



COMHAIRLE CHONTAE CHILL DARA
Kildare County Council

PART 8 DEVELOPMENT

**PLANNING AND DEVELOPMENT ACT 2000
(AS AMENDED) – PART XI**

**PLANNING AND DEVELOPMENT REGULATIONS 2001
(AS AMENDED) - PART 8**

**SITE LOCATION: CRADDOCKSTOWN ROAD, CRADDOCKSTOWN
DEMESNE, NAAS, CO. KILDARE**

In accordance with Part XI of the (Planning & Development) Act, 2000 – 2016 and Part 8, Article 81 of the Planning and Development Regulations 2001 – 2016, notice is hereby given by Kildare County Council of a proposed residential development at Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare.

The development will comprise of:

- a) 74 no. residential units comprising of: i) 6 no. four bed units; ii) 40 no. three bed units; iii) 22 no. two bed units; iv) 6 no. one bed units; with v) renewable energy design measures for each housing unit; and b) supporting development works including (i) improvements to the Craddockstown Road adjoining and fronting the site; (ii) underground surface water attenuation; (iii) ESB substation; (iv) temporary construction signage; (v) estate signage; (vi) varied site boundary treatment comprising walls and fencing; and (vii) all associated site works.

Plans and particulars of the proposed development (Part 8 Ref No. P82017 – 005) will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, Level 2 at the address below during its public opening hours during the period from 11 April 2017 until 25 May 2017 (both dates inclusive). Plans and particulars of the proposed development will also be available to view during that period on Kildare County Council's website at www.kildare.ie/county council

Submissions and observations with respect to the proposed development and dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to Mary McCarthy, Housing Department, Level 5, at the address below before 4.00 p.m. on 12 June 2017.

All submissions and observations should be headed 'Part 8 Proposed Residential Development at Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare'.

All comments, including names of those making comments, submitted to the Council in regard to this scheme will form part of the statutorily required report to be presented to the monthly meeting of Kildare County Council. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain

REPAIR AND LEASING SCHEME FOR VACANT HOUSES

Kildare County Council is now inviting applications for the Repair and Leasing Scheme (RLS). The RLS is a key action under the Government's Rebuilding Ireland: An Action Plan for Housing and Homelessness. The objectives of this scheme are to deliver social housing quickly using long lease arrangements and to utilise existing housing stock to the maximum degree possible.

Kildare County Council will be delivering the RLS in association with Approved Housing Bodies. The maximum cost of repairs allowable under this initiative is €40,000. Property inspections will be carried out by the nominated Approved Housing Body who will identify the works required to bring the dwelling to the required standard.

The basis of the scheme is that the cost of agreed and vouched repair and improvement works are met by an Approved Housing Body funded by Kildare County Council, the cost of the work is then deducted incrementally from the lease payments over an agreed lease term.

There are a number of requirements in relation to the scheme:

- The property has to be vacant for at least 12 months, prior to submission.
- Social housing demand for the property must exist.
- The property has to be assessed as being viable to provide social housing.
- All leases will be for a duration of between 10-20 years.
- Properties must require limited works only, and be capable of being delivered within a 6 month time-frame.
- The lease payment is based on 80% (85% for apartments) of the current market rental rates for similar properties.
- A further adjustment to the lease payment is made to off-set the cost of the upgrade work until the cost of the work has been repaid.
- The scope and cost of the works, and the recoupment of the works cost through the lease payments, will be agreed between the owner and the Approved Housing Body.
- In the event that a vacant property is approved for inclusion in the RLS, Kildare County Council will have 100% nomination rights to the property.

For further details of this scheme please contact Kildare County Council's Housing Leasing Team at 045-980338 or email leasing@kildarecoco.ie. In order to be included in the 2017 programme please submit your completed application form no later than the 21 April 2017, applications received after this date, may be considered for next year's programme, subject to suitability. Please note that applications must be accompanied by recent photographs of the interior, exterior and garden. Application forms are available on Kildare County Council's website, <http://kildare.ie/county council>

KILDARE COUNTY COUNCIL
Aras Chill Dara, Devoy Park, Naas, Co. Kildare
Telephone: 045-980200 - Emergency Number
(Outside Office Hours) 1890 500 333

Facebook: [facebook.com/KildareCountyCouncil](https://www.facebook.com/KildareCountyCouncil)
Twitter: twitter.com/kildarecoco



www.kildarecountycouncil.ie

Classifieds

Call 045 897302

*It pays to
advertise with
Kildare's leading
newspaper*

Leinster Leader



**FIRST WITH
THE NEWS EVERY
TUESDAY**

**Contact our Sales Team
now on 045 897302
Email: advertising@leinsterleader.ie**

Keep up to date throughout the week on
www.leinsterleader.ie
IN PRINT ONLINE ON MOBILE