

An
Coimisiún
Pleanála

Commission Order
ABP-313306-22

Planning and Development Acts 2000, as amended

Planning Authority: Kildare County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Coimisiún Pleanála on the 13th day of April 2022 by Aston Limited care of Declan Brassil and Company Limited of Lincoln House, Phoenix Street, Smithfield, Dublin.

Proposed Development comprises of the following:

The development will consist of the demolition of existing site structures (2,622.3 square metres) and seven-year permission for the construction of 569 number residential units, a neighbourhood centre with 11 number units (gross floor area 2,141 square metres) and a childcare facility (886 square metres), a circa 350 metre section of distributor road, and all ancillary and associated works on a site of 27.64 hectares. The proposed development comprises:

- (a) Demolition of existing site structures (total 2,622.3 square metres) comprising; 'Greatconnell' a two-storey dwelling of 331.9 square metres with detached single storey garage and outhouses of 48 square metres; 'Valencia Lodge' a single storey dwelling of 135.6 square metres with a single storey garage of 17.8 square metres; two number single storey sheds of 1,440 square metres and 595 square metres, and a three-sided shed of 54 square metres.

(b) Construction of 569 number new residential dwellings (325 number houses and 244 number apartments) comprising:

- 64 number two-bedroom houses; 173 number three-bedroom houses; and 88 number four-bedroom houses (ranging in height from two to three storeys).
- Apartment Block A (Part three and four storeys): five number one-bedroom apartments; 14 number two-bedroom apartments; and three number three-bedroom apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 112.4 square metres.
- Apartment Block B (Part three and four storeys): five number one-bedroom apartments; 14 number two-bed apartments; and three number three-bedroom apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 112.4 square metres.
- Apartment Block C (Part three and four storeys): four number one-bedroom apartments; 19 number two-bedroom apartments and four number three-bedroom apartments. These proposed units have private balconies or terraces, and access to a community roof terrace of 87 square metres.
- 13 number apartments above the proposed Neighbourhood Centre comprising; four number own-door two-bedroom apartments; three number shared-access one-bedroom apartments; and six number shared-access two-bedroom apartments. These proposed units have private balconies or terraces.
- 160 number own-door apartments in two and three storey buildings comprising; 16 number one-bedroom apartments; 78 number two-bedroom apartments, 66 number three-bedroom duplex apartments. These units will have private amenity areas in the form of terraces, balconies and or rear gardens.

- (c) Provision of Neighbourhood Centre (ranging in height between two and four storeys) with 11 number commercial units comprising: a convenience shop of 909 square metres (unit 1); three number doctor, dentist or physio units of 120 square metres, 120 square metres and 90 square metres (Units 6, 7, and 8, respectively); a café of 125 square metres (Unit 4); a restaurant of 213 square metres (Unit 9); and five number shop and convenience services units of 112 square metres, 49 square metres, 171 square metres, 100 square metres and 100 square metres (Units 2, 3, 5, 10 and 11 respectively). The proposed Neighbourhood Centre includes an external roof terrace of 176 square metres.
- (d) Provision of a childcare facility (886 square metres) within the Neighbourhood Centre with capacity for in the order of 154 number children.
- (e) Provision of 1,008 number car parking spaces comprising 650 number spaces for the proposed houses; 312 number spaces for the proposed apartments; and 46 number spaces to serve the Neighbourhood Centre.
- (f) Provision of 732 number bicycle parking spaces comprising 536 number secure residential spaces, 134 number residential visitor spaces, and 62 number spaces to serve the Neighbourhood Centre.
- (g) Provision of 18 number public open spaces and pocket parks throughout the residential development (2.613 hectare net area).
- (h) Provision of an 8.31 hectare amenity area adjoining the River Liffey.
- (i) Vehicular access to the proposed development from Great Connell Road via a circa 350 metre section of the Newbridge Southern Orbital Ring Road, including footpaths and bicycle paths. It is proposed to upgrade the existing Great Connell Roundabout to a signalised junction and provide footpaths and bicycle paths within the subject site along the Great Connell Road.
- (j) The proposed development facilitates future potential pedestrian, bicycle and vehicular links to adjoining residential development and undeveloped lands.
- (k) All enabling and site development works, landscaping, boundary treatments, lighting, services and connections, including connection to permitted wastewater pumping station, waste management, Electricity Supply Board substations, compensatory flood storage and all other ancillary works above and below ground on a site of 27.64 hectares

All located on Lands surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge', Great Connell, Newbridge, County Kildare.

Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.

Reasons and Considerations

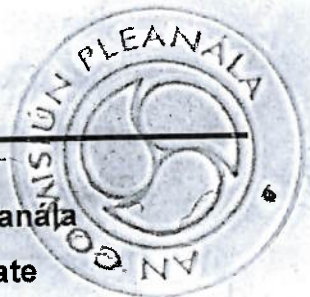
A significant revision to the proposed site layout plan and the loss of a significant number of dwelling units would be required to comply with the land use zonings contained within Variation Number 2 of the Kildare County Development Plan 2023 - 2029, which was adopted at a Special Meeting of Kildare County Council on 23rd day of February 2026.

The Commission was not satisfied that these amendments could be made by condition as the layout of the proposed development does not allow for the simple omission of areas/ blocks from the site. Revising the layout through condition could also adversely impact on the layout and result in a poor level of residential amenity for future occupants of the scheme.



Declan Moore

Member of An Coimisiún Pleanála
duly authorised to authenticate
the seal of the Commission.



Dated this 30th day of MARCH 2026