

Decisions on planning applications accompanied by an Environmental Impact Assessment Report (EIAR)

Notice is hereby given pursuant of Part II, Amendment of Miscellaneous Enactments of S.I. No. 352; Section 10 of the European Communities (Public Participation) Regulations 2010, Section 34(1A) of the Planning Development Act 2000 (as amended) and Section 172(1) of the Planning Development Act 2000 (as amended), that:

Kildare County Council made a decision on PI. Ref. **23/510** for the following on the **09/11/2023**.

Planning Ref: **23/510**

Applicant: **MRP Oakland Limited**

Development: Large Scale Residential Development at a site of c.10.3ha. The development lands are located to the north of the Dublin Road (R445), east/northeast of Heffernan Tyres and Ruanbeg Manor Estate and southeast of Coolaghknock Estate. The application site includes works along the R445 and at Ruanbeg Park and Ruanbeg Avenue. The proposed development will comprise the construction of 295 no. residential units along with a two storey creche facility measuring c.472.7sqm. The residential units will include 15 no. single storey, semi-detached/terraced houses (12 no. 1 beds and 3 no. 2-beds) provided as "age-friendly housing". 206 no. two storey, semi-detached/terraced (10 no. 2 beds, 160 no. 3 beds 36 no. 4 beds) 74 no. three storey duplexes/apartments (37 no. 2 beds, 37 no. 3 beds) arranged within 6 no. blocks. All residential units will be provided with associated private gardens/balconies/terraces facing to the north/south/east/west. New vehicular and pedestrian/cyclist accesses will be via Dublin Road (R445) and Ruanbeg Avenue and a pedestrian only access via Ruanbeg Park, with upgrade to existing public road as necessary. All associated site development works, including 571 no. car parking spaces (including EV parking), 236 no. cycle parking spaces, public and communal open spaces, landscaping, SuDS features, boundary treatment, plant areas, waste management areas/bin stores, and services provision (including ESB substations, pumping station) are also proposed. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development. Revised by Significant Further Information which consists of Replacement of 3. no. three duplex apartment blocks in the northeast corner of the site with two storey housing and the inclusion of a new multifunctional space within the "age friendly housing block". This results in a reduction in no. of residential units to 285 no. residential units. Made up of 14 no. single story, semi-detached/terraced houses (12 no. 1-beds and 2 no. 2 beds) provided as "age friendly housing", 231 no. two storey, semi-detached/terraced houses (20 no. 2 beds, 173no.3 beds, 38 no .4 beds); and 40 no. duplexes/apartments. (20 n. 2 beds, 20 no. 3 beds) arranged within 3 no. three storey blocks. Along with an associated reduction in parking provision to 560 no, car parking spaces (including EV parking) and 138 no. cycle parking spaces and the inclusion of a signalised junction in the Dublin Road. An EIAR Addendum to the original Environmental Impact Assessment Report (EIAR) and a revised Natura Impact Statement (NIS) have also been submitted.

Location of Development: Ruanbeg Townlands of Kildare & Collaghknock Glebe, Kildare Town, Co. Kildare.

The Applicant and any person who made submissions or observations in writing to the Planning Authority in relation to the planning application in accordance with

Section 37(1) of the Planning and Development Acts, 2000 (as amended) may appeal such a decision to An Bórd Pleanála.

A person may question the validity of any decision of the Planning Authority 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 section 50 of the Planning and Development Act, 2000 (as amended)

A person may question the validity of any decision on an appeal by An Bórd 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 Section 50 of the Planning and Development Act, 2000 as amended.

Information in relation to the making of an appeal may be obtained from An Bórd Pleanála's website at www.pleanala.ie. Also refer to Section 50 of the Planning and Development Act 2000 as amended by Sections 32 and 33 of the Planning and Development Act 2010 in relation to judicial review. General information on judicial review procedures is contained on the following website; www.citizensinformation.ie

Details with regard to the planning reference referred to in this notice may also be viewed on this website on the online planning system by entering the planning reference no. **23/510** in the Planning File reference field.