

SITE NOTICE



KILDARE COUNTY COUNCIL **LARGE SCALE RESIDENTIAL DEVELOPMENT (LRD)**

Seattle Construction Limited intend to apply to Kildare County Council for permission for development to amend a previously permitted Strategic Housing Development (SHD) (ABP Case Reference 307100-20) on a site of approx.12.93 ha located on lands at Kilwoghan Woods in the townland of Crodaun, Celbridge, Co. Kildare.

The proposed amendments relate to phase 2 (c.3.94ha) of the overall permitted development and, will include amendments to 239 no. residential units. (The overall total number of permitted 467 no. units in phase 1 and 2 remain unchanged) .

The proposed development comprises a redesign of phase 2 to include:

- a) The construction of 2 no. 4-storey apartment blocks at the north of the site (81 no. units in total) to include a creche (351sqm – 94 children) with outdoor play area (93sqm) at ground floor;
 - i. Block A - 38 no. units consisting of 17 no.1 bed and 22 no. 2 bed units
 - ii. Block B - 43 no. units consisting of 20 no. 1 bed and 23 no. 2 bed units
- b) 5 no. 3-storey apartment and duplex units to be located on the eastern boundary of the site;
 - i. Duplex C - 08 no. units consisting of 4 no. 2 beds and 4 no. 3 beds
 - ii. Duplex D - 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds
 - iii. Duplex E – 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds
 - iv. Duplex F – 20 no. units consisting of 10 no. 2beds, and 10 no. 3 beds
 - v. Duplex G – 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds
- c) 76 no. terraced houses consisting of;
 - i. 48 no. 2 bed mid terrace units
 - ii. 12 no. 3 bed end terrace units
 - iii. 16 no. 3 bed end terrace dual frontage units
- d) 252 no. of car parking spaces which includes 2 no. car sharing spaces, 14 no. motorcycle spaces and 540 no. bicycle parking spaces will be provided for in phase 2.
- e) Amendments to the previously permitted open space in phase 2 to now provide 5,379sqm Public Open Space, 1,159 sqm Communal Open Space and 3,313 Amenity Space. Each of the units are afforded their own private open space in the form of private gardens, balconies or terraces.
- f) Amendments to internal residential access roads and cyclist/pedestrian paths to allow for the 4 arm entrance junction and a new shared pedestrian / cycle path through the site running north to south.
- g) All associated site development works, services provision, infrastructural and drainage works, internal access roads, home zones, cycle and pedestrian infrastructure, bin stores, car and bicycle parking, public lighting, communal open spaces, private open space in the form of gardens, terraces and /or balconies, landscaping and boundary treatment works.
- h) All application documentation and information is available for public viewing at the following website www.kilwoghandrivephase2lrd.ie

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: _____ Kathy McNally (Agent)

Agent: Brock McClure, Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin

Date of erection of site Notice: 29 August 2025