

Observation/objection: Case: 313306.
An Bord Pleanála.

To whom it may concern,

I object to this development my reasons are outlined below:

This application is for high density housing. It is totally inappropriate for the town of Newbridge and should be considerably reduced.

The lack of infrastructure in Newbridge is astounding. Taking into consideration that it is the largest town in Kildare, we currently have no second bridge, lack of public transport, no GP services available, limited open spaces, no secondary school places. Many children have no choice but to access schools outside the town and currently children of Newbridge have to go as far as Monasterevan to attend school which transfers pressure onto neighboring towns.

The applicants report on child care/educational assessment is highly inaccurate. It includes a childminder who works three days a week and a private fee paying secondary school. Newbridge is in dire need of additional secondary schools. I appeal to the board to reject these assessments and refuse this application.

Linear park has been a public park since the early 1970's and is heavily used by the public. It is a mystery as to how it is in private ownership. Linear park is funded by the taxpayer and maintained by voluntary group Tidy Towns. Unbeknownst to the public its private owners are a multi-million euro company. KCC have serious questions to answer in regards to this issue. A public park that is funded by the taxpayer should never be used as leverage for a planning application. I object to the inclusion of our public park, Linear Park in this application and I appeal to the board to refuse this application.

The existing Linear park should be taken into ownership by KCC as was intended and this application should be suspended until this issue is resolved.

Newbridge towns open space/amenity space is severely limited. The applicants assessments of open space amenities is inaccurate. The applicant has listed Ryston sports field as amenity sports field. Contrary to zoning rules, there is currently a live application on this site for an 11,000sq ft residential dwelling for an OAP. Also included are sports fields belonging to private school Newbridge College which are not accessible to the public.

The second bridge must be developed before further developments are granted in Newbridge. Currently the traffic situation is on a catastrophic level and is due to escalate with current developments commenced.

Considering the large developments that have commenced in Newbridge over the last number of years KCC have received huge contributions but have failed to provide adequate infrastructure. The population of Newbridge is expanding rapidly and we have an expired LAP and no traffic plan.

Great Connell is separated from the town of Newbridge by the river Liffey so essentially this application is for a new town but with no infrastructure and little access to Newbridge town. It certainly doesn't constitute a "15-minute city". I understand the applicants have stated they are going to apply to build a second bridge which they stated will depend on "funding," but only after they are granted this application. This is certainly not definitive and vague at best. There is no guarantee this application if granted would commence and no guarantee for a much needed second bridge.

If ABP were to grant this application the only guarantee will be that the children of Newbridge will have nowhere to go to school, nowhere to play and will spend a large portion of their time sitting in traffic. While there is a great need for a second bridge, if ABP were to grant this application

Newbridge would require a third bridge to adequately service the town. Access points to the town of Newbridge via Great Connell are severely restricted. With limitations for pedestrian access to the town a pedestrian bridge would be required to cross the Liffey to accommodate future residents. A new Linear park on the Great Connell side should be accessible from the existing Linear park. Semi-mature and mature trees native trees should be planted to reflect the biodiversity of the existing Linear park. Trees should not be planted along the edge of the river and should be setback, only native trees should be planted.

The applicant has requested 7 year duration period. If the application was granted and failed to commence during this 7yr period it would hinder and stall all other residential applications. Due to the density it would exceed KCC dwelling targets. I appeal to the board to reduce duration to 5 yr period.

Sincerely,

Melanie Tierney
Ryston Avenue
Newbridge
Kildare