



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

Robert Dunne

(b) Observer's
postal address

Greenogue, Great Connell, Newbridge, Co. Kildare

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**

Lands surrounding and including the dwellings of 'Greatconnell' and 'Valencia Lodge',

- (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.)

Newbridge has had a large number of high-density housing estates approved in the past 2 years. Within these developments thousands of homes are being built. These developments represent a potential population increase in the town of over 8,000 people, but despite this, there appears to be no plan for an infrastructure to support those living in these homes. Already the schools in Newbridge are oversubscribed, particularly at secondary level and children from the town are expected to commute up to 30km when they are not able to find space in the town. There is no public pool in the town, no public swimming lessons, with the nearest pool being the county pool in Naas - which is not connected Newbridge by any public transport.

Contrary to the government policy of creating greener living environments, the proposed development, which is expected to house over 1000 people, has no EV charging for apartments, and within the entire development less than 1% of parking spaces cater for EV.

Given that Newbridge has been classified by the council as a commuter town, the lack of parking facilities within the development must be noted.

The train station in the town is over 3km from this development, parking at the station pre covid was already at capacity, and there is no public transport designed to take people from the existing estates to the station, it

5. Grounds

is hard to see how this development fits within the strategic plan for the town.

Within the planning application there have been assurances of a new bridge over the Liffey. These assurances have not been provided for within the proposal, in fact the traffic assessment report goes to great lengths to point out that it is not needed from a traffic management perspective. Not only was this report deficient in that it failed to fully account for the thousands of houses which have already been granted permission within the town, but all surveys were carried out during covid while lockdown and working from home was still being encouraged by the government.

The presence of a new bridge in the town is being heralded as a core strategic development for the town, to alleviate many of the traffic bottle necks which currently exist. While that is true, the developments which have been approved by both Kildare County Council and An Bord Pleanala have made the situation infinitely worse. It should also be noted that the proposed Liffey Linear Park which had been part of the development in Belin Woods, directly opposite this development on the far side of the Liffey, was originally approved to include a pathway segregated from traffic which would allow children to safely cycle to school while also acting as a local amenity has now been altered to cross over and back main R416 road. Clearly this development cannot be allowed to progress without the formal inclusion of the bridge within that permission.

The high density nature of the development is also not in keeping with other developments in the area. All other housing units within 2km of the site are

5. Grounds

all either detached or semi-detached units. Constructing these high density apartment blocks will ruin the local aesthetic.

Living on the road which accesses the site, the increase in traffic will mean that I will not be able to safely reverse onto the road. Given the restrictions of my driveway layout, to allow me safe access I will have to go to considerable expense to change the layout.

I appreciate that there is a requirement for houses in the area. Giving people access to homes is a fundamental requirement for people. It allows them stability, a place to put down roots and raise a family. To provide for that need, there is a wider requirement which this development does not allow. It takes the few spaces schools have to offer without providing for anything in return. On that ground, please reject this planning application until either additional schools are provided for, or at least until the effects of the already approved developments can be measured.

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

FEM – Received		SHU – Processed	
Initials		Initials	
Date		Date	

Notes