

Our Case Number: ABP-313306-22



An
Coimisiún
Pleanála

~Development Applications Unit
Government Offices
Newtown Road
Wexford
Co. Wexford
Y35 AP90

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 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.

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

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

Copies of the submissions that An Coimisiún Pleanála has received as well as all other documents and correspondence about the case can be viewed before and during the oral hearing at:

- Kildare County Councils Offices
- An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902.

Please note that the time allocated to you will be at the discretion of the Commission's Inspector. The following points should be noted:

- Each submission to the oral hearing shall comprise solely of a response to the issues listed in respect of the limited agenda attached.
- Written submissions already made will be taken as read and are not to be repeated. The Inspector will have already read this information and normally they do not need to receive this information again. If you repeat information at the oral hearing that is not necessary, the Inspector may stop you and ask you to move on to another topic. Where similar issues are raised by a number of observers, the Inspector will not allow undue repetition.
- Where possible, any written statements of evidence and visual aids (presentations, maps, photos, etc.) to be used at the hearing should be submitted to the Commission at the hearing, and copies should be available for circulation at the hearing. (These will be retained on the case file after the oral hearing.)
- Any legal submissions must be part of the substantive submissions to the hearing.
- If you wish to make one joint submission on behalf of several observers (for example, neighbours whose submissions raise similar issues), this would be welcomed by the Commission in the interests of efficiency.
- Submissions presented to this oral hearing will be recorded by a service provider organized by An Coimisiún Pleanála. You are not permitted to record the proceedings of the oral hearing.

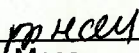
Please contact us before Wednesday 20th August 2025, or as soon as possible, if you or a member of your group has any access requirements so that we may facilitate you in attending this oral hearing. It may not be possible to facilitate requests which are made after the request deadline. If you have any queries in relation to the matter please contact the undersigned officer of the Commission at strategichousing@pleanala.ie.

For further information on oral hearings, you can read the "oral hearing guide" which is available on our website or by contacting us.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at strategichousing@pleanala.ie

Please quote the above-mentioned reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Ellen Moss
Executive Officer
Direct Line: 01-8737285

ADHOC

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