



**SIMON CLEAR & ASSOCIATES  
PLANNING AND DEVELOPMENT  
CONSULTANTS**

Minster for Culture, Heritage and the Gaeltacht  
C/O The Manager,  
Development Applications Unit,  
Department of Culture, Heritage and the Gaeltacht  
Newtown Road,  
Wexford,  
Co. Wexford.

8<sup>th</sup> February 2022

**RE: Strategic Housing Development Application made to An Bord Pleanála in respect of a Residential Development with Creche on lands at Ballymany, Newbridge, Co. Kildare.**

Briargate Developments Newbridge Limited, Auburn House, Redmond Road, Co. Wexford intend to apply to An Bord Pleanála for planning permission for a proposed development on lands at Ballymany, Newbridge, Co. Kildare.

Pursuant to Article 285(5)(a) 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 soft copy of the application is enclosed for your information.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.ballymanyshd.ie](http://www.ballymanyshd.ie)



Simon Clear B.A. Dip. T.P. MIPI  
Darran Quaile B.A. MRUP MSc BLUP MIPI  
Paula Shannon B.A. MRUP MIPI

3 TERENCE ROAD WEST,  
TERENURE,  
DUBLIN 6W  
D6W YY79,  
IRELAND.

Phone: 00-353-1-492 5934  
Fax: 00-353-1-492 7617  
E-mail: [admin@clearconsult.ie](mailto:admin@clearconsult.ie)  
Web: [www.clearconsult.ie](http://www.clearconsult.ie)  
Vat No. 9803199H

The proposed development is described in the public notices as follows:

*We, Briargate Developments Newbridge Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Ballymany, Newbridge, Co. Kildare. The application site is bounded to the north by Standhouse Road and the rear of dwellings fronting that road; to the south by Ballymany Road (R445); to the east by the gardens of houses in the Elms housing development and a playing field; and to the west by agricultural fields of Ballymany Studfarm.*

*The development will consist of future phases of a residential development of which Phase 1 (54 no. units and Link Road) is currently under construction on foot of planning Ref. 16/658 (ABP Ref. PL09.249038), which provided for 280 dwelling units, creche, nursing home and Link Road. The overall development will provide 390 no. units and creche on completion.*

*The proposed SHD residential development with creche will consist of the following:-*

- Construction of 336 no. residential units consisting of 245 no. houses, 27 no. apartments and 64 no. duplexes;*
- The 245 no. houses will comprise 2-storey, detached, semi-detached and terraced units to include:-*
  - o 17 no. 2-bed houses;*
  - o 184 no. 3-bed houses;*
  - o 44 no. 4-bed houses;*
- The 27 no. apartments are located in a part 3-storey and part 4-storey building and include:-*
  - o 13 no. 1-bed units;*
  - o 13 no. 2-bed units;*
  - o 1 no. 3-bed unit;*
- The 64 no. duplexes are located across 6 no. 2 to 3-storey buildings and include:-*
  - o 32 no. 1-bed units;*
  - o 16 no. 2-bed units;*
  - o 16 no. 3-bed units;*
- A 2-storey creche;*
- Car parking, bicycle parking, internal roads, services infrastructure, bin stores and bicycle stores;*
- Footpath improvements along Standhouse Road;*

- *Landscaping, open spaces, play areas, boundary treatment and public lighting;*
- *All associated site works and services.*

*The application contains a statement setting out how the proposal will be consistent with the objectives of the Kildare County Development Plan 2017-2023 and the Newbridge Local Area Plan 2013-2019. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Kildare County Development Plan 2017-2023 and the Newbridge Local Area Plan 2013-2019 other than in relation to the zoning of the land.*

*A Natura Impact Statement has been prepared in respect of the proposed development. The application together with the Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Kildare County Council. The application may also be inspected online at the following website set up by the applicant:*  
[www.ballymanyshd.ie](http://www.ballymanyshd.ie)

*Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie), relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and 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. Such submissions or observations must also include the following information:*

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,*
- (b) the subject matter of the submission or observations, and*

*(c) the reasons, considerations and arguments on which the submission or observations is or are based.*

*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).*

If you have any queries please do not hesitate to contact us.

Yours sincerely,

Simon Clear