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

06 March 2026

LARGE SCALE RESIDENTIAL DEVELOPMENT
PLANNING APPLICATION
to Kildare County Council on lands at
Southgreen Road, Kildare, Co. Kildare.

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Pousterle Limited, 12 Torrent Business Park, Donaghmore, Co. Tyrone, BT703BF,** to lodge this Large-Scale Residential Development (LRD) planning application to Kildare County Council. The request relates to a new proposal of 146 no. residential units and a creche facility on lands at Southgreen Road, Kildare, Co. Kildare.

The planning application documentation, enclosed drawings, public notices, and application form have been prepared in accordance with the requirements of the Planning and Development Regulations, 2001 (as amended) and the Planning and Development Act, 2000 (as amended).

Please find enclosed the following supporting application documentation:

No	Items	Consultant	Copy / Original
1	Appropriate Fee - **€20,139.20** (Paid by EFT on Monday 02 March 2026 Ref. 120000089990 cited for payment and receipt enclosed)	Applicant – Pousterle Limited	By EFT
2	Letter of Consent (Kildare County Council)	Applicant – Pousterle Limited	Digital
3	Site Folios	Applicant – Pousterle Limited	Digital
4	Development Description	Brock McClure Consultants	Digital
5	LRD Application Form & Form 19	Brock McClure Consultants	Digital
6	KCC Part V – Housing Engagement Correspondence	Brock McClure Consultants	Digital
7	Applicant Consent to Agent	Brock McClure Consultants	Digital
8	Part V Costings	Lambert Surveyors	Digital
9	Part V Compliance Form Proposal – Preliminary Details	Brock McClure Consultants	Digital
10	Site Notice – Erected on 05 March 2026	Brock McClure Consultants	Digital
11	Newspaper Notice – Published in the Irish Daily Star on 05 March 2026	Brock McClure Consultants	Digital
12	Planning Report & Statement of Consistency	Brock McClure Consultants	Digital
13	Opinion Response Document (Incl. KCC LRD Opinion)	Brock McClure Consultants	Digital
14	Social Infrastructure Audit	Brock McClure Consultants	Digital
15	EIAR Screening Report	Brock McClure Consultants	Digital
16	Design Statement	MCORM	Digital
17	Site Location Map	MCORM	Digital

18	Site Layout Plan	MCORM	Digital
19	Full Set of Architectural Drawings & Drawing Register (incl. Part V Proposal Drawings/Universal Design)	MCORM	Digital
20	Housing Quality Assessment & Schedule of Areas	MCORM	Digital
21	Building Lifecycle Report	MCORM	Digital
22	Statement of Compliance with Principles of Universal Design	MCORM	Digital
23	Universal Access Statement	MCORM	Digital
24	Landscape Architecture Drawings & Drawing Register	Hayes Ryan	Digital
25	Landscape Report	Hayes Ryan	Digital
26	Landscape Cover Response Letter	Hayes Ryan	Digital
27	Engineer Drawings & Schedule	Waterman Moylan	Digital
28	Engineering Assessment Report (including Confirmation of Feasibility as Appendix A and Quality Audit as Appendix C)	Waterman Moylan	Digital
29	Flood Risk Assessment	Waterman Moylan	Digital
30	Traffic and Transport Assessment	Waterman Moylan	Digital
31	Mobility Management Plan	Waterman Moylan	Digital
32	Preliminary Construction Management Plan	Waterman Moylan	Digital
33	DMURS Statement of Consistency	Waterman Moylan	Digital
34	Response to LRD Opinion	Waterman Moylan	Digital
35	Hydrogeological Assessment Report	Verde	Digital
36	AA Screening Report	DNV	Digital
37	Ecological Impact Assessment	DNV	Digital
38	Resource & Waste Management Plan	AWN	Digital
39	Operational Waste Management Plan	AWN	Digital
40	Construction Environmental Management Plan	AWN	Digital
41	Acoustic Assessment	Wave Dynamics	Digital
42	Public Lighting Report	Fallon Design	Digital
43	Sustainability and Energy Report	Fallon Design	Digital
44	Climate Action & Energy Statement	Fallon Design	Digital
45	Site Services – Public Lighting Drawings x 2	Fallon Design	Digital
46	Photomontages / CGIs	Big Lolly	Digital
47	Arboricultural Report	Charles McCorkell	Digital
48	Tree Survey Plans x 2	Charles McCorkell	Digital
49	Tree Removal Plans x 2	Charles McCorkell	Digital
50	Tree Protection Plans x 2	Charles McCorkell	Digital
51	Archaeological Impact Assessment Report	ACSU	Digital
52	Geophysical Survey	ACSU	Digital

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 **Pousterle 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,



Laura Brock
Brock McClure
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Office: 01 559 3859