

Kildare County Council
Planning Department,
Devoy Park
Naas
Co. Kildare

26 August 2022

Large Scale Residential Development S. 32 LRD Planning Application to Kildare County Council

Lands at Glencarrig, Hazelhatch, Celbridge, Co. Kildare

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Garyaron Homes, Unit H2, Merrywell Business Park, Lower Ballymount Road, Dublin 12, D12XR3**, to lodge this planning application with Kildare County Council under the Large Scale Residential Development (LRD) process. The request relates to a proposal for 137 no. residential units, a childcare facility and associated amenity spaces on lands at **Glencarrig, Hazelhatch, Celbridge, Co. Kildare W23Y9PY**.

This application is made in accordance with the details set out in the Planning & Development (Large Scale Residential Development) Regulations 2021 whereby a pre-application LRD Meeting has taken place with Kildare County Council on the 14th June 2022. Initial pre-planning discussions were undertaken on 27th January 2022. The final proposal reflects the discussions with Kildare County Council.

As confirmed with Kildare County Council, this LRD Planning Application request includes 6 hard copies and 1 digital copy. The following details are provided:

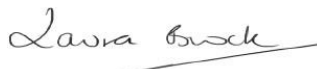
No	Items	Consultant	No. of Copies	Copy/Original
1	Appropriate Fee - €19,595.60	Applicant – Garyaron Homes	Cheque Attached	Original
2	Site Notice – Erected 26 th August 2022	Brock McClure Consultants	1 Hard copy 1 Digital Copy	Copy
3	Newspaper Notice – Published 26 th August 2022 in Irish Daily Star	Brock McClure Consultants	1 Hard copy 1 Digital Copy	Copy
4	Planning application Form accompanied by Form 19 - LRD Planning Application Form	Brock McClure Consultants	1 Hard Copies 1 Digital Copy	Copy
5	Planning Report and Statement of Consistency	Brock McClure Consultants	6 Hard Copies 1 Digital Copy	Copy
6	Economic, Community and Social Infrastructure Audit	Brock McClure Consultants	6 Hard Copies 1 Digital Copy	Copy
7	Response to LRD Opinion	Brock McClure Consultants	6 Hard Copies 1 Digital Copy	Copy
8	Part V Validation Letter	Kildare County Council	6 Hard Copies 1 Digital Copy	Copy
9	Part V Costings with associated Drawings and HQA (including date of purchase letter)	Applicant – Garyaron Homes and John Fleming Architects (Coghlan White and Partners)	6 Hard Copies 1 Digital Copy	Copy
10	AA Screening Report	Malachy Walsh and Partners	6 Hard Copies 1 Digital Copy	Copy
11	Ecological Impact Assessment Report	Malachy Walsh and Partners	6 Hard Copies 1 Digital Copy	Copy
12	Environmental Impact Assessment Screening Report	Malachy Walsh and Partners	6 Hard Copy 1 Digital Copy	Copy
13	Statement in Accordance with Planning and Development Regulations	Malachy Walsh and Partners	6 Hard Copy 1 Digital Copy	Copy
14	Landscape Design Rationale	RMCD Landscape	6 Hard Copy	Copy

		Architects	1 Digital Copy	
15	Landscape and Visual Impact Assessment	RMCD Landscape Architects	6 Hard Copy 1 Digital Copy	Copy
16	Landscape Drawings Including Sections	RMCD Landscape Architects	6 Hard Copy 1 Digital Copy	Copy
17	Drainage Design Report (Including Confirmation of Feasibility from Irish Water)	Kavanagh Burke	6 Hard Copy 1 Digital Copy	Copy
18	Engineering Water and Drainage Layout Drawings and Surface Water Drain Survey	Kavanagh Burke	6 Hard Copy 1 Digital Copy	Copy
19	Traffic & Transport Assessment and Preliminary Travel Plan (Including DMURS Compliance Statement and Road Safety Audit)	NRB Consulting Engineers	6 Hard Copy 1 Digital Copy	Copy
20	Daylight & Sunlight Assessment Report	3D Design Bureau	6 Hard Copy 1 Digital Copy	Copy
21	CGI Views and Photomontages	3D Design Bureau	6 Hard Copy 1 Digital Copy	Copy
22	Architectural Drawings and Drawing Schedule	John Fleming Architects	6 Hard Copy 1 Digital Copy	Copy
23	Design Statement (A3 Booklet)	John Fleming Architects	6 Hard Copy 1 Digital Copy	Copy
24	Housing Quality Assessment and schedule of Accommodation (included in Design Statement)	John Fleming Architects	6 Hard Copy 1 Digital Copy	Copy
25	Flood Risk Assessment (Including FRA Audit by RPS Consulting)	JBA/RPS	6 Hard Copies 1 Digital Copy	Copy
26	Letter of Consent for Works to Public Road Letter of consent for connection to watermain at Shinkeen Road	Kildare County Council	6 Hard Copies 1 Digital Copy	Copy
27	Acoustic Impact Assessment	I-Acoustics	6 Hard Copies 1 Digital Copy	Copy
28	Construction Management Plan	Garyaron Homes	6 Hard Copies 1 Digital Copy	Copy
29	Public Lighting Design Report and Drawing	MandE Consulting Engineers	6 Hard Copies 1 Digital Copy	Copy
30	Tree Impact Assessment and Drawings	Arborist Associates	6 Hard Copies 1 Digital Copy	Copy
31	Materiality Report	John Fleming Architects	6 Hard Copies 1 Digital Copy	Copy
32	Waste Management Plan	John Fleming Architects	6 Hard Copies 1 Digital Copy	Copy
33	Redacted Deed Documents - showing consent to connect to Hazelhatch Park drainage network on page 3	Applicant	6 Hard Copies 1 Digital Copy	Copy

We confirm that we act for **Garyaron Homes** and request that all future correspondence in relation to this matter be directed to this office. We trust that you will find everything in order.

If you have any queries, please contact me directly.

Yours sincerely,



Laura Brock
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