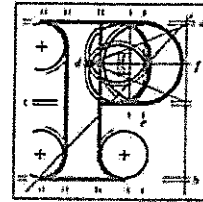


Our Case Number: ABP-317767-23



**An  
Bord  
Pleanála**

Pat and Teresa Cummins & others  
Newtown  
Celbridge  
Co. Kildare

Date: 03 October 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 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

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Newtown

Celbridge

Co. Kildare

27.09.2023

A Chara

We wish to make an observation on the application by Kildare County Council (KCC) to An Bord Pleanála (ABP) for the proposed construction of 39 residential units, widening of Pausdeen Bridge and all associated site works at Newtown/Ardclough Road, Newtown, Celbridge, Co. Kildare (ABP Case Ref. 317767).

Firstly, we recognise the need for housing in the area and do not object to the provision of suitable housing in Celbridge and its environs. However, we believe the subject site is unsuitable for housing, and that there are better sites available in the area with significantly less risk of flooding and risk of impacting on the river Liffey and its surroundings. Our concerns are as outlined below.

### **Flooding**

We have concerns in relation to the risk of flooding on the subject site. KCC have included a flood risk assessment in their application which contends that the subject site is not within the flood plain of the nearby River Liffey. As long-term residents bordering and neighbouring the subject site this does not tally with our direct experience. Our experience is that this site does indeed flood on a regular basis and there have been some major floods in the river Liffey which have extended into the subject site in the recent past. We attach some photos of recent surface water flooding at the subject site.

Even were the flood plain as per the flood risk assessment, the subject site is directly adjacent the flood plain. It would not seem in the interests of sustainable development to build so close to the flood plain & the river Liffey itself given the uncertainty around the impact of climate change on future rainfall patterns and given the extensive availability of potential development land in a similar radius to Celbridge.

We do not see any analysis in the application on how the subject site will impact flooding in the adjacent fields (which are recognised as flood plains in the flood risk assessment) and further downstream towards Celbridge.

We have all experienced difficulties getting home insurance with flood damage as insurance companies have advised that our homes are in a flood plain. This will no doubt be an issue for this development also.

### **History of the Site**

We would like to make the board aware that there was extensive dumping of fill / waste material on the subject site in 1988 which raised the height of the site by approx. 1m in certain areas. We would request that the board consider if this has any impact on the viability of this planning application or the flood risk assessment.

While not material to this application we would like to highlight KCC's duplicitous handling of this site over the last two decades. When this site was offered for private sale in 2004 numerous developers approached KCC about the possibility of developing the land as residential, and it is our understanding that KCC advised that the land could not be developed due to flooding risk and the proximity to the

river. The land was sold in 2005 for approx. €1M to a private buyer and subsequently purchased by KCC within a few years for approx. €7M. It was our understanding, based on discussions with council representatives at the time, that the land was purchased to protect the site from development and to protect for a Liffey green belt as was mooted at the time. Therefore, we are understandably frustrated that KCC are now applying for planning permission to redevelop the site.

There is no public amenity parkland on this side of the river in Celbridge despite the extensive development along the Hazelhatch Road and the Newtown / Ardcloagh Road. In our opinion this site is an ideal opportunity to provide a public amenity in a riverside location for the use of local residents and beyond.

#### **Traffic**

We are also extremely frustrated with KCC's lack of action to alleviate traffic issues at the junction of the Newtown / Ardcloagh Road and the Lucan & Hazelhatch Road despite the continued development along the Newtown / Ardcloagh Road. We recognise that the contribution of this development to these traffic issues will be small in the overall context, however we are concerned about KCC's continued lack of action on this issue.

Finally, we note that Irish Water have advised that there are significant wastewater capacity constraints in this area and this development cannot be connected to the foul network until future upgrade works are completed or local storm water separation works are completed. If the Board are minded to grant permission to this development, we would ask that there is a condition that the development does not commence until these works are complete and certified as same.

Thank you for considering our observation.

Regards

Pat and Teresa Cummins

Patricia and Frances O'Connor

Eileen Griffin, John and Tara Gilbert

Tony and Bridie Doohan

Newtown, Celbridge, Co. Kildare



*Recent images of surface flooding on the subject site*