



**Brady Shipman  
Martin.**

**Celebrating.  
50 Years.**

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

**Date:** 11<sup>th</sup> April 2022

**Re:** Strategic Housing Development Application at Lands at Devoy Barracks, John Devoy Road, Naas,  
Co.Kildare  
(ABP-311684-21– Pre-Application Reference)

Dear Ms. O'Callaghan

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

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 7<sup>th</sup> January 2022.

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

### **Proposed Development**

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

*The development will consist of the construction of a residential development comprising of 219 no. residential units, containing 42 houses and 177 apartments/duplexes ranging, in height from 2 to 5 storeys and a childcare facility with outdoor play area all of which will be provided as follows:*

- 42 no. 2 storey 3 bedroom houses (House Types F1, F2 & F3) including private open space in the form of gardens and solar panels on the roof of all house types.
- 177 no. apartments/duplexes (64 no. 1 bedroom, 105 no. 2 bedroom and 8 no. 3 bedroom) all of which have gardens, balconies or terraces set out as follows:
- 5 no. 1 bed apartments at ground floor and 5 no. 2 bed duplexes at first and second floor in 5 no. 3 storey blocks (Unit Type A2).
- 14 no. 1 bed apartments at ground floor and 14 no. 2 bed duplexes at first and second floor in 14 no. 3 storey blocks (Unit Type A3).
- 4 no. 2 bed apartments at ground floor and 4 no. 3 bed duplexes at first and second floor in 4 no. 3 storey blocks (Unit Type B1).

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- 3 no. 2 bed duplexes at ground and first floor and 3 no. 2 bed duplexes at second and third floor in 3 no. 4 storey blocks (Unit Type C1).
- 2 no. 2 bed duplexes at ground and first floor and 2 no. 2 bed duplexes at second and third floor in 2 no. 4 storey blocks (Unit Type C2).
- 2 no. 1 bed apartments at ground and first floor and 1 no. 2 bed duplex at second and third floor in 1 no. 4 storey block (Unit Type D2).
- 8 no. 2 bed duplexes at ground and first floor and 4 no. 2 bed apartments at second floor in 4 no. 3 storey blocks (Unit Type E1).
- 4 no. 2 bed duplexes at ground and first floor and 2 no. 2 bed apartments at second floor in 2 no. 3 storey blocks (Unit Type E2).
- 9 no. 2 bed apartments in 3 no. 3 storey blocks (Unit Type K1).
- 9 no. 2 bed apartments in 3 no. 3 storey blocks (Unit Type K2).
- 19 no. 2 bed duplexes at ground and first floor and 19 no. 1 bed apartments at second floor in 19 no. 3 storey blocks (Unit Type L1).
- 4 no. 2 bed duplexes at ground and first floor and 4 no. 1 bed apartments at second floor in 4 no. 3 storey blocks (Unit Type L2).
- 20 no. 1 bed apartments and 8 no. 2 bed apartments in 1 no. 5 storey block (Unit Type X), with crèche of c.411.4 sq.m and outdoor play area of c.265 sq.m at ground floor.

*A new central public open space is provided to the east with a connected north-south landscaped route and to the west with a total public open space provided on site of c. 6,158 sq.m. Communal open spaces are provided centrally around the scheme totalling 4,684 sq.m with private open spaces provided in the form of gardens, balconies and terraces.*

*The scheme is accessed through the existing vehicular and pedestrian access at the Roundabout on the John Devoy Road and a new pedestrian connection is provided to the east of the site adjacent to the under construction MERITS Building. The development will provide a total of 314 no. car parking spaces (including 24 EV Charging and 14 no. accessible spaces), and 482 no. bicycle spaces.*

*The development will also provide for all associated ancillary site development infrastructure including 3 no. ESB sub-stations, bike stores, bin stores, plant rooms, public lighting & foul and surface water drainage; demolition of an existing small structure of c. 10.7 sq.m on the eastern boundary of the site; solar panels on all residential buildings; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, 1 no. temporary marketing signage for a period of 3 years, and all associated engineering and site works necessary to facilitate the development.*

#### **Submission Procedure**

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie) relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the



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Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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

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

Yours sincerely,

Sorchá Turnbull

Senior Planner

**Brady Shipman Martin**



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Irish Water  
Colvill House  
24-26 Talbot Street  
Dublin 1

**Date:** 11<sup>th</sup> April 2022

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Yours sincerely,

Sorcha Turnbull  
Senior Planner  
**Brady Shipman Martin**



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

**Date:** 11<sup>th</sup> April 2022

**Re:** Strategic Housing Development Application at Lands at Devoy Barracks, John Devoy Road, Naas,  
Co.Kildare  
(ABP-311684-21– Pre-Application Reference)

Dear Ms. Beatty

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

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Yours sincerely,

Sorchá Turnbull

Senior Planner

**Brady Shipman Martin**



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

**Date:** 11<sup>th</sup> April 2022

**Re: Strategic Housing Development Application at Lands at Devoy Barracks, John Devoy Road, Naas,  
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Office of Public Works  
Jonathan Swift Street  
Trim  
Meath  
C15 NX36

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- 177 no. apartments/duplexes (64 no. 1 bedroom, 105 no. 2 bedroom and 8 no. 3 bedroom) all of which have gardens, balconies or terraces set out as follows:
- 5 no. 1 bed apartments at ground floor and 5 no. 2 bed duplexes at first and second floor in 5 no. 3 storey blocks (Unit Type A2).
- 14 no. 1 bed apartments at ground floor and 14 no. 2 bed duplexes at first and second floor in 14 no. 3 storey blocks (Unit Type A3).
- 4 no. 2 bed apartments at ground floor and 4 no. 3 bed duplexes at first and second floor in 4 no. 3 storey blocks (Unit Type B1).
- 4 no. 2 bed apartments at ground floor and 4 no. 3 bed duplexes at first and second floor in 4 no. 3 storey blocks (Unit Type B2).

- 3 no. 2 bed duplexes at ground and first floor and 3 no. 2 bed duplexes at second and third floor in 3 no. 4 storey blocks (Unit Type C1).
- 2 no. 2 bed duplexes at ground and first floor and 2 no. 2 bed duplexes at second and third floor in 2 no. 4 storey blocks (Unit Type C2).
- 2 no. 1 bed apartments at ground and first floor and 1 no. 2 bed duplex at second and third floor in 1 no. 4 storey block (Unit Type D2).
- 8 no. 2 bed duplexes at ground and first floor and 4 no. 2 bed apartments at second floor in 4 no. 3 storey blocks (Unit Type E1).
- 4 no. 2 bed duplexes at ground and first floor and 2 no. 2 bed apartments at second floor in 2 no. 3 storey blocks (Unit Type E2).
- 9 no. 2 bed apartments in 3 no. 3 storey blocks (Unit Type K1).
- 9 no. 2 bed apartments in 3 no. 3 storey blocks (Unit Type K2).
- 19 no. 2 bed duplexes at ground and first floor and 19 no. 1 bed apartments at second floor in 19 no. 3 storey blocks (Unit Type L1).
- 4 no. 2 bed duplexes at ground and first floor and 4 no. 1 bed apartments at second floor in 4 no. 3 storey blocks (Unit Type L2).
- 20 no. 1 bed apartments and 8 no. 2 bed apartments in 1 no. 5 storey block (Unit Type X), with crèche of c.411.4 sq.m and outdoor play area of c.265 sq.m at ground floor.

*A new central public open space is provided to the east with a connected north-south landscaped route and to the west with a total public open space provided on site of c. 6,158 sq.m. Communal open spaces are provided centrally around the scheme totalling 4,684 sq.m with private open spaces provided in the form of gardens, balconies and terraces.*

*The scheme is accessed through the existing vehicular and pedestrian access at the Roundabout on the John Devoy Road and a new pedestrian connection is provided to the east of the site adjacent to the under construction MERITS Building. The development will provide a total of 314 no. car parking spaces (including 24 EV Charging and 14 no. accessible spaces), and 482 no. bicycle spaces.*

*The development will also provide for all associated ancillary site development infrastructure including 3 no. ESB sub-stations, bike stores, bin stores, plant rooms, public lighting & foul and surface water drainage; demolition of an existing small structure of c. 10.7 sq.m on the eastern boundary of the site; solar panels on all residential buildings; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, 1 no. temporary marketing signage for a period of 3 years, and all associated engineering and site works necessary to facilitate the development.*

### **Submission Procedure**

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie) relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making



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Martin.**

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a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A copy of the application may also be inspected online at the following website set up by the applicant:  
[www.devoynaasshd2.ie](http://www.devoynaasshd2.ie)

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

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

Yours sincerely,

Sorcha Turnbull  
Senior Planner  
**Brady Shipman Martin**



**Brady Shipman  
Martin.**

**Celebrating.  
50 Years.**

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

**Date:** 11<sup>th</sup> April 2022

**Re:** Strategic Housing Development Application at Lands at Devoy Barracks, John Devoy Road, Naas,  
Co.Kildare  
(ABP-311684-21– Pre-Application Reference)

Dear Sir/Madam

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

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 7<sup>th</sup> January 2022.

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

### **Proposed Development**

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

*The development will consist of the construction of a residential development comprising of 219 no. residential units, containing 42 houses and 177 apartments/duplexes ranging, in height from 2 to 5 storeys and a childcare facility with outdoor play area all of which will be provided as follows:*

- 42 no. 2 storey 3 bedroom houses (House Types F1, F2 & F3) including private open space in the form of gardens and solar panels on the roof of all house types.
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- 3 no. 2 bed duplexes at ground and first floor and 3 no. 2 bed duplexes at second and third floor in 3 no. 4 storey blocks (Unit Type C1).
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- 2 no. 1 bed apartments at ground and first floor and 1 no. 2 bed duplex at second and third floor in 1 no. 4 storey block (Unit Type D2).
- 8 no. 2 bed duplexes at ground and first floor and 4 no. 2 bed apartments at second floor in 4 no. 3 storey blocks (Unit Type E1).
- 4 no. 2 bed duplexes at ground and first floor and 2 no. 2 bed apartments at second floor in 2 no. 3 storey blocks (Unit Type E2).
- 9 no. 2 bed apartments in 3 no. 3 storey blocks (Unit Type K1).
- 9 no. 2 bed apartments in 3 no. 3 storey blocks (Unit Type K2).
- 19 no. 2 bed duplexes at ground and first floor and 19 no. 1 bed apartments at second floor in 19 no. 3 storey blocks (Unit Type L1).
- 4 no. 2 bed duplexes at ground and first floor and 4 no. 1 bed apartments at second floor in 4 no. 3 storey blocks (Unit Type L2).
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Yours sincerely,

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Senior Planner  
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