



Planning & Development Consultants
63 York Road
Dún Laoghaire
Co. Dublin

www.brockmcclure.ie

Irish Water
Colville House
24-26 Talbot Street
Dublin 1
D01 NP86

06 March 2020

**Strategic Housing Development at
Lands at the townlands of Commons West, Boycetown and Kilcock,
(adjoining the existing Brayton Park Estate), Kilcock, Co. Kildare**

Dear Sir/Madam,

On behalf of the applicant, **Rycroft Homes Ltd, 1a Mpo Building, Blanchardstown Business Park, Snugborough Road, Dublin 15**, please find enclosed a planning application for a Strategic Housing Development in respect of lands at the townlands of Commons West, Boycetown and Kilcock, (all adjoining the existing Brayton Park Estate), Kilcock, Co. Kildare.

Pursuant to Article 28S(S)(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 requested an electronic copy of the application is provided for your information.

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

Rycroft Homes Limited intend to apply to An Bord Pleanála for a **10 year planning permission** for a Strategic Housing Development at this site on lands at the townlands of Commons West, Boycetown and Kilcock, (all adjoining the existing Brayton Park Estate), Kilcock, Co. Kildare on a site of approximately 11.56 ha. The site is generally bound by undeveloped agricultural land to the north west, to the north east by the Dublin-Sligo railway line, open space at Bawnogues/Commons West to the south west, the Brayton Park residential development to the east and the M4 to the west.

The development will consist of a new residential scheme of 345 no. residential units (69 no. Duplex Type Units, 182 no. Houses and 94 no. Apartments) ranging from 2 to 5 storeys, a standalone creche facility (approximately 466.76 sqm) with an overall height of 2 storeys, an associated external play area (approximately 277.67 sqm), associated ancillary surface car parking spaces and bicycle parking spaces, a link street, internal roads, pedestrian paths, cycle paths, public and private open spaces.

The proposed breakdown of residential units is as follows:

182 no. houses including:

- 42 no. 2 bed 2 storey houses (House Type A)
- 102 no. 3 bed 2 storey houses (House Type B1, B2, C1, C2, 02a, 02b, 04, 05)
- 7 no. 4 bed 2 storey houses (House Type E, 01 and 03)
- 31 no. 4 bed 3 storey houses (House Type D1)

69 no. duplexes and 94 no. apartments arranged in terraces and corner blocks ranging from 3-5 storeys including:

- 13 no. 2 bed duplexes (Type L)
- 56. no. 3 bed duplexes (Type M)
- 13 no. 1 bed apartments forming ground floor of duplex units (Type J)
- 56 no. 2 bed apartments forming ground floor of duplex units (Type K)
- 25 no. 2 bed apartments accommodated in part of corner Blocks A,B,C,D and E

Each residential unit has associated private open space, in the form of either gardens, terraces or balconies in addition to access to the proposed public open space (including 3 no. playground areas) with hard and soft landscaping treatment.

A total of 650 no. surface car parking spaces are provided for the residential development including visitor parking. 280 no. bicycle spaces are proposed for the proposed apartments and duplexes and bicycle spaces for the proposed houses are provided on curtilage. In addition, the crèche will be provided with 34 no. surface car parking spaces and 30 no. bicycle parking spaces.

The proposed development provides for 1 no. vehicular access and associated pedestrian and cycle paths via a new link street connecting from the Brayton Park Road and 1 no. vehicular access and associated pedestrian path providing a link into the existing Brayton Park Estate.

The proposed development makes provision for future linkages to adjoining lands; including undeveloped lands to the north-west, the adjoining undeveloped educational zoned lands to the north, as part of this application land is reserved for access to a potential future pedestrian/cycle bridge over the railway line to the north-east of the site (to be delivered by others). In addition, the proposed development provides for pedestrian and cycle paths connection to the north east of the site, as well as 4 no. pedestrian access points and 1 no. gated vehicular access (for Kildare County Council maintenance use only) and associated gated pedestrian access to the open space at Bawnogues/Commons West along the southern boundary of the site.

Bin storage is provided either on curtilage and or in communal storage. The associated site and infrastructural works include foul and surface water drainage, attenuation tanks, SuDs arrangements, hard and soft landscaping, permeable paving, all associated ancillary boundary treatments, boundary walls, fences and noise buffers, 3 no. substations (approximately 20 sqm each), public lighting, a link street, internal roads, cycle paths, pedestrian paths and all associated ancillary site development works.

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 Kilcock Local Area Plan 2015-2021. 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.

The application 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:

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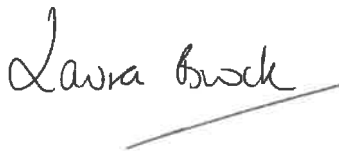
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Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Phoenix Park
Dublin 8

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The development will consist of a new residential scheme of 345 no. residential units (69 no. Duplex Type Units, 182 no. Houses and 94 no. Apartments) ranging from 2 to 5 storeys, a standalone creche facility (approximately 466.76 sqm) with an overall height of 2 storeys, an associated external play area (approximately 277.67 sqm), associated ancillary surface car parking spaces and bicycle parking spaces, a link street, internal roads, pedestrian paths, cycle paths, public and private open spaces.

The proposed breakdown of residential units is as follows:

182 no. houses including:

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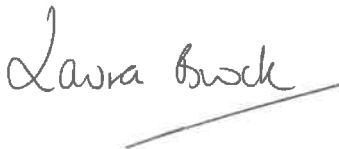
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CIE Group Property Department
Curzon House
35 Abbey Street Lower
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D01 H560

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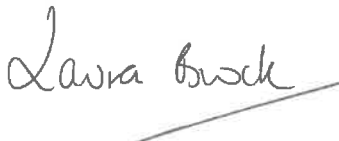
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Minister for Culture, Heritage and the Gaeltacht
c/o The Manager, Development Applications Unit
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford

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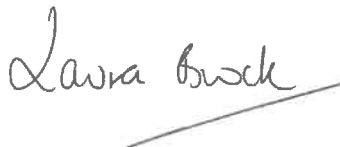
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Laura Brock
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 Ph: 01 559 3859



Planning & Development Consultants
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Dún Laoghaire
Co. Dublin

www.brockmcclure.ie

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

06 March 2020

**Strategic Housing Development at
Lands at the townlands of Commons West, Boycetown and Kilcock,
(adjoining the existing Brayton Park Estate), Kilcock, Co. Kildare**

Dear Sir/Madam,

On behalf of the applicant, **Rycroft Homes Ltd, 1a Mpo Building, Blanchardstown Business Park, Snugborough Road, Dublin 15**, please find enclosed a planning application for a Strategic Housing Development in respect of lands at the townlands of Commons West, Boycetown and Kilcock, (all adjoining the existing Brayton Park Estate), Kilcock, Co. Kildare.

Pursuant to Article 28S(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 requested an electronic copy of the application is provided for your information.

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

Rycroft Homes Limited intend to apply to An Bord Pleanála for a **10 year planning permission** for a Strategic Housing Development at this site on lands at the townlands of Commons West, Boycetown and Kilcock, (all adjoining the existing Brayton Park Estate), Kilcock, Co. Kildare on a site of approximately 11.56 ha. The site is generally bound by undeveloped agricultural land to the north west, to the north east by the Dublin-Sligo railway line, open space at Bawnogues/Commons West to the south west, the Brayton Park residential development to the east and the M4 to the west.

The development will consist of a new residential scheme of 345 no. residential units (69 no. Duplex Type Units, 182 no. Houses and 94 no. Apartments) ranging from 2 to 5 storeys, a standalone creche facility (approximately 466.76 sqm) with an overall height of 2 storeys, an associated external play area (approximately 277.67 sqm), associated ancillary surface car parking spaces and bicycle parking spaces, a link street, internal roads, pedestrian paths, cycle paths, public and private open spaces.

The proposed breakdown of residential units is as follows:

182 no. houses including:

- 42 no. 2 bed 2 storey houses (House Type A)
- 102 no. 3 bed 2 storey houses (House Type B1, B2, C1, C2, 02a, 02b, 04, 05)
- 7 no. 4 bed 2 storey houses (House Type E, 01 and 03)
- 31 no. 4 bed 3 storey houses (House Type D1)

69 no. duplexes and 94 no. apartments arranged in terraces and corner blocks ranging from 3-5 storeys including:

- 13 no. 2 bed duplexes (Type L)
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- 13 no. 1 bed apartments forming ground floor of duplex units (Type J)
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- 25 no. 2 bed apartments accommodated in part of corner Blocks A,B,C,D and E

Each residential unit has associated private open space, in the form of either gardens, terraces or balconies in addition to access to the proposed public open space (including 3 no. playground areas) with hard and soft landscaping treatment.

A total of 650 no. surface car parking spaces are provided for the residential development including visitor parking. 280 no. bicycle spaces are proposed for the proposed apartments and duplexes and bicycle spaces for the proposed houses are provided on curtilage. In addition, the crèche will be provided with 34 no. surface car parking spaces and 30 no. bicycle parking spaces.

The proposed development provides for 1 no. vehicular access and associated pedestrian and cycle paths via a new link street connecting from the Brayton Park Road and 1 no. vehicular access and associated pedestrian path providing a link into the existing Brayton Park Estate.

The proposed development makes provision for future linkages to adjoining lands; including undeveloped lands to the north-west, the adjoining undeveloped educational zoned lands to the north, as part of this application land is reserved for access to a potential future pedestrian/cycle bridge over the railway line to the north-east of the site (to be delivered by others). In addition, the proposed development provides for pedestrian and cycle paths connection to the north east of the site, as well as 4 no. pedestrian access points and 1 no. gated vehicular access (for Kildare County Council maintenance use only) and associated gated pedestrian access to the open space at Bawnogues/Commons West along the southern boundary of the site.

Bin storage is provided either on curtilage and or in communal storage. The associated site and infrastructural works include foul and surface water drainage, attenuation tanks, SuDs arrangements, hard and soft landscaping, permeable paving, all associated ancillary boundary treatments, boundary walls, fences and noise buffers, 3 no. substations (approximately 20 sqm each), public lighting, a link street, internal roads, cycle paths, pedestrian paths and all associated ancillary site development works.

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 Kilcock Local Area Plan 2015-2021. 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.

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An Taisce – the National Trust for Ireland
Tailors' Hall
Back Lane
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D02 X2A3

06 March 2020

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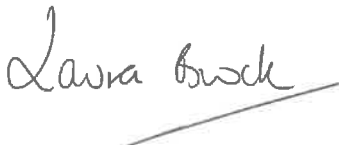
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ERDB Department
Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
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06 March 2020

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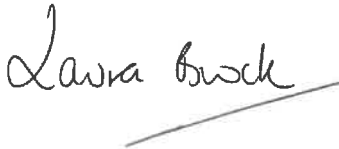
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John McKeown, Regional Manager
and
Peter Graham, Regional Engineer
Waterways Ireland
Grand Canal Quay
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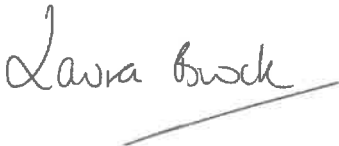
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- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

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

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,



Laura Brock
laura@brockmcclure.ie



Ph: 01 559 3859

