KILDARE COUNTY COUNCIL
SITE NOTICE OF SIGNIFICANT FURTHER INFORMATION

Reg. Ref. 26/60248 refers

Pousterle Limited

applied for permission for development of a Large - Scale Residential Development (LRD) on a site of approx. 6.13 ha

at Southgreen Road, Kildare, Co. Kildare.

The site is generally bounded to the north by agricultural fields; to the south by the recently constructed Southern Internal Link Road; to the west by Southgreen Road and an existing Electricity Station; and to the east by Old Road and existing residential properties.

The development applied for consisted of:

The proposed development will consist of:

- The construction of a new residential scheme of 146 no. residential units (5 no. 1 beds, 10 no. 2 beds, 104 no. 3 beds and 27 no. 4 beds) in a mix of houses, apartments and duplex units ranging in height from 1-3 storeys as follows:
  - 136 no. houses (7 no. 2 bed units; 102 no. 3 bed units; and 27 no. 4 bed units) in a mixture of bungalow, detached, semi-detached, and terrace style units ranging in height from 1 – 2 storeys.
  - 8 no. own door apartment units and 2 no. own door duplex units (5 no. 1 beds, 3 no. 2 beds, and 2 no. 3 beds) in new Block A ranging in height from 2-3 storeys

  Each residential unit will be afforded with private open space in the form of a front/rear/side garden for houses or terrace / balconies for apartment and duplex style units.
- The provision of a new creche facility (approx. 161 sq m GFA) and associated areas of external open space (approx. 60 sq m) located at ground floor level in new Block A.
- Public open space (approx. 7,018 sq m) is proposed in the form of 2 no. new large public open space areas within the site (approx. 3,072 sq m and 3,946 sq m respectively).
- Communal open space (approx. 82 sq m) is proposed adjacent to Block A.
- A total of 321 no. car parking spaces (305 no. for residential units and 16 no. for the creche facility) are proposed. This provision includes 2 no. accessible spaces and 17 no. visitor spaces.
- A total of 527 no. cycle parking spaces (517 no. for residential units and 10 no. for the creche facility) are provided. This provision includes 75 no. visitor spaces. Resident cycle parking is proposed in the form of secure bicycle store enclosures to the front of terraced units; on curtilage spaces to the rear of units with side access; and a bicycle store for apartment units located within Block A. Visitor parking is proposed in the form of Sheffield stands.
- The development shall be served via 2 no. new vehicular access points from Southgreen Road. An additional private vehicular access point is proposed via Old Road to service 1 no. new bungalow (4 no. bed residential unit). Provision is also made for vehicular access via Southgreen Road to serve the future open space and amenity zoned lands to the north of the main development site.
- Pedestrian and Cyclist access is also proposed via Southgreen Road; via a new secondary access point from the Southern Internal Link Road to the south of the site; and via Old Road to the east of the site.
- Upgrades/widening to Southgreen Road including the provision of 2 no. directional single lane cycle tracks and pedestrian footpaths on either side of the Southgreen Road, together with amendments to the existing cycle tracks and footpaths on Southgreen Road north of the Southern Internal Link Road are proposed.
- A new pedestrian/cycle link is also delivered to the north of the main development site connecting South Green Road to Old Road.
- The associated site and infrastructural works include provision for an ESB Sub Station; water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; PV/Solar Panels; internal roads and footpaths; waste storage areas, all electrical services and all associated site development works.

The planning application is also available for public viewing at the following website: www.southgreenroadlrd2.ie.

Significant Further Information has been furnished to the Planning Authority and consists of proposed revisions to the overall site layout in the form a realigned internal north south access road; revisions to public open space provision; forward positioning of residential units Nos. 97-102; improved pedestrian and cycle connectivity with new points of connection delivered; revisions to phasing proposals to now deliver the creche facility as part of Phase 1; minor revisions to Unit Type B1; a reduction to car parking by 1 no. space; revised taking in charge and EV parking details; revised landscape and biodiversity proposals; and all associated revised plans and particulars.

All further information documentation is available for public viewing at the following website set up by the applicant: www.southgreenroadlrd2.ie.

Significant Further Information has been furnished to the planning authority in respect of this proposed development, and is available for inspection or purchase at the offices of the authority during its public opening hours.

A **submission or observation** in relation to the significant further information may be made in writing to the Planning Authority on payment of the prescribed fee **within 2 weeks** from receipt of new notices by the Planning Authority (this fee is not applicable to persons who made original observations/submissions).

Signed:

Laura Brock

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Date of Erection of Site Notice: 29 June 2026