



**COMHAIRLE CONTAE CHILL DARA  
Kildare County Council**

**DEVELOPMENT UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)  
AND NOTICE PURSUANT TO THE REQUIREMENTS OF PART XI, ARTICLE 81 OF THE PLANNING AND DEVELOPMENT  
REGULATIONS 2001 (AS AMENDED)**

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

Notice is hereby given, pursuant to the provisions of Part XI of the Planning and Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning and Development Regulations, 2001 (as amended) that Kildare County Council proposes a residential 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 8sqm 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,
- e) refurbishment and internal alterations of existing single storey building onsite into a one bed dwelling,
- f) construction of a new car park, vehicular access, and pedestrian paths to service the existing community facility,
- g) 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 and 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 undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC), and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that the proposed development individually or in-combination with other plans or projects would not be likely to have a significant effect on a European site and an Appropriate Assessment (AA) is not required.

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. Having regard to the provisions of the legislation, the nature and scale of the proposed development, the information provided in accordance with Schedule 7A of the Regulations, and having regard to the scale, nature and location of the proposed impacts, the potential impacts and proposed mitigation measures and the results of the any other relevant assessments of the effects on the environment, 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 (EIA) is not required.

In accordance with Section 120(3) of the Planning and Development Regulations (as amended) any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development including the AA and EIA Screening Reports and a record of the main reasons and considerations supporting the determination not to require an EIA and AA will be available for inspection and/or purchase at a fee not exceeding the reasonable cost of making a copy at **Public Display Area, Level 1, Kildare County Council, at the address below** on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period beginning on **Thursday, 18 July 2024** and ending on **Friday, 16 August 2024 during office hours**. Plans and particulars of the proposed development including the AA and EIA Screening Reports and a record of the main reasons and considerations supporting the determination not to require an EIA and AA will also be available online at

<https://kildarecoco.ie/AllServices/Planning/Part8Schemes/housing/index.html>

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to **Siobhan Barry, Administrative Officer, Housing Capital Team, Level 5, at the address below** or online via <https://consult.kildarecoco.ie>. **Submissions must be made no later than 4:00 p.m. on Friday, 30 August 2024.** Submissions should be titled **"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 the names of those making comments submitted to the Council in regard to the 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 website 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 Consultation Portal Privacy Policy.

**DÚNADH SEALADACH BÓITHRE  
FÓGRA CINNIDH  
ACHT NA mBÓITHRE, 1993  
RIALACHÁIN NA mBÓITHRE, 1994**

Tugann Comhairle Contae Chill Dara, thar ceann Coffey, fógra de réir Alt 75 d'Acht na mBóithre, 1993 agus Rialacháin na mBóithre, 1994 go ndúnfar an bóthar seo a leanas **Dé Luain, 12 Lúnasa 2024 go dtí Dé hAoine, 16 Lúnasa 2024** chun oibreacha athdhromchlaith a bhaineann le ceadúnas oscailte bóithre 2023KE0582 a éascú.

Uimh.	An Bóthar atá le Dúnadh	Ó (Acomhal le)	Go (Acomhal le)	Fad an Dúnta (ag aon tráth amháin)
1	Bóthar Bhaile na gCeapach, Claonadh, Cill Dara	L1023	R407 – R408	5 lá

**Bealaí Eile:** An R408 agus an R407.

Beidh comharthaí soiléire ar bhealaí atreoraithe, mar a comhaontaíodh leis an gComhairle agus leis an nGarda Síochána. Coinneofar rochtain éigeandála agus rochtain shrianta áitiúil.

**KILDARE COUNTY COUNCIL**  
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**TEMPORARY CLOSING OF ROADS  
NOTICE OF DECISION  
ROADS ACT, 1993  
ROADS REGULATIONS, 1994**

Kildare County Council, on behalf of Coffey, gives notice in accordance with Section 75 of the Roads Act, 1993 and the Roads Regulations, 1994 that it will close the following road on **Monday, 12 August 2024 to Friday, 16 August 2024** to facilitate resurfacing works associated with road opening licence 2023KE0582.

No	Road to be Closed	From (Junction with)	To (Junction with)	Duration of Closure (at any one time)
1	Ballinagappagh Road, Clane, Kildare	L1023	R407 – R408	5 days

**Alternative Routes:** The R408 and the R407.

Diversions routes will be clearly signposted, as agreed with the Council and An Garda Síochána. Emergency access and restricted local access will be maintained.

