

## Observer's details

### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's name

Vladimir Sedyshev

(b) Observer's postal address

14 Maple road  
Connell drive  
Newbridge  
Co Kildare  
W12 XD35

## Agent's details

### 2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

**(b)** Agent's postal  
address

Click or tap here to enter text.

## Postal address for letters

3. During the process to decide the application, we will post information and items to you **or** to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

**You (the observer) at the postal address in Part 1**

**The agent at the postal address in Part 2**

## Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation on.

- (a) **An Bord Pleanála case number for the current application (if available)**  
(for example: 300000)

313306

- (b) **Name or description of proposed development**

Demolition of existing site structures, construction of 569 no. residential units (325 no. houses, 244 no. apartments), creche and associated site works ([www.greatconnellshdnewbridge.com](http://www.greatconnellshdnewbridge.com))

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Great Connell, Newbridge, Co. Kildare

## Observation details

### 5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write. You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information.)

I would like to make an observation on the following grounds:

- 1) Insufficient provisioning of education services in the area to support this development
- 2) The adverse impact this development will have on the traffic in the area

Below these points are outlined in more detail:

#### **1) Insufficient provisioning of education services in the area to support this development**

Aston Ltd has commissioned a Social Infrastructure Audit report for this SHD. The report was



2-1219 RPT Aston  
SHD Newbridge SIA v

compiled by KPMG – see [2-1219 RPT Aston SHD Newbridge SIA v](#), also available online at [2-1219 RPT Aston SHD Newbridge SIA v6.2. Social Infra Assessment](#).

The report concludes that this development will generate a demand of 214 primary school places. The same report estimates that there is a spare capacity of 517 primary school spaces in Newbridge and therefore the proposed development can be accommodated within the existing surplus capacity in the existing schools network (see p.32 of the report).

This conclusion is incorrect because it considers the impact of this development in isolation. Given the number of planning permissions granted in Newbridge town and immediate surrounding area recently the impact this SHD will have on the provisioning of education services should be looked at in the overall context rather than in and on itself

Below is the outline of the planning history in Newbridge since 2018:

**PL09. 249158, Reg. Ref. 16/975** – On the 26th January 2018 the board granted permission for 385 homes and a creche on a site at Station Road, Newbridge some distance to the north of the proposed SHD.

**PL09. 249038, Reg. Ref. 16/658** – The board granted permission in April 2018 for 222 houses, a creche and a nursing home on at site at Ballymany, Newbridge some distance to the west of the proposed SHD

**ABP-301818-18** – On 29th September 2018 the board granted permission for 281 houses and a creche on a site at the Paddocks in Newbridge some distance to the west of the proposed SHD

**ABP-302141-18** – on 31st October 2018 the board granted permission for 343 homes and a creche on the site at Kilbealin in Newbridge to the west of the proposed SHD on the other side of the Liffey

**ABP-311040-21** – on 29<sup>th</sup> November 2021 the board granted permission for 204 no. residential units (98 no. houses, 106 no. duplexes/apartments) with provision of a creche in Ballymany, Newbridge

Overall, since 2018 the board has granted permissions for a total of 1435 residential units in Newbridge. In the same time period, no new schools have been built in Newbridge.

Therefore the demand generated by the aforementioned 1435 residential units should be taken into account when assessing the impact on the educational services.

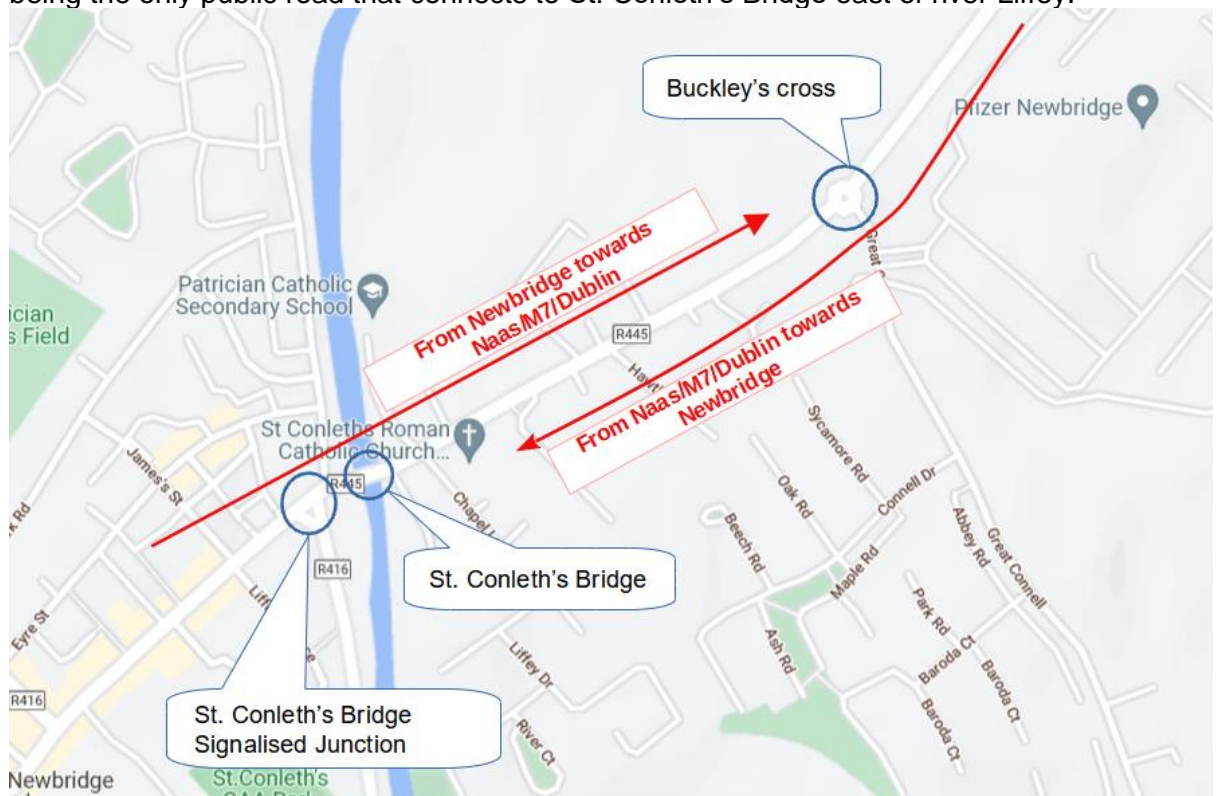
Going by the calculation done by KPMG the total demand for primary school places generated by the above mentioned housing developments together with this new SHD

## 5. Grounds

stands at  $(214 / 569) * (569 + 1435) = 753$  primary school places. Which is **46 percent greater** than the estimated spare capacity of 517 primary school spaces

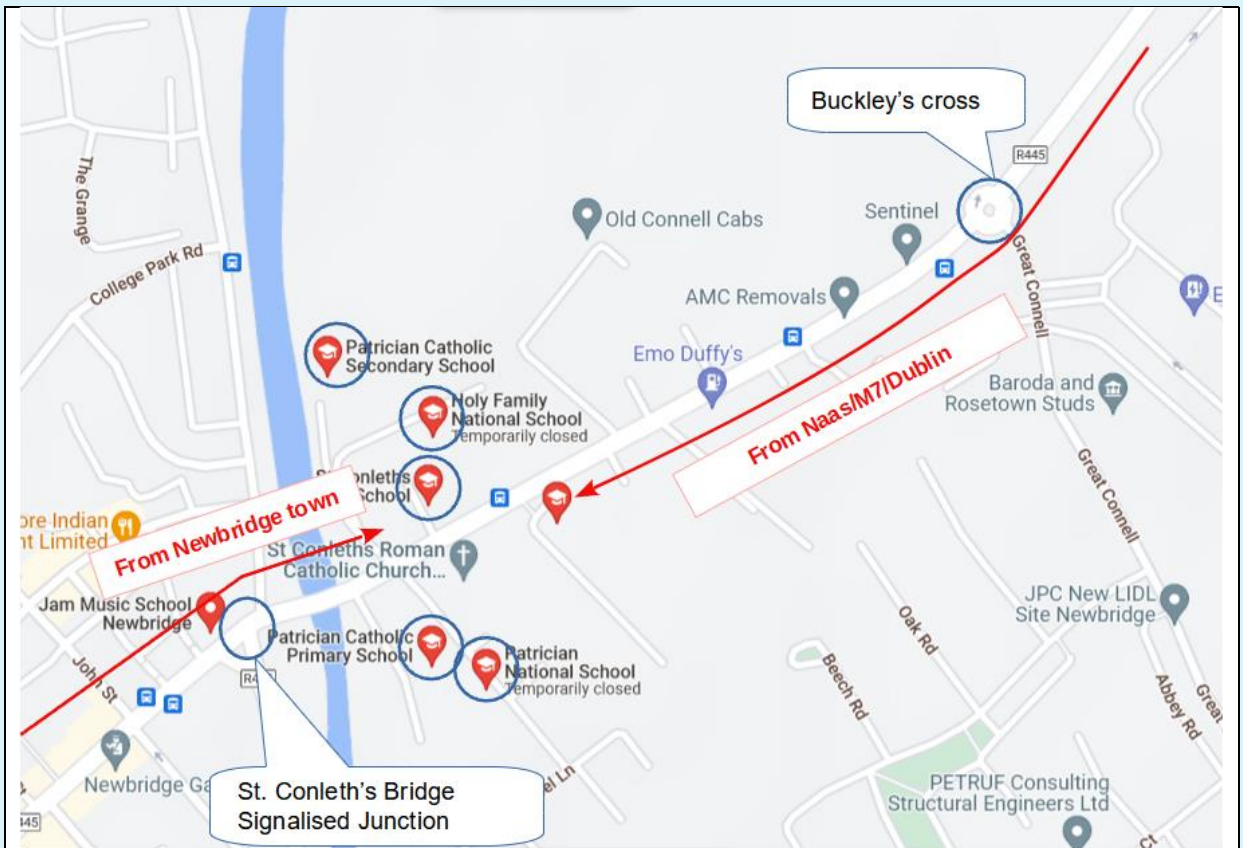
### 2) The adverse impact this development will have on the traffic in the area

Currently the most heavily congested route in the area that will be affected by the proposed SHD is R445 Naas road between Buckley's cross and St. Conleth's Bridge Signalised Junction. This is the only route available for commuters wishing to travel from Newbridge town towards Naas/M7/Dublin or from Naas/M7/Dublin towards Newbridge town. This is due to St. Conleth's Bridge being the only bridge over river Liffey within 4km radius and R445 being the only public road that connects to St. Conleth's Bridge east of river Liffey.



Another factor affecting traffic on R445 between Buckley's cross and St. Conleth's Bridge Signalised Junction is the cluster of five schools located on this stretch of road. The five schools are Patrician Primary School, St. Conleth's and Marys National School, St Conleth's Infants School, Patrician Secondary School and Holy Family Secondary School. Together they provide 1024 primary school and 1624 post-primary school places which constitutes 51% of primary school and 52% of post-primary school places in Newbridge. Commuters travelling from or to these schools merge onto the same stretch of R445 between Buckley's cross and St. Conleth's Bridge Signalised Junction as this is the only public road that provides access to these five schools as illustrated below

## 5. Grounds



R445 road between Buckley's cross and St. Conleth's Bridge Signalised Junction is already heavily congested during the peak hours.

As noted in Traffic and Transportation Assessment report provided by PUNCH Consulting

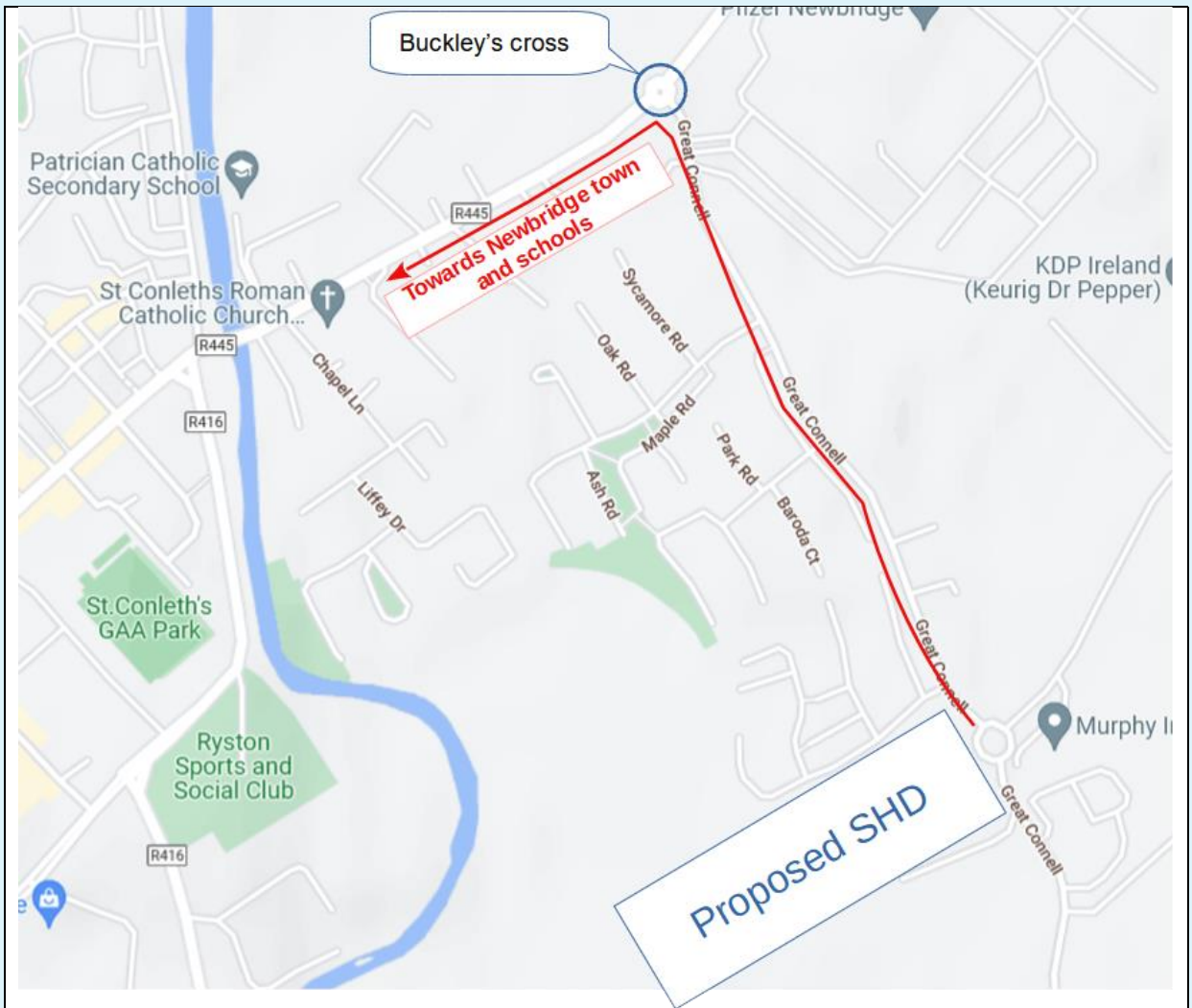


192229-PUNCH-XX-X  
X-RP-C-0004-A0-C02

Engineers for Aston Ltd (see [Traffic and Transportation Assessment report](#)), both Buckley's Cross Roundabout and St. Conleth's Bridge Signalised Junction are operating above design capacity (see p.30 and 32 of the report).

The proposed SHD will further worsen the congestion on R445 between Buckley's cross and St. Conleth's Bridge Signalised Junction because it is the only route available for commuters travelling from the proposed SHD to either Newbridge town or to the school cluster as illustrated below

## 5. Grounds



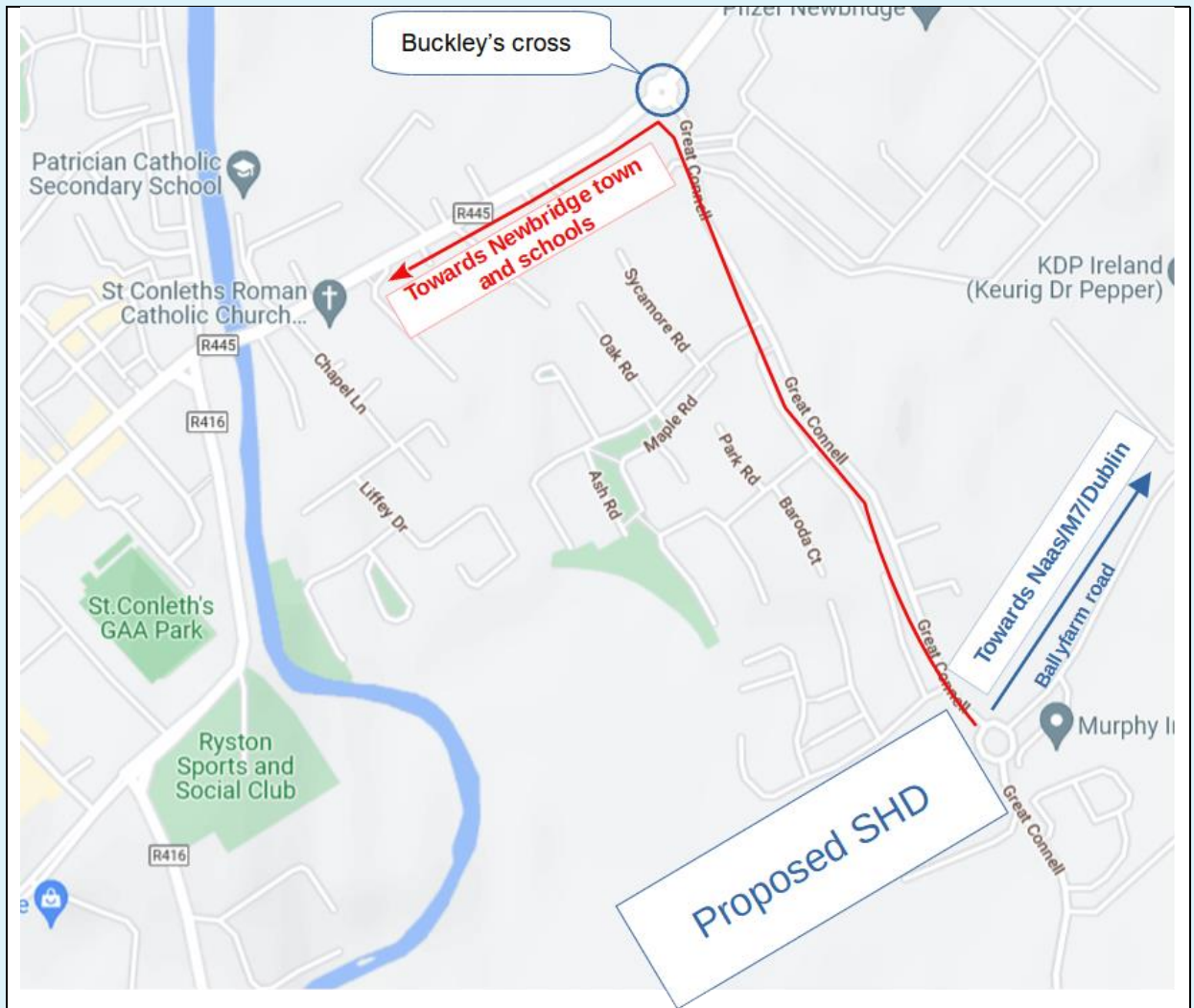
### Proposed traffic alleviation measures

The above-mentioned report by PUNCH Consulting Engineers lists the following traffic alleviation measures

#### Opening of Ballyfarm Road (Scenario B in the report)

With regards to St. Conleth's Bridge Signalised Junction p.30 of the report states that: *"The opening of the Ballyfarm Road section of the NSORR has no impact on the existing signalised junction as the traffic rerouting from the NSORR does not occur in this scenario"* With regards to Buckley's cross p.33 of the report states that *"The opening of Ballyfarm Road improves the existing scenario"*. This statement is only partially correct. Opening of Ballyfarm Road will only affect traffic travelling from the proposed SHD towards Naas/M7. It will have no effect on the traffic travelling towards either Newbridge town or the school cluster as the traffic rerouting does not occur in this scenario as illustrated below

## 5. Grounds



### Full delivery of the NSORR (Scenario C in the report)

Newbridge South Orbital Relief Road (NSORR) is the proposed road that should provide an alternative route for commuters wishing to travel between Newbridge town and Naas/M7/Dublin. The completion of this route is predicated on the construction of the new bridge across river Liffey.

The above-mentioned report by PUNCH Consulting Engineers makes the following statement with regards to the new bridge on p.36: *“Aston Ltd have commenced the proposed planning application for the extended road and bridge through Kildare County Council. Kildare County Council are actively seeking funding for the bridge construction, and it is reasonable to assume that the bridge could be open within the Design Year 2029”*

This assumption is incorrect. Because neither the planning permission nor the funding for the new bridge has been secured as of April 2022 it is not reasonable to assume that the bridge will be built and NCORR is fully open by year 2029 (or indeed any other date)

## 5. Grounds

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## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

If your supporting materials are physical objects, **you must send** them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

**Remember:** You can insert photographs and similar items in part 5 of this form – Observation details

## Fee

7. You **must** make sure that the correct fee is included with your observation.

**Observers (except prescribed bodies)**

- strategic housing observation **only** is €20.
- strategic housing observation **and** oral hearing request is €70

## Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

Please note you will have to pay the correct **additional non-refundable fee** to request an oral hearing. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

**Yes, I wish to request an oral hearing**

**No, I do not wish to request an oral hearing**

## Final steps before you send us your observation

9. If you are sending us your observation using the online uploader facility, remember to save this document as a Microsoft Word document or a PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

The National Adult Literacy Agency (NALA) has awarded this document its Plain English Mark. Last updated: November 2020



**For Office Use Only**

<b>FEM – Received</b>		<b>SHU – Processed</b>	
Initials		Initials	
Date		Date	

**Notes**