

Kildare County Council
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.

26th July 2019

Dear Sir / Madam,

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

On behalf of the applicant, **Ballymount Properties Limited, Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12** please find enclosed 6 no. hard copies and 3 no. soft copies of a planning application for a Strategic Housing Development at the Former Magee Barracks Site, Hospital Street (R445), Kildare Town, County Kildare.

Proposed Development

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

The development will consist of the demolition of 17 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,320 sq.m, and the construction of a development comprising of 375 no. residential units, a neighbourhood centre comprising of 3 no. single-storey retail units with a GFA of 130 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. 11.35 ha.

The 375 no. residential units proposed consist of the following:

- 76 no. 3 bed semi-detached houses;
- 42 no. 3 bed terrace houses;
- 60 no. 4 bed semi-detached houses;
- 7 no. 4 bed detached houses;
- 16 no. 1 bed apartment units within the duplex blocks;
- 34 no. 2 bed apartment units within the duplex blocks;
- 18 no. 3 bed apartment units within the duplex blocks;

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPJ

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPJ Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPJ, Stephen Blair BA (Mod) MRUP MIPJ MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPJ

Associate Directors: Stephanie Byrne BA MRUP MIPJ, Niall Byrne BSc(Hons) MSc MRTPI MIPJ, Blaine Cregan B Eng BSc MSc

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

- 30 no. 1 bed apartment units within the apartment blocks; and
- 92 no. 2 bed apartment units within the apartment blocks.

The houses are 2 to 3 storeys in height, the duplex blocks are 2 to 3 storeys in height and the apartment blocks are 4 to 5 storeys in height over basement car park. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 639 no. car parking spaces (comprising 560 no. spaces for the residential units, 51 no. visitor spaces, and 28 no. spaces to serve the proposed childcare facility, retail, and café units), public open space measuring c. 1.80 hectares, bin and bike stores, 3 no. electricity substations, landscaping, boundary walls, railings and fences.

A new signalised road junction is proposed onto Hospital Street, providing access to the proposed development and also to adjacent sites to the west and east. Road works are also proposed to Hospital Street (R445), including pedestrian crossings, provision of cycle lanes, upgrades to footpaths, signage, road markings and traffic signalling.

The subject site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018. 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 application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

Enclosures

The following documentation (6 no. hard copies and 3 no. soft copies) accompanies this planning application in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, as amended:

- Application Form and attachments for a Section 4 SHD Planning Application- Note application fee paid by EFT, see attachment to the form;
- Attachments to the application form include;
 - Irish Water Confirmation of Feasibility Letter and Statement of Design Acceptance.
 - Letters of consent from Kildare County Council, Columbia Estates Management (I.E.) Limited and Lonadale Limited.
 - Letter of support for new connection to adjacent school lands from Kildare Town Educate Together National School.
 - Confirmation from EIA Portal.
 - Confirmation of payment of application fee by EFT.
- Cover Letter / Planning Report prepared by John Spain Associates;
- Statement of Response to the Board's Opinion prepared by JSA and others;
- Statement of Response to Item No. 3 – A report demonstrating compliance with the Guidelines for Planning Authorities on Urban Development and Building Heights report prepared by JSA;
- Statement of Consistency with Planning Policy prepared by JSA;
- Material Contravention Statement prepared by JSA;

- Environmental Impact Assessment Report (EIAR) including a Non-Technical Summary prepared by JSA and the EIAR Consultants;
- Architectural Drawings, Schedule of Drawings, Schedule of Accommodation and Areas, Residential Quality Assessment (RQA), Architectural Design Statement and Site Heritage / Sense of Place Document prepared by RKD Architects;
- Part V proposals including Part V Site Plan prepared by RKD Architects, a Part V Cover Letter prepared by JSA, an Estimate of Costs prepared by the applicant and a letter from Cluid (AHB);
- Tree and Hedgerow Survey Report and Arboricultural Impact Assessment, prepared by Brady Shipman Martin (BSM) Landscape Architects;
- Landscape Drawings & Schedule and Landscape Design Rationale Statement prepared by Brady Shipman Martin (BSM) Landscape Architects;
- Appropriate Assessment Screening Report prepared by Brady Shipman Martin (BSM);
- Engineering Drawings & Schedule and Water Services Design Report prepared by Garland Consulting Engineers;
- Response to KCC Pre-Application Opinion Report prepared by Garlands;
- DMURS and National Cycle Manual Consistency Statement prepared by Garland Consulting Engineers;
- Flood Risk Assessment Report prepared by Garland Consulting Engineers;
- Construction and Environmental Management Plan prepared by Garland Consulting Engineers;
- Construction and Demolition Waste Management Plan prepared by Garland Consulting Engineers;
- Operational Phase Waste Management Plan prepared by Garland Consulting Engineers;
- Structural Survey of the Officers Mess Building and Water Tower prepared by Garland Consulting Engineers;
- Traffic Impact Assessment and Appendices prepared by Roadplan Consulting;
- Mobility Management Plan prepared by Roadplan Consulting;
- Quality Audit prepared by Roadplan Consulting;
- Road & Traffic Design Choices report prepared by Garland Consulting Engineers;
- Utilities and Site Lighting Report and Drawings prepared by Metec Consulting Engineers; and
- Daylight Assessment and Building Lifecycle Report prepared by NRG Consulting.

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017, as amended, and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meeting with Kildare County Council, the tri-partite meeting with An Bord Pleanála and the requirements of relevant Section 28 Guidelines and local planning policy.

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

Yours faithfully,



John Spain Associates

An Taisce
Tailors' Hall,
Back Lane,
Dublin 8

26th July 2019

Dear Sir / Madam,

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

On behalf of the applicant, **Ballymount Properties Limited, Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12** please find enclosed a planning application for a Strategic Housing Development at the Former Magee Barracks Site, Hospital Street (R445), Kildare Town, County Kildare.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), a copy of the application is enclosed for your information. In accordance with recent correspondence, an electronic copy only is provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: **www.mageebarracksphase1.ie**.

Proposed Development

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

The development will consist of the demolition of 17 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,320 sq.m, and the construction of a development comprising of 375 no. residential units, a neighbourhood centre comprising of 3 no. single-storey retail units with a GFA of 130 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. 11.35 ha.

The 375 no. residential units proposed consist of the following:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi, Stephen Blair BA (Mod) MRUP MIPi MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPi

Associate Directors: Stephanie Byrne BA MRUP MIPi, Niall Byrne BSc(Hons) M.Sc MRTPI MIPi, Blaine Cregan B Eng BSc MSc

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

- 76 no. 3 bed semi-detached houses;
- 42 no. 3 bed terrace houses;
- 60 no. 4 bed semi-detached houses;
- 7 no. 4 bed detached houses;
- 16 no. 1 bed apartment units within the duplex blocks;
- 34 no. 2 bed apartment units within the duplex blocks;
- 18 no. 3 bed apartment units within the duplex blocks;
- 30 no. 1 bed apartment units within the apartment blocks; and
- 92 no. 2 bed apartment units within the apartment blocks.

The houses are 2 to 3 storeys in height, the duplex blocks are 2 to 3 storeys in height and the apartment blocks are 4 to 5 storeys in height over basement car park. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 639 no. car parking spaces (comprising 560 no. spaces for the residential units, 51 no. visitor spaces, and 28 no. spaces to serve the proposed childcare facility, retail, and café units), public open space measuring c. 1.80 hectares, bin and bike stores, 3 no. electricity substations, landscaping, boundary walls, railings and fences.

A new signalised road junction is proposed onto Hospital Street, providing access to the proposed development and also to adjacent sites to the west and east. Road works are also proposed to Hospital Street (R445), including pedestrian crossings, provision of cycle lanes, upgrades to footpaths, signage, road markings and traffic signalling.

The subject site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018. 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 application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

The application together with the Environmental Impact Assessment Report 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.mageebarracksphase1.ie

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

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

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

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

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

Yours sincerely,



John Spain Associates

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

26th July 2019

Dear Sir / Madam,

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

On behalf of the applicant, **Ballymount Properties Limited, Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12** please find enclosed a planning application for a Strategic Housing Development at the Former Magee Barracks Site, Hospital Street (R445), Kildare Town, County Kildare.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), a copy of the application is enclosed for your information. A copy of the application in electronic form on CD is also provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: **www.mageebarracksphase1.ie**.

Proposed Development

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

The development will consist of the demolition of 17 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,320 sq.m, and the construction of a development comprising of 375 no. residential units, a neighbourhood centre comprising of 3 no. single-storey retail units with a GFA of 130 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. 11.35 ha.

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

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

The 375 no. residential units proposed consist of the following:

- 76 no. 3 bed semi-detached houses;
- 42 no. 3 bed terrace houses;
- 60 no. 4 bed semi-detached houses;
- 7 no. 4 bed detached houses;
- 16 no. 1 bed apartment units within the duplex blocks;
- 34 no. 2 bed apartment units within the duplex blocks;
- 18 no. 3 bed apartment units within the duplex blocks;
- 30 no. 1 bed apartment units within the apartment blocks; and
- 92 no. 2 bed apartment units within the apartment blocks.

The houses are 2 to 3 storeys in height, the duplex blocks are 2 to 3 storeys in height and the apartment blocks are 4 to 5 storeys in height over basement car park. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 639 no. car parking spaces (comprising 560 no. spaces for the residential units, 51 no. visitor spaces, and 28 no. spaces to serve the proposed childcare facility, retail, and café units), public open space measuring c. 1.80 hectares, bin and bike stores, 3 no. electricity substations, landscaping, boundary walls, railings and fences.

A new signalised road junction is proposed onto Hospital Street, providing access to the proposed development and also to adjacent sites to the west and east. Road works are also proposed to Hospital Street (R445), including pedestrian crossings, provision of cycle lanes, upgrades to footpaths, signage, road markings and traffic signalling.

The subject site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018. 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 application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

The application together with the Environmental Impact Assessment Report 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.mageebarracksphase1.ie

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

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

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

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala

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

Yours sincerely,



John Spain Associates

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

26th July 2019

Dear Sir / Madam,

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

On behalf of the applicant, **Ballymount Properties Limited, Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12** please find enclosed a planning application for a Strategic Housing Development at the Former Magee Barracks Site, Hospital Street (R445), Kildare Town, County Kildare.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), a copy of the application is enclosed for your information. A copy of the application in electronic form on CD is also provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: **www.mageebarracksphase1.ie**.

Proposed Development

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

The development will consist of the demolition of 17 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,320 sq.m, and the construction of a development comprising of 375 no. residential units, a neighbourhood centre comprising of 3 no. single-storey retail units with a GFA of 130 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. 11.35 ha.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Niall Byrne BSc(Hons) M.Sc MRTPI MIPI, Blaine Cregan B Eng BSc MSc

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

The 375 no. residential units proposed consist of the following:

- 76 no. 3 bed semi-detached houses;
- 42 no. 3 bed terrace houses;
- 60 no. 4 bed semi-detached houses;
- 7 no. 4 bed detached houses;
- 16 no. 1 bed apartment units within the duplex blocks;
- 34 no. 2 bed apartment units within the duplex blocks;
- 18 no. 3 bed apartment units within the duplex blocks;
- 30 no. 1 bed apartment units within the apartment blocks; and
- 92 no. 2 bed apartment units within the apartment blocks.

The houses are 2 to 3 storeys in height, the duplex blocks are 2 to 3 storeys in height and the apartment blocks are 4 to 5 storeys in height over basement car park. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 639 no. car parking spaces (comprising 560 no. spaces for the residential units, 51 no. visitor spaces, and 28 no. spaces to serve the proposed childcare facility, retail, and café units), public open space measuring c. 1.80 hectares, bin and bike stores, 3 no. electricity substations, landscaping, boundary walls, railings and fences.

A new signalised road junction is proposed onto Hospital Street, providing access to the proposed development and also to adjacent sites to the west and east. Road works are also proposed to Hospital Street (R445), including pedestrian crossings, provision of cycle lanes, upgrades to footpaths, signage, road markings and traffic signalling.

The subject site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018. 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 application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

The application together with the Environmental Impact Assessment Report 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.mageebarracksphase1.ie

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

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

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

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala

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

Yours sincerely,



John Spain Associates

National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20

26th July 2019

Dear Sir / Madam,

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

On behalf of the applicant, **Ballymount Properties Limited, Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12** please find enclosed a planning application for a Strategic Housing Development at the Former Magee Barracks Site, Hospital Street (R445), Kildare Town, County Kildare.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), a copy of the application is enclosed for your information. In accordance with recent correspondence, an electronic copy only is provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: **www.mageebarracksphase1.ie**.

Proposed Development

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

The development will consist of the demolition of 17 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,320 sq.m, and the construction of a development comprising of 375 no. residential units, a neighbourhood centre comprising of 3 no. single-storey retail units with a GFA of 130 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. 11.35 ha.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi, Stephen Blair BA (Mod) MRUP MIPi MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPi

Associate Directors: Stephanie Byrne BA MRUP MIPi, Niall Byrne BSc(Hons) M.Sc MRTPI MIPi, Blaine Cregan B Eng BSc MSc

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

The 375 no. residential units proposed consist of the following:

- 76 no. 3 bed semi-detached houses;
- 42 no. 3 bed terrace houses;
- 60 no. 4 bed semi-detached houses;
- 7 no. 4 bed detached houses;
- 16 no. 1 bed apartment units within the duplex blocks;
- 34 no. 2 bed apartment units within the duplex blocks;
- 18 no. 3 bed apartment units within the duplex blocks;
- 30 no. 1 bed apartment units within the apartment blocks; and
- 92 no. 2 bed apartment units within the apartment blocks.

The houses are 2 to 3 storeys in height, the duplex blocks are 2 to 3 storeys in height and the apartment blocks are 4 to 5 storeys in height over basement car park. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 639 no. car parking spaces (comprising 560 no. spaces for the residential units, 51 no. visitor spaces, and 28 no. spaces to serve the proposed childcare facility, retail, and café units), public open space measuring c. 1.80 hectares, bin and bike stores, 3 no. electricity substations, landscaping, boundary walls, railings and fences.

A new signalised road junction is proposed onto Hospital Street, providing access to the proposed development and also to adjacent sites to the west and east. Road works are also proposed to Hospital Street (R445), including pedestrian crossings, provision of cycle lanes, upgrades to footpaths, signage, road markings and traffic signalling.

The subject site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018. 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 application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

The application together with the Environmental Impact Assessment Report 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.mageebarracksphase1.ie

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

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

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

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

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

Yours sincerely,



John Spain Associates

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

26th July 2019

Dear Sir / Madam,

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

On behalf of the applicant, **Ballymount Properties Limited, Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12** please find enclosed a planning application for a Strategic Housing Development at the Former Magee Barracks Site, Hospital Street (R445), Kildare Town, County Kildare.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), a copy of the application is enclosed for your information. In accordance with recent correspondence, an electronic copy only is provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: **www.mageebarracksphase1.ie**.

Proposed Development

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

The development will consist of the demolition of 17 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,320 sq.m, and the construction of a development comprising of 375 no. residential units, a neighbourhood centre comprising of 3 no. single-storey retail units with a GFA of 130 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. 11.35 ha.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI, Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Niall Byrne BSc(Hons) MSc MRTPI MIPI, Blaine Cregan B Eng BSc MSc

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

The 375 no. residential units proposed consist of the following:

- 76 no. 3 bed semi-detached houses;
- 42 no. 3 bed terrace houses;
- 60 no. 4 bed semi-detached houses;
- 7 no. 4 bed detached houses;
- 16 no. 1 bed apartment units within the duplex blocks;
- 34 no. 2 bed apartment units within the duplex blocks;
- 18 no. 3 bed apartment units within the duplex blocks;
- 30 no. 1 bed apartment units within the apartment blocks; and
- 92 no. 2 bed apartment units within the apartment blocks.

The houses are 2 to 3 storeys in height, the duplex blocks are 2 to 3 storeys in height and the apartment blocks are 4 to 5 storeys in height over basement car park. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 639 no. car parking spaces (comprising 560 no. spaces for the residential units, 51 no. visitor spaces, and 28 no. spaces to serve the proposed childcare facility, retail, and café units), public open space measuring c. 1.80 hectares, bin and bike stores, 3 no. electricity substations, landscaping, boundary walls, railings and fences.

A new signalised road junction is proposed onto Hospital Street, providing access to the proposed development and also to adjacent sites to the west and east. Road works are also proposed to Hospital Street (R445), including pedestrian crossings, provision of cycle lanes, upgrades to footpaths, signage, road markings and traffic signalling.

The subject site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018. 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 application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

The application together with the Environmental Impact Assessment Report 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.mageebarracksphase1.ie

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

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

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

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

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

Yours sincerely,



John Spain Associates

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

26th July 2019

Dear Sir / Madam,

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

On behalf of the applicant, **Ballymount Properties Limited, Unit 3N and Unit 4N, Ballymount Drive, Ballymount Industrial Estate, Walkinstown, Dublin 12** please find enclosed a planning application for a Strategic Housing Development at the Former Magee Barracks Site, Hospital Street (R445), Kildare Town, County Kildare.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), a copy of the application is enclosed for your information. A copy of the application in electronic form on CD is also provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: **www.mageebarracksphase1.ie**.

Proposed Development

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

The development will consist of the demolition of 17 no. existing buildings (including a range of former Barracks buildings, the Officers' Mess building and Water Tower structure) with a GFA of 16,320 sq.m, and the construction of a development comprising of 375 no. residential units, a neighbourhood centre comprising of 3 no. single-storey retail units with a GFA of 130 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. 11.35 ha.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi, Stephen Blair BA (Mod) MRUP MIPi MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPi

Associate Directors: Stephanie Byrne BA MRUP MIPi, Niall Byrne BSc(Hons) M.Sc MRTPI MIPi, Blaine Cregan B Eng BSc MSc

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

The 375 no. residential units proposed consist of the following:

- 76 no. 3 bed semi-detached houses;
- 42 no. 3 bed terrace houses;
- 60 no. 4 bed semi-detached houses;
- 7 no. 4 bed detached houses;
- 16 no. 1 bed apartment units within the duplex blocks;
- 34 no. 2 bed apartment units within the duplex blocks;
- 18 no. 3 bed apartment units within the duplex blocks;
- 30 no. 1 bed apartment units within the apartment blocks; and
- 92 no. 2 bed apartment units within the apartment blocks.

The houses are 2 to 3 storeys in height, the duplex blocks are 2 to 3 storeys in height and the apartment blocks are 4 to 5 storeys in height over basement car park. The associated site and infrastructural works include foul and surface / storm water drainage, attenuation tanks, 639 no. car parking spaces (comprising 560 no. spaces for the residential units, 51 no. visitor spaces, and 28 no. spaces to serve the proposed childcare facility, retail, and café units), public open space measuring c. 1.80 hectares, bin and bike stores, 3 no. electricity substations, landscaping, boundary walls, railings and fences.

A new signalised road junction is proposed onto Hospital Street, providing access to the proposed development and also to adjacent sites to the west and east. Road works are also proposed to Hospital Street (R445), including pedestrian crossings, provision of cycle lanes, upgrades to footpaths, signage, road markings and traffic signalling.

The subject site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018. 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 application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

The application together with the Environmental Impact Assessment Report 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.mageebarracksphase1.ie

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

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

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

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala

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

Yours sincerely,



John Spain Associates