

**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**  
**ONLY**

**DATE RECEIVED:**

**REFERENCE NO:**

\_\_\_\_\_  
**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](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:**

Housing, Kildare County Council.

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

Letitia Hanratty, Project Manager- Housing Capital.

Architectural Services Department,

Housing,

Kildare County Council,

Devoy Park,

Naas,

Co. Kildare.

**E:** [lharratty@kildarecoco.ie](mailto:lharratty@kildarecoco.ie)

**P:** 045-980509

**3. SITE LOCATION:**

Beechgrove, Rathangan, Kildare, Co. Kildare.

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

Full owner.

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

2.2 hectares.

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

The proposed development will comprise of:

a) 18 no. residential units comprising of:

i) 4 no. one bed, semi-detached single storey houses,

ii) 2 no. three bed, detached single storey houses,

iii) 2 no. four bed, semi-detached two storey houses,

iv) 6 no. three bed, semi-detached and end of terrace two storey houses,

v) 4 no. two bed, terraced two storey houses,

b) removal of partially completed road not in use or in operation including associated underground services for its incorporation and inclusion into the public open space,

c) all associated site-works including the construction of site boundaries, landscaping, footpath, roads, car parking spaces, street lighting, ducting for utilities, formation of new connections to existing public foul and surface water drainage, and existing utilities.

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

1624sq.m.

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

The site received Part VIII Planning approval in November 2004 for the construction of 10 no units and the development of a further 18 serviced sites for affordable housing. To date, none of the affordable housing sites have been developed and as a result Kildare County Council wish to develop these sites as housing units for social housing to address current housing demand.

The site forms part of an existing local authority housing scheme Beechgove.

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

(If yes give details, including time(s), date(s), persons involved)

Yes during the months of February and May 2017.

Planning: Patricia Conlan, SE Planner.

Roads and Transportation: George Willoughby, SE Engineer.

Environment: Aidan Murray, SE Engineer.

Water Services: John Mc Gowan, SEngineer.

Area Engineer: Brigitte Rea and Darren Hughes, SE Engineer.

Fire Services: Celina Barrett, Chief Fire Officer.

Community and Culture: Gerry Halton, SEO.

Environmental Health: Robert Doyle, EHO.

**9. PUBLIC DISPLAY PERIOD:**

*(Include dates & attach copies of newspaper notice & site notice)*

Newspaper Notice: Leinster Leader, on Tuesday 4<sup>th</sup> July 2017.

Site notice erected: Tuesday 4<sup>th</sup> July 2017.

**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. Please see attached report carried out by Openfield.

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

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**DATE:**

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### **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 XX 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.