

Irish Water,
PO Box 860,
South City Delivery office,
Cork City

8 April 2022

Re: Strategic Housing Development Application to An Bord Pleanála
Site at Great Connell, Newbridge, Co. Kildare

Dear Sir/Madam

Please be advised that Aston Limited., intend to apply to An Bord Pleanála for a proposed residential development at Great Connell, Newbridge, County Kildare.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application as submitted to An Bord Pleanála, including the Environmental Impact Assessment Report and Natura Impact Statement, is enclosed for your information.

As agreed in conversation February 2022, only an electronic copy of the application is required / provided herewith¹. The application may also be inspected online at the following website set up by the Applicant: **www.greatconnellshdnewbridge.com**

In summary, development will consist of the demolition of existing site structures (2,622.3 sqm) and the construction of 569 no. residential units (325 no. houses and 244 no. apartments), a neighbourhood centre with 11 no. units (gross floor area 2,141 sqm), a childcare facility (886 sqm), a circa 350 metre section of distributor road, and all ancillary and associated works on a site of 27.64 ha.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development. The application contains a statement setting out how the proposal will be consistent with the objectives of the Kildare County Development Plan 2017-2023 and the Newbridge Local Area Plan 2013-2019 (as extended).

A submission or observation can be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application, relating to:

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- (I) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and
- (II) the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application.

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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Yours faithfully,



Declan Brassil

Declan Brassil & Company

Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

8 April 2022

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Yours faithfully,



Declan Brassil

Declan Brassil & Company

National Transport Authority,
Dún Scéine,
Harcourt Lane
Dublin 2,
D02 WT20

8 April 2022

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As agreed, via email correspondence dated 22 February 2022, only an electronic copy of the application is required / provided herewith³. The application may also be inspected online at the following website set up by the Applicant: **www.greatconnellshdnewbridge.com**

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Yours faithfully,



Declan Brassil

Declan Brassil & Company

Minister for Housing Local Government and Heritage
Department of Housing, Local Government and Heritage,
Custom House,
D01 W6X0

File Upload Only

8 April 2022

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Yours faithfully,



Declan Brassil

Declan Brassil & Company

FAO: Alison Harvey,
The Heritage Council,
Áras na hOidhreachta,
Church Lane,
Kilkenny,
R95 X264

8 April 2022

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Yours faithfully,



Declan Brassil

Declan Brassil & Company

An Taisce,
Tailors' Hall,
Back Lane,
Dublin,
D08 X2A3

8 April 2022

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Declan Brassil

Declan Brassil & Company

Kildare County Childcare Committee,
Unit 21,
Thompson Enterprise Centre,
Clane Business Park,
Clane,
Co. Kildare.
W91 E6NY

8 April 2022

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Declan Brassil

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Department of Education,
Marlborough Street ,
Dublin ,
D01 RC96

8 April 2022

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Declan Brassil

Declan Brassil & Company

IFI Dublin,
Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Dublin,
D24 CK66,

8 April 2022

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Declan Brassil

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FAO: Garret McGrath,
Waterways Ireland,
Eastern Regional Office,
Floor 2 Block C,
Ashton gate,
Navan Road,
Dublin 15,
D15 Y3EK

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