



Decision 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 and Development Act 2000 (as amended), that

Kildare County Council made a decision to refuse planning permission for the following on the 14 July 2017:

Planning Ref : 16/658

Applicant : Cowlara Ltd

Development : Mixed-use development comprising a total of 220 No. dwelling houses; a single storey crèche facility (307sqm gross floor area) and a 120 No. bedroom nursing home facility 2 storeys in height (7,117sqm gross floor area). The proposed dwelling houses are in terraced, semi-detached and detached format and range in height from 1-2.5 storeys. Specified dwellings have the option for dormer windows in roof slopes to facilitate the option to convert the attic space of these dwellings to habitable accommodation. The proposed development also provides for the construction of a section of a new link road (c.647m) along the western part of the site incorporating a new signalised junction off Standhouse Road in accordance with SRO 5 of the Newbridge Local Area Plan 2013-2019. A new vehicular access serving the proposed nursing home is also proposed off Standhouse Road. It is also proposed to provide a new vehicular access off Ballymany Road (R445) to the south. A new pumping station is proposed in the north-western part of site. The proposed development will also provide for all site development works including alterations to ground levels and the removal and/or re-use of existing stockpiled material on site; the construction of crib (retaining) walls; the rerouting and undergrounding of overhead cables; internal access roads, car parking, footpaths, cycle paths, open space, public lighting, landscaping, 2 No. electricity sub-stations, services and boundary treatments. An Environmental Impact Statement (EIS) will be submitted to the Planning Authority with the application and will be available for inspection or purchase. 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) and the rear/side of dwellings fronting that road; to the east by the Keadeen Hotel, the gardens of houses in the Elms housing



development and a playing field; and to the west by farmland. The application is for planning permission for a period of 10 years. Revised by Significant Further Information which include, but are not restricted to, alterations to the proposed scheme, e.g. changes to layout, housing mix, open space, boundary treatment as well as reduced number of dwellings from 220 no. dwellings to 183 no. dwellings, reduction in scale of nursing home, revised proposals for removal of materials, revised phasing for the development including the provision of the Link Road and updated EIS.

Location of Development: Ballymany, Newbridge, Co. Kildare.

The applicant and any person who made submissions or observations in writing to the planning authority in relation to the planning applications in accordance with Section 37 (1) of the Planning and Development Act 2000 (as amended) may appeal such a decision to An Bord 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 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 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 Bord Pleanála's website at 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

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 number **16658** in the planning file reference field.