



# 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/____-____
_____ Administrative Officer	_____ Date

**1. DEVELOPMENT PROPOSED BY (DEPARTMENT):**

Housing

---

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

**Letitia Hanratty, Senior Executive Architect**

John Delaney, Executive Architect

Architectural Services, Level 5,

Kildare County Council, Aras Chill Dara,

Devoy Park, Naas, Co. Kildare, W91 X77F.

Email: [ghanratty@kildarecoco.ie](mailto:ghanratty@kildarecoco.ie)

[jdelaney@kildarecoco.ie](mailto:jdelaney@kildarecoco.ie)

---

**Contact No.:** Letitia Hanratty 045 980531 / John Delaney 045 980355

---

**3. SITE LOCATION:**

The former Ambassador Hotel site, Greenhills, Kill, Co. Kildare.

---

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

Owner

---

**5. SITE AREA (IN HECTARES):**

Approx. 1.0942ha

---

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

The proposed development comprises of the:

- the construction of 33 social housing units to include:
- 8 no. two-storey three bed houses, 21 no. two bed units (of which 8 are apartments and the remaining 13 are two-storey houses) & 4 no. one bed apartments,
- all associated site-works to include, part demolition of existing boundary walls, removal of site entrance wall to the northeast corner of the site, part demolition of the boundary wall to Embassy Manor on the western side of the site and the full removal of existing boundary to Kill GAA Club to the eastern side of the site,
- construction of new site entrance and construction of replacement boundary walls with concrete block walls,

- new landscaping, new internal road network and footpath, public lighting, tree surgery, site drainage works, site car parking, ancillary site services and development works above and below ground.

---

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

Total floor area of proposed 1 bed apartments, over two stories:	4 units = <b>255.54 sq.m</b>
Total floor area of proposed 2 bed apartments, over three stories:	8 units = <b>691.5 sq.m</b>
Total floor area of proposed 2 bedroom terrace houses over 2 stories:	85.6 sqm x 13 = <b>1,112.8 sq.m</b>
Total floor area of proposed 3 bedroom terrace houses over 2 stories:	106.1 sqm x 8 = <b>848.8 sq.m</b>
Total floor area of all proposed completed structures:	<b>2,908.64 sq.m</b>

---

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

### **PI ref 15944 - Permission granted 31-08-2016.**

Permission granted for: 1) 25 no. 2storey dwellings (6 no. 3 bed units and 19 no. 4 bed units); 2) A new vehicular access onto the adjoining Kill to Johnstown Road (L2014); 3) Boundary treatment and site development works as amended by Significant Further Information relating to a revised Vehicular access location further to the east of the proposed housing onto the adjoining Kill to Johnstown Road (L2014) **Works never carried out.**

### **PI ref 031055 - Permission granted 04-05-2005.**

Permission granted for: 1) Demolition of Hotel, Night Club and Staff Accommodation Buildings; 2) construction of two & three storey Hotel and Leisure Centre consisting of a Reception, Bar/Lounge, Function Room, Conference Room, Restaurant, 99 Bedrooms & Plant Room, etc.

**Works never carried out.**

---

## 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, Roads Transportation and Public Safety, Environmental Health Officer, Fire Services, Parks, Environment - Waste, Area Engineer and Water Services.
-

**10. PUBLIC DISPLAY PERIOD:**

29/06/2022 to 27/07/2022

---

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

Yes, a screening report for the purposes of determining whether the proposed development requires an Environmental Impact Assessment has been prepared and has been included with this application

---

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

Yes, a screening report for the purposes of determining whether the proposed development requires an Appropriate Assessment has been prepared and has been included with this application.

SIGNED ON BEHALF OF PROPOSING INTERNAL DEPARTMENT

NAME: *Letitia Hanratty*

---

Letitia Hanratty, MRIAI

POSITION: Senior Executive Architect

DATE: 27<sup>th</sup> June 2022.

**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.