

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
Dublin 1

9th March 2022

Re: ABP Ref. ABP-310943-21
Application for a proposed residential development comprising the construction of 152 no. residential units at Shackleton Road, Ballymakealy Upper, Celbridge, Co. Kildare

Dear Sir/Madam,

We act on behalf of Glenveagh Homes Ltd., and wish to submit the enclosed Strategic Housing Development (SHD) Planning Application for a proposed residential development comprising the construction of 152 no. residential units comprising a mixture of 6 no. 4 bed dwelling houses, 66 no. 3 bed dwelling houses and 48 no. 2 bed dwelling houses and 32 no. 1, 2 and 3 bed apartments/duplex units consisting of 20 no. 2 and 3 bed units in a 3 to 4 storey apartment/duplex building and 12 no. 1 bed maisonette units in 4 no. 3 storey blocks; A creche/childcare facility; The provision of landscaping and amenity areas scattered throughout the development including an adventure playground, a linear park, a central square and play equipment. The provision of 2 no. pedestrian bridges over Toolestown Stream to connect into Oldtown Woods Estate; and All associated infrastructure and services including 1 no. vehicular access point on to Shackleton Road, improvements to pedestrian footpath and cycleway along Shackleton Road, upgraded pedestrian junction at Shackleton Road and the R403, parking, lighting and drainage at Shackleton Road, Ballymakealy Upper, Celbridge, Co. Kildare.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation and information, as requested under articles 297 and 298 of the Planning and Development Regulations 2001 to 2017, as amended, and in accordance with the additional information sought in the Boards Notice of Pre-Application Consultation Opinion:

- **Cover letter** and Schedule of Documents by McCutcheon Halley Planning;
- **Response to An Bord Pleanála Opinion** by McCutcheon Halley Planning;
- Completed SHD **Application Form**;
- **Press Notice** – Template;
- **Press Notice** – The Examiner;
- **Site Notice**;

- Copy of **Notification Letters sent to Prescribed Bodies** and **Kildare County Council**;
- **Planning and Design Statement** by McCutcheon Halley Planning;
- **Statement of Consistency** by McCutcheon Halley Planning;
- **Statement of Housing Mix** by McCutcheon Halley Planning;
- **Material Contravention Statement** by McCutcheon Halley Planning;
- **Housing Quality Assessment and Schedule of Areas** by MCA Architects;
- **Site Location Maps** prepared by MCA Architects;
- **Architectural Drawings & Schedule** prepared by MCA Architects;
 - Site Layout Plans at 1:500;
 - Site Sections at 1:500;
 - Floor Plans, Elevations, and Sections at 1:200
- Plan (by MCA Architects) of areas proposed to be **Taken in Charge**;
- **Landscape Plan and Landscape Report** prepared by Derek Howlin Landscape Architects;
- **Architectural Design Statement** prepared by MCA Architects;
- **Photomontages and CGI's** by GNet 3D;
- **Engineering Drawings** prepared by DBFL Consulting Engineers;
- **Infrastructure Design Report** (including **Confirmation of Feasibility** from Irish Water and **Letter from Irish Water** confirming development is in line with Standard Details and Codes of Compliance) prepared by DBFL Consulting Engineers;
- **Flood Risk Assessment** prepared by DBFL Consulting Engineers;
- **Road Safety Audit** prepared by DBFL Consulting Engineers;
- **Traffic & Transport Assessment** prepared by DBFL Consulting Engineers;
- **DMURS Design Statement** prepared by DBFL Consulting Engineers;
- **Fisheries Report** by Triturus;
- **Tree Survey Plan, Tree Removals Plan and Tree Protection Plan** prepared by Charles McCorkell;
- **Arboricultural Report** prepared by Charles McCorkell;
- **Public Lighting Report and Drawings** by MHL;
- **Building Lifecycle Report** prepared by MCA Architects;
- **Universal Design Statement** prepared by MCA Architects;
- **Ecological Impact Assessment** by Malone O Regan Consulting Engineers;
- **AA Screening and Natura Impact Statement** by Malone O Regan Consulting Engineers;
- **Construction Environmental Management Plan** prepared by DBFL Consulting Engineers;
- **Daylight Sunlight Analysis** prepared by BPC Engineers;
- **Archaeological Architectural and Cultural Heritage Impact Assessment** by Rubicon Heritage;
- **Part V Proposal** by Glenveagh Homes Ltd.;
- **School Demand Report** prepared by McCutcheon Halley Planning Consultants;
- **Childcare Demand Report** prepared by McCutcheon Halley Planning Consultants;
- **EIA Screening** by Malone O Regan Consulting Engineers;
- Statement on EIA Screening Process Pursuant to Article **Section 299B** of the Planning and Development Regulations 2001 (as amended), by McCutcheon Halley Planning;
- **Letter of Consent** from Michael Donovan and Helen O'Brien;
- **Letter of Consent** from Kildare County Council;
- **Letter of Consent** from O'Flynn Construction Co. Unlimited Company;

- Application fee for €32,295.84 paid by EFT.

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details

Yours sincerely

Andrea Mc Auliffe

Andrea Mc Auliffe
McCutcheon Halley