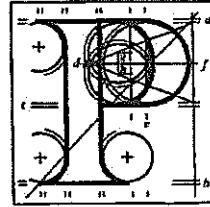


Our Case Number: ABP-317767-23



An
Bord
Pleanála

Elaine O'Reilly
34 Chelmsford
Simmonstown
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

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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Dublin 1
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Elaine O'Reilly
34 Chelmsford
Simmonstown
Celbridge
Co. Kildare

An Bord Pleanála
64 Marlborough Street
Dublin 1

AN BORD PLEANÁLA
LDG- 06674723
ABP-
27 SEP 2023
Fee: € 20 Type: C10
Time: By: Post

Subject: Objection to Planning Application Section 177AE of the planning development act 2000(as amended)- Ecological Impact on Badgers and Bats

Dear An Bord Pleanála

I am writing to formally object to the proposed planning application referenced above, which concerns the development of 39 Residential Units and the widening of Pausdeen bridge at Newtown/Ardclough rd, Simmonstown, Celbridge, Co. Kildare. While I acknowledge the importance of development and progress, I believe this proposal poses a significant threat to the local badger and bat populations and their habitats. I kindly request that you carefully consider these concerns before making a decision on this application.

1. **Badger Population:** The proposed development site is located in an area known to be inhabited by a local badger population. Badgers are a protected species under the Wildlife Acts 1976 and 2018 in Ireland, and their setts and foraging areas are legally safeguarded. Disturbance or destruction of badger setts could lead to serious negative impacts on the local population.
2. **Bat Habitat:** Bats are also protected species in Ireland and are essential for maintaining the ecological balance by controlling insect populations and supporting plant pollination. The development site is situated in proximity to known bat roosts and foraging areas. Any disruption to their habitats could also have significant consequences for their conservation status too.
3. **Environmental Impact Assessment:** I urge the planning authority to conduct a thorough Environmental Impact Assessment (EIA) to assess the potential ecological impact on badgers and bats as a result of this development. An EIA should include a comprehensive survey of the local wildlife populations, their habitats, and the potential disturbances caused by construction, noise, light pollution, and increased human activity.
4. **Mitigation Measures:** If this development proceeds, it is imperative that appropriate mitigation measures are put in place to minimize the impact on badgers and bats. These measures may include the relocation of badger setts, installation of bat boxes, and adherence to strict construction guidelines to minimize noise and light pollution during sensitive times.
5. **Alternative Locations:** I also urge the planning authority to explore alternative locations for this development that are less likely to disrupt vital wildlife habitats. This site is adjacent to the river liffey and its development would be extremely concerning to me. It is essential to prioritize the protection and preservation of our natural environment for future generations, and not destroy such locations to deliver a relatively modest number of dwellings. It is my opinion you should be looking at providing housing of course, but not on river bank locations that our ecology depends on for its survival

In light of the concerns raised above, I strongly object to the current planning application and request that it be thoroughly reviewed and, if necessary, revised to better address the ecological impact on badgers and bats. The preservation of our local wildlife and their habitats should be a fundamental consideration in all development projects.

I look forward to your response and hope that you will give due consideration to the ecological importance of this area before reaching a decision on the planning application.

Yours sincerely,

Elaine O'Reilly

34 Chelmsford
Simmonstown
Celbridge
Co. Kildare

KILDARE COUNTY COUNCIL – SITE NOTICE



Notice 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, Colbridge, Co. Kildare.

Pursuant to the requirements of Section 177AE(4)(a) of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given that Kildare County Council proposes to make an application for approval to An Bord Pleanála to carry out the following development at Newtown/Ardclough Road, Newtown, Colbridge, Co. Kildare:

Proposed Development: The demolition of existing single storey uninhabitable dwellings, construction of a total of 39 residential units comprising of 1 four-bedroom two-storey house, 11 three-bedroom two-storey houses, 4 one-bedroom single-storey houses, three-storey apartment blocks comprising a mix of 4 three-bedroom duplex apartments, 5 two-bedroom duplex apartments, 1 two-bedroom single-storey apartments, and 4 one-bedroom single-storey apartments, widening of the existing Pausdeen Bridge to include a 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. The proposed works also includes site entrance, car parking, bicycle parking, hard & soft landscaping, tree surgery, boundaries, site clearance works, new internal road and footway network, amenity facilities, public lighting, signage, connection to existing services and all ancillary site development works above and below ground. The site is located approximately 5.6km from the Pye Water Valley/Carlon 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, particulars and the Natura Impact Statement of the proposed development will be available for inspection, from 14/08/2023 until 22/09/2023 (inclusive of both dates) at:

- the offices of Kildare County Council, Aras Chill Dara, Derry Park, Naas, Co. Kildare, W91 X27F (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 www.kildare.ie/development
- the online consultation portal on the website of Kildare County Council at: www.kildare.ie/development
- www.kildare.ie/development

Submissions or observations may be made in writing to An Bord Pleanála, 54 Marlborough Street, Dublin 1, D01 Y302 before 4.00pm on 26/09/2023 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 (SI 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.kildare.ie/development or on the Citizens Information Service website www.citizensinformation.ie

Site Notice erected on: 14/08/2023

Signed

Sebastian Scully

Sebastian Scully, A Director of Planning and Regeneration

Date

14/08/2023