



Comhairle Contae Chill Dara Kildare County Council

PLANNING DEPARTMENT PART 8 APPLICATION FORM

For development proposed by, or 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)

PLEASE COMPLETE THIS FORM IN FULL

INCOMPLETE SECTIONS MAY LEAD TO A DELAY IN PROCESSING
THE APPLICATION

All applications shall be sent to: Planning Department, Kildare County
Council, Level 1, Aras Chill Dara, Devoy Park, Naas, Co. Kildare.

INTERNAL OFFICE USE ONLY	
DATE RECEIVED ____ / ____ / ____	REFERENCE NO Part8/ <u>P82026.08</u>
_____ Administrative Officer	_____ Date

1. DEVELOPMENT PROPOSED BY (DEPARTMENT):

Architectural Services, Housing Department, Kildare County Council.

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

Patrick Henderson

Email: phenderson@kildarecoco.ie

Contact No.: 045 980524

3. SITE LOCATION:

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

4. LEGAL INTEREST IN LAND/STRUCTURE:

Nas na Riogh Housing Association clg

5. SITE AREA (IN HECTARES):

0.4830 Hectares

6. NATURE & EXTENT OF PROPOSED DEVELOPMENT (BRIEF DESCRIPTION):

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.

7. GROSS FLOOR AREA OF BUILDINGS/STRUCTURE (SQUARE METRES):

Proposed buildings area footprint = 1135 m²

Total proposed floor area = 3249 m²

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

Part 8 Planning application withdrawn Reference number: P82026.04.

There are no other recorded planning applications relating to this site.

Any structures currently present were constructed prior to the introduction of statutory planning controls in Ireland (circa 1964) and therefore pre-date the requirement for planning permission.

9. PRE-PART 8 CONSULTATION

DETAILS INCLUDING TIMES , DATES, PERSONS INVOLVED)

Pre-planning technical assessment / feedback and consultation has taken place with the various sections of Kildare County Council including:

Planning Department, Heritage Officer, Strategic Projects & Public Realm Team, Sports Partnership, Naas Municipal District Office, Environment Section, Housing Section, Roads + Transportation Section, National Office for Environmental Health, Fire Service, Uisce Eireann, Economic Community & Cultural Development, Parks Section, National Roads Office.

10. PUBLIC DISPLAY PERIOD:

INCLUDE DATES AND ATTACH COPY OF NEWSPAPER NOTICE & SITE NOTICE

Newspaper Notice published in the Leinster Leader on 12/05/2026

Site Notice erected on 13/05/2026

Public display period from 13/05/2026 until 11/06/2026 (both days inclusive)

Last day for submissions and observations by 4:00pm 25/06/2026

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

Yes _____

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

Yes _____

SIGNED ON BEHALF OF PROPOSING INTERNAL DEPARTMENT

SIGNATURE: Patrick Henderson

NAME: Patrick Henderson

POSITION: A/Senior Architect,

DATE 13/05/2026

GUIDELINES

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 & 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 or relevant 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.
- (h) The proposed development is referred for the attention and response of all relevant prescribed bodies, in accordance with Article 82 of the Planning & 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 proposed 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. This is necessary so that the Part 8 can be filed, given a unique reference number, and mapped by the Drawing office on GIS.

NOTE

The proposing internal department shall be responsible for

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