



**Brady Shipman
Martin.**

**Built.
Environment.**

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

Date: 11th April 2022

**RE: Proposed Strategic Housing Development Application for a proposed development at the former Devoy Barracks Site, John Devoy Road, Naas, Co.Kildare.
(Pre-Application Consultation Opinion ABP-311684-21)**

Dear Sir/Madam

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

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

For the avoidance of doubt this application is made in accordance with the provisions of Section 17 (3) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 i.e. The application is made within the period of 16 weeks beginning on the date on which a notice under section 6(7)(b) of the Act of 2016 is issued in relation to the proposed strategic housing development.

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

1 no. digital copy has been prepared for each of the 6 no. respective statutory consultees (National Transport Authority, Transport Infrastructure Ireland, Irish Water, Kildare County Childcare Committee, Inland Fisheries Ireland, Office of Public Works), as required under the 2016 Act.



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The planning application documentation is also available at a dedicated website www.devoynaasshd2.ie.

Planning Fee

The SHD planning application fee has been paid by EFT and confirmation is enclosed in this planning application documentation.

SHD Planning Application Form incl. Appendices

A completed 'Strategic Housing Development - Application Form', signed and dated, 11th April 2022, including:

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

Document and Drawing Schedules

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

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

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

Yours sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin

Application Documents/Drawings Schedule

Brady Shipman Martin- Planning Consultants		
Title	Date	Size
Cover Letter to ABP & Schedule	Apr-22	A4
Cover Letter to FCC & Schedule	Apr-22	A4
Application Form	Apr-22	A4
Site Notice	Apr-22	A3
Newspaper Notice	Apr-22	A3
Planning Report	Apr-22	A4
Statement of Consistency	Apr-22	A4
Material Contravention Statement	Apr-22	A4
Response to An Bord Pleanala Opinion	Apr-22	A4
Letters to Prescribed Bodies	Apr-22	A4
Schools Demand & Childcare Assessment	Apr-22	A4
Community and Social Infrastructure Audit	Apr-22	A4
Appropriate Assessment Screening Report	Mar-22	A4
Ecological (Biodiversity) Assessment	Mar-22	A4
EIA Screening	Mar-22	A4

Coady Architects/MCORM Architects - Architecture			
Document No.	Title	Scale	Size
2569-DEV-COA-00-XX-RP-A-0501	Architectural Design Statement (incl. HQA)	N/A	A3
2569-DEV-COA-00-XX-RP-A-0503	Building Lifecycle and Estate Management Plan	N/A	A4
2569-DEV-COA-00-XX-RP-A-0504	Part V Assessment	N/A	A3
2569-DEV-COA-00-ZZ-DR-A-0501	Site Location Map	1:1000	A1
2569-DEV-COA-00-ZZ-DR-A-0502	Existing Site Plan - Survey	1:500	A1
2569-DEV-COA-00-ZZ-DR-A-0503	Existing Site Ownership	1:500	A1
19024-DEV-MCO-00-ZZ-DR-A-0504	Proposed Site Masterplan	1:1000	A1
19024-DEV-MCO-00-ZZ-DR-A-0505	Proposed Site Layout Plan-Podium Level	1:500	A1
19024-DEV-MCO-00-ZZ-DR-A-0506	Proposed Open Space	1:500	A1
19024-DEV-MCO-00-ZZ-DR-A-0507	Proposed Taking in Charge Layout	1:500	A1
19024-DEV-MCO-00-ZZ-DR-A-0508	Proposed Part V Allocation	1:500	A1
19024-DEV-MCO-00-ZZ-DR-A-0509	Proposed Unit Type Plan	1:500	A1
19024-DEV-MCO-00-ZZ-DR-A-0510	Site Plan - Parking Allocation	1:500	A1
19024-DEV-MCO-00-ZZ-DR-A-0512	Proposed Site Layout Plan- Undercroft Level	1:500	A1
19024-DEV-MCO-00-ZZ-DR-A-0513	Existing Site Plan-Demolition	1:500	A1

2569-DEV-COA-00-ZZ-DR-A-0515	Proposed Site Sections / Contextual Elevations - Sheet 1	1:250	A1
2569-DEV-COA-00-ZZ-DR-A-0516	Proposed Site Sections / Contextual Elevations - Sheet 2	1:250	A1
2569-DEV-COA-00-ZZ-DR-A-0517	Proposed Detailed Sections - Sheet 1	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0518	Proposed Detailed Sections - Sheet 2	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0519	Proposed Site Sections / Contextual Elevations - Sheet 3	1:250	A1
19024-DEV-MCO-00-ZZ-DR-A-0521	Proposed Bins & Bike Store Details	1:100	A1
19024-DEV-MCO-00-ZZ-DR-A-0522	Proposed Marketing Signage Details	1:25	A1
2569-DEV-COA-00-ZZ-DR-A-0530	Unit Type A2 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0532	Unit Type B1 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0533	Unit Type C1 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0535	Unit Type D2 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0536	Unit Type F1 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0537	Unit Type F2 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0538	Unit Type X + Creche - Proposed Plans - Sheet 1	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0539	Unit Type X + Creche - Proposed Plans - Sheet 2	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0540	Unit Type X + Creche - Proposed Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0541	Unit Type K1 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0542	Unit Type E1 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0543	Unit Type X + Creche - Proposed Plans - Sheet 3	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0544	Unit Type L1 - Proposed Plans, Sections & Elevations - Sheet 1	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0545	Unit Type L1 - Proposed Plans, Sections & Elevations - Sheet 2	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0546	Unit Type A3 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0547	Unit Type B2 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0548	Unit Type C2 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0549	Unit Type F3 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0550	Unit Type K2 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0551	Unit Type E2 - Proposed Plans, Sections & Elevations	1:100	A1
2569-DEV-COA-00-ZZ-DR-A-0552	Unit Type L2 - Proposed Plans, Sections & Elevations	1:100	A1

2569-DEV-COA-00-ZZ-XX-A-0550

Mitchells & Associates - Landscape

Document No.	Title	Scale	Size
100	Landscape Masterplan	1:500	A1
101	Detail Areas 1	1:250	A1
102	Detail Areas 2	1:250	A1
103	Detail Areas 3	1:250	A1
104	Boundary Treatments and Details	AS	A1
105	Landscape Sections 1	1:50	A1
106	Landscape Sections 2	1:50	A1
107	Landscape Sections 3	1:50	A1
108	Detail Area 5	1:250	A1
109	Typical Planting Details	AS	A1
NA	Landscape Design Report	NA	A3

Cronin & Sutton Engineering - Engineers

Document No.	Title	Scale	Size
DEV-CSC-00-XX-DR-C-0101	Topographical Survey	1_500	A1
DEV-CSC-00-XX-DR-C-0102	Proposed Site Layout	1_500	A1
DEV-CSC-00-XX-DR-C-0103	Proposed Road Layout	1_500	A1
DEV-CSC-00-XX-DR-C-0104	Proposed Road Profiles	AS	A1
DEV-CSC-00-XX-DR-C-0105	Road Details - Sheet 1 of 2	AS	A1
DEV-CSC-00-XX-DR-C-0106	Road Details - Sheet 2 of 2	AS	A1
DEV-CSC-00-XX-DR-C-0107	Swept Path Anyalysis Fire Tender	1_500	A1
DEV-CSC-00-XX-DR-C-0108	Swept Path Anyalysis Refuse Truck	1_500	A1
DEV-CSC-00-XX-DR-C-0109	Proposed Drainage Layout	1_500	A1
DEV-CSC-00-XX-DR-C-0110	Drainage Details - Sheet 1	AS	A1
DEV-CSC-00-XX-DR-C-0111	Drainage Details - Sheet 2	AS	A1
DEV-CSC-00-XX-DR-C-0112	Drainage Details - Sheet 3	AS	A1
DEV-CSC-00-XX-DR-C-0113	Proposed Watermain Layout	1_500	A1
DEV-CSC-00-XX-DR-C-0114	Watermain Details Sheet 1 of 2	AS	A1
DEV-CSC-00-XX-DR-C-0115	Watermain Details Sheet 2 of 2	AS	A1
DEV-CSC-00-XX-DR-C-0116	Roadmarkings And Signage	1_500	A1
DEV-CSC-00-XX-DR-C-0117	Proposed Kerb Layout	1_500	A1
DEV-CSC-00-XX-DR-C-0118	Foul Longsections Sheet 1 of 2	AS	A1
DEV-CSC-00-XX-DR-C-0119	Foul Longsections Sheet 2 of 2	AS	A1
DEV-CSC-00-XX-DR-C-0121	Flood Exceedance Route	1_500	A1
DEV-CSC-00-XX-DR-C-0122	Proposed Cross Sections	1_500	A1
DEV-CSC-00-XX-DR-C-0142	MC4500 Attenuation Tank2 Details Sheet 1 of 3	AS	A1
DEV-CSC-00-XX-DR-C-0143	MC4500 Attenuation Tank2 Details Sheet 2 of 3	AS	A1
DEV-CSC-00-XX-DR-C-0144	MC4500 Attenuation Tank2 Details Sheet 3 of 3	AS	A1
DEV-CSC-00-XX-DR-C-0150	SC740 Attenuation Tank 1 Details Sheet 1 of 3	AS	A1
DEV-CSC-00-XX-DR-C-0151	SC740 Attenuation Tank 1 Details Sheet 2 of 3	AS	A1
DEV-CSC-00-XX-DR-C-0152	SC740 Attenuation Tank 1 Details Sheet 3 of 3	AS	A1
DEV-CSC-00-XX-DR-C-0155	SuDS Details 1 of 2	AS	A1
DEV-CSC-00-XX-DR-C-0156	SuDS Details 2 of 2	AS	A1
DEV-CSC-00-XX-DR-C-0160	Undercroft Carpark Layout	1_500	A1

DEV-CSC-00-XX-DR-C-0161	Surface Water House Connection	AS	A1
DEV-CSC-00-XX-DR-C-0162	Wetland Sections	AS	A1
DEV-CSC-00-XX-DR-C-0163	Safety Audit Report Response Drawing	AS	A1
L086-CSC-ZZ-XX-RP-C-0001	Engineering Services Report	A4	N/A
L086-CSC-ZZ-XX-RP-C-0002	Site Specific Flood Risk Assessment	A4	N/A
L086-CSC-ZZ-XX-RP-C-0003	Traffic and Transport Assessment	A4	N/A
L086-CSC-ZZ-XX-RP-C-0004	Residential Travel Plan	A4	N/A
L086-CSC-ZZ-XX-RP-C-0005	Stage 1 Construction Waste Management Plan	A4	N/A
L086-CSC-ZZ-XX-RP-C-0006	Stage 1 Construction Management Plan	A4	N/A
L086-CSC-ZZ-XX-RP-C-0007	DMURS Statement of Consistency	A4	N/A
L086-CSC-ZZ-XX-RP-C-0008	Irish Water Confirmation of Feasibility to Connect	A4	N/A
L086-CSC-ZZ-XX-RP-C-0009	Irish Water Statement of Design Acceptance	A4	N/A

J.V Tierney - Engineers

Document No.	Title	Scale	Size
4147-DEV-JVT-00-00-DR-E-60-61-S00-00	Proposed ESB Substation Location & Site Infrastructure	1_500	A1
4147-DEV-JVT-00-00-DR-E-60-63-S00-00	Proposed Public Lighting Servcies Layout	1_500	A1
	External Lighting Design Intent	N/A	A4
	Energy Strategy and BER Report	N/A	A4

Envrioguide

Document No.	Title	Date	Size
	Operational Waste Management Plan	Mar-22	A4

Allegro Acoustics

Document No.	Title	Date	Size
	Planning Stage Noise Assessment	Mar-22	A4

Charles McCorkall

Document No.	Title	Scale	Size
191203-PD-11	Arboricultural Report	Mar-22	A4
191203-P-10	Tree Survey Plan	1_500	A1
191203-P-11	Tree Removal Plan	1_500	A1
191203-P-12	Tree Protection Plan	1_500	A1

Redline Studios

Document No.	Title	Date	Size
	Photomontages & CGIs	Mar-22	A3

John Purcell Archaeology

Document No.	Title	Date	Size
	Archaeological Assessment	Jan-22	A4

ARC			
Document No.	Title	Scale	Size
	Sunlight & Daylight Access Analysis	Mar-22	A3

Roadplan Consulting			
Document No.	Title	Scale	Size
	Stage 1 Quality Audit	Mar-22	A3