

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

24 January 2020

**Re: Strategic Housing Development Application to An Bord Pleanála
Site at Crodaun, Celbridge, Co. Kildare**

Dear Sir/Madam

Please be advised that Ardstone Homes Ltd., intend to apply to An Bord Pleanála for a proposed residential development at Crodaun, Celbridge, 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 copy of the application, including the Environmental Impact Assessment Report, is enclosed for your information. As agreed per telephone conversation on the 22nd January 2020 only an electronic copy of the application is required / provided herewith¹. The application may also be inspected online at the following website set up by the Applicant: www.celbridgeplanning.ie.

In summary, the application will consist of 372 no. new residential units; a childcare facility (191 sqm); a new access junction; internal road and infrastructure works; pedestrian and cycle paths and linkages; open space; and all associated site and development works.

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:

- (I) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and

¹ A hard copy can be provided upon request and receipt of this letter.

- (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,



Hennie Kallmeyer
Declan Brassil & Company