

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)

ADMINISTRATIVE USE

DATE RECEIVED:

REFERENCE NO:

ONLY

Administrative Officer

Date

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

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:

Sharon Whelan,
Project Manager,
Architectural Service Department,
Kildare County Council.
Email: swhelan@kildarecoco.ie.
Contact no. (045) 980508

3. SITE LOCATION:

Site consisting of part of the existing overflow carpark and adjoining green field site to the west of Aras Chill Dara, Devoy Park, Naas, County Kildare.

4. LEGAL INTEREST IN LAND/STRUCTURE:

The site is in the ownership of the Housing Agency. Please refer to the attached letter from the Housing Agency to Mr. Peter Carey, Chief Executive, Kildare County Council.

5. SITE AREA (*Hectares*):

Approximately 0.6 Ha

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

MERITS' vision is to serve the emerging technology sector by connecting organizations and people, and to act as a center of excellence in supporting innovative companies across the region.

The new, purpose built, co-working incubation and accelerator space for technology entrepreneurs and technology businesses will partner directly with Maynooth University and MaynoothWorks (MW) to extend and enhance the technology ecosystem in the region.

The space will provide the co-working community with the supports and networks that technology entrepreneurs and businesses need to start, grow and internationalise. Access to shared innovation tools, partnerships and connections with Maynooth

University will enhance these opportunities.

The intent is that the new space will be a significant 'step' change in the provision of space that fosters work, incubation and innovation, far superior to existing space in the Mid-East Region.

Proposed new two storey Mid Eastern Region Innovation Think Space (MERITS) building with co-working incubation and accelerator space for technology entrepreneurs and technology businesses on a site of approx. 0.6 Ha. to include the provision of entrance reception area with canopy and signage; café; community rooms; meeting rooms; managers office; conference area / function room, open plan office for hot desks and 10 no. business start-up office space; kitchenettes; associated service rooms; plantrooms; storage rooms; male, female and accessible toilets over two floors consisting of 1,210 sqm.

A new vehicular ramp, pedestrian steps and ramp from the existing Aras Chill Dara car park, alteration and relocation of the existing 36 no carparking spaces providing a total of 91 carparking spaces on the site including 3 accessible carparking spaces 6 electric charging car parking spaces; 3 motor bike spaces and a sheltered bike parking area. The proposed development will provide an additional 55 no. carparking spaces for the proposed MERITS building.

The proposals include all necessary services including on site water attenuation; utility and associated site works

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

1,210 sqm

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

Part over flow car park for Aras Chill Dara and green field site.

8. HAS PRE-PART 8 CONSULTATION TAKEN PLACE:

Details, including times, dates, persons involved:

From January 26th 2018 to February 7th 2018.

Planning Department - Liam McGree, Senior Planner

Forward Planning Department - Michael Kenny, Senior Planner and Bridget Loughlin, Heritage Officer.

Transportation Department - George Willoughby, Senior Executive Engineer and Diarmuid Donohue

Environment - Aidan Murray, Senior Engineer

Water Services Department - Fathalla Ibrahim, Senior Architect

Fire Services Department - Celina Barrett, Chief Fire Officer

Irish Water

9. PUBLIC DISPLAY PERIOD:

Plans and particulars of the proposed development (Part 8 Ref No. P82018.004) will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, Level 2, Áras Chill Dara, Devoy Park, Naas, Co. Kildare during its public opening hours during the period from **13th February 2018** until **13th March 2018** (both dates inclusive).

Newspaper Notice: Leinster Leader 13th February, 2018.

Site Notice erected on 13th February, 2018.

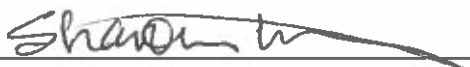
10. HAS ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING BEEN CARRIED OUT FOR THE PROPOSED DEVELOPMENT:

No.

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

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

SIGNED ON BEHALF OF PROPOSING INTERNAL DEPARTMENT:



DATE: 12.02.2018

Gníomhaireacht Tithíochta · Housing Agency
53 Sráid an Mhóta Uachtarach · 53 Mount Street Upper
Baile Átha Cliath, D02 KT73 · Dublin, D02 KT73
T: 01 656 4100 · info@housingagency.ie
ag cothú pobal inbhuanaithe · promoting sustainable communities



24th July 2017

Mr. Peter Carey
Chief Executive
Kildare County Council
Áras Chill Dara
Devoy Park, Naas,
Co. Kildare W91 X77F

Re: Devoy Barracks Land, Naas, County Kildare

Dear Mr. Carey,

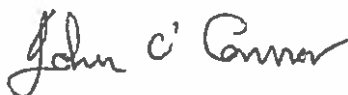
I refer to your letter of 3rd July, 2017 regarding the above site, which is in the ownership of the Housing Agency. I acknowledge that the site is zoned for mixed use.

The Housing Agency supports the use of land in accordance with proper planning and development; and is particularly supportive of mixed use development. We agree to the preparation of a conceptual design as discussed and outlined in your letter.

The Housing Agency agrees to Kildare County Council proceeding with the design and proposals for a Tech Hub / Enterprise Innovation Centre on part of the site. In principal, should the development proceed it is agreed, subject to Ministerial and approval of the Board of the Housing Agency, that the site or part of the site will be transferred to Kildare County Council. Where the land ownership is being retained by Kildare County Council, on a not for profit basis, there would be no site cost charged to the Council.

I confirm that the Housing Agency gives its approval to Kildare County Council proceeding as outlined in your letter of the 3rd July; and that there are no constraints or costs that will apply to the Council from the Agency.

Yours sincerely



John O'Connor
Chief Executive Officer