PART 8 DEVELOPMENT
PLANNING AND DEVELOPMENT ACT 2000
(AS AMENDED) – PART XI
PLANNING AND DEVELOPMENT REGULATIONS 2001
(AS AMENDED) – PART 8
SITE LOCATION: CRADDOCKSTOWN ROAD, CRADDOCKSTOWN
Demiesne, Naas, Co. Kildare

In accordance with Part XI of the Planning & Development Act, 2000 - 2016, Part 8, Article 81 of the Planning and Development Regulations 2001 – 2016, notice is hereby given by Kildare County Council of a proposed residential development at Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare.

The development will comprise:

- at least 74 no. residential units comprising (i) 6 no. four bed units; (ii) 40 no. three bed units; (iii) 22 no. two bed units; (iv) 6 no. one bed units; (v) 12 no. two storey family units; (vi) 5 no. two storey office units; and (vii) retail units
- and (b) supporting development works including (i) improvements to the Craddockstown Road, including the widening of the road; (ii) improvements to the existing and proposed public open spaces and amenity areas; (iii) improvements to the existing and proposed pedestrian footpaths; (iv) improvements to the existing and proposed vehicular roadways and parking bays; and (v) improvements to the existing and proposed drainage systems.
- to be provided in compliance with the Planning and Development Regulations 2001 – 2016
- to be included in the Development Plan
- and the Development Plan to be adopted by the Council within the time frame required by law.

All comments, including names of those making comments, submitted to the Council in regard to this scheme will form part of the statutory required report to be presented to the monthly meeting of Kildare County Council. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

REPAIR AND LEASING SCHEME FOR VACANT HOUSES

Kildare County Council is now inviting applications for the Repair and Leasing Scheme (RLS). The RLS is a key action under the Government’s Rebuilding Ireland: An Action Plan for Housing and Homelessness. The objectives of this scheme are to deliver social housing quickly using long lease arrangements and to utilise existing housing stock to the maximum degree possible.

Kildare County Council will be delivering the RLS in association with Approved Housing Bodies. The maximum cost of repairs allowable under this initiative is €400,000. Property inspections will be carried out by the nominated Approved Housing Body who will identify the works required to bring the dwelling to the required standard.

The basis of the scheme is that the cost of agreed and vouched repair and improvement works are met by an Approved Housing Body funded by Kildare County Council; the cost of the work is then deducted incrementally from the lease payments over an agreed lease term.

There are a number of requirements in relation to the scheme:
- The property must be available for at least 12 months to the council.
- Social housing demand for the property must exist.
- The property must have been assessed as being suitable to provide social housing.
- All works will be for a duration of between 10-20 years.
- Properties must require limited works only, and be capable of being delivered within a 6 month timeframe.
- The lease payment is based on 80% (95% for apartments) of the current market rental rates for similar properties.
- A further adjustment to the lease payment is made to offset the cost of the upgrade work until the cost of the work has been repaid.
- The scope and cost of the works, and the recoupment of the works cost through the lease payments, will be agreed between the owner and the Approved Housing Body.
- In the event that a vacant property is approved for inclusion in the RLS, Kildare County Council will have 100% nomination rights to the property.

For further details of this scheme please contact Kildare County Council’s Housing Leasing Team at 045-949339 or email leasing@kildarecouncil.ie. In order to be included in the 2017 programme please submit your application form in accordance with the requirements as soon as possible. No applications will be accepted after the 31st December 2016.

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