

FORBAIRT FAOI CHUID 8

Fógra maidir le Forbairt Bheartaithe ag an Údarás Áitiúil **AN tACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ) **NA RIALACHÁIN UM PLEANÁIL AGUS FORBAIRT, 2001 (ARNA LEASÚ)****

Tag. Uimh. P82026.09: Athfhorbairt bheartaithe ar Ionad Ealaíon Riverbank ar an bPríomhshráid, Droichead Nua, Co. Chill Dara, mar aon le hoibreacha coimhdeacha a bhaineann le tógáil an ionaid sin.

I gcomhréir le hAirteagal 81 de Chuid 8 de na Rialacháin um Pleanáil agus Forbairt, 2001 (arna leasú), tugann Comhairle Contae Chill Dara fógra leis seo maidir le togra chun an fhorbairt seo a leanas a dhéanamh:

Athfhorbairt bheartaithe ar Ionad Ealaíon Riverbank ar an bPríomhshráid, Droichead Nua, Co. Chill Dara, mar aon le hoibreacha coimhdeacha a bhaineann le tógáil an ionaid sin.

Is éard atá sna hoibreacha beartaithe athfhorbairt ar Ionad Ealaíon Riverbank, atá suite ar an bPríomhshráid ag a hacomhal le hArdán na Life, Droichead Nua, Co. Chill Dara. Is éard atá sna hoibreacha beartaithe scartáil pháirteach na bhfoirgneamh atá ann faoi láthair ar an láithreán, lena n-áirítear codanna den ionad ealaíon reatha agus struchtúir ghaolmhara, agus tógáil foirgnimh nua dhá stór d'ionad ealaíon a tógadh go sainchuspóireach. Beidh príomhspás halla éisteachta/amharclainne san fhoirgneamh beartaithe, le líon suíochán agus soláthar inrochtaineachta feabhsaithe, lena n-áirítear suíocháin ainmnithe atá inrochtana go huilíoch. Déanfar áiseanna cúil tí a uasghrádú chun an halla éisteachta a chomhlánú, lena n-áirítear limistéir do thaibheoirí, spásanna teicniúla agus bealaí cúrsaíochta feabhsaithe, chun comhlíonadh na gceanglas maidir le sábháilteacht dóiteáin agus rialú foirgníochta a áirithiú agus chun solúbthacht oibríochtúil a éascú.

Chomh maith leis an spás léirithe, áireofar san fhorbairt limistéir nua ghailearaí agus thaispeántais, spásanna ceardlainne agus oideachais, agus áiseanna tiomnaithe do leanaí, rud a thacóidh le ról an Ionaid Ealaíon maidir le cláir chuimsitheacha rannpháirteacha a chur ar fáil. Cuirfidh spás forhalla, atá deartha chun freastal ar ghníomhaíochtaí roimh imeachtaí agus ina ndiaidh, eispéireas feabhsaithe ar fáil do chuariteoirí agus méadóidh sé an acmhainn le haghaidh úsáidí comhuaineacha laistigh den fhoirgneamh.

Áirítear sa togra freisin soláthar áiseanna coimhdeacha, lena n-áirítear cóiríocht oifige, caifé agus limistéir thacaíochta, lena bhfeabhsófar acmhainn oibríochtúil agus inbhuanaitheacht airgeadais an Ionaid Ealaíon. Tacóidh comhtháthú na n-áiseanna sin le méadú ar an am a chaitheann daoine sa láthair, leathnóidh sé rannpháirtíocht úsáideoirí agus cuirfidh sé le beogacht lár an bhaile.

Go seachtrach, áireofar san fhorbairt oibreacha gaolmhara ar an láithreán, lena n-áirítear tírdhreachú, feabhsuithe ar an bhfearann poiblí agus feabhsuithe ar rochtain agus ar thréscaoilteacht timpeall an láithreáin. Áireofar sna hoibreacha uasghráduithe ar limistéir iontrála, ar chéimeanna agus ar bhealaí rochtana a bhfuil fána réidh iontu, chomh maith le hidirghabhálacha logánta feadh Ardán na Life, agus beidh na hoibreacha teoranta ar éadan na Príomhshráide dírithe go príomha ar inrochtaineacht agus cáilíocht amhairc a fheabhsú.

Tá an cur chuige deartha bunaithe ar an dea-chleachtas i leith na forbartha inbhuanaithe agus na héifeachtúlachta fuinnimh, agus tá an foirgneamh deartha chun ceanglais rialála reatha a chomhlíonadh, lena n-áirítear na caighdeáin maidir le foirgnimh atá nach mór neodrach ó thaobh an fhuinnimh de (NZEB). Áireofar san athfhorbairt creatlach foirgnimh agus córais seirbhísí atá tíosach ar fhuinneamh, rud a laghdóidh astaíochtaí carbóin oibríochtúla agus a thacóidh le cuspóirí na Comhairle maidir le gníomhú ar son na haeráide.

Dearfar an draenáil uisce dromchla i gcomhréir le prionsabail na gCóras Draenála Inbhuanaithe (SuDS), lena n-áirítear díonta gorma/glasa, claiseanna crann agus pábháil thréscailteach, nuair is indéanta.

Rinneadh scagadh ar an togra le haghaidh Measúnacht Chuí faoi Threoir na nGnáthóg (92/43/CEE), faoi fhorálacha ábhartha an Achta um Pleanáil agus Forbairt, 2000, arna leasú, na Rialachán um Pleanáil agus Forbairt, 2001, arna leasú, agus Rialacháin na gComhphobal Eorpach (Éin agus Gnáthóga Nádúrtha), 2011–2015. Chinn Comhairle Contae Chill Dara nach mbeidh éifeacht shuntasach ag an bhforbairt bheartaithe ar Láithreán Eorpach agus nach bhfuil gá le Measúnacht Chuí Chéim 2.

Rinneadh scagadh ar an togra freisin le haghaidh Measúnacht Tionchair Timpeallachta faoi Threoir MTT 2011/92/AE, arna leasú le Treoir 2014/52/AE, agus faoi fhorálacha ábhartha an Achta um Pleanáil agus Forbairt, 2000, arna leasú, agus na Rialachán um Pleanáil agus Forbairt, 2001, arna leasú. Ag féachaint d'fhorálacha na reachtaíochta, do chineál agus do scála na forbartha beartaithe, don fhaisnéis a cuireadh ar fáil i gcomhréir le Sceideal 7A de na Rialacháin, agus ag féachaint do scála, cineál agus suíomh na dtionchar beartaithe, do na tionchair ionchasacha agus do na bearta maolaithe beartaithe, agus do thorthaí aon mheasúnuithe ábhartha eile ar na héifeachtaí ar an gcomhshaol, chinn Comhairle Contae Chill Dara nach bhfuil aon fhíor-dhóchúlacht ann go n-eascróidh éifeachtaí suntasacha ar an gcomhshaol as an bhforbairt bheartaithe agus nach bhfuil gá le Measúnacht Tionchair Timpeallachta. I gcomhréir le hAirteagal 120 de na Rialacháin um Pleanáil agus Forbairt, 2001 (arna leasú), féadfaidh aon duine, laistigh de 4 seachtaine ó dháta an fhógra seo, iarratas a dhéanamh chuig an gCoimisiún Pleanála ar chinneadh scagtha i dtaobh an dócha go mbeadh éifeachtaí suntasacha ag an bhforbairt ar an gcomhshaol.

Beidh pleananna agus sonraí na forbartha beartaithe, Tag. Uimh. P82026.09, ar fáil lena hiniúchadh nó lena cheannach ar tháille nach mó ná an costas réasúnach a bhaineann le cóip a dhéanamh, le linn na ngnáthuaireanta oscailte ag **Leibhéal 1, Comhairle Contae Chill Dara, Áras Chill Dara, Páirc Uí Dhuibhir, An Nás, Co. Chill Dara, W91 X77F, ó 9.00 a.m. go 5.00 p.m., Luan go hAoine, ar feadh tréimhse 6 seachtaine ón 10 Lúnasa 2026 go dtí an 22 Meán Fómhair 2026 (an dá lá san áireamh).**

Chun rochtain an phobail a éascú, ní bheidh cóip de na pleananna agus de na sonraí ar fáil le féachaint orthu ach amháin in Ionad Ealaíon Riverbank, an Phríomhshráid, Droichead Nua, Co. Chill Dara, ó 10.00 a.m. go 4.00 p.m., Luan go hAoine, go ceann tréimhse 6 seachtaine ón 10 Lúnasa 2026 go dtí an 22 Meán Fómhair 2026 (an dá lá san áireamh).

Tá sonraí faoin bhforbairt bheartaithe ar fáil freisin ar shuíomh gréasáin Chomhairle Contae Chill Dara ag:

<https://kildarecoco.ie/AllServices/Planning/Part8Schemes/StrategicProjectsandPublicRealm/index.html> nó tríd an gcód QR atá ar an bhfógra seo.

Féadfar aighneachtaí nó tuairimí maidir leis an bhforbairt bheartaithe, a bhaineann le planáil chuí agus forbairt inbhuanaithe an limistéir ina mbeidh an fhorbairt suite, a chur faoi bhráid:

An Príomhoifigeach Feidhmiúcháin Sinsearach, Foireann na dTionscadal Straitéiseach agus an Fhearainn Phoiblí, An Roinn

Tithíochta agus Athghiniúna, Leibhéal 5, ag an seoladh thíos nó ar líne

ag <https://consult.kildarecoco.ie/en/consultation/part-8-proposed-county-library-archives-and-cultural-centre-newbridge> nó trí ríomhphost chuig spprpart8@kildarecoco.ie



Ní mór aighneachtaí a dhéanamh tráth nach déanaí ná 5.00 p.m. an 22 Meán Fómhair 2026. Ba cheart an ceannteideal seo a leanas a chur ar gach aighneacht agus tuairim: **‘Cuid 8 – Athfhorbairt Bheartaithe ar Ionad Ealaíon Riverbank P82026.09’**

Beidh gach tuairim, lena n-áirítear ainmneacha na ndaoine a chuir tuairimí faoi bhráid na Comhairle maidir leis an scéim mar atá leagtha amach thuas, mar chuid den tuarascáil a cheanglaítear de réir dlí a chur i láthair ag cruinniú de na comhaltaí tofa. Dá réir sin, cuirfear iad san áireamh freisin i miontuairiscí an chruinnithe sin agus d’fhéadfadh siad a bheith le feiceáil san fhearann poiblí.

Tabhair faoi deara go roinnfidh Comhairle Contae Chill Dara na sonraí a bhaileofar ón gcomhairliúchán seo lena comhairleoirí. Déileálfar le haon fhaisnéis a chuireann tú isteach trí shuíomh gréasáin Chomhairle Contae Chill Dara de réir na gcaighdeán is airde slándála agus rúndachta, i gcomhréir dhocht leis an Rialachán Ginearálta maidir le Cosaint Sonraí (RGCS) agus leis an Acht um Chosaint Sonraí, 2018. Féach an Ráiteas Príobháideachais atá san áireamh leis na plananna agus sonraí na forbartha beartaithe agus Beartas Príobháideachais Thairseach Comhairliúcháin Chomhairle Contae Chill Dara.

An Fhoireann um Thionscadail Straitéiseacha agus an Réimse Poiblí, an Roinn Tithíochta agus Athghiniúna, Comhairle Contae Chill Dara, Áras Chill Dara, Páirc Uí Dhubhuí, An Nás, Co. Chill Dara, W91 X77F.

PART 8 DEVELOPMENT
Notice of Proposed Development by Local Authority
PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)

**Ref. No. P82026.09: Proposed Redevelopment of the Riverbank Arts Centre
on Main Street, Newbridge, Co. Kildare along with ancillary works
associated with the construction of same.**

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: Proposed redevelopment of the Riverbank Arts Centre on Main Street, Newbridge, Co. Kildare along with ancillary works associated with the construction of same.

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 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.

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