



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/ P82022-03
_____ Administrative Officer	_____ Date

1. DEVELOPMENT PROPOSED BY (DEPARTMENT):

Housing

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

David Creighton, Senior Architect, Architectural Services Department, Level 5, Kildare County Council.
Aras Chill Dara, Devoy Park, Naas, Co. Kildare

Email: dcreighton@kildarecoco.oie

Contact No.: 045 980 498

3. SITE LOCATION:

Fortbarrington Road, Ardrew, Athy, Co.Kildare.

4. LEGAL INTEREST IN LAND/STRUCTURE:

Owner

5. SITE AREA (IN HECTARES):

2.43 ha

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

The proposed development is fully described in the public notices and consists of residential, and ancillary works.

Kildare County Council proposes the following development at a site c.2.43ha at Fortbarrington Road, Ardrew, Athy, Co.Kildare.

The construction of 73 social housing units to include:

54 no. houses (50 no. 2-storey and 4 no. bungalows, comprised of 4 no. 1-bed, 24 no. 2-bed, 20 no. 3-bed and 6 no. 4-bed) and 18 no. triplex apartments (3-storey comprised of 18 no. 1-bed) and 1 no 2-bed duplex apartment.

The proposal includes an estate community unit (104.2 sqm), a new access off Fortbarrington Road, on-street car parking (141 spaces), public and private open space, boundary treatments, new pedestrian and cycle connection to south, public lighting, site drainage works, internal road networks and footpath, ESB switchrooms/kiosks, landscaping, play area and all ancillary site services and development works above and below ground.

7. GROSS FLOOR AREA OF BUILDINGS/STRUCTURE (SQUARE METRES):
6868.362 sqm

8. RELEVANT PLANNING HISTORY OF SITE/LAND/STRUCTURE:
None

9. PRE-PART 8 CONSULTATION
DETAILS INCLUDING TIMES , DATES, PERSONS INVOLVED)

Meeting 18th December 2020 @ 11.00am

Attendance

David Creighton	Kildare Co. Council
Joe Keane	Kildare Co. Council
Carmel O'Grady	Kildare Co. Council
Eoghan Lynch	Kildare Co. Council
James Nolan	Dublin City Council
Naveen Jakula	National Development Finance Agency
Sean Harrington	Sean Harrington Architects
Ryan Gillespie	Sean Harrington Architects
Jerry Barnes	MacCabe Durney Barnes
Padraic Mc Giolla Bhríde	RPS Consulting Engineers

Meeting 4th February 2021 @ 11.00am

Attendance

David Creighton	Kildare Co. Council
Joe Keane	Kildare Co. Council
Carmel O'Grady	Kildare Co. Council
Eoghan Lynch	Kildare Co. Council
Sean Galvin	National Development Finance Agency
Naveen Jakula	National Development Finance Agency
Sean Harrington	Sean Harrington Architects
Ryan Gillespie	Sean Harrington Architects
Stephen Musiol	Sean Harrington Architects
Jerry Barnes	MacCabe Durney Barnes
Padraic Mc Giolla Bhríde	RPS Consulting Engineers
Desmond Keane	RPS Consulting Engineers

10. PUBLIC DISPLAY PERIOD:

INCLUDE DATES AND ATTACH COPY OF NEWSPAPER NOTICE & SITE NOTICE

Public Display from 01/02/2022 to 01/03/2022. Copy of newspaper notice and site notice included.

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

YES

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

YES

SIGNED ON BEHALF OF PROPOSING INTERNAL DEPARTMENT

NAME:



David Creighton

POSITION:

Senior Architect

DATE

31st January 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.