

KILDARE COUNTY COUNCIL



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

**Part 8 Application Form**

*(for development proposed by, 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)

<b><u>ADMINISTRATIVE USE</u></b> <b><u>ONLY</u></b>	<b>DATE RECEIVED:</b>	<b>REFERENCE NO:</b>
_____	_____	_____
<b>Administrative Officer</b>	<b>Date</b>	

**ALL APPLICATIONS SHALL BE SENT TO:**

**Planning & Economic Development Department, Level 1, Aras Chill Dara, Devoy  
Park, Naas, Co. Kildare**

**Telephone: 045-980845 Fax: 045-980240 E-mail: [plandept@kildarecoco.ie](mailto:plandept@kildarecoco.ie)**

**PLEASE COMPLETE THIS FORM IN FULL.**

**INCOMPLETE SECTIONS MAY LEAD TO A DELAY IN PROCESSING THE  
APPLICATION.**

**1. DEVELOPMENT PROPOSED BY:**

Kildare County Council

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

Colm Cosgrove

Project Coordinator, Strategic Projects and Public Realm Team, Kildare County Council.

Email: [ccosgrove@kildarecoco.ie](mailto:ccosgrove@kildarecoco.ie)

Contact no. (045) 980359

**3. SITE LOCATION:**

Site consisting of the existing Newbridge (County) Library, the existing carpark and surrounding public realm to Main Street and Athgarvan Road, Newbridge. Co. Kildare

**4. LEGAL INTEREST IN LAND/STRUCTURE:**

The site is in the ownership of Kildare County Council.

Please note works are proposed to the shared boundary with No. 1 Athgarvan Road, Newbridge. A letter of consent from the owner for these works is attached to this application.

**5. SITE AREA (Hectares):**

0.4082 Ha

**6. NATURE & EXTENT OF PROPOSED DEVELOPMENT (Brief Description):**

Refurbishment and extension of the existing Newbridge (County) Library, which is a Protected Structure, to create the new Kildare County Library, Archives and Cultural Centre. The proposal involves the demolition of the existing single storey 1970's extension to the Protected Structure. The proposed development will range from one to three storeys in height. The gross internal floor area for the Protected Structure is 300 sq.m. and the new extension is 1960 sq.m. The total Gross Internal Floor area of the development is 2260 sq.m. The proposed development will include minor internal alterations to the Protected Structure.

Landscaping, public realm works, and ancillary external works are also proposed as part of the development. External works include the relocation of the vehicular entrance from Main Street to Athgarvan Road, landscaping works to create a new external courtyard (707 sqm) including 13 no. parking spaces, a bicycle parking store, and a refuse store. Public Realm works (2365 sqm) include - new hard landscaping to the footpaths around the library,

modifications to the Main Street public realm to provide a loading bay, bus stop and 2 no. accessible car parking spaces alongside the provision of a new cycle lane.

**6. GROSS FLOOR AREA OF BUILDINGS/STRUCTURES (Square metres):**

2260 sqm

**7. RELEVANT PLANNING HISTORY OF SITE/LAND/STRUCTURE:**

n/a

**8. HAS PRE-PART 8 CONSULTATION TAKEN PLACE: Yes**

Details, including times, dates, persons involved:

Consultation took place online at 11am on 23<sup>rd</sup> March 2022

Planning Department	Emer Ni Fatharta, Kehinde Oluwatusin, Elaine Donohue
Forward Planning Department	Bridget Loughlin - Heritage Officer Ruth Kidney – Conservation Officer
Transportation Department	George Willoughby Diarmuid Donohue, Colm Lynch, Brenda Cuddy
Area Engineer	Donal Hodgins
Active Travel Unit	Donal Hodgins
Environment	Earnan McGee, Aidan Murray
Water Services Department	Fathalla Ibrahim, David Hall
Fire Services Department	Celina Barrett
Climate Action Office	Paula O'Rourke

Consultation took place online on 9am 7<sup>th</sup> April 2022

Forward Planning Department - Ruth Kidney – Conservation Officer

Responses received by email from the following:

Climate Action Office	Paula O'Rourke 01/04/2022
Water Services Department	David Hall 01/04/2022
Irish Water	David Lee 01/04/2022
Transportation Department	George Willoughby 01/04/2022
Conservation Officer	Ruth Kidney 07/04/2022
Leisure and Recreation	Simon Wallace 11/07/2022
Active Travel Unit	Donal Hodges 16/12/2022

**9. PUBLIC DISPLAY PERIOD:**

9am to 5pm **10 May 2023 to 21 June 2023** (both dates inclusive).

Newspaper Notice: Leinster Leader & Kildare Nationalist published 9<sup>th</sup> May 2023

Site Notice erected on 9<sup>th</sup> May 2023

**10. HAS (EIA) SCREENING BEEN CARRIED OUT FOR THE PROPOSED DEVELOPMENT:**

Yes: A Screening Statement for the purposes of determining the need for Environmental Impact Assessment was prepared by MDB Services and is included with the application.

**11. HAS AN APPROPRIATE ASSESSMENT (AA) SCREENING BEEN CARRIED OUT FOR THE PROPOSED DEVELOPMENT:**

Yes, A Screening Statement for the purposes of determining the need for an Appropriate Assessment was prepared by NM Ecological Services and is included with the application.

**SIGNED ON BEHALF OF PROPOSING INTERNAL DEPARTMENT:**



**Colm Cosgrove** Executive Architect,  
Strategic Projects and Public Realm Team, Housing and Regeneration Department,  
Kildare County Council

**DATE:** 9/5/23



1 Athgarvan Road,  
Newbridge,  
Co. Kildare.

Friday 13<sup>th</sup> January 2023

To whom it may concern,

**RE: PLANNING PROCEDURE UNDER PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS**

2001 - Proposed construction of new County Library by Kildare County Council including refurbishment and extension of existing Local Studies Building, demolition of the existing 1970's Newbridge Library, construction of new extension to rear and side, new landscaping, public realm works and ancillary external works and relocation of the vehicular entrance from Main Street to Athgarvan Road, at Athgarvan Road, Newbridge, Co. Kildare

We are the owners of number 1 Athgarvan Road, Newbridge, Co. Kildare and we are writing to confirm the following –

1. We support the Part 8 application by Kildare County Council for the proposed new library and associated works mentioned above, subject to the addition of amendments as shown in the attached document by Metropolitan Workshop: Report on Response to Neighbour's Concerns: "2300111\_2104\_KildareCountyLibrary\_Neighbours MeetingRev04"
2. We consent to the proposed construction on the shared boundary including rebuilding of part of the boundary wall and construction of new wall to front boundary as shown on Metropolitan Workshop Drawings No. "KCL-MW-ZZ-ZZ-SK-A-104013-Proposed neighbouring wall" and "KCL-MET-ZZ-ZZ-DR-A-800032-Store Drawings." Accordingly, this consent is based on our boundary and title deeds maps being respected.

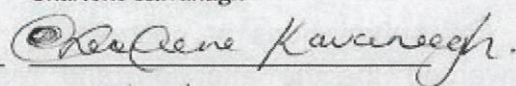
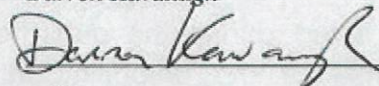
Finally, we want to thank Kildare County Council (KCC) and our great neighbours in the Library for engaging with us on this proposed exciting and innovative new state of the art Library for the town of Newbridge and we look forward to its successful realisation in due course.

Yours faithfully,

Name: Darren Kavanagh

Charlene Kavanagh

Signed:



Date:

13<sup>th</sup> Jan 2023

13<sup>th</sup> Jan 2023

Address:

1 Athgarvan Road,  
Newbridge,  
Co. Kildare.

1 Athgarvan Road,  
Newbridge,  
Co. Kildare.



### **ADVICE NOTES**

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 and 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 and/or relevant Town Development Plan or 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. A total of 6 hard copies of all Part 8 documentation shall be prepared. Consultation with other internal departments should be such that reports from same will not be sought or required during the public display period.

**(h)** The proposed development is referred for the attention and response of all relevant Prescribed Bodies, in accordance with Article 82 of the Planning and 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 proposing 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, after the end of the public display period. This is necessary so that the Part 8 can be filed, given a unique reference number, and mapped by the Drawing Office on GIS.

The proposing Internal Department shall be responsible for:

- Preparing a report responding to submissions or observations received from prescribed bodies and members of the public;
- Listing the Part 8 on agenda of Council/Municipal District Meeting;
- Circulating all Part 8 documentation to Members prior to Council/ Municipal District Meeting;
- Presenting Chief Executive's Report to Members at Council/ Municipal District.

Please be advised that the Planning Department will require approximately 20 weeks to assess a proposed development and complete a Chief Executive's Report. The Chief Executive's Report will be drafted by the nominated Planner in the Development Management Team, and will require to be approved/counter signed by the Senior Executive Planner, Senior Planner, Director of Services, and Chief Executive, prior to being presented at Council/Municipal District Meeting.