

Comhairle Contae Chill Dara
Kildare County Council



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**Architects
Level 5
Kildare County Council
Aras Cill Dara
Devoy Park
Naas
Co. Kildare**

11th August 2023

An Taisce,
Head Office,
Tailors Hall,
Back Lane,
Dublin 8.
D08 X2A3

RL 5282 2238 51E

Development Applications Unit,
Department of Housing, Local Government & Heritage,
Government Offices,
Newtown Road,
Wexford,
Co Wexford,
Y35 AP90.

RL 5282 2239 41E

Department of Agriculture Food and Marine,
Pavilion A,
Grattan Business Centre,
Dublin Road,
Portlaoise,
Co Laois.

RL 5282 2240 31E

Comhairle Contae Chill Dara
Kildare County Council



Department of Environment,
Climate and Communications,
29-31 Adelaide Road,
St Kevins,
Dublin.
D02 X285

RL 5282 2241 7IE

Department of Tourism,
Culture Arts, Gaeltacht, Sport and Media,
23 Kildare Street,
Dublin 2.
D02 TD30

RL 5282 2242 5IE

Department of Transport,
Leeson Lane,
Dublin 2,
D02 TD30.

RL 5282 2243 4IE

The Eastern & Midland Regional Assembly,
3rd Floor North,
Ballymun Civic Centre,
Main Street,
Ballymun,
Dublin 9.
D09 C8P5

RL 5282 2244 8IE

Environmental Protection Agency,
McCumiskey House,
Richview,
Clonskeagh Road,
Dublin 14.
D14 YR62

RL 5282 2245 1IE



Health Service Executive,
Environmental Health Officer,
National Office for Environmental Health,
Floor 2,
Oak House,
Limetree Avenue,
Millennium Park,
Naas,
Co Kildare.
W91 KDC2

RL 5282 2246 51E

Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Dublin 24.
D24 Y265

RL 5282 2247 91E

Irish Water,
Colville House,
24-26 Talbot Street,
Dublin 1.

RL 5282 2248 21E

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

RL 5282 2249 61E

Waterways Ireland,
Eastern Regional Office,
Floor 2 Block C,
Ashtowngate,
Haven Road,
Dublin 15.
D15 Y3EK

RL 5282 2250 51E

Comhairle Contae Chill Dara
Kildare County Council



Geological Survey Ireland,
Dept of the Environment,
Climate and Communications,
Block 1,
Booterstown Hall,
Booterstown,
Blackrock,
Co Dublin.
A94 N2R6

RL 5282 2251 91E

National Roads Design Office,
Block B,
Maudlins,
Naas,
Co Kildare.
W91 T864

RL 5282 2252 21E

National Transport Authority,
Dun Sceine,
Harcourt Lane,
Dublin 2.
D02 WT20

RL 5282 2253 61E

Office of Public Works,
Head Office,
Johnathan Swift Street,
Trim,
Co Meath.
C15 NX36

RL 5282 2254 01E



An Taisce,
Head Office,
Tailors Hall,
Back Lane,
Dublin 8.
D08 X2A3

Email: info@antaisce.org

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10th August 2023

Re: Notice by Kildare County Council of Application to An Bord Pleanála for Approval under Section 177AE of the Planning and Development Act 2000 (as amended).

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

To Whom it May Concern:

In accordance with provisions of Section 177AE of the Planning and Development Act 2000, as amended, notice is hereby given by Kildare County Council of a proposed development at this site at **Newtown/Ardclough Road, Newtown, Celbridge, Co Kildare.**

The proposed development comprises of the construction of 39 residential units to include:

- * 1 no. four-bedroom two story houses, 13 three-bedroom two story houses, 8 one-bedroom single story houses, three story apartment blocks comprising of a mix of, 4 three-bedroom duplex apartments, 6 two-bedroom duplex apartments, 3 two-bedroom single story apartments, and 4 one-bedroom single story apartments.
- * Widening of the existing Pausdeen Bridge to include pedestrian footpath to its east side, removal of part of existing stone wall to road level, new guarding wall, re-routing and reconnection of existing services
- * Culverting of stream, tree surgery, and all relevant ancillary site works.

- * Site entrance, car parking, bicycle parking, hard and soft landscaping, tree surgery, boundaries, site clearance works, new internal road and services and all ancillary site development works above and below ground.

The site is located approximately 5.6km from the Rye Water Valley/Cartron SAC (Site Code :001398), connected indirectly by the River Liffey which borders the land holding.

A Natura Impact Statement has been prepared in respect of the proposed development. An Environmental Impact Assessment Screening Report has been undertaken in respect of the proposed development and concluded that an Environmental Impact Assessment Report is not required. An Bord Pleanála may give approval for the development with or without conditions or may refuse the application for development.

A copy of the plans, particular and the Natura Impact Statement of the proposed development will be available for inspection, from **14/08/2023** until **28/09/2023** (inclusive of both dates) at

- the offices of Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F (Public Display Area, Level 1) during normal office hours (Monday to Friday, 9.00am – 4.00pm, excluding Bank Holidays and Public Holidays). Please note that an appointment may be necessary to access the building. Bookings can be made online at <http://kildare.ie/county council/OnlineBookingSystem/>
- the online consultation portal on the website of Kildare County Council at: <https://consult.kildarecoco.ie/en/consultation/proposed-construction-39-residential-units-widening-pausdeen-bridge-and-all-associated-site-works>
- <https://kildarecoco.ie/AllServices/Planning/ApplicationstoAnBordPleanala/housing/index.html>

Submissions or observations may be made in writing to **An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902** before **4.00pm on 28/09/2023** on the proposed development in relation to:

- the implications of the proposed development for proper planning and sustainable development in the area concerned,
- The likely effects on the environment of the proposed development, and
- The likely significant effects of the proposed development on the European Site if carried out.

A person may question the validity of any such decision by the Board by way of an application for a judicial review under Order 84 of the Rules of the Superior Courts (S.I. no 15 of 1986) in accordance with Section 50 of the Planning and Development Act 2000, as amended.

Practical information on the review mechanism can be accessed under the heading Publications – Judicial Review Notice 2012 on the Board's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Yours sincerely,

A handwritten signature in black ink, reading "Letitia Hanratty". The signature is written in a cursive style and is positioned above a horizontal line.

Letitia Hanratty, MRIAI.
A/Senior Architect.



Development Applications Unit,
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A/Senior Architect.



Department of Agriculture,
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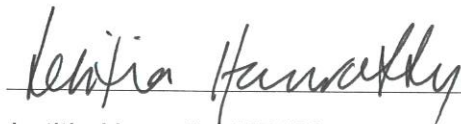
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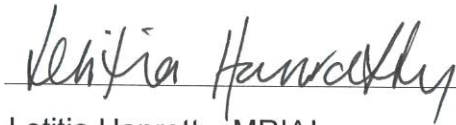
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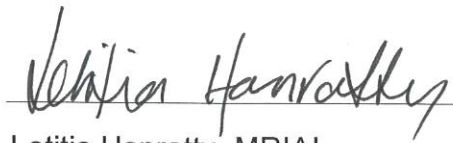
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- * Site entrance, car parking, bicycle parking, hard and soft landscaping, tree surgery, boundaries, site clearance works, new internal road and services and all ancillary site development works above and below ground.

The site is located approximately 5.6km from the Rye Water Valley/Cartron SAC (Site Code :001398), connected indirectly by the River Liffey which borders the land holding.

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Yours sincerely,

A handwritten signature in black ink, reading "Letitia Hanratty", written over a horizontal line.

Letitia Hanratty, MRIAI.
A/Senior Architect.



Environmental Protection Agency,
McCumiskey House,
Richview,
Clonskeagh Road,
Dublin 14.
D14 YR62

Email: info@epa.ie

| Registered Post

10th August 2023

Re: Notice by Kildare County Council of Application to An Bord Pleanála for Approval under Section 177AE of the Planning and Development Act 2000 (as amended).

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

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Letitia Hanratty, MRIAI.
A/Senior Architect.



Health Service Executive,
Environmental Health Officer,
National Office for Environmental Health,
Floor 2,
Oak House,
Limetree Avenue,
Millennium Park,
Naas,
Co Kildare.
W91 KDC2

Email: ehnationaloffice@hse.ie

| Registered Post

10th August 2023

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Letitia Hanratty, MRIAI.
A/Senior Architect.



Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Dublin 24.

D24 Y265

Email: dublin@fisheriesireland.ie

| Registered Post

10th August 2023

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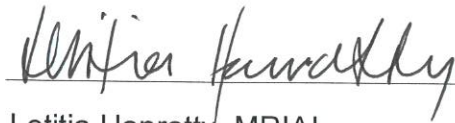
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Letitia Hanratty, MRIAI.
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Irish Water,
Colville House,
24-26 Talbot Street,
Dublin 1.

10th August 2023

| Registered Post

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Letitia Hanratty, MRIAI.
A/Senior Architect.



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

Email: landuseplanning@tii.ie

| Registered Post

10th August 2023

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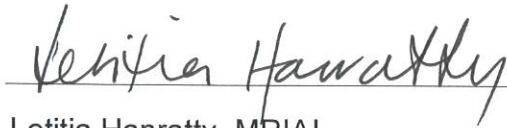
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Waterways Ireland,
Eastern Regional Office,
Floor 2 Block C,
Ashtowngate,
Haven Road,
Dublin 15.
D15 Y3EK

Email: info@waterwaysireland.org

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Letitia Hanratty, MRIAI.
A/Senior Architect.



Geological Survey Ireland,
Dept of the Environment,
Climate and Communications,
Block 1,
Booterstown Hall,
Booterstown,
Blackrock,
Co Dublin.
A94 N2R6

10th August 2023

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Submissions or observations may be made in writing to **An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902** before **4.00pm on 28/09/2023** on the proposed development in relation to:

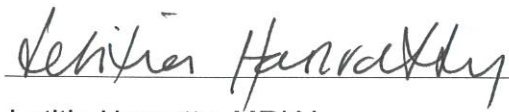
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- The likely effects on the environment of the proposed development, and
- The likely significant effects of the proposed development on the European Site if carried out.

A person may question the validity of any such decision by the Board by way of an application for a judicial review under Order 84 of the Rules of the Superior Courts (S.I.

no 15 of 1986) in accordance with Section 50 of the Planning and Development Act 2000, as amended.

Practical information on the review mechanism can be accessed under the heading Publications – Judicial Review Notice 2012 on the Board’s website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Letitia Hanratty', is written over a horizontal line.

Letitia Hanratty, MRIAI.
A/Senior Architect.



National Roads Design Office,
Block B,
Maudlins,
Naas,
Co Kildare.
W91 T864

Email: kcc@kildarenrdo.com

| Registered Post

10th August 2023

Re: Notice by Kildare County Council of Application to An Bord Pleanála for Approval under Section 177AE of the Planning and Development Act 2000 (as amended).

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

To Whom it May Concern:

In accordance with provisions of Section 177AE of the Planning and Development Act 2000, as amended, notice is hereby given by Kildare County Council of a proposed development at this site at **Newtown/Ardclough Road, Newtown, Celbridge, Co Kildare.**

The proposed development comprises of the construction of 39 residential units to include:

- * 1 no. four-bedroom two story houses, 13 three-bedroom two story houses, 8 one-bedroom single story houses, three story apartment blocks comprising of a mix of, 4 three-bedroom duplex apartments, 6 two-bedroom duplex apartments, 3 two-bedroom single story apartments, and 4 one-bedroom single story apartments.
- * Widening of the existing Pausdeen Bridge to include pedestrian footpath to its east side, removal of part of existing stone wall to road level, new guarding wall, re-routing and reconnection of existing services
- * Culverting of stream, tree surgery, and all relevant ancillary site works.

- * Site entrance, car parking, bicycle parking, hard and soft landscaping, tree surgery, boundaries, site clearance works, new internal road and services and all ancillary site development works above and below ground.

The site is located approximately 5.6km from the Rye Water Valley/Cartron SAC (Site Code :001398), connected indirectly by the River Liffey which borders the land holding.

A Natura Impact Statement has been prepared in respect of the proposed development. An Environmental Impact Assessment Screening Report has been undertaken in respect of the proposed development and concluded that an Environmental Impact Assessment Report is not required. An Bord Pleanála may give approval for the development with or without conditions or may refuse the application for development.

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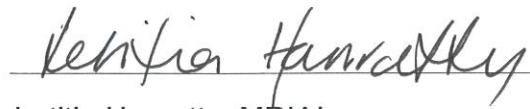
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A/Senior Architect.



National Transport Authority,
Dun Sceine,
Harcourt Lane,
Dublin 2.
D02 WT20

Email: oireachtasliaison@nationaltransport.ie

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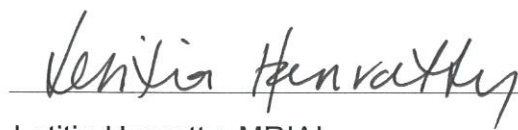
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A/Senior Architect.



Office of Public Works,
Head Office,
Johnathan Swift Street,
Trim,
Co Meath.
C15 NX36

Email: info@opw.ie

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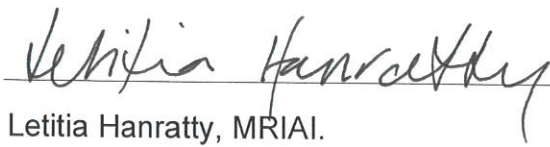
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