

KILDARE COUNTY COUNCIL



SITE NOTICE **PART 8 DEVELOPMENT**

Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) - Part 8

Site Location: St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02.

Proposed Development: Pursuant to the requirements of the above, notice is hereby given by Kildare County Council of a Proposed social housing development and regeneration works at St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02.

The proposed development includes:

- 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.

This application also includes an Appropriate Assessment Screening report and an Environmental Impact Assessment Screening report.

The proposal has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC), the Planning and Development Act 2000, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that an Appropriate Assessment is not required. The proposed development will not have a significant effect on a European Site.

In addition, the proposal has also undergone screening for **Environmental Impact Assessment** under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU, (and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended) and Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

In accordance with Article 120 of the planning and development Regulations 2001 (as amended), any person may, at any time before the expiration of 4 weeks beginning on **27/03/2024**, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development (Part 8 Ref No. P82024.02) will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, at the offices of **Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F** (public display area, Level 1) during its public opening hours by appointment during the period from **27/03/2024 until 24/04/2024** (both dates inclusive). Please note that an appointment may be necessary to access the building.

Plans and particulars of the proposed development will also be available to view on Kildare County Council's website at <https://consult.kildarecoco.ie/browse> and <http://www.kildare.ie/countycouncil/AllServices/Planning/Part8Schemes/>

Submissions and observations with respect to the proposed development and dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing before **4.00pm on 09/05/2024** to:

Siobhan Barry, Housing Department, Level 5, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F
or online at: <https://consult.kildarecoco.ie/browse>

All submissions and observations should be headed "**Part 8: Proposed Development at St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02. Planning Ref No. P82024.02**"

Site Notice erected on: 27/03/2024

All comments, including names of those making comments, submitted to the Council regarding to this scheme will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain. Please note that the data collected from this consultation will be shared by Kildare County Council with their consultants. Any information which you submit via Kildare County Council's websites will be treated with the highest standards of security and confidentiality, strictly in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please refer to the Privacy Statement included with the plans and particulars of the proposed development and to the Kildare County Council Public Consultation Portal Privacy Policy.

Signed on behalf of Kildare County Council: Patrick Henderson Date 27/03/2024
Patrick Henderson A/Senior Executive Architect