

Irish Water  
Planning Department  
Colvill House  
24-26 Talbot Street  
Dublin 1  
D01 NP86

7 June 2019

**Re: Strategic Housing Development Application Made to An Bord Pleanála**

**Capdoo, Clane, 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 Barnhall, Leixlip, 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. An electronic copy of the application is also provided herewith. The application may also be inspected online at the following website set up by the Applicant: [www.capdooPlanning.ie](http://www.capdooPlanning.ie).

In summary, the application will consist of demolition of existing structures on site and construction of 366 no. new residential units; a childcare facility (316sqm); a new Link Road connecting Colledge (Kilcock) Road (R407) to the Capdoo Park access road, a new roundabout on the Kilcock Road (R407) and all associated road realignment and junction upgrades to facilitate the Link Road, and two new vehicular access points; associated internal roads, 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

- (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,

A handwritten signature in black ink, appearing to read 'Declan Brassil', with a stylized flourish at the end.

Declan Brassil  
**Declan Brassil & Co.**