

The Arts Council,  
70 Merrion Square,  
Dublin 2,  
D02 NY52.

11 June 2018

Dear Sir / Madam,

**RE: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT IN RESPECT OF LANDS AT “THE PADDOCKS”, MORRSITOWNBILLER, NEWBRIDGE, CO. KILDARE**

On behalf of the applicant, Stennock Ltd., The Grange, Newcastle Road, Lucan, Co. Dublin, please find enclosed planning application for a Strategic Housing Development on a site at Morrsitownbiller, Newbridge, Co. Kildare.

A copy of the application is enclosed, 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. An electronic copy of the application is also provided and the application documents can also be viewed at and downloaded from the following website: [www.thepaddocksnewbridge.com](http://www.thepaddocksnewbridge.com).

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

The development will consist of a residential development of 281 no. 1/2/3 bedroom units comprising 167 apartments within 5 no. 3-4 storey blocks, and 114 houses comprising 16 no. detached, 76 no. semi-detached and 22 no. terraced. Provision of a crèche (c.304 sq.m), bike and bin stores (total floor area c.336 sq.m). 460 no. car parking spaces, 406 no. bicycle parking spaces. Provision of public open spaces and completion of street network and link roads. All associated site development works, landscaping, boundary treatments and services provision. The proposed development will complete The Paddocks residential scheme (also subject to Permission Ref. 16/1013 for 39 houses and associated roads, currently under construction).

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

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If you have any enquiries please don't hesitate to contact this office.

Yours,



Trevor Sadler  
Director  
McGill Planning Ltd.

An Taisce- The National Trust for Ireland,  
Tailors' Hall,  
Back Lane,  
Dublin,  
D08 X2A3,  
Ireland.

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Yours,



Trevor Sadler  
Director  
McGill Planning Ltd.

Department of Culture, Heritage and the Gaeltacht,  
23 Kildare Street,  
Dublin,  
D02 TD30.

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Trevor Sadler  
Director  
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Fáilte Ireland,  
88-95 Amiens Street,  
Dublin 1,  
D01 WR86.

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The Heritage Council,  
Áras na hOidhreachta,  
Church Lane,  
Kilkenny,  
R95 X264.

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Director  
McGill Planning Ltd.

Irish Water,  
Colvill House,  
24-1, 26 Talbot St,  
Dublin.

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Director  
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National Transport Authority,  
Dún Scéine,  
Harcourt Lane,  
Dublin 2,  
D02 WT20.

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Trevor Sadler  
Director  
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Kildare County Childcare Committee,  
Unit 21 Thompson Enterprise Centre,  
Clane Business Park,  
Clane,  
Co. Kildare,  
W91 E6NY.

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**RE: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT IN RESPECT OF LANDS AT “THE PADDOCKS”, MORRSITOWNBILLER, NEWBRIDGE, CO. KILDARE**

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A copy of the application is enclosed, 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. An electronic copy of the application is also provided and the application documents can also be viewed at and downloaded from the following website: [www.thepaddocksnewbridge.com](http://www.thepaddocksnewbridge.com).

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

The development will consist of a residential development of 281 no. 1/2/3 bedroom units comprising 167 apartments within 5 no. 3-4 storey blocks, and 114 houses comprising 16 no. detached, 76 no. semi-detached and 22 no. terraced. Provision of a crèche (c.304 sq.m), bike and bin stores (total floor area c.336 sq.m). 460 no. car parking spaces, 406 no. bicycle parking spaces. Provision of public open spaces and completion of street network and link roads. All associated site development works, landscaping, boundary treatments and services provision. The proposed development will complete The Paddocks residential scheme (also subject to Permission Ref. 16/1013 for 39 houses and associated roads, currently under construction).

The application contains a statement setting out how the proposal will be consistent with objectives of the relevant development plan or local area plan.

The application 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.thepaddocksnewbridge.com](http://www.thepaddocksnewbridge.com).

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, 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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any enquiries please don't hesitate to contact this office.

Yours,



Trevor Sadler  
Director  
McGill Planning Ltd.

Transport Infrastructure Ireland,  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10,  
Ireland.

11 June 2018

Dear Sir / Madam,

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