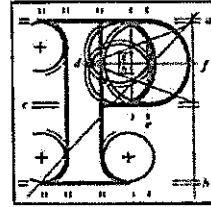


Our Case Number: ABP-317767-23



An  
Bord  
Pleanála

Linda and Cathal Earley  
30 Chelmsford Manor  
Celbridge  
Co. Kildare

Date: 29 September 2023

Re: Proposed construction of 39 residential units, widening of Pausdeen Bridge and all associated site works.  
Newtown/Ardclough Road, Newtown, Celbridge, Co. Kildare.

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please be advised that there is no fee for making a submission in relation to an application received under s.177AE of the Planning and Development Act, 2000, as amended. Accordingly, a refund for the €20 that you have paid will issue under separate cover in due course.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Eimear Reilly  
Executive Officer  
Direct Line: 01-8737184

AA02

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Láithreán Gréasáin  
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D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

**Planning Submissions/Observation to An Bord Pleanála**

**Reference:**

KCC Proposed construction of 39 residential units, widening of Pausdeen Bridge and all associated site works at Newtown/Ardclough Road, Newtown, Celbridge, Co. Kildare - Section 177AE of the Planning and Development Act 2000 (as amended).

**Implications of the proposed development for proper planning and sustainable development in the area:**

We live in Chelmsford Manor. We have been told by insurance companies that our estate is built in flood plain and cannot get flood cover in our insurance. The proposed development will be built on lands at a lower level than ours and closer to river and streams. We have a concern that further development on these lands will contribute to flooding risk and if there ever was a flooding incident, a significant number of dwellings and land will be ruined.

The area is not equipped for an increased volume of cars entering the road at a similar point to another estate (Chelmsford 38 houses and Chelmsford Manor 58 houses) total 96 houses and the other recent KCC estate (I'm not sure how many houses are in this). My children go to school in Ardclough and the road is extremely busy as it currently stands, I have concerns over road safety and proper planning here, there is only so much a narrow road can take without serious risk to life.

One of the main reasons we chose to live in Chelmsford Manor is the natural beauty of the area, the trees that align the road, the natural of the river and streams and the green space. The area recently had another KCC development and this already has impacted the natural beauty of the area with the installation of high fences/walls. The proposed development of 3 story housing units does not fit into the existing developments in the area. It will stand out as an eye soar and will be seen not only by residents that neighbour it but by residents across the river at the other side of Celbridge. We should be planning for the future and protect our rivers and their surrounding environment as we can't make another river or environment.

**The likely effects on the environment of the proposed development**

I would have pollution concerns over the building of 39 housing units on a small site considering its proximity to the river. There is intention and unintentional pollution that are real concerns. While nothing can be done about intention pollution on the environment (careless disposal of waste etc), it is the unintentional pollution that is a major concern. There could be sewage pipe leaks into the river which would have a devastating impact on the environment. Also, the damage to the environment by the volume of cars, the disruption of wildlife in the area, the damage to the green space in an area that currently is all green space.

I would like to note that I generally support housing development as we are in a housing crisis (this is my first time ever submitting a planning observation) but this particular site is not appropriate, it is not going to alleviate the housing situation and the trade off in terms of environmental damage is too high.

Yours sincerely,

Linda & Cathal Earley

30 Chelmsford Manor, Celbridge, Co. Kildare.

*Linda Earley*  
*Cathal Earley*

<b>AN BORD PLEANÁLA</b>	
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