



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/ <u>P82022.14</u>
_____ Administrative Officer	_____ Date

1. DEVELOPMENT PROPOSED BY (DEPARTMENT):

Architectural Services, Housing Department, Kildare County Council.

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

Patrick Henderson

Email: phenderson@kildarecoco.ie

Contact No.: 045 980524

3. SITE LOCATION:

St. Johns Convent, New Street, Rathangan, Co. Kildare, R51 KP02

4. LEGAL INTEREST IN LAND/STRUCTURE:

The land is in the ownership of Sisters of Mercy and is in the process of being transferred into the ownership of Sophia Housing . Please see included consent letter of land transfer

5. SITE AREA (IN HECTARES):

0.676 Hectares

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

The proposed development comprises of:

- a) Demolition of existing buildings: (i) former Convent and (ii) external store.
- b) The construction of 24 no. residential units in 2 no. blocks of 2-storey height to include;
Block A
 - 7 No. 1-Bed/2P apartments
 - 5 No. 2-Bed /3P apartments

Block B

- 4 No. 1-Bed/2P apartments
- 8 No. 2-Bed/3P apartments
- c) 1 no. Community Room (56.5m²) located in Block A
- d) 2 no. bin stores (8.8 m² and 9.9 m² respectively)
- e) 2 no. bicycle stores (12.7m² and 13.5 m² respectively)
- f) 1 no. ESB substation (7m²)
- g) 32 no. car-parking spaces including;
 - 6 no. visitor spaces
 - 2 no. designated car-spaces
 - 7 no. charging points
- h) 1 no. minibus drop-off space
- i) 37 no. long-stay secure bicycle parking spaces and 12 no. short-stay bicycle parking spaces
- j) Public open space @ 985.6m² (15%)
- k) Communal open space @ 1838.5m² (27%)
- l) All associated site development works including new site entrance, access road, footpaths, boundary treatments, public lighting, drainage, utilities and services.

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

Building A – 837.5sqm

Building B – 820.3sqm

Bin Store - 9.9 sqm

Bin and Bicycle store – 36.326 sqm

ESB Kiosk – 9.7 sqm

Total proposed floor area = 1713.69.

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

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

9. 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.

10. PUBLIC DISPLAY PERIOD:

INCLUDE DATES AND ATTACH COPY OF NEWSPAPER NOTICE & SITE NOTICE

Newspaper Notice published in the Leinster Leader on 26/03/2024

Site Notice erected on 27/03/2023

Public display period from 27/03/2024 until 24/04/2024 (both days inclusive)

Last day for submissions and observations by 4:00pm 09/05/2024

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

SIGNATURE: Patrick Henderson

NAME: Patrick Henderson

POSITION: A/Senior Architect,

DATE 27/03/2024

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.

Kildare County Council,
Devoy Park,
Naas,
Co.Kildare.

W91 X77F

By Email Only

25th March 2024

To whom it may concern:

Re: Mercy Convent and Lands, New Street, Rathangan, Co. Kildare

We confirm that both the Sisters of Mercy, South Central Province (vendors) and Sophia Housing Association (purchasers), which parties have an agreement in place for the transfer of ownership of the Mercy Convent, Rathangan for use as social housing by Kildare County Council in conjunction with Sophia Housing Association, consent to Kildare County Council (or its appointed agents) submitting an application for Planning Permission for the redevelopment of the Convent and lands at New Street Rathangan.

Yours faithfully,

Sr. Patricia O' Meara

Sr Patricia O'Meara
Provincial Team, Sisters of Mercy



Kevin McCormack
Senior Development Consultant,
Sophia Housing Association