



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/ <u>P82023.06</u>
_____ Administrative Officer	_____ Date

1. DEVELOPMENT PROPOSED BY (DEPARTMENT):

Architectural Services, Housing Department, Kildare County Council.

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

Alex Dutczak

Email: adutczak@kildarecoco.ie

Contact No.: [0877057634](tel:0877057634)

3. SITE LOCATION:

Station Road, Kildare Town, Co. Kildare.

4. LEGAL INTEREST IN LAND/STRUCTURE:

The land is in the ownership Kildare County Kildare

5. SITE AREA (IN HECTARES):

0.5 Hectares.

(total site area)

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

- The construction of 30 social housing units to include:
 - 5no. 3 bedroom two storey duplex apartments;
 - 1no. 3 bedroom three storey house;
 - 2no. 2 bedroom two storey houses;
 - 2no. 2 bedroom single storey apartments;

- 4no. 2 bedroom 3 person single storey apartments;
- 6no. 2 bedroom two storey duplex apartments;
- 10no. 1 bedroom single storey apartments;
- The construction of ancillary structures to include ESB substation and switchroom, secure cycle storage rooms;
- Associated site works to include:
 - Demolition of 2no. existing cottages and associated ancillary structures on Station Road;
 - Erection of new boundary treatment to south, east and north boundaries;
 - New vehicular and pedestrian entrance from Station Road;
- Provision of 26no. vehicle parking spaces, 54 no. residents bicycle parking spaces, 16no. visitor bicycle parking spaces
- New landscaping, internal vehicular and pedestrian shared surface route, public lighting, site drainage works, ancillary site services and development works above and below ground.

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

2053 sqm across 30 units – refer to Housing Quality Assessment 2308-X-SH-SCA-AR-HQA-4

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

This project is part of “Town Centre Living” Architectural Design Competition commissioned by DHLGH in 2023.

9. PRE-PART 8 CONSULTATION

DETAILS INCLUDING TIMES , DATES, PERSONS INVOLVED)

A presentation was circulated to all MD Councillors in December 2024, followed by a presentation on 15th of January 2025. The internal department have been consulted, including full workshops with planning in early 2024 and September 2024.

10. PUBLIC DISPLAY PERIOD:

INCLUDE DATES AND ATTACH COPY OF NEWSPAPER NOTICE & SITE NOTICE

Newspaper Notice published in the Leinster Leader on 28/01/2025

Site Notices erected on 30/01/2025

Public display period from 30/01/2025 until 27/02/2025 (both days inclusive)

Last day for submissions and observations by 4:00pm 13/03/2025

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

SIGNATURE:  _____

NAME: Alex Dutczak _____

POSITION: Executive Architect, _____

DATE 30/01/2025 _____

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.