

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

Ardstone Homes Ltd intend to apply to An Bord Pleanála for permission for a strategic housing development at Kilcullen Road, in the townland of Bluebell, Naas, Co Kildare.

The proposed development will consist of 125 no. new residential units, comprising the following:

- 4 no. one bed, two storey, maisonette type units, ranging in size from 52sqm to 62sqm Gross Floor Area (GFA) (Type A1 & A2)
- 6 no. three bed, single storey, dormer type units, ranging in size from 110.5sqm to 105.4sqm GFA (Type B1 & B1A)
- 44 no. two bed, two storey, terrace units, 86.2sqm GFA each (Type B2 & B3)
- 18 no. three bed, two storey, semi-detached units, ranging in size from 112.2sqm to 114.2sqm GFA (Type C1 & C2)
- 22 no. four bed, two storey, semi-detached units, ranging in size from 132.4sqm to 143.6sqm GFA (Type D1 & D2 & D3)
- 3 no. four bed, two storey, detached units, 143.6sqm GFA (Type D4)
- A four storey apartment block containing 8 no. one bed apartment units of 52sqm GFA each, and 20 no. two bed apartment units ranging in size from 67sqm to 76.2sqm GFA.

A total of 251 no. car parking spaces, including 228 no. spaces serving the residential units and 23 no. visitor spaces are dispersed throughout the scheme. The proposed development includes all ancillary and associated site and infrastructural works, including an extension of the access road permitted under KCC Reg. Ref. 15/848 (ABP Reg. Ref. PL09.246859) to provide pedestrian/cycle and vehicular access to the application site from the R448 Kilcullen Road; internal roads; open space; landscaping; boundary treatments; and, the provision of a pumping station and associated infrastructure, including a new access and maintenance roadway on the eastern side of the Rathasker Road.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Development Plan.

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: www.bluebellplanning.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 observation 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

Signed: 

(Agent: Declan Brassil & Company Ltd.)

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