

# 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)

|                                                                                                                                                                                                                                                                                                                 |                       |                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------|
| <b><u>ADMINISTRATIVE USE</u></b><br><b><u>ONLY</u></b>                                                                                                                                                                                                                                                          | <b>DATE RECEIVED:</b> | <b>REFERENCE NO:</b><br><b>P82026.09</b> |
| <hr/> <b>Administrative Officer</b>                                                                                                                                                                                                                                                                             | <hr/> <b>Date</b>     |                                          |
| <p><b><u>ALL APPLICATIONS SHALL BE SENT TO:</u></b><br/><b>Planning &amp; Economic Development Department, Level 1, Aras Chill Dara, Devoy<br/>Park, Naas, Co. Kildare</b></p> <p><b>Telephone: 045-980845 Fax: 045-980240 E-mail: <a href="mailto:plandept@kildarecoco.ie">plandept@kildarecoco.ie</a></b></p> |                       |                                          |
| <p><b>PLEASE COMPLETE THIS FORM IN FULL.</b><br/><b>INCOMPLETE SECTIONS MAY LEAD TO A DELAY IN PROCESSING THE<br/>APPLICATION.</b></p>                                                                                                                                                                          |                       |                                          |

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**1. DEVELOPMENT PROPOSED BY:**

Kildare County Council

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

Aidan Martin

A/Project Manager, Strategic Projects and Public Realm,  
Kildare County Council.

Email: [agmartin@kildarecoco.ie](mailto:agmartin@kildarecoco.ie) Contact no. 087 164 2023

**3. SITE LOCATION:**

| Location                                            | Lat Long                   | ITM            | Irish Grid        |
|-----------------------------------------------------|----------------------------|----------------|-------------------|
| Main Street,<br>Newbridge, Co.<br>Kildare. W12 D962 | 53.181845, --<br>6.7947020 | 680563, 715276 | 280619,<br>215250 |

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

The site is in the ownership of Kildare County Council.

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

0.161 h.a. approx.

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

The proposed works comprise the partial demolition of the existing buildings on site, including elements of the current arts centre and associated structures, and the construction of a new, purpose-built two-storey arts centre building. The proposed building will include a main auditorium/theatre space with improved seating capacity and accessibility provision, including designated universally accessible seating positions. The auditorium will be complemented by upgraded back-of-house facilities, including performer areas, technical spaces and improved circulation routes, ensuring compliance with fire safety and building control requirements and supporting operational flexibility.

Drainage will be designed and delivered in compliance with Sustainable Drainage Guidance Document inclusive of Blue/Green Roofing, Tree pits and Permeable paving where practicable.

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

N/A

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

N/A

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

Consultation took place with the planning department, Climate Action, Community, Environment, Fire Service, Forward Planning, H&S, Housing, IT, Library, MD Engineer, Parks, Roads and Town Regeneration team. The documents were shared ahead of the Part 8 with:

Planning Department – Damien McGrath;  
Climate Action – Mary Morrissey;  
Community – Tony Shanahan;  
Environment – Ibrahim Fathalla;  
Fire Service – Niall O’Riordan;  
Forward Planning – Patricia Hyland, Mary O’Connor;  
H&S – Michael Hurley;  
Housing – Brian Leonard;  
IT - Paul Lynam;  
Library Service – Gillian Allen;  
MD Office – Carthac De Brí;  
Parks – Michael Yallop;  
Roads – Donal Hodgins;  
Town Regeneration Officer – Sharon O’Gara.

**10. PUBLIC DISPLAY PERIOD:**

9am to 5pm **Monday 10<sup>th</sup> August to Tuesday 22<sup>nd</sup> September** (both dates inclusive).

At Aras Chill Dara, Naas and **10am to 4pm Monday 10th August to Tuesday 22nd September** (both dates inclusive) at the Riverbank Arts Centre, Newbridge.

Newspaper Notice: Kildare Nationalist and Leinster Leader published **Tuesday 11<sup>th</sup> August 2026**

Site Notice erected on **Sunday 9<sup>th</sup> August 2026**.

**11. HAS (EIA) SCREENING BEEN CARRIED OUT FOR THE PROPOSED DEVELOPMENT:**

Yes: A Screening Statement for the purposes of determining the need for Environmental Impact Assessment was prepared by MacCabe Durney Barnes Planning, Environment and Economic Consultants and is included with the application.

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

Yes, A Screening Statement for the purposes of determining the need for an Appropriate Assessment was prepared by NM Ecology Ltd - Consultant Ecologists and is included with the application.

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



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**Aidan Martin** A/Project Manager,

Strategic Projects and Public Realm Team, Housing and Regeneration Department,  
Kildare County Council

**DATE: 9<sup>th</sup> August 2026**

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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 20 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.