

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

16 November 2018

Re: Strategic Housing Development Application Made to An Bord Pleanála
Kilcullen Road, Bluebell, Naas, Co Kildare

Dear Sir/Madam

Please be advised that Ardstone Homes Ltd., intend to apply to An Bord Pleanála for a proposed residential development at Kilcullen Road, in the townland of Bluebell, Naas, Co 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, a copy of the application is enclosed for your information. An electronic copy of the application is also provided herewith. The application may also be inspected online at the following website set up by the Applicant: www.bluebellplanning.ie

In summary, the application 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.


A submission or observation can be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1,, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application, relating to:

- (I) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and
- (II) 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.

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).

Yours faithfully,



Declan Brassil
Declan Brassil & Co.