

## Large Scale Residential Development

**Applications Received 1<sup>st</sup> – 31<sup>st</sup> October 2023**

File Number	Received Date	Applicant	Development Address	Proposed Development
23/972	31/10/2023	Debussy Properties	Lands on the western side of Millicent Road and southern side of Prosperous Road Clane and Crockaun Commons Clane Co. Kildare	<p>an 8 year planning permission for a Large-Scale Residential Development (LRD) Application: The proposed development will consist of the construction of a two-storey childcare facility (358sqm) with an outdoor play space area (92.1 sqm), and 190 no. residential units comprising: 114 no. two-storey houses consisting of: 8 no. 3 bed, semi-detached, wide frontage houses (Type A - 107.2 sqm), 1 no. 3 bed, detached, wide frontage house (Type A1 - 107.2 sqm), 8 no. 4 bed, semi-detached, corner houses (Type B - 132 sqm), 68 no. 3 bed, semi-detached/mid terrace houses (Type C - 114 sqm), 5 no. 3 bed, semi-detached/end terrace houses (Type C1 - 114 sqm, Type C2 - 115.4 sqm and Type C3 - 114 sqm), 17 no. 4 bed semi-detached/terraced houses (Type D - 137.5 sqm), 7 no. 4 bed, semi-detached/end terrace houses (Type D1 - 137.5 sqm), 76 no. duplex units contained in 6 no. 3 storey blocks (Blocks A-F) consisting of: 8 no. 1 bed units (Types A1 and B1 - 57 sqm), 40 no. 2 bed units (Types A2, A3, A4, B2, B3, B4, C1, C2, D1, D2, E1, E2, F1 and F2 - measuring between 75 sqm and 94.4 sqm) and 28 no. 3 bed units (Types C3, C4, D3, D4, E3, E4, F3 and F4 - measuring between 112.6 and 120.2 sqm). The proposed development includes the provision of a link street through the subject site (including pedestrian and cycle infrastructure) to connect Prosperous Road (R403) to the north with Millicent Road to the east, incorporating all associated junction works and pedestrian/cycle improvement works, integrating with existing infrastructure in the vicinity. The existing access to the Clane GAA club onto Prosperous Road (R403) is proposed to be replaced with a pedestrian/cycle only access at this location, with a new vehicular/pedestrian/cycle access provided along the western boundary of the proposed link street. It is also proposed to demolish and clear the existing Clane GAA Club ball court to facilitate the new vehicular/pedestrian/cycle access to the Clane GAA Club. The proposed development also includes a total of 8,594 sqm of landscaped public open space (including play spaces); 243 no. car parking spaces; 268 no. bicycle parking spaces; internal roads; boundary treatments; bin and bike storage; public lighting; electrical infrastructure; water supply infrastructure; drainage infrastructure; and all associated and ancillary site and development works. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development</p>

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23/942	12/10/2023	Westar Homes	Within the townland of Naas West 'Finlay Park', Co. Kildare	a Large-Scale Residential Development (LRD) consisting of modifications to the LRD permitted under Kildare County Council Reg. Ref. 22/221502. The modifications to the previously approved development are proposed to achieve a second means of escape from upper floor units in compliance with Part B of the Building Regulations and will consist of: A) The replacement of the permitted duplex units at 2nd and 3rd floor levels with apartments in Blocks A, B and C resulting in an overall increase of 5no units from 134 to 139 no. units across the same original building footprints as approved under KCC Reg. Ref. 22/221502. B) Minor amendments to previously approved apartment units and provision of new apartment types to facilitate changes to corridor lengths and widths. C) Amendments to staircases in ground floor stair cores to include straight flights. D) Minor amendments to the fenestration arrangements on all elevations to accommodate new apartment layouts. E) Amendment to ground to first floor building height decreasing from 3.65m to 3.60m. F) Provision of Automatic Opening Vents (AOV) in apartment Blocks A, B and C. G) Provision of additional escape routes at ground floor and first floor podium level and protected lobbies between the parking area and circulation areas of apartment Blocks A, B and C. H) Provision of 14 no. natural vents at podium level. The overall permitted building footprints and wider layout remains as per the parent permission including road layout and services. The elevations, scale and massing will be similar to the permitted scheme.
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23/931	06/10/2023	Randelswood Holdings Ltd.,	Devoy Quarter, Naas West, Naas, Co. Kildare	for modifications to a previously permitted Strategic Housing Development (permitted under ABP-307258-20 and altered under ABP-31161-21 & ABP311825-21) on lands at Devoy Quarter, Naas West, Co. Kildare (under construction 'Rathvoy Park'). This application for the proposed modifications to the consented scheme is a Large-Scale Residential Development (LRD) as defined under section 2 of the Planning & Development Act 2000, as amended. The development will consist of: 1) Proposed external and internal modifications to the southern portion of previously permitted Block 1, to provide for the change of use of the additional storage room to residential use to provide for 1 no. 2-bedroom apartment, including an external west facing private open space area, this would result in an overall increase from 171 units previously permitted to 172 no. units in total. 2) Proposed external and internal

				<p>modifications to previously permitted apartment no 8. in Block 4, from a 1-bedroom apartment to a 2 bedroom apartment. 3) Proposed external and internal modifications and change of use to previously permitted Community Use Building to provide for an additional creche facility, including the provision of an external play area.4) The addition of 1no. car-parking space and 10 bike spaces from that previously permitted. The proposed development will include modifications to previously permitted hard and soft landscaping; car-parking layout, including the provision of an additional set-down area to facilitate the change of use of the community use building; modifications to the location of the bin and bike storage; and all associated ancillary site development works necessary to facilitate the development</p>
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