



Comhairle Contae Chill Dara 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

Proposed Redevelopment of the Riverbank Arts Centre along with ancillary works associated with the construction of same – Planning Reference: P82026.09

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001 (as amended), Kildare County Council hereby gives notice of a proposal to develop as follows:

Site Location: Site consisting of the existing Riverbank Arts Centre on Main Street, Newbridge, Co. Kildare

Proposed Development: The proposed works comprise of the redevelopment of the Riverbank Arts Centre, located on Main Street at its junction with Liffey Terrace, Newbridge, Co. Kildare. 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.

In addition to the performance space, the development will include new gallery and exhibition areas, workshop and education spaces, and dedicated children's facilities, supporting the Arts Centre's role in delivering inclusive and participatory programming. A foyer space, designed to accommodate pre- and post-event activity, will provide an improved visitor experience and increased capacity for concurrent uses within the building.

The proposal also includes the provision of ancillary facilities, including office accommodation, a café, and support areas, which will enhance the operational capacity and financial sustainability of the Arts Centre. The integration of these facilities will support increased dwell time, broaden user engagement, and contribute to the vitality of the town centre.

Externally, the development will incorporate associated site works, including landscaping, public realm enhancements, and improvements to access and permeability around the site. Works will include upgrades to entrance areas, steps and gently sloping access routes, and localised interventions along Liffey Terrace, with limited works to the Main Street frontage primarily focused on improving accessibility and visual quality.

The design approach has been informed by best practice in sustainable development and energy efficiency, with the building designed to meet current regulatory requirements, including Nearly Zero Energy Building (NZEB) standards. The redevelopment will incorporate energy-efficient building fabric and services systems, reducing operational carbon emissions and supporting the Council's climate action objectives.

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.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC), and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that the proposed development will not have a significant effect on a European Site, and a Stage 2 Appropriate Assessment is not required.

The proposal has also undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by EIA 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. Having regard to the provisions of the legislation, the nature and scale of the proposed development, the information provided in accordance with Schedule 7A of the Regulations, and having regard to the scale, nature and location of the proposed



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impacts, the potential impacts and proposed mitigation measures and the results of the any other relevant assessments of the effects on the environment, Kildare County Council has determined 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. In accordance with Article 120 of the Planning and Development Regulations 2001 (as amended) any person may, within 4 weeks from the date of this notice, apply to An Coimisiun Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development, Ref. No. P82026.09, will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during normal opening times at **Level 1, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F from 9.00 a.m. to 5.00 p.m. Monday to Friday for a period of 6 weeks from 10th day of August 2026 to 22nd day of September 2026 (inclusive).**

To facilitate public access, a copy of the plans and particulars will be available for viewing only at Riverbank Arts Centre, Main Street, Newbridge, Co. Kildare from 10:00 a.m. to 4:00 p.m. Monday to Friday for a period of 6 weeks from 10th day of August 2026 to 22nd day of September 2026 (inclusive).

Details of the proposed development are also available on Kildare County Council's website online at:
<https://kildarecoco.ie/AllServices/Planning/Part8Schemes/StrategicProjectsandPublicRealm/index.html>
or from the QR code on this notice.



Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be situated, may be made to:

Senior Executive Officer, Strategic Projects and Public Realm Team, Housing and Regeneration Department, Level 5, at the address below or

online at <https://consult.kildarecoco.ie/en/consultation/part-8-proposed-county-library-archives-and-cultural-centre-newbridge>

or by email to spprpart8@kildarecoco.ie

Submissions must be made no later than 5:00 p.m. on the 22nd day of September 2026. All submissions and observations should be headed: **'Part 8 Proposed Redevelopment of the Riverbank Arts Centre P82026.09'**

All comments, including names of those making comments submitted to the Council regarding the 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 website 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 Consultation Portal Privacy Policy.

Signed: *Pamela Pender*

Pamela Pender, Senior Executive Officer,

Strategic Projects and Public Realm Team, Level 5, Housing and Regeneration Department, Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F.

Date: 9th August 2026