

The Heritage Council  
Planning Department  
Áras na hOidhreachta  
Church Lane  
Kilkenny R95 X264

4 September 2019

**Re: Strategic Housing Development Application Made to An Bord Pleanála  
Newcastle South & Ballynakelly, Newcastle, Co. Dublin**

Dear Sir/Madam

Please be advised that Cairn Homes Properties Ltd., intend to apply to An Bord Pleanála for a proposed residential development at Newcastle South & Ballynakelly, Newcastle, Co. Dublin.

Pursuant to Article 297(6) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application, including the Environmental Impact Assessment Report, is enclosed for your information. An electronic copy of the application is also provided herewith. The application may also be inspected online at the following website set up by the Applicant: [www.newcastleplanningshd.com](http://www.newcastleplanningshd.com)

In summary, the application will consist of demolition of all existing structures on site and construction of 406 no. residential units; a childcare facility (518sqm); a commercial unit (67.7sqm); a new public park (2ha), pocket parks and greenway; reservation of a School Site; new vehicular, pedestrian and cycle access from Main Street; continuation of Newcastle Boulevard (including dedicated cycleways and footpaths); additional vehicular access from existing road infrastructure at Lyons Avenue; together with all associated and ancillary infrastructure, landscaping, boundary treatments and development works on a total site of approximately 16 hectares.

The proposed development also provides for a temporary, single storey marketing suite and associated signage (including hoarding) during the construction phase of development only.

A submission or observation can be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application, relating to:

- (l) the implications of the proposed development, if carried out, for proper planning and

sustainable development in the area or areas concerned, and

- (II) the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Yours faithfully,



Declan Brassil

**Declan Brassil & Co.**