

KILDARE COUNTY COUNCIL



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

<u>Part 8 Application Form</u> <i>(For development proposed by, on behalf of or in partnership with the Planning Authority)</i> Part XI Planning & Development Act, 2000 (As Amended) Part 8 Planning & Development Regulations 2001 (As Amended)		
<u>ADMINISTRATIVE USE</u> <u>ONLY</u>	DATE RECEIVED:	REFERENCE NO: P82022.14
_____ Administrative Officer	_____ Date	
<u>ALL APPLICATIONS SHALL BE SENT TO:</u> Planning & Economic Development Department, Level 1, Aras Chill Dara, Devoy Park, Naas, Co. Kildare Telephone: 045-980845 Fax: 045-980240 E-mail: plandept@kildarecoco.ie		
PLEASE COMPLETE THIS FORM IN FULL. INCOMPLETE SECTIONS MAY LEAD TO A DELAY IN PROCESSING THE APPLICATION.		

1. **DEVELOPMENT PROPOSED BY (DEPARTMENT):** *(Relevant Sponsoring Internal Department)*

Kildare County Council, Architectural Services Dept.,

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

(Name(s), phone number & e-mail address):

Thomas Kehheher, 045 980 397, tkelleher@kildarecoco.ie

3. SITE LOCATION:

St Patricks Park, Rahtangan, Co. Kildare.

4. LEGAL INTEREST IN LAND/STRUCTURE:

Owner

5. SITE AREA (in hectares):

3.07 ha

6. NATURE & EXTENT OF PROPOSED DEVELOPMENT (brief description):

The proposed development comprises of the demolition of 15 no. dwellings, refurbishment of 25 no. dwellings, construction of 7 no. dwellings and extensive site development works to create a new landscaped public open space. These works will consist of:

- Construction of 1 no. 4-Bed 1-storey dwelling, 3 no. 3-Bed 2-storey dwellings and 3 no. 2-bed single-storey dwellings.
- Refurbishment of 17 no. vacant units and 8 no. occupied units.
- Demolition of 15 no. units to allow the development of a new landscaped public open space.
- Removal of existing hardscaped play area and replacement with a new landscaped public open space and car parking.
- The provision of new car park area on Kildare County Council lands to the north-west.
- Proposed new gate access to adjacent Kildare County Council lands.
- The removal of existing back lane and extension of existing gardens to the rear of units 657 to 662.
- Associated site development and civil works; including works to existing site and dwelling boundaries, boundaries to new dwellings; drainage, utilities, public lighting; upgrade of paths and roads, new paths and road; and hard landscaping, ancillary site services and site development works above and below ground; Extensive Site Development Works to create New Landscaped Public Open Space.

GROSS FLOOR AREA OF BUILDINGS/STRUCTURE (*square metres*):

1 No. Unit 881 dwelling – Single Storey House @ 137 sqm,

1 No. Unit 532A dwelling - Single Storey House @ 86 sqm,

1 No. Unit 532B dwelling - Single Storey House @ 86 sqm,

1 No. Unit 532C dwelling - Single Storey House @ 86 sqm,

1 No. Unit 668 dwelling – Two Storey House @ 102.9 sqm,

1 No. Unit 667 dwelling - Two Storey House @ 104 sqm,

1 No. Unit 649 dwelling - Two Storey House @ 104 sqm,

Overall area 705.9 sqm

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

No relevant planning history. Previous development completed prior to the requirement for, or exempt from Part 8.

8. PRE-PART 8 CONSULTATION

(Details including times, dates, persons involved)

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

Planning Department, Heritage Officer, Strategic Projects & Public Realm Team, Sports Partnership, Kildare/Newbridge Municipal District Office, Environment Section, Housing Section, Roads + Transportation Section, National Office for Environmental Health, Fire Service, Water Services Section, Economic Community & Cultural Development, Parks Section, National Roads Office.

PUBLIC DISPLAY PERIOD:

(Include dates and attach copy of newspaper notice & site notice)

04/11/2022 until **02/12/2022** (both dates inclusive)

Newspaper Notice published in Leinster Leader **01/11/2022**

Site Notice erected on date **04/11/2022**

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

Yes

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

Yes

SIGNED ON BEHALF OF PROPOSING INTERNAL DEPARTMENT

NAME:



NAME:

Thomas Kelleher

POSITION:

Snr. Exec. Quantity Surveyor

DATE

04/11/2022

ADVICE NOTES

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 and 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 and/or relevant Town Development Plan or 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. A total of 6 hard copies of all Part 8 documentation shall be prepared. Consultation with other internal departments should be such that reports from same will not be sought or required during the public display period.

(h) The proposed development is referred for the attention and response of all relevant Prescribed Bodies, in accordance with Article 82 of the Planning and 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 proposing 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, after the end of the public display period. This is necessary so that the Part 8 can be filed, given a unique reference number, and mapped by the Drawing Office on GIS.

The proposing Internal Department shall be responsible for:

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

Please be advised that the Planning Department will require approximately 06 weeks to assess a proposed development and complete a Chief Executive's Report. The Chief Executive's Report will be drafted by the nominated Planner in the Development Management Team and will require to be approved/counter signed by the Senior Executive Planner, Senior Planner, Director of Services, and Chief Executive, prior to being presented at Council/Municipal District Meeting.