



### 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.

**KILDARE COUNTY COUNCIL**  
Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91X77F.  
Telephone: 045-980200 • Emergency Number  
(Outside Office Hours) 1800 500 444  
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[www.kildarecountycouncil.ie](http://www.kildarecountycouncil.ie)

### Legal Section

### Public Notices

#### PUBLIC NOTICE Documented and Certified through the UPU : Reference No RL 003 991 208 IE

Dated: the 1st day of July 2024;

This is to inform the general public that I, Maria; here by Stake Claim to the Superior Title and the mines and mineral rights; by way of posting all corners of the land (beyond three feet); and property thereon; and the living Standing / unique landmark impression / footprint of I; woman; on this Private Property; more particularly described in the schedule hereunder written; is being transferred to the living; woman; given name; Maria Occupier of the Office of the Maria Trust; to be recorded in the Private Ledger of the Maria Estate; Public Record Eire; and the Public Office known as Tailte Eireann;

All persons; Men or Women; having any claim in respect thereof by way of sale; exchange; gift; mortgage; charge; trust; inheritance; possession; lease; ten or otherwise howsoever are requested to inform the same in writing to the under-photographed having their Office at: C/- Gerry Loftus 16 Lower Eyre Street, Newbridge, Kildare within fourteen days from the date hereof failing which; the claim or claims if any of such persons; man or woman; will be considered to have been waived and abandoned and this transfer shall be lawfully complete;

Schedule Above Referred To:

- Property Legally Once known As: a plot of ground with the cottage thereon being part of the Townland of MOOREFIELD and Barony of CONNELL shown as Plan (s) 282 edged RED on the Registry Map (OS Map ref (s) 23/6); Folio 13265
- Private Property Now Lawfully Known As: Ah Moriah Estate.

### Planning Notices

**Carlow County Council:** We, Kevin McDonald and Vanessa Curran, are applying for permission for the renovation and extensions of existing derelict cottage proposed garage/store, installation of a treatment plant and percolation area and all associated site works at Ballinkillin, Co.Carlow. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority, Athy Road, Carlow during its public opening hours. A submission or observation in relation to the planning application may be made in writing to the planning authority on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission. Signed: Byrne & McCabe Design Ltd, Architecture & Engineering Services. Tel: 059 972568

**LAOIS COUNTY COUNCIL:** We, Ruairi Dunne & Aoife Sullivan are applying for Planning Permission to Construct a Proposed Dwelling House, Garage, Septic Tank & Percolation Area and Change Existing Agricultural Entrance to provide a New Dwelling Site Entrance and to include all Associated Ancillary works at Cashel, Portlaoise, Co. Laois. This Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the Application. (Q Architecture Design & Consultancy, Portlaoise, Ph 087 2245884)

**LAOIS COUNTY COUNCIL:** I, James Lewis, C/o Daniel Keane, RIAI (Arch Tech), 20 Church St., Portlaoise, Co. Laois, intend to apply for Planning Permission for a house, domestic garage, septic tank treatment system and all associated site works at Cappakeel, Emo, Co. Laois. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. A submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within a period of 5 weeks beginning on the date of receipt by the authority of the application.

### Planning Notices

**CARLOW COUNTY COUNCIL:** Eric Hayden wishes to apply to Carlow County Council for full planning permission to refurbish and alter an existing dwelling, the permission consists of, constructing a new doorway and replacing the existing doorway with fixed windows at, Knockarda, Palatine, Co.Carlow. The planning application may be inspected or purchased at a fee, €34, not exceeding the reasonable cost of making a copy at the offices of County Council, County Buildings, during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of prescribed fee within the period of five weeks beginning on the date of receipt by the authority of the application. Such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

**CARLOW COUNTY COUNCIL:** I, Nicholas Ryan intend to apply for Retention Permission for as constructed agricultural shed (floors, walls and portal frame) and the standalone pump house and permission to complete the shed (side wall and roof sheeting) and associated site works to facilitate the development at Kellistown East, Co. Carlow. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and that a submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission. (kahoedesign.ie)

**LAOIS COUNTY COUNCIL:** I, John Ryan, intend to apply for Retention Permission to Retain 3 no. domestic stores and all associated site works at Errill village, Co. Laois. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. A submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within a period of 5 weeks beginning on the date of receipt by the authority of the application.

Place your planning or special notice advert early in the week to avoid disappointment