4
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D04 WP89
E-mail address (if any):	pdavey@rkd.ie
Primary Telephone Number:	+353 1 668 1055
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Sean O'Brien
Mobile Number:	00447415106224
E-mail address:	sean@formationgroupplc.com

Attachment to Application Form

Q. 15 (a) – Childcare facility

The proposal includes a childcare facility, with a GFA of 680 sq.m, and an adjacent outdoor play area (circa 250 sq.m), which is located within the neighbourhood centre area of the development.

It is estimated that this childcare facility could cater for up to 136 children having regard to an average of c. 5 sq.m gross floor space per child depending on the type of childcare offered and the end users model.

The 2001 Childcare Guidelines state that *'In relation to new housing areas, a standard of one childcare facility providing for a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site'*.

We note that the Minister for Housing published updated draft guidelines for planning authorities on apartment development on the 18th of December 2017 which state;

*'Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. **One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms'** (emphasis added).*

The proposed development of 264 units includes 12 no. 1 bed apartments given a net total of 252 units which contribute to the requirement for a childcare facility.

Phase 1: $252 \text{ units} / 75 * 20 \text{ places} = 67.2 \text{ child places}$.

The masterplan indicates proposals for the Phase 2 SHD lands to the north which provide for a further 179 no. units. This will be subject to a separate application, however, it is considered appropriate to provide a childcare facility which caters for the overall landholding. The childcare place requirement for Phase 2 proposals is as follows:

Phase 2: $179 \text{ units} / 75 * 20 \text{ places} = 47.7 \text{ child places}$

This equals a total requirement for childcare places of circa 115. As stated above it is estimated that the proposed childcare facility could cater for up to 136 children, which is in excess of the requirements.

The exact capacity of the proposed childcare facility will only become apparent when an operator comes on board and will be subject to operator's particular requirements and will be dependent on what types of childcare facility are already available in the area. In this regard flexibility is required in respect to the future fit out and type of childcare facility proposed within the Phase 1 development.

The childcare facility is setback from the main road, with the proposed playground facing back on to the neighbourhood centre. The creche is located and orientated towards the adjoining parkland and

associated playground amenities. The architecture of the childcare facility is designed to feel both homely and fit in contextually with scale and materiality of surrounding development.

Q. 16 - (Additional brief response to relevant items)

(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?

See Section 9 of this form for a brief description of the proposed development. The Architectural Drawings and Design Statement include all relevant details in respect to the proposed development.

The following provides a brief summary of the details requested above:

Housing Density - The scheme proposes a net density of c. 34.3 units to the hectare, which excludes the north – south access through the lands and the main public open spaces, in accordance with the guidance set down in the Sustainable Urban Residential Guidelines, and having regard to the LAP requirement for significant open space as part of any redevelopment. The Architect's Design Statement and Drawing Ref 'A1305 Density' prepared by RKD includes a density drawing which illustrates how the net density figure has been calculated.

Plot ratio – The scheme proposes a plot ratio of c. 0.28 to 1.

Site coverage - The scheme proposes a site coverage of 13.5%.

Building heights – The housing units proposed are 2 to 3 storeys in height. The neighbourhood centre buildings are single storey, with the exception of the proposed café and the childcare facility, in order to provide an open aspect to the new entrance to the Magee Barracks site and open the lands to the community. The childcare facility is 2 storeys in height. The café sits over two levels with a gallery/exhibition space incorporated at mezzanine level. Please refer to RKD's Design Statement and drawings for further information.

Proposed layout and aspect – The proposed site layout is illustrated in the site layout plans prepared by RKD Architects. The layout of the proposed scheme seeks to maximise the levels of access to public open space enjoyed by future residents, while also ensuring appropriate levels of passive surveillance in public areas and maintaining clean and attractive roof and building lines.

The proposed houses also have varying layouts and aspects across the site based on their individual locations and unit types.

As set out in the Architectural Design Statement prepared by RKD Architects, the overall masterplan for the former Magee lands comprises a number of character areas, characterised by differing house type materiality and variations in the palette of materials proposed. The character areas as proposed are defined by the open space strategy for the lands, in addition to house type variations and the orientation of residential units to shared surface streets, tree-lined avenues or public open spaces.

The central residential areas are organised around large landscaped formal open spaces, reflecting the sites former use and the historic layout, based around a large parade ground.

The residential areas located closest to the periphery of the site have been arranged as a series of home zones, with shared surface streets which will effectively promote pedestrian priority and slow vehicular traffic speeds.

The design, layout and materiality of the proposed neighbourhood centre has been formulated to compliment and reflect the scale of the adjacent residential developments, and will utilise high quality building materials including grey zinc roofing material, aluminium windows and doors, and old English buff brick.

A redundant wayleave / right of way, which has been the subject of encroachment over time, runs to the west of the application site along the eastern boundary (the folio ownership map shows it falling within the applicant's ownership). The consulting engineers have reviewed public maps and have not found a recorded public pipe in the wayleave. The wayleave will be kept free from development and a new 2 metre high boundary wall is proposed along the existing fence line (the red line of this application).

(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?

Please find enclosed a landscape masterplan and landscape design rationale report prepared by BSM Landscape Architects, which includes details of the landscape proposals, which is summarised below having regard to the above request.

Public Open Space- The proposed development includes a significant quantum of open space (circa 1.9 hectares), with a clear hierarchy set out from neighbourhood park, a public plaza, local parks down to pocket parks and incidental open space. A range of uses are also provided from an activity-based neighbourhood park to smaller local amenity parkland, kickabout and play areas.

The public open spaces are designed to be overlooked by housing to allow passive surveillance and encourage ownership.

The public open space provision comprises:

- a neighbourhood park (Parade Park) with playground, exercise and amenity areas,
- a Public square (Magee Square) providing civic amenity space located adjacent to the main site entrance and forming the setting for local retail, gallery and café uses,
- a local park (Magee Gardens),
- two smaller pocket parks (Coolmoney Square and Henry Howard Gardens) and;
- other incidental open space including linear parks and the water tower park (including a seating area) within Phase 1 of the Magee Barracks regeneration.

Further information in respect of the Public Open Space to be provided within the development is set out in the Landscape Design Rationale Report prepared by BSM Landscape Architects, and the Cover Letter/Planning Report prepared by John Spain Associates which accompanies this application.

Private Open Space - Each of the proposed residential units will benefit from private open space provision in excess of Development Plan requirements. This private open space is located to the rear of dwellings / provided in balconies / terraces and is designed to maximise usability and functionality for future residents.

Communal open space in the form of landscaped gardens is provided to the rear of the apartment/duplex units includes bike stores.

The level of private open space provision varies based on individual unit location and unit type, with many units exceeding the minimum standards as set out in the Kildare County Development Plan

2017-2023. The table below sets out the development plan standard and the proposed provision for each unit type proposed within Phase 1.

Unit Type	Private Open Space	
	Target	Provided
UNIT TYPE A1 & A2 - SEMI DETACHED	60	77/113
UNIT TYPE B - SEMI DETACHED/CORNER	70	77
UNIT TYPE C - DETACHED CORNER	70	96
UNIT TYPE E1 & E2 - TERRACE	60	68/62
UNIT TYPE F - TERRACE CORNER	70	77
UNIT TYPE G1, G2 & G3 - DUPLEX UNIT (TWO BED)	7	15
UNIT TYPE G1, G2 & G3 - DUPLEX UNIT (THREE BED)	9	12
ONE BED APARTMENTS (GROUND FLOOR)	5	10
ONE BED APARTMENTS (FIRST & SECOND FLOOR)	5	5

Please refer to the Site Layout Plan and RQA Schedules prepared by RKD for further details.

Landscaping- The landscaping design rationale report prepared by BSM which is included in this planning application sets out the high-quality landscaping proposals within the scheme. Open spaces and roadways throughout the development will benefit from well-designed landscaping, including a high level of planting and street trees, while mature trees existing on the subject site will be retained within the proposed open areas where possible. Open space and landscaping is a mix of hard and soft landscaping and formal and informal arrangements.

Play Facilities - The proposed neighbourhood park within the Phase 1 development includes a children's playground, table tennis area, boules area and exercise/ fitness area, and a kickabout area, all of which will be accessible to the public. The local park and pocket parks proposed within Phase 1 also provide space for informal play and kickabout areas.

Pedestrian Permeability – The proposed scheme has been designed to maximise permeability within and through the site through linkage of open spaces, addition of pathways, cycle tracks and new pedestrian entrances. The site layout also accommodates and encourages future connections with surrounding community assets such as the proposed Cherry Avenue Park (currently subject to a Part 8 application).

The proposed scheme is highly permeable for both pedestrians and cyclists. Segregated pedestrian footpaths and cycle lanes are to be provided on routes with faster traffic movements within the development.

It is also proposed to have several raised tables (traffic calming measures) within the development; these will mainly be located at sharp bends and priority junctions along the main feeder road within the development as a means of ensuring the safety of all road users within the proposed development.

The residential areas of the development will benefit from access via shared surface streets which encourage pedestrian priority over motor vehicles. Pedestrian and cyclist linkages with the surrounding residential areas are provided for in the proposed scheme, including access to the adjacent existing school and under construction school off Melitta Road (subject to agreement).

The Architectural Design Statement provides further detail of the pedestrian permeability measures which can be summarised as follows;

- Multiple pedestrian and cycle circulation routes through the site, through landscaped parklands and along tree-lined Boulevards.
- Dedicated cycle lanes connecting Hospital Street (R445) and the adjoining school with new circulation routes across the site.
- Future connection with the proposed Cherry Avenue Park along Hospital Street.
- Raised table junctions / shared surfaces to all main pedestrian circulation routes throughout the site

Vehicular Access - The main vehicular access to the Phase 1 development will be provided by an entrance off Hospital Street (R445) to the south of the site. The primary vehicular circulation route runs south to north through the site along a central tree-lined Boulevard.

Parking Provisions – 540 no. car parking spaces comprising 482 no. spaces for the residential units and 26 no. spaces for visitors are proposed for the development.

An additional 32 no. car parking spaces are proposed within the neighbourhood centre element of the Phase 1 development to cater for the 3 no. retail units, café including gallery/exhibition area and childcare facility. 25 no. bicycle parking spaces are also provided within the neighbourhood centre.

The provision of 540 parking spaces is considered sufficient given the town centre location and the high potential of link trips between the creche / cafe / retail units and the residential area of the development, and in consideration of the wider masterplan development which includes a supermarket and the cancer treatment clinic which will contribute to the overall parking provision.

(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?

The masterplan proposals have been designed to ensure this new edge of centre, mixed use, residential community, is connected to the surrounding areas of Kildare Town and in particular provides for increased connectivity between the east of the town and the town centre. The masterplan has been prepared to have regard to and link to neighbouring land uses.

The pedestrian and cycle links that will be created through the redevelopment of the former Magee Barracks site will connect the existing school site, recently delivered on part of the former Magee Barracks site, to the surrounding areas of residential development. This will ensure safe and easy access of pedestrians and cyclists from the eastern portion of the town to the existing school site.

The proposed redevelopment of the Magee lands will take place in a phased fashion in order to ensure the integration of the new neighbourhood and facilities provided with the town at large and particularly the adjacent town centre. This will be achieved via the provision of key amenities including neighbourhood retail and public outdoor amenity space, along with the excellent levels of permeability and accessibility provided for in the proposed scheme across all transport modes.

The application forms the first phase of development of the overall masterplan which will further integrate the proposal with surrounding land uses, particular Cherry Avenue Park. A parkland link is proposed within the Cancer Treatment Clinic lands, connecting the Phase 1 Neighbourhood Park with the proposed Cherry Avenue Park to the south east.

Please refer to the site layout plan, landscape plan and road layout drawings for details of proposed connections to surrounding land uses. The compliance statement which is submitted as part of this application also sets out the level of connectivity and integration proposed as part of the subject development.

In addition, the Architectural Design Statement discusses connectivity, site linkages and accessibility and details how the proposed re-development of Magee Barracks forms a high quality urban extension to Kildare Town and integrates with the surrounding land uses and wider town context.

(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?

Other Services - An ESB substation is proposed as part of the Phase 1 development. It is proposed that other services infrastructure (including cabling such as broadband provision and gas connections) will connect to existing available infrastructure on Hospital Street at the front of the site.

In respect to other services please refer to the Utilities Report and drawing prepared by Metec which accompanies this planning application. The report and drawings included therein provide details of the utility infrastructure which will be provided to serve the proposed Phase 1 development.

A public lighting plan has been prepared by Metec and accompanies this application.

Phasing - In respect to phasing please refer to the Construction Sequencing / Phasing Plan included in the Architectural Design Statement prepared by RKD.

It is proposed to develop the Phase 1 scheme in 3 no. sub-phases as follows:

Phase 1 = 105 units, and the neighbourhood centre consisting of the childcare facility, café including gallery/exhibition space and three no. retail units along with the neighbourhood and local parks (Parade Park, Magee Gardens);

Phase 2 = 79 Houses, linear open space and communal gardens;

Phase 3 = 80 Houses, pocket parks and link with adjacent schools;

The subject application is for the Phase 1 residential development on the overall lands. A masterplan is included which indicates the overall proposals for the entire landholding. Applications have been submitted for the Cancer Treatment Clinci and a Supermarket directly to Kildare County Council.

The Phase 2 residential development, which is indicatively shown on the masterplan, will be a subsequent application to be lodged following the commencement of construction on Phase 1.

(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?

No protected structures, national monuments or other monuments included in the Record of Monuments and Places will be affected by the proposed development. there are no protected structures, national monuments or monuments included on the RMP within the subject lands.

If “Yes”, enclose a brief explanation with this application.

(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?

Yes.

If “Yes”, give details of the specified information accompanying this application.

Please see Statement of Response to the Board’s Opinion.

Q. 20- Water Services – Irish Water Requirements

(C) All design and construction of wastewater infrastructure will be carried out in compliance with Irish Water’s Standard Details and Codes of Practice for wastewater infrastructure proposals. All design and construction of water infrastructure will be carried out in compliance with Irish Water’s Standard Details and Codes of Practice for water infrastructure proposals. Refer to Garlands Drainage Report for further detail.

(D) It is proposed to lay a new 200mm diameter trunk watermain from Hospital Street to the northern boundary of phase 1 following the new link road. Phase 2 will complete the trunk main by continuing and connecting to the existing watermain on Melitta Road. The water main distribution system for the development will connect to the existing 10” diameter DI watermain on Hospital Street. A new water meter is to be installed at this connection point.

The distribution system for the development will comprise looped 100mm MDPE water mains. Ductile iron is to be used on road crossings.

Refer to Garland drawings no. R1831 024 & 025 for the Watermain Layout Plans, including positions of isolation valves and hydrants.

Individual houses will have their own connections to the distribution main via service connections and boundary boxes. Individual service boundary boxes will be of the type to suit Irish Water and Kildare County Council.

(E) The proposed foul sewer network layout for the development is shown on GARLAND Drainage Drawings R1831-049 and 050. It is proposed to provide two new gravity foul sewer systems – a northern and a southern system – on the Phase 1 site. The southern system will discharge to the existing foul sewer on Hospital Street (MH Ex. R1831-Misc-015 F1). The northern system will discharge to the existing 600 diameter foul sewer at the eastern boundary in adjacent Ruanbeg Housing Estate (MH Ex. F3).

The proposed foul drainage networks have been designed in accordance with Irish Water Code of Practice and IS EN 12056, IS EN 752 using hydraulic modelling software WinDes. Refer to Appendix B of the Engineering Services Report for Foul Flows and Sewer Drainage Calculations. Refer to GARLAND drawings no. R1831 022 & 023 for the Proposed Foul Sewer Layout.

Q. 25 Universal Design

Please also refer to the architects and landscape architects design statement for additional detail in relation to Universal Design.

The proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). The Universal Design Guidelines for homes in Ireland was consulted in the design of housing.

The proposed housing includes:

- Broad mix of housing types.
- Level Threshold Entrance
- Apartment on single level.

The neighbourhood centre is designed to decrease the amount of steps within Magee Square, minimising ramps, and taking advantage of natural levels. All units designed around the same level providing ease of access.

The design and layout of the proposed Residential development has had reference to:

- Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010)
- National Disability Authority's "Building for Everyone: A Universal Design Approach.
- Universal Design Guidelines for Homes in Ireland

Further and where applicable to satisfy the regulatory authorities in terms of disability access, the design has been developed to ensure Disability Access Certificates (DAC) will be issued.

The design is based upon a comparison of the proposed development with the statutory requirements as set out in Part 'M' of the Second Schedule to the Regulations as amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010) as are necessary to:

- a. Identify and describe the building or works to which the application relates, and
- b. Show that the building or works will comply with the requirements of Part M of the Building Regulations 2010.

Additional measures, as maybe recommended beyond the scope of the mandatory regulation requirements of Part M have been considered and incorporated in the design in accordance with best practice and the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability) as set out in the associated National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland"

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2017 that exceeds a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an EIA screening in respect of a proposed strategic housing development.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
- the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.