

# 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: Former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24.**

**Proposed Development** In accordance with provisions of Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001, as amended, notice is hereby given by Kildare County Council of a proposed development at this site at **the former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24.**

**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.**

The proposal has also undergone a preliminary examination 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 the Planning Authority has concluded 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.

Where any person considers that the proposed development would be likely to have significant effects on the environment, he or she may, at any time on or before **29/08/2024**, apply in accordance with the provisions of article 120 of the Planning and Development Regulations 2001, as amended, to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

The proposed development has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EC) and the Planning and Development Act 2000, as amended and the Planning Authority has determined that a Natura Impact Statement is not required in this instance.

Plans and particulars of the proposed development (**Part 8 Ref No. P82024-13**) may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F (Public Display Area, Level 1) during its public opening hours during the period between **31/07/2024 to 29/08/2024**.

Details of the Part 8 process will also be available to view on Kildare County Council's website at <https://kildarecoco.ie/AllServices/Planning/Part8Schemes/Housing/P8202413-ProposedResidentialSchemeattheformerHSEDispensarysiteCarburyCoKildare/> and <https://consult.kildarecoco.ie/en/consultation/p8202413-proposed-residential-infill-scheme-brown-field-site-former-hse-dispensary-site-carbury-co> for a period between **31/07/2024 to 29/08/2024**.

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable developments of the area in which the developments would be situated may be made in writing to on or before 4.00p.m. on **12/09/2024** 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/en/consultation/p8202413-proposed-residential-infill-scheme-brown-field-site-former-hse-dispensary-site-carbury-co>

Submissions should be headed: **"Proposed Residential Infill Scheme on brown field site at the former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24. Planning Reference No.: P82024.13"**

All comments including names of those making comments submitted to the Council in regard to this scheme, as outlined above, 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.

**Site Notice erected on: 31/07/2024**

Signed Annette Aspell

Date 23-07-2024

