

24 May 2022

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Kildare County Council  
Head Office  
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W91X77F

Dear Sir/Madam

**SUBMISSION TO DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023 - 2029  
LADYTOWN/TOUGHER INDUSTRIAL ESTATE, NEWBRIDGE**

Blockstar Ltd has instructed Turley Town Planning Consultants to make a submission in respect of the Draft Kildare County Development Plan 2023-2029 in relation to land at Ladytown/Tougher Industrial Estate, Newbridge.

**PURPOSE OF THIS SUBMISSION**

The Draft Kildare County Development Plan 2023-2029 (hereafter referred to as 'dKCDP', or 'the Draft Plan') is intended to set the planning parameters for the future development of the County. This representation is prepared having considered the Draft Plan's policies and objectives and in particular the implications these will have for the subject site at Ladytown/Tougher Industrial Estate.

**Amendments sought to the Draft Plan**

Observations on the Draft Plan are outlined in detail in this submission, together with the justification for seeking changes to the Zoning for Ladytown. The amendments respectfully recommended are as follows:

- to propose an amended zoning that reflects the existing hotel development on the site (as in NE1);
- to retain 'hotel' as a permitted use;
- to identify 'Creche/Playschool', 'Medical and Related Consultant'; 'Nursing Home' and 'Park/Playground' as uses that are 'open for consideration';
- to avoid zoning the site for wholly industrial/warehousing purposes, where those uses may be inappropriate to preserving the amenity of adjacent residents;
- to extend the Ladytown development boundary to reflect the Blockstar Ltd ownership; and
- to align the Ladytown Zoning with the wider plan objectives, where Tougher/Ladytown can perform a supporting role with the future planned expansion at Ladytown-Tougher-Littleconnell-Greatconnell.

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## SUBJECT SITE AND SURROUNDINGS

### Site Description

The subject site extends to 6.44 ha (15.90 acres), on land east of the R445, south of the junction to access Tougher Industrial Park and adjacent to Naas Enterprise Park. A hotel and conferencing facility is developed on the site. It is understood that a hotel first operated at the site in the 1960's, before being redeveloped into the current scheme.

### Site Surroundings

The surrounding character can be broadly defined as two distinct areas; with mixed commercial, bulky retail and service station/restaurant uses along the eastern edge of the R445, and storage & distribution and manufacturing/food production in 'big box' units to the rear (within Naas Enterprise Park/Tougher Business Park).



Figure 1: Site Location Plan

## CURRENT PLANNING CONTEXT – KILDARE COUNTY DEVELOPMENT PLAN 2017 - 2023

### Land Use Zoning

The current Kildare County Development Plan 2017 – 2023 provides the Ladytown Environs Zoning at Map V2 – 1.9.2 (*Section 1.9.3 also relates*).

**Zoning NE1: Industry/Warehousing** confirms the purpose is to:

*“provide sites for industrial, and in particular warehousing uses at locations which are outside the built-up area of Naas, and which are, or could be made available with appropriate road improvements, readily accessible to the national road network”.*

Objectives for the Ladytown Environs zoning, are:

- *LEO1 - Ensure that development proposals for lands identified by the dashed pink line on Map V2-1.9.3 shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed; and*

- NE1 – Ensure that the purpose of this site is to provide for the development of industrial and warehousing uses and other uses including Nursing Home, Film Studios and Hotel.

## DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023 - 2029

### Draft Plan Core Strategy & Settlement Strategy (dKCDP)

Chapter 2, Section 2.15 of the Draft Plan relates to the Naas to Newbridge Strategic Economic and Employment Zone and states that:

*“The Newbridge to Naas corridor is seen as a Strategic Economic Zone in the centre of the County, comprising the Tougher Industrial Estate and the industrial zone on the northern end of Newbridge. This zone comprises some global names such as Pfizer Pharmaceuticals, the Lidl Regional Distribution Centre, DSV, the Barola/Primark Distribution Centre (with national and international distribution planned) and Dr. Pepper.*

*The overall area is strategically located at the confluence of the M7 and M9. A number of these are hyper scaled distribution centres and will include the largest of their kind in the country following the granting of Barola/Primark with a 68,000 square metre facility. The Industrial Development Authority (IDA) has also acquired a strategic bank of land in the zone, which will over time see the Tougher area linked back into Newbridge. While only a portion of their IDA landholding is zoned, it is the intention of the Council to work with them and other relevant stakeholders should any new Foreign Direct Investment company express an interest to establish a strategic employer in the County. The long-term vision for this area between Naas and Newbridge is for two dynamic and vibrant town centres linked by a strong economic corridor focused on the eastern side of the R445...*

*What is critical during the lifetime of this plan (and subsequent plans) is that there is an avoidance of haphazard industrial units, sporadically located on either end of the corridor or at either side of the R445. The focus for this plan period will be to concentrate on the Newbridge end of the corridor linking back up to Tougher and this strategy will be developed further as part of the preparation of the Newbridge Local Area Plan.*

*The vision will be to provide a higher end profile - i.e. offices and/or strong architectural and landscape treatment - with more consistent building lines along the east side of the R445 (Newbridge to Naas Road), with more ‘big box’ developments (i.e., logistics, warehousing and possibly data centres) to the rear (further east).*

*The development of the area will be underpinned by an Urban Design Framework, identifying key landscape/heritage features to be retained, indicative areas for strategic and sustainable urban drainage systems (SUDs), key road linkages/circulation routes and indicative urban design treatments (landscaping and building lines).” (our emphasis)*

The summary points from the Draft Plan Core Strategy are that the:

- Newbridge to Naas corridor is seen as a Strategic Economic Zone (including the Tougher area);
- Plan over time is to see the Tougher area being linked back into Newbridge;
- Vision is for two dynamic and vibrant town centres linked by a strong economic corridor, east of the R445;
- Strategy will be developed as part of the preparation of the Newbridge Local Area Plan; and

- Development of the (Tougher to Newbridge) area will be underpinned by an Urban Design Framework.

## Small Town and Environs Draft Plan

The stated aim of the Small Town and Environs Draft Plans is:

*“To provide a coherent planning framework for the development of Castledermot, Derrinturn, Kill, Prosperous and Rathangan, designed as small towns in the County Settlement Strategy and for the Environs lands of Blessington and Ladytown.” (our emphasis)*

Section V2 2.7 of the Draft Plan relates to Ladytown Environs, refers to Map V2 – 2.2 (see Appendix 1). Table 2.6 provides the Zoning Objectives for Ladytown, as follows:

Table 2.6 - Ladytown Environs Zoning Objectives

Ref	Use	Land Use Zoning Objectives
H3	Industry/Warehousing	The purpose of this zone is to provide sites for industrial, and in particular warehousing uses, at locations which are outside the built-up areas of Naas and Newbridge, and which are, or could be made available with appropriate road improvements, readily accessible to the national road network.
I	Agricultural	The purpose of this zoning is to ensure that further encroachment of development towards Newbridge in particular but also towards Naas is avoided in the interests of compact growth. Within this zone, agricultural uses will be retained and the appropriate extension of existing dwellings will be permitted. Further new housing shall not be permitted within this zone.

Table 2.7 of the Draft Plan is a Zoning Matrix and confirms the ‘permitted in principle’, ‘open for consideration’ and ‘not permitted uses’ within Zoning H3. Table 1 below compares the designation of Land Uses in the respective Zoning Matrix of the Draft Plan and the current plan for Kildare.

**Table 1: Comparison of Ladytown Zoning Matrix Land Uses: KCDP 2017 – 2023 and dKCDP 2023 – 2029**

Type	Land Uses (KCDP 2017 – 2023)	Land Uses (dKCDP 2023 – 2029)
Permitted in Principle	Car Parks; Funeral Home; Garages; Panel Beating & Car Repairs; Heavy Commercial Vehicle Park; Industry; Industry (Light); Motor Sales; Petrol Station; Store, Depot; Utility Structures; Warehouse (Wholesale); and workshops.	Car Parks; Garages; Panel Beating & Car Repairs; Heavy Commercial Vehicle Park; Industry; Industry (Light); Motor Sales; Petrol Station; Store, Depot; <b>Retail Warehouse</b> ; Utility Structures; Warehouse (Wholesale); and Workshops.
Open for Consideration	Community Hall / Sports Hall; Creche/ Playschool; Film Studio; Halting Site; Hotel; Medical and Related Consultant; Nursing Home; Offices; Park/Playground; Playing Fields; Recreational Buildings; Restaurant; Shop (Convenience) and Stable Yard.	Community Hall / Sports Hall; Film Studio; Offices; Playing Fields; <b>Pub</b> ; Recreational Buildings; Restaurant; <b>Shop (Comparison)</b> ; and Shop (Convenience).
Not Permitted	Broiler House; Cattle Shed / Slatted Unit; Cemetery; Cinema, Dancehall, Disco; Cultural Uses/Library; Dwelling; Guest House / Hostel; Hot Food Takeaway; Places of Worship; Pub; Residential; Retail Warehouse; School; Shop (Comparison); Tourist Facilities; and Waste Incinerator.	<b>Amusement Arcade</b> ; Broiler House; Cattle Shed/Slatted Unit; Cemetery; Cinema, Dancehall, Disco; <b>Creche/Playschool</b> ; Cultural Uses/Library; Dwelling; <b>Funeral Home</b> ; Guest House / Hostel; <b>Halting Site</b> ; Health Centre; Hot Food Take Away; <b>Hotel</b> ; <b>Medical and Related Consultant</b> ; <b>Nursing Home</b> ; <b>Park / Playground</b> ; Places of worship; School; Stable Yard; Tourist Facilities; and Waste Incinerator.

Using the above comparison, the noted changes from the existing zoning to the Draft Land Use Matrix are to identify:

- ‘Retail Warehouse’ as being ‘Permitted in Principle’;
- ‘Pub’ and ‘Shop (Comparison)’ as ‘Open for Consideration’; and
- ‘Amusement Arcade’, ‘Creche/Playschool’, ‘Funeral Home’, ‘Halting Site’, ‘Hotel’, ‘Medical and Related Consultant’, ‘Nursing Home’, and ‘Park / Playground’ as ‘Not Permitted’.

### **Summary**

In addition to changes to the Zoning Matrix, Objective NE1 has been deleted entirely and replaced with Zoning Objective H3, to the effect that reference to “*other uses including Nursing Home, Film Studio and Hotel*” is deleted.

### **Planning History**

Results of a planning history search, undertaken using the Kildare County Council Online Planning Portal, are provided at Appendix 2. A number of planning applications have been submitted for the subject site, seeking to amend the existing hotel development, including to change part of the use to a nursing home.

## **RESPONSE TO THE DRAFT KILDARE COUNTY PLAN 2023 – 2029**

### **Background**

Turley is appointed as part of a wider design team to bring forward proposals that will secure the future viability of the subject site. The site owner, Blockstar Ltd, is committed to a comprehensive approach that will both address the existing complex on the site and deliver appropriate/complementary uses at this highly strategic location. Given the background to the subject lands, a primary objective must be to bring forward proposals that are viable and sustainable in the long term.

### **Next Steps**

On the back of an ongoing feasibility exercise, to model the development options, the developer and Design Team will soon be in a position to open a pre-planning enquiry and commence pre-planning discussions with Kildare County Council.

### **Historical Site Evolution – Influencing Adjacent Uses**

The immediate context of the subject site has been influenced by the historical use of the lands as a hotel, which began operating in the 1960’s. Over the years, adjacent businesses benefitted from the footfall associated with the hotel, and the adjoining residential properties chose to locate adjacent to a compatible neighbouring use (i.e. a hotel). So, the site has influenced the nature of adjoining uses and the sensitivity of those receptors is a consideration in specifying appropriate future uses/development on the site. Considering the historical evolution of the site it is evident that the original and existing hotel development performed/performs as a ‘buffer use’ between the residential properties and the industrial/warehouse uses. Locating industrial/warehousing development adjacent to the existing residential properties would give rise to a situation where unacceptable adverse impacts will be experienced by local residents.

### **Planned Vision for Tougher-Ladytown-Littleconnell-Greatconnell**

Noting the Draft Plan Core Strategy, at Section 2.15 of Chapter 2, our client welcomes the wider strategic vision for Tougher Industrial Estate which, as part of a strategic investment by the IDA, will connect the Tougher area into

Newbridge. IDA's commitment to delivering further investment at Littleconnell is well reported<sup>1</sup>, having purchased 211 acres adjacent to the Pfizer and Wyeth pharma plants and the distribution hub for Lidl.

The Draft Plan's long-term vision for this area, between Naas and Newbridge, is for two "dynamic and vibrant town centres linked by a strong economic corridor focused on the eastern side of the R445".

We note the vision is to "provide a higher end profile - i.e. offices and/or strong architectural and landscape treatment - with more consistent building lines along the east side of the R445 (Newbridge to Naas Road), with more 'big box' developments (i.e., logistics, warehousing and possibly data centres) to the rear (further east). It is logical therefore that the Council would require the preparation of an underpinning *Urban Design Framework*. Preparation of the new Local Area Plan for Newbridge will also inform the UDF, and the relationship to Ladytown/Tougher will be a consideration.

The Urban Development Framework will provide a forum for engaging landowners and other stakeholders (including the IDA), to bring forward a coherent and comprehensive plan for Tougher-Ladytown-Littleconnell-Greatconnell. A key consideration to be addressed within the Environs of Tougher/Ladytown is the absence of a clear identity for the area and where the haphazard nature of development has resulted in a number of undesirable outcomes.

Given that the exercise to prepare an Urban Development Framework has been announced, we respectfully suggest that amendments to the Zoning Land Use Matrix for Ladytown are premature. Initial steps in the preparation of the Urban Development Framework will be to undertake a series of baseline analyses, including an audit of Land Uses, before seeking the advice of a commercial agent and stakeholder/community feedback on the range of uses and potential gaps in the local offering. The success of the UDF may depend on retaining flexibility at this stage and with the blend of potential future uses.

So as to avoid a premature decision on the appropriate land uses we respectfully recommend amendments to the Zoning Matrix, summarised in the conclusion below.

## Planning for Economic Growth

The Draft Plan outlines a series of objectives for achieving sustainable economic growth in Kildare.

### ***Importance of Placemaking to attract FDI***

The success of employment sites with attracting FDI and a talented workforce is increasingly reliant on the environment created in and around the workplace. This is recognised in following objectives proposed in the Draft Plan:

- Objective RE O34 promotes "***quality placemaking and design as an integral element of attracting investment and a diverse and creative population to live and work within the county***".
- Objective RE O40 seeks to "***ensure that proposals to diversify or densify underutilised industrial lands support the overarching goals of placemaking, consolidating growth centres along public transport corridors in a planned and/or sequential basis, and ensure realisable, sustainable linkages with nearby services and amenities, that particularly includes walking and cycling***".
- Objective RE O53 is to "***support existing FDI large industrial companies in sustaining and expanding their businesses at appropriate locations***".

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<sup>1</sup> "IDA pays €10m for Kildare site suited to 'mega-client' investor", Irish Times, 13 November 2019

- Objective RE O54 is to “**promote and develop key land banks and business parks in conjunction with IDA and Enterprise Ireland throughout the County, to build more sustainable communities, which target key priority business sectors**”. (**our emphasis**)

The Draft Plan’s objectives reflect the recommendations and experience of the IDA, where it has been consistently emphasising the importance of Placemaking and Sustainable Mobility<sup>2</sup>. Influenced by changing work practices as a result of the Coronavirus pandemic, there is an increasing focus on the attractiveness of the working environment so that it supports the health and wellbeing of employees. This heightened priority further emphasises the role that ‘other uses’ will play as part of: providing quality placemaking; delivering proposals to diversify industrial lands; supporting existing FDI in sustaining/expanding their businesses; and developing key land banks/business parks to build more sustainable communities.

### Assessment of Draft Plan Key Principles

Table 2 below interrogates the compatibility of the subject site for hotel and other uses with the Development Principles.

**Table 2: Review of Draft Plan Principles against the role/opportunity for the Subject Site**

Development Plan Key Principle	Relevance to Subject Site
i. To develop a county that is resilient to climate change, plans for and adapts to climate change and flood risk, facilitates a low carbon future, supports energy efficiency and conservation and enables the decarbonisation of our lifestyles and economy	Co-location of employment and supporting uses supports the objective of delivering compact growth.
ii. To ensure the compact growth and regeneration of lands within all settlements across the Settlement Hierarchy	As above.
iii. To promote the sustainable development of communities by locating residential, employment, social and community facilities in close proximity to each other.	As above, co-locating employment, sport and leisure, restaurant, bars and cafes, accommodation (including a hotel) and retail reduces vehicle trips.
iv. To support national investment in public transport services to achieve the better integration of land uses and high-quality public transport provision and to reduce car dependency throughout the county;	Tougher/Ladytown is a strategic location, well serviced by public transport and co-locating/integrating uses here will reduced the number of transport trips.
v. To achieve a quantum of services and infrastructure in all settlements to match existing and future population demands	Delivering planned investment at and around the subject site (within an Urban Development Framework) is an objective of the dKCDP.
vi. To promote economic development and employment opportunities within defined Strategic Employment Development Areas in the North-West corridor of the Metropolitan Area, in line with the overall Growth Strategy.	Economic development at Tougher-Ladytown-Littleconnell-Greatconnell is a strategic economic development opportunity for Kildare that can be supported by proposals/uses on the subject site.

<sup>2</sup> IDA submission to the review of the National Development Plan ‘Review to Renew’

vii.	To recognise the role of the rural countryside in supporting the rural economy and its role as a key resource for agriculture, equine, bloodstock, forestry, energy production, tourism, recreation, mineral extraction and rural based enterprises.	Development/uses at the subject site will support the rural economy.
viii.	To support, facilitate and promote the sustainable development of renewable energy sources in the county.	Renewable energy sources would be a consideration for future development/operation of the subject site.
ix.	To protect local assets by preserving the quality of the landscape, open space, recreational resources, natural, architectural, archaeological and cultural heritage and the material assets of the county.	Development/uses at the subject site can be undertaken without compromising local assets.
x.	To promote social inclusion and facilitating the delivery of objectives contained in the Kildare Local Economic and Community Plan (LECP) 2016-2021 and any succeeding Plan.	Hotel and other uses on the site can promote social inclusion, as meeting a place and focus for the community.

## Conclusion

Noting our observations detailed above, we respectfully recommend the following amendments to the Draft Kildare County Development Plan 2023 – 2029:

- to propose an amended zoning that reflects the existing hotel development on the site (as in NE1);
- to retain ‘hotel’ as a permitted use;
- to identify ‘Creche/Playschool’, ‘Medical and Related Consultant’, ‘Nursing Home’ and ‘Park/Playground’ as uses that are ‘open for consideration’;
- to avoid zoning the site for wholly industrial/warehousing purposes, where those uses may be inappropriate to preserving the amenity of adjacent residents;
- to extend the Ladytown development boundary to reflect the Blockstar Ltd ownership; and
- to align the Ladytown Zoning with the wider plan objectives, where Tougher/Ladytown can perform a supporting role with the future planned expansion at Ladytown-Tougher-Littleconnell-Greatconnell.

The justification for these amendments is summarised as follows:

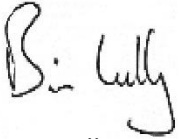
- A hotel and conferencing facility are developed on the subject lands and efforts to bring forward viable long term investment are already underway;
- Historical use of the subject site as a hotel has influenced the nature of adjacent uses. By limiting the proposed uses in the Draft Plan, will not only remove flexibility, but could compromise the amenity of local residents. A ‘buffer use’, such as a hotel, is required here;
- A comprehensive proposal for the subject site and/or as part of an Urban Development Framework should not be unduly constrained by a decision now to exclude those uses, where analyses of these lands will identify the appropriate uses, as part of a long-term vision; and



- Objectives for sustainable economic growth (including those of the IDA) are included in the Draft Plan and emphasise the importance of creating an attractive environment for FDI that includes providing supporting uses and amenities.

We welcome your consideration of this submission.

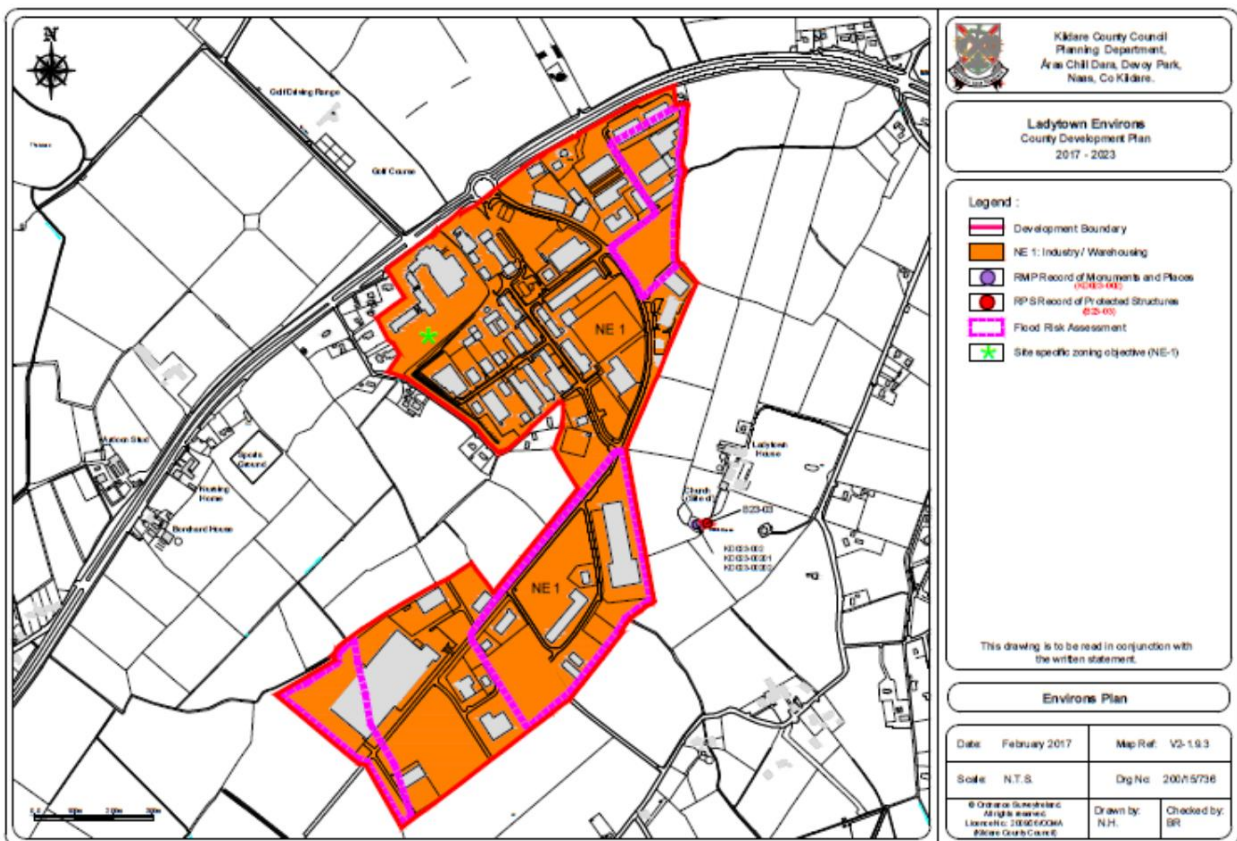
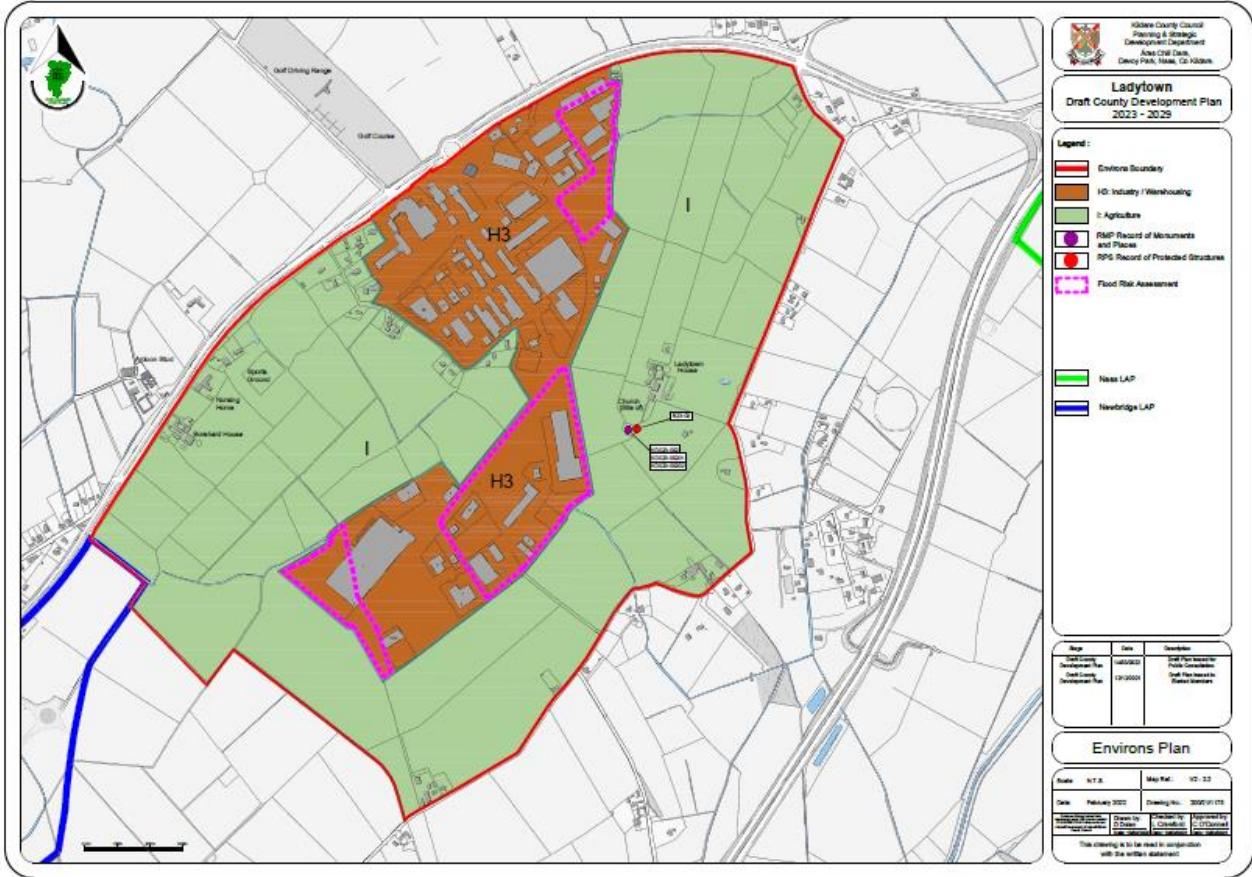
Yours sincerely

A handwritten signature in black ink that reads "Brian Kelly". The signature is written in a cursive style with a large initial 'B'.

Brian Kelly  
**Director**

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## Appendix 1 – Existing and Proposed Zoning Maps



## Appendix 2 – Planning History of Subject Site

Date of Application	Ref.	Status	Description
2004	043065	Decision Made – Grant	For partial demolition, alteration and extension to existing 2 storey hotel development comprising (1) alteration to existing hotel comprising (a) demolition of two existing single storey store/outbuildings, and one existing 2 storey habitable dwelling
2008	08286	Incomplete Application	Completion of hotel/conference centre development (as built) which is at variance with development previously permitted under reg ref 04/3065 on lands(4.57ha). The development for which retention permission is sought is for a hotel complex and etc.
2008	08893	Incomplete Application	(a) Hotel Reception Block comprising of lobby area, bar, lounge, administration, storage areas at ground floor level, restaurant within annex to the east of main reception block and 8 no. meeting rooms and administration and storage areas at & etc
2008	081016	Incomplete Application	(a) Hotel Reception Block comprising of lobby area bar, lounge, administration, storage areas at ground floor level, restaurant within annex to the east main reception block and 8no meeting rooms and administration and storage areas etc.
2009	0969	Application Finalised – Grant	(a) Hotel Reception Block comprising of lobby area, bar, lounge, administration, storage areas and toilets at ground floor level, restaurant within annex to the east of main reception block at ground floor, (1286 sq. m) and 8no., meeting rooms, bar, communications room, toilets, satellite kitchen, administration, interconnecting corridor and storage areas at first floor level, (912 sq. m). (b) Conference Centre and Function areas and all associated and ancillary uses totalling, (9,417 sq. m) in a 2 & 3 storey block to the rear of the hotel reception area including the following accommodation: conference centre (2021 sq. m), stage area (573 sq. m), toilets, kitchens, staff and ancillary areas at ground floor level (1328 sq. m); main bar including, ancillary toilet, kitchen, storage and circulation areas at ground floor level (959 sq. m); smoking courtyard with access from reception, bar and lobby area. (105 sq. m); function room including toilets and circulation areas at ground floor level (703 sq. m); secondary function room/auditoria break-out area including bar, storage and circulation areas at ground floor level (515 sq. m); conference break-out/display areas at ground floor level including bar, storage areas, toilets and ancillary area. (769 sq. m). Ground floor leisure centre including plant room, pool, changing areas and reception (841 sq. m). Gym on first floor level over break-out/display area, including ancillary offices (1370 sq. m). Basement level below main bar and function room (233 sq. m). (c) Storage space totalling (2940 sq. m) over ground floor kitchens, staff and ancillary areas, (1583 sq. m), & Storage space over first floor gym and ancillary offices, (1357 sq. m). (d) 160 no. Hotel bedrooms and 48 no. Apartment Suites in 4 no. interconnected 2 and 3-storey blocks comprising of : Block Accommodating 22 no. bedrooms (2 storey) (1092 sq. m) Block B accommodating 46 no. bedrooms including 2 no. bridal suites (3 storey),

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			(2050 sq. m). Block C accommodating 47 no. bedrooms including 1 no. bridal suite (3 storey), (1905 sq. m) "Block D accommodating 45 no. bedrooms and 48 no. Apartment Suites (3 storey) (8581 sq. m). (e) Permission is also sought for (802 no.) car/(6 no.) bus parking spaces within the site, (541no.) overflow car spaces adjacent to site. (1349no.) spaces in total. (f) Elevational detailing. (g) Landscaping. (h) Internal site circulation roads. (i) Surface water to existing drains/Foul water to existing mains, etc.
2014	141094	Application Finalised - Refuse	(1) For change of use of previously approved planning application 09/0069 for part of existing unfinished hotel and apartment suites to a nursing home facility. (2) The change of use will include the approved hotel bedrooms that formed Block C (92 number) and Apartment Suites, identified as apartments 1 to 48 under the approved planning application 09/0069 and ancillary areas for use as a nursing home, including the stairwell and common area of Block B adjacent to Block C, resulting in a 193 bedroom nursing home facility. (3) For the construction of an enclosed fire escape stairwell to stairwell 10, including changes to the elevations. (4) For the omission of stairwell number 13, including changes to the elevations. (5) For the construction of a day room, dining room and connecting hallway in lieu of previous under-pass, including changes to the elevations. (6) For the construction of an extension to the rear elevation to form part of proposed dining room, including changes to the elevations. (7) For the construction of a main entrance doors in lieu of previous window and for the construction of proposed entrance feature to front elevation. (8) For the provision of all general day spaces and staff facilities within the proposed nursing home. (9) For the provision of private garden space to the rear of the existing property and for the omission of previously approved car parking spaces, identified as 173-177; 265-276 and 355-366 under planning application 09/0069. (10) For the minor alterations to the internal road layout and car parking facilities as previously approved so as to accommodate more parking facilities within the land holdings and for the provision of a delivery area to the proposed nursing home. (11) For the erection of secure timber post and panel boundary fencing to the rear of the proposed nursing home which will provide an enclosed boundary to the private open space amenities. (12) For the provision of a bin store. (13) For the minor amendments to the existing surface water network. (14) All existing and previously approved site services, access roads, hotel, conference and leisure amenities under the planning application 09/0069 shall remain as previously approved, unless otherwise stated. (15) For all ancillary site works

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2016	16731	Withdrawn	<p>(1) The change of use of the existing hotel bedrooms that formed Block C and apartment suites under the approved planning permission (09/69), including all ancillary areas for use as a 162 bedroom Nursing Home and Specialist Care Centre; (2) The omission of the previously approved stairwell (denoted as stairwell 13 on approved plans under planning application 09/69), including changes to the elevations; (3) For alterations to the external fenestration of existing elevations; (4) The construction of an extension to the front elevation A-A which shall be used as a day room for the proposed Nursing Home and Specialist Care Centre, including changes to the elevations; (5) Modifications to the front elevation A-A which shall consist of a porch type structure to form the main entrance to the proposed Nursing Home and Specialist Care Centre, including changes to the elevations; (6) The introduction of a glazed atrium section to the front elevation A-A and the construction of covered balcony areas to the rear elevation C-C and side elevation F-F, including changes to the elevations; (7) The construction of a three storey extension to the rear elevation C-C which shall be used as a dining area for the proposed Nursing Home and Specialist Care Centre, including changes to the elevations; (8) To convert the previously approved under-pass to hotel reception to form an enclosed courtyard for use by the proposed Nursing Home and Specialist Care Centre; (9) For the provision of private open space amenities and landscaped gardens; herb garden and memory garden which shall be planted in accordance with the accompanying landscaping plan and details; (10) For all services from the proposed development including foul sewer, surface water and watermains to connect to existing and/or approved adjoining networks; (11) The construction of an internal access gateway, piers and wall which shall be constructed using local natural stone for the proposed Nursing Home and Specialist Care Centre; (12) The provision of car and bicycle parking facilities to serve the proposed Nursing Home and Specialist Care Centre; (13) The provision of a bin store/delivery area for the proposed Nursing Home and Specialist Care Centre which shall be accessed through the adjoining developments; (14) For the change of use of existing function room of existing hotel to a film studio; (15) For the change of use of permitted Conference Centre to Film Studio and Media Training Centre which will etc.</p>
2019	19775	Deemed Withdrawn	<p>1. Construction of a new roundabout (ICD 70m) west of the junction of the roadway known as the Red Lane and R445 Newbridge to Naas Road, to comprise of a 3 arm roundabout which will provide a new access point to the Red House Hotel and adjoining properties; for the reconfiguration of the central median to the east of the proposed roundabout, which will consist of the closing of the existing crossing point from the R445 to the Red Lane roadway; for the reconfiguration of the central median to the west of the proposed roundabout, which will consist of the closing of the existing crossing point from the R445 to the adjoining residential lane; for the provision of a 2.5m shared pedestrian and cyclist lane to the south of the proposed roundabout and for the alterations of the internal road arrangement of the existing Red House Hotel as approved under planning reference 09/69. 2. The development will also include the provision of public lighting, signage, associated services including surface water</p>

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drainage with attenuation, landscaping, boundary treatments and all associated site development and excavation works

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