



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

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

Letitia Hanratty, Senior Executive Architect

John Delaney, Executive Architect
Architectural Services, Level 5,
Kildare County Council, Aras Chill Dara,
Devoy Park, Naas, Co. Kildare, W91 X77F.

Email: lhannratty@kildarecoco.ie

Contact No.: 045 980531

3. SITE LOCATION:

The former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24.

4. LEGAL INTEREST IN LAND/STRUCTURE:

Owner

5. SITE AREA (IN HECTARES):

Approx. 0.5ha

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

The proposed development comprises of the: Redevelopment of a brownfield site to provide 5 no. social houses and a new carpark to service existing Community Facility to include the following:

- a) demolition of existing 30sqm single storey flat roof service building on the northeastern side of the community facility,
- b) demolition of existing 8 sqm single storey flat roof wc on the northeastern side of the existing smaller building on site,
- c) demolition of parts of the site boundaries / entrance walls and removal of existing septic tank. The construction of replacement site boundaries and combined site entrance, to include the removal of some existing trees and overgrowth,
- d) construction of four new terraced units over two floors, comprising of 3 no. two beds dwellings and 1 no. three bed dwelling,

- f) refurbishment and internal alterations of existing single storey building onsite into a one bed dwelling,
- g) construction of a new car park, vehicular access, and pedestrian paths to service the existing community facility,
- h) all associated site-works including new site boundaries, combined site entrance and associated tying in with existing road and path network, new landscaping (private, semi-private & public open space), site drainage, new foul water treatment plant to service the 5 dwellings and existing community facility, private car parking, public lighting, ancillary site services and development works above and below ground.

The proposed 5 no. dwellings will be occupied by persons complying with Local Need requirements as set out in Table 3.4 of the Kildare County Development Plan 2023-2029.

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

Total floor area of existing buildings on site:	94 sq.m.
Total floor area of building structures to be demolished:	38 sq.m
Total floor area of building to be retained:	56 sq.m
Total floor area of all completed structure (5 dwelling):	409 sq.m

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

There is no record of a planning permission being submitted on this site.

**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, Roads Transportation and Public Safety, Environmental Health Officer, Fire Services, Parks, Environment - Waste, Area Engineer and Water Services.

10. PUBLIC DISPLAY PERIOD:

18/07/2024 to 16/08/2024

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

NAME:

Letitia Hanratty

Letitia Hanratty, MRIAI

POSITION: Senior Executive Architect

DATE: 16th July 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.