



Comhairle Contae Chill Dara Kildare County Council

PLANNING DEPARTMENT PART 8 APPLICATION FORM

For development proposed by, or on behalf of or in partnership with the
Planning Authority.

Part XI Planning & Development Act, 2000 (as amended)

Part 8 Planning & Development Regulations 2001 (as amended)

PLEASE COMPLETE THIS FORM IN FULL

INCOMPLETE SECTIONS MAY LEAD TO A DELAY IN PROCESSING
THE APPLICATION

All applications shall be sent to: Planning Department, Kildare County
Council, Level 1, Aras Chill Dara, Devoy Park, Naas, Co. Kildare.

INTERNAL OFFICE USE ONLY	
DATE RECEIVED ____/____/____	REFERENCE NO Part8/P8 2018-03
_____ Administrative Officer	_____ Date

1. DEVELOPMENT PROPOSED BY (DEPARTMENT):

Housing

2. PERSON (S) RESPONSIBLE FOR PREPARING/LEADING PART 8:

David Creighton
A/Senior Architect
Architectural Services Department
Level 5
Kildare County Council

Email: dcreighton@kildarecoco.ie

Contact No.: 045 980498

3. SITE LOCATION:

Nancy's Lane, Collegewood Manor, Ballinagappa Road, Clane, Co. Kildare

4. LEGAL INTEREST IN LAND/STRUCTURE:

The Housing and Sustainable Communities Agency (Housing Agency) is the legal, registered owner of the land that is the subject of this development proposal and has given written consent to Kildare County Council to make this Part 8 application. A copy of the consent letter is included in the Supporting Planning Statement.

Springwood Ltd is the legal, registered owner of the lands over which the site will be accessed and on which the alterations to the existing road alignment will take place. This land is included in the application site. Springwood Ltd has given written consent to Kildare County Council to make this Part 8 application. A copy of the consent letter is included in the Supporting Planning Statement.

5. SITE AREA (IN HECTARES):

3.7 Hectares

6. NATURE & EXTENT OF PROPOSED DEVELOPMENT (BRIEF DESCRIPTION):

The development will comprise of:

77 no. residential units comprising of:(i) 18 no. 2 bed apartments in 6 no. three storey buildings; (ii) 9 no. single storey 1 bed houses; (iii) 2 no. two storey 2 bed houses; (iv) 41 no. two storey 3 bed houses; and (v) 7 no. two storey 4 bed houses; with (v) renewable energy design measures for each residential unit; and b) supporting development works including; (i) underground surface water attenuation; (ii) CCTV infrastructure; (iii) pedestrian and cycle track on Nancy's Lane; (iv) ESB substation; (v) alteration to existing road alignment in Collegewood Manor; (vi) temporary construction signage; (vii) estate signage; (viii) varied site boundary treatment comprising walls and fencing; and (ix) all associated site works.

7. GROSS FLOOR AREA OF BUILDINGS/STRUCTURE (SQUARE METRES):

7,338 sqm

8. RELEVANT PLANNING HISTORY OF SITE/LAND/STRUCTURE:

Not Applicable

9. PRE-PART 8 CONSULTATION

DETAILS INCLUDING TIMES , DATES, PERSONS INVOLVED)

A preliminary meeting was held at 2.30pm Wednesday 25th January 2017 in Kildare County Council Training Room, Level 0.

Attendee's:

Patricia Conlon	Planning Section, Kildare County Council
Alaine Clarke	Planning Section, Kildare County Council
Bibhinn O'Shea	Planning Section, Kildare County Council
Adrienne Cassidy	Architects Section, Kildare County Council
David Creighton	Architects Section, Kildare County Council
George Willoughby	Transportation Section, Kildare County Council
Diarmuid Donohue	Transportation Section, Kildare County Council
John McGowan	Water Services, Kildare County Council
Naveen Jakkulla	National Development Finance Agency
David Power	National Development Finance Agency
Leanne Doherty	Coady Architects
Thomas Sexton	Coady Architects
Seán Harrington	Seán Harrington Architects
Noel Dillon	Malone O'Regan Consulting Engineers

Draft Part 8 documents were circulated to the internal sections of Kildare County Council on 27th November 2017 for comment prior to finalising the Part 8.

10. PUBLIC DISPLAY PERIOD:

INCLUDE DATES AND ATTACH COPY OF NEWSPAPER NOTICE & SITE NOTICE

Plans and particulars will be available for inspection at the offices of Kildare County Council from 20th February 2018 until 21st March 2018.

Newspaper Notice: Leinster Leader 20th February 2018

Site Notice Erected on 19th February 2018

11. HAS AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING BEEN CARRIED OUT FOR THE PROPOSED DEVELOPMENT.

No

12. HAS AN APPROPRIATE ASSESSMENT (AA) SCREENING BEEN CARRIED OUT FOR THE PROPOSED DEVELOPMENT.

Yes. A Screening Statement for the Purposes of Determining the need for Appropriate Assessment has been prepared by NM Ecology and has been included with the application.

SIGNED ON BEHALF OF PROPOSING INTERNAL DEPARTMENT

NAME:


DAVID CREIGHTON

POSITION:

A/ SENIOR ARCHITECT

DATE

19th FEBRUARY 2018.

GUIDELINES

The relevant sponsoring Internal Department shall engage with the Planning Department in respect of the proposed development through Pre-Part 8 consultation(s) to ensure:

- (a) The proposed development comes within the scope of the prescribed classes of development in Article 80 of the planning & Development Regulations 2001 (as amended), for the purposes of Section 179 of the Planning and Development Act 2000 (as amended).
- (b) The proposed development is in accordance with the policies and objectives of the County Development Plan or relevant Local Area Plan, as required under Section 178 of the Planning and Development Act 2000 (as amended)
- (c) The siting and design of the proposed development is acceptable.

- (d) The Part 8 maps, plans, elevations and related particulars are in accordance with Article 83 of the Planning and Development Regulations 2001 (as amended)
- (e) The site notice and newspaper notices are in accordance with Article 81 of the planning and Development Regulations 2001 (as amended). List of approved newspapers should be sought from the Planning Department.
- (f) The proposed development is screened in relation to EIA, AA and Flood Risk.
- (g) The proposed development is referred for the attention and response of all Council internal departments. Any revisions/amendments and/or additional documentation required by internal departments shall be incorporated into the final plans and particulars prior to the Part 8 being placed on public display.
- (h) The proposed development is referred for the attention and response of all relevant prescribed bodies, in accordance with Article 82 of the Planning & Development Regulations 2001 (as amended).
- (i) Any submissions or observations received during the public display period are forwarded for the attention and response of the proposed internal department responsible for preparing the part 8 application. The proposing internal department shall prepare a report responding to the submissions or observations received from internal departments prescribed bodies, and members of the public.
- (j) All Part 8 documentation is available to the Planning Department from the date stated in the public notices.
- (k) The part 8 application and all plans, particulars and documentation for the proposed development are to be sent to the Administrative officer in the Planning Department. This is necessary so that the Part 8 can be filed, given a unique reference number, and mapped by the Drawing office on GIS.

NOTE

The proposing internal department shall be responsible for

- Preparing a report responding to submission or observations received from prescribed bodies and members of the public;
- Listing the Part 8 on the agenda of the relevant Council/Municipal District meeting.
- Circulating all Part 8 documentation to elected members prior to the Council/Municipal District Meeting
- Presenting Chief Executive's Report to Members at Council/Municipal District.