

Our Case Number: ABP-313306-22

Your Reference: Aston Limited



An
Coimisiún
Pleanála

Declan Brassil and Company Limited
Lincoln House
Lincoln Lane
Phoenix Street
Smithfield
Dublin 7

Date: 06 August 2025

Re: Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works.
Lands surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, Co. Kildare. (www.greatconnellshdnewbridge.com)

Dear Sir / Madam,

I refer to the above-mentioned Strategic Housing Development planning application.

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The arrangements for the opening of the oral hearing are as follows:

Date: 4th September 2025

Time: 10:00 a.m.

Location: Virtually via Microsoft Teams

No. of Days: 2 days (if necessary)

Please confirm your participation or intention to observe the oral hearing by 5:30pm on Wednesday 20th August 2025. You can do so by emailing strategichousing@pleanala.ie or by post to Strategic Housing Section, An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01V90.

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Ríomhphost
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(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902
64 Marlborough Street
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D01 V902

and examination of relevant issues in the limited agenda and will not allow any discussion on any other issues outside of the agenda. Submissions should be concise.

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For the Applicant:

The information already submitted, including the response to the submissions, should not be repeated. Your submission should deal specifically with the list of matters provided within the agenda. **Any such submissions must be received on or before 5.30pm on Wednesday 20th August 2025.** A copy of the response will be circulated for information to the parties prior to the commencement of the oral hearing.

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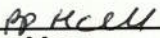
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Yours faithfully,



Ellen Moss
Executive Officer
Direct Line: 01-8737285

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Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

Brian, Colette and Amy Harte
7 Wellesley Manor
Newbridge
Co. Kildare

Date: 06 August 2025

Re: Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works.
Lands surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, Co. Kildare. (www.greatconnellshdnewbridge.com)

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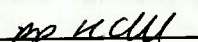
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Our Case Number: ABP-313306-22



An
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Ces and Marian Smyth
Great Connell
Newbridge
Co. Kildare
W12 D329

Date: 06 August 2025

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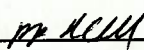
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Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

Department of Housing, Local Government and Heritage
Newtown Road
Wexford
Co. Wexford
Y35 AP90

Date: 06 August 2025

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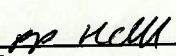
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An
Coimisiún
Pleanála

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin 24
D24 CK66

Date: 06 August 2025

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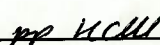
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Irish Water
Colvill House
24 -26 Talbot Street
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D01 NP86

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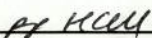
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Yours faithfully,



Ellen Moss
Executive Officer
Direct Line: 01-8737285

ADHOC

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Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

Kate and Perry Whitworth
81 Wellesley Manor
Newbridge
Co. Kildare

Date: 06 August 2025

Re: Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works.
Lands surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, Co. Kildare. (www.greatconnellshdnewbridge.com)

Dear Sir / Madam,

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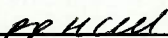
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Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare
W91 X77F

Date: 06 August 2025

Re: Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works.
Lands surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, Co. Kildare. (www.greatconnellshdnewbridge.com)

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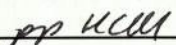
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Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

Melanie Tierney
Ryston Avenue
Newbridge
Co. Kildare
W12 W293

Date: 06 August 2025

Re: Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works.
Lands surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, Co. Kildare. (www.greatconnellshdnewbridge.com)

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Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

National Transport Authority
Dun Scéine
Iveagh Court
Harcourt Lane
Dublin 2
D02 WT20

Date: 06 August 2025

Re: Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works.
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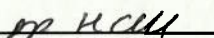
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Our Case Number: ABP-313306-22

Your Reference: Paul and Wendy Aitken and others



An
Coimisiún
Pleanála

Optimise Design
Offices 01.119 & 01.120 Charlemont Exchange
Charlemont Street
Dublin 2
D02 VN88

Date: 06 August 2025

Re: Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works.
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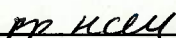
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Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

Robert Dunne
Greenogue
Great Connell
Newbridge
Co. Kildare

Date: 06 August 2025

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Yours faithfully,



Ellen Moss
Executive Officer
Direct Line: 01-8737285

ADHOC

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Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

Transport Infrastructure Ireland
C/O Cliona Ryan Land Use Planner
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08DK10

Date: 06 August 2025

Re: Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works.
Lands surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, Co. Kildare. (www.greatconnellshdnewbridge.com)

Dear Sir / Madam,

I refer to the above-mentioned Strategic Housing Development planning application.

Having regard to section 18(b)(i) and (ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, An Coimisiún Pleanála has decided to hold a limited agenda oral hearing.

The arrangements for the opening of the oral hearing are as follows:

Date: 4th September 2025

Time: 10:00 a.m.

Location: Virtually via Microsoft Teams

No. of Days: 2 days (if necessary)

Please confirm your participation or intention to observe the oral hearing by 5:30pm on Wednesday 20th August 2025. You can do so by emailing strategichousing@pleanala.ie or by post to Strategic Housing Section, An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01V90.

If you do not register your intention to participate, submissions to the oral hearing will only be heard at the Inspector's discretion and if time allows.

Please note that there is no requirement to attend the hearing or to make a further submission where you are satisfied that you have already advised the Commission of your views. Should you wish to attend the hearing you are reminded that the hearing is designed to allow further necessary elaboration, discussion

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and examination of relevant issues in the limited agenda and will not allow any discussion on any other issues outside of the agenda. Submissions should be concise.

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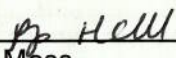
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Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

Vladimir Sedyshev
14 Maple Road
Connell Drive
Newbridge
Co. Kildare
W12 XD35

Date: 06 August 2025

Re: Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works.
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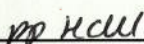
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