



## Decisions on planning applications accompanied by an Environmental Impact Statement (EIS)

Notice is hereby given pursuant of Part II, Amendment of Miscellaneous Enactments of S.I. No. 352; Section 10 of the European Communities (Public Participation) Regulations 2010, Section 34(1A) of the Planning Development Act 2000 (as amended) and Section 172(1) of the Planning Development Act 2000 (as amended), that

Kildare County Council made a decision to **grant** planning permission for the following on the **02/08/2017**:

**Planning Ref: 16/975**

**Applicant: Tom O'Brien Appointed Receiver c/o Mazaars.**

**Development:**

Re: Planning Reference: 16/975 - Tom O'Brien, Appointed Receiver over Specified Assets of Declan Gardiner for 385 no. dwellings and associated car parking (327 no. 2 storey 3/4 bed houses; 48 no. 3-storey duplexes consisting of 24 no. 1 & 2 bed apartments and 24 no. 2 & 3 bed units, 6 no. 2-storey 2-bed townhouses and 4 no. 3-storey 3-bed townhouses) totalling 44,473 sqm gross floor area. The proposed development also includes 1 no. 2-storey crèche building (541 sqm) and associated parking; 19,449 sqm of public open space; associated internal road network; public lighting; surface water attenuation; landscaping and all associated site clearance/demolition and site development works and connections to site services. An Environment Impact Statement has been prepared in respect of the planning application. Planning Permission is sought for a period of 7 no. years to allow for development on a phased basis. The site measures approximately 13.1 Ha (12.8 Ha developable area) and is bounded by Sexes Road to the south; "Roseberry Hill" to the southeast; Mooney's Road to the north; Rickardstown House to the northwest; and Station Road to the west. The application site is proposed to be accessed from Station Road and via Roseberry Hill. As revised by Significant Further Information: the main changes include but are not limited to a reduction in the number of proposed dwellings from 385 no. to 364 no.; the removal of all duplex/apartment units and replacement with houses; revisions to overall layout, house types, design and mix including an increase in the number of 2 no. bedroom houses; increase in the amount and design of open space; alterations to boundary treatments; road improvements including changes to road design; changes to car parking; relocation and redesign of proposed crèche; revised landscaping; and other information to assist the Authority in making its decision. The revised scheme retains the proposed northern portion of the site and the proposed



**access onto Station Road. at Rickardstown & Roseberry Newbridge Co. Kildare**

**Location of Development:** Rickardstown & Roseberry, Newbridge, Co. Kildare.

The applicant and any person who made submissions or observations in writing to the planning authority in relation to the planning application in accordance with Section 37(1) of the Planning and Development Acts, 2000 (as amended) may appeal such a decision to An Bórd Pleanála.

A person may question the validity of any decision of the planning authority 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 section 50 of the Planning and Development Act 2000 as amended.

A person may question the validity of any decision on an appeal by An Bórd 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 Section 50 of the Planning and Development Act, 2000 as amended.

Information in relation to the making of an appeal may be obtained from An Bórd Pleanála's website at [www.pleanala.ie](http://www.pleanala.ie). Also refer to Section 50 of the Planning and Development Act 2000 as amended by Sections 32 and 33 of the Planning and Development Act 2010 in relation to judicial review. General information on judicial review procedures is contained on the following website; [www.citizensinformation.ie](http://www.citizensinformation.ie)

Details with regard to the planning reference referred to in this notice may also be viewed on this website on the online planning system by entering the planning reference no. 161229 in the planning file reference field.