

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

Aston Limited intends to apply to An Bord Pleanála for a 7 year permission for a strategic housing development at this site (27.64 ha) surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, Co. Kildare, Eircodes: W12 TW29 and W12 V382.

The development will consist of the demolition of existing site structures (2,622.3 sqm) and the construction of 569 no. residential units, a neighbourhood centre with 11 no. units (gross floor area 2,141 sqm) and 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. The proposed development comprises:

1. Demolition of existing site structures (total 2,622.3 sqm) comprising; 'Greatconnell' a two-storey dwelling of 331.9 sqm with detached single storey garage and outhouses of 48 sqm; 'Valencia Lodge' a single storey dwelling of 135.6 sqm with a single storey garage of 17.8 sqm; two no. single storey sheds of 1,440 sqm and 595 sqm, and a three-sided shed of 54 sqm.
2. Construction of 569 no. new residential dwellings (325 no. houses and 244 no. apartments) comprising:
 - 64 no. two-bed houses; 173 no. three-bed houses; and 88 no. four-bed houses (ranging in height from 2 to 3 storeys).
 - Apartment Block A (Part 3 and 4 storeys): 5 no. one-bed apartments; 14 no. two-bed apartments; and 3 no. three-bed apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 112.4 sqm.
 - Apartment Block B (Part 3 and 4 storeys): 5 no. one-bed apartments; 14 no. two-bed apartments; and 3 no. three-bed apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 112.4 sqm.
 - Apartment Block C (Part 3 and 4 storeys): 4 no. one-bed apartments; 19 no. two-bed apartments and 4 no. three-bed apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 87 sqm.
 - 13 no. apartments above the proposed Neighbourhood Centre comprising; 4 no. own-door two-bed apartments; 3 no. shared-access one-bed apartments; and 6 no. shared-access two-bed apartments. These proposed units have private balconies or terraces.
 - 160 no. own-door apartments in 2- and 3- storey buildings comprising; 16 no. one-bed apartments; 78 no. two-bed apartments, 66 no. three-bed duplex apartments. These units will have private amenity areas in the form of terraces, balconies and/or rear gardens.
3. Provision of Neighbourhood Centre (ranging in height between 2 and 4 storeys) with 11 no. commercial units comprising: a convenience shop of 909 sqm (unit 1); 3 no. doctor/dentist/physio units of 120 sqm, 120 sqm and 90 sqm (units 6, 7, and 8, respectively); a café of 125 sqm (unit 4); a restaurant of 213 sqm (unit 9); and 5 no. shop/convenience services units of 112 sqm, 49 sqm, 171 sqm, 100sqm and 100 sqm (units 2, 3, 5, 10 and 11, respectively). The proposed Neighbourhood Centre includes an external roof terrace of 176 sqm.
4. Provision of a childcare facility (886 sqm) within the Neighbourhood Centre with capacity for in the order of 154 no. children.
5. Provision of 1,008 no. car parking spaces comprising 650 no. spaces for the proposed houses; 312 no. spaces for the proposed apartments; and 46 no. spaces to serve the Neighbourhood Centre.
6. Provision of 732 bicycle parking spaces comprising 536 no. secure residential spaces, 134 no. residential visitor spaces, and 62 no. spaces to serve the Neighbourhood Centre.
7. Provision of 18 no. public open spaces and pocket parks throughout the residential development (2.613 ha net area).
8. Provision of a 8.31 ha amenity area adjoining the River Liffey.
9. Vehicular access to the proposed development from Great Connell road via a circa 350 metre section of the Newbridge Southern Orbital Ring Road (NSORR), including footpaths and cyclepaths. It is proposed to upgrade the existing Great Connell Roundabout to a signalised junction, and provide footpaths and cyclepaths within the subject site along the Great Connell Road.
10. The proposed development facilitates future potential pedestrian, cycle and vehicular links to adjoining residential development and undeveloped lands.
11. All enabling and site development works, landscaping, boundary treatments, lighting, services and connections, including connection to permitted wastewater pumping station, waste management, ESB substations, compensatory flood storage and all other ancillary works above and below ground on a site of 27.64 ha.
12. A 7 year permission is sought.

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).

The application contains a statement (titled "Material Contravention Statement") indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application, together with the EIAR and NIS, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.greatconnellshdnewbridge.com.

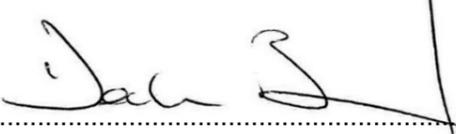
Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and 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. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

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

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: .....
(Agent: Declan Brassil & Co. Ltd., Lincoln House, Phoenix Street, Smithfield, Dublin 7)

Date of erection of site notice: 11 April 2022