



# 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/____-____
_____ Administrative Officer	_____ Date

**1. DEVELOPMENT PROPOSED BY (DEPARTMENT):**

Housing

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

**Letitia Hanratty, Senior Executive Architect**

Patrick Henderson, A/Senior Executive Architect

Architectural Services, Level 5,

Kildare County Council, Aras Chill Dara,

Devoy Park, Naas, Co. Kildare, W91 X77F.

Email: [ghanratty@kildarecoco.ie](mailto:ghanratty@kildarecoco.ie)

Contact No.: **045 980531**

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**3. SITE LOCATION:**

1 Patrician Avenue, Naas, Co. Kildare, W91 NF2C.

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**4. LEGAL INTEREST IN LAND/STRUCTURE:**

Kildare County Council is the legal registered owner of the land that is the subject of this proposed development proposal

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**5. SITE AREA (IN HECTARES):**

Approx. 0.06ha

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

**The proposed development comprises of the:**

- a) demolition of existing detached single storey building in the side garden of existing dwelling,
- b) demolition of single storey extension to rear of existing semi-detached dwelling,
- c) demolition of single storey shed in rear garden,
- d) demolition of parts of site boundary and the construction of replacement site boundaries and combined site entrance,
- e) Tree surgery and removal of existing trees and overgrowth,
- f) refurbishment, internal alterations, and construction of a single-storey extension to the rear of existing two storey semi-detached dwelling,
- g) construction of 2 new apartment units in a two-storey block in the side garden of existing dwelling,
- h) all associated site-works including subdivision of site to accommodate new two storey apartment block, new site boundaries, combined site entrance and associated tying in with existing road and path network including new speed ramp, new landscaping, private, semi-

private open space, shared surfaces, site drainage, car parking, public lighting, ancillary site services and development works above and below ground.

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

- a) Existing 2 storey house: **160 sq.m.**  
Area of 2 storey house to be demolished: **28 sq.m.**

- b) Existing single storey building: **29 sq.m.**  
Area of single storey building structure to be demolished: **29 sq.m.**

- c) Existing single storey shed: **5.2 sq.m.**  
Area of single storey shed to be demolished: **5.2 sq.m.**

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Total floor area of existing building structures: **194 sq.m.**

Total floor area of building structures to be demolished: **62 sq.m**

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- a) Existing 2 storey house  
Proposed 2 storey extension: **33 sq.m.**  
Proposed completed floor area of 2 storey house: **164 sq.m.**
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- d) Proposed 2 storey apartment block  
Proposed Ground floor apartment: **50 sq.m.**  
Proposed First floor apartment: **51.5 sq.m.**  
Total area of apartment block: **101.5 sq.m.**
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**Proposed Total floor area of completed structures (a+d) **265.5 sq.m.****

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

09/500013, 06/500009, 784/75, 10006/80 – Refer to Planning History Search report included with this application.

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**9. PRE-PART 8 CONSULTATION**

Pre planning technical assessment / feedback and consultation has taken place with the various sections of Kildare County Council including:

Planning, Roads Transportation and Public Safety, Environmental Health Officer, Fire Services, Environment – Flood Risk, Environment - Waste, Area Engineer and Water Services.

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**10. PUBLIC DISPLAY PERIOD:**

**INCLUDE DATES AND ATTACH COPY OF NEWSPAPER NOTICE & SITE NOTICE**

Public display period: 13/04/2022 to 11/05/2022.

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

Yes, a screening report for the purposes of determining whether the proposed development requires an Environmental Impact Assessment has been prepared and has been included with this application

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

Yes, a screening report for the purposes of determining whether the proposed development requires an Appropriate Assessment has been prepared and has been included with this application.

**SIGNED ON BEHALF OF PROPOSING INTERNAL DEPARTMENT**

**NAME:**

*Letitia Hanratty*

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Letitia Hanratty, MRIAI

**POSITION:** Senior Executive Architect

**DATE:** 20<sup>th</sup> March 2022.

## **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.