

KILDARE COUNTY COUNCIL



SITE NOTICE **PART 8 DEVELOPMENT**

Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) - Part 8

Site Location: 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare.

Proposed Development In accordance with provisions of Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001, as amended, notice is hereby given by Kildare County Council for a proposed residential development for older persons on a site at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare.

The development will include:

- a) 44 no. residential units across three blocks comprising of:
 - a. 37 no. one bed units
 - b. 7 no. two bed units
- b) Associated communal and public open spaces and a rear garden pavilion
- c) Demolition of the three existing terraced cottages fronting Sallins Road and the non-original fabric alterations and additions of Beaufort House
- d) Beaufort House is proposed to be retained and repurposed to facilitate a community room for the proposed residents
- e) 4 surface car parking spaces within the central courtyard and additional car parking spaces (20) within the existing town centre car park located opposite the site will be made available to future residents
- f) Vehicular access to the site is proposed from Sallins Road via a right of way across Father Murphy's Place along the southern boundary
- g) A pedestrian crossing is proposed at the front of the site, across Sallins Road
- h) A bridge is proposed to the rear of the site across the Mill Lane stream connecting the site to the rear Luisne Gardens open space
- i) Associated site and infrastructural works including provision for: (a) a single storey plant room (b) bicycle parking (c) public lighting (d) bin storage (e) temporary construction signage and
- j) All associated site development works, including removal of some existing vegetation from the site in advance of construction works.

The proposal has also undergone a preliminary examination under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU, (and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended) and the Planning Authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

Where any person considers that the proposed development would be likely to have significant effects on the environment, he or she may, at any time on or before **01/05/2026**, apply in accordance with the provisions of article 120 of the Planning and Development Regulations 2001, as amended, to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

The proposed development has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EC) and the Planning and Development Act 2000, as amended and the Planning Authority has determined that a Natura Impact Statement is not required in this instance.

Plans and particulars of the proposed development (**Part 8 Ref No. P82026.04**) may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F (Public Display Area, Level 1) during its public opening hours during the period between **02/04/2026 to 01/05/2026**.

Details of the Part 8 process will also be available to view on Kildare County Council's website at <https://consult.kildarecoco.ie/en/browse> And <https://consult.kildarecoco.ie/en/consultation/p8202604-part-8-proposed-residential-development-older-persons-13-18-sallins-road-beaufort-cottage> between **02/04/2026 to 18/05/2026**.

Submissions and/or observations with respect to the proposed development and dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing before 4.00pm on **18/05/2026** to:

Conor Moore, Architectural Services Department, Level 5, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F Or online at: <https://consult.kildarecoco.ie/en/consultation/p8202604-part-8-proposed-residential-development-older-persons-13-18-sallins-road-beaufort-cottage>



Submissions should be headed: **"Proposed residential development for older persons on a site at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare, Planning Reference No. P82026.04"**.

All comments including names of those making comments submitted to the Council in regard to this scheme, as outlined above, will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Please note that the data collected from this consultation will be shared by Kildare County Council with their Consultants. Any information which you submit via Kildare County Council's websites will be treated with the highest standards of security and confidentiality, strictly in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please refer to the Privacy Statement included with the plans and particulars of the proposed development and to the Kildare County Council Public Consultation Portal Privacy Policy.

Signed on behalf of Kildare County Council: Patrick Henderson Date 02/04/2026
Patrick Henderson A/Senior Architect