

Kildare County Council
 Devoy Park,
 Naas,
 County Kildare
 W91 X77F

29 August 2025

**RE: LRD Application for proposed amendments to an approved SHD Development
 on lands at Kilwoghan Woods in the Townland of Crodaun, Celbridge, Co. Kildare.
 Permitted under An Bord Pleanála Ref 307100-20.**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Seattle Construction Limited, Ardee House, River Road, Blanchardstown, Dublin 15, D15 HW26** to lodge this LRD Amendment Application to Kildare County Council. The request relates to the amendment of a previously permitted Strategic Housing Development (SHD) on lands at Kilwoghan Woods in the Townland of Crodaun, Celbridge, Co. Kildare.

The following details are provided:

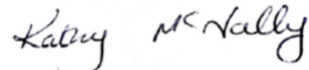
No.	Items	Consultant
1.	Form 19	BMC
2.	Planning Report and SOC	BMC
3.	Statement of Response to Opinion	BMC
4.	Development Description	BMC
5.	Planning Fee Remittance	Applicant
6.	Site Notice erected 29.08.25	BMC
7.	Newspaper Notice – The Irish Daily Star 29.08.25	BMC
8.	Operational Property Management Report	BMC
9.	Social Infrastructure Audit	BMC
10.	Confirmation of Feasibility	Uisce Eireann
11.	Letter of Consent	KCC
12.	Part V Proposal and KCC Letter	Applicant
13.	Letter of Consent Applicant	BMC
14.	Architectural Design Statement	JFA

15.	Site Location Map	JFA
16.	Site Layout Plan	JFA
17.	Full Set of Architectural Drawings (incl. Housing Quality Assessment and Schedule of Areas	JFA
18.	Drawing Issue Sheet	JFA
19.	Landscape Drawings	PC Roache
20.	Landscape Design Rationale	PC Roache
21.	Arboricultural Report	PC Roache
22.	Landscape and Visual Assessment	PC Roache
23.	Site Services Layout	RMBA
24.	Public Lighting Report	RMBA
25.	Proposed Site Lighting Layout	RMBA
26.	Engineering Drawings and Register	BMCE
27.	Road Safety Audit	BMCE
28.	Engineering Report	BMCE
29.	Site Specific Flood Risk Assessment	BMCE
30.	Outline Construction & Environmental Management Plan	BMCE
31.	Traffic Assessment of Critical 4-Arm Signalised Access Junction	BMCE
32.	Outline Resource and Waste Management Plan	DNV
33.	AA Screening Report	DNV
34.	EIA Screening Report	DNV
35.	Climate Change Impact Assessment Report	DNV
36.	Operational Waste Management Plan	DNV
37.	Noise Impact Assessment	Wave Dynamic
38.	Daylight and Sunlight Assessment	3DDB
39.	CGI & Verified Views	3DDB

The Planning Authority is now invited to review the contents of this submission and accompanying documentation to consider the proposal on its merits and in line with the relevant statutory policy context.

We confirm we act for **Seattle Construction Limited**, 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.

Yours sincerely,



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