



COMHAIRLE CONTAE CHILL DARA
Kildare County Council

NOTICE OF A COMPULSORY PURCHASE ORDER FOR THE PURPOSES OF THE HOUSING ACT, 1966, TO BE PUBLISHED IN ACCORDANCE WITH ARTICLE 4 (A) OF THE THIRD SCHEDULE TO THE SAID ACT, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT, 2000

COMPULSORY ACQUISITION OF LAND

114 Griffin Rath Hall, Maynooth, Co. Kildare.

CPO No. 2 2024

The County Council of Kildare (hereinafter referred to as "the housing authority") in exercise of the powers conferred upon them by Section 76 of the Housing Act, 1966, and the Third Schedule thereto (as amended by the Planning and Development Act, 2000), have made order entitled as above which are about to be submitted to An Bord Pleanála for confirmation. If confirmed, the order will authorise the housing authority to acquire compulsorily the land described in the Schedule for the purposes of the Housing Act, 1966. Owners, lessees and occupiers of the land described in the Schedule will receive individual written notice.

The Housing Act, 1966, as amended, provides that the Board cannot confirm the order in respect of the land if an objection is made in respect of the acquisition by an owner, lessee or occupier of the land, and not withdrawn, until it has held an oral hearing into the objection and until it has considered the objection and the report of the person who held the oral hearing.

An Bord Pleanála has an absolute discretion under Section 218 of the Planning and Development Act, 2000 (as amended) to hold an oral hearing.

A copy of the order and of the maps referred to in it may be seen at the offices of Kildare County Council, at the address below between the hours of 9:00 a.m. and 5:00 p.m. on working days between Friday, 15 March 2024 and Monday, 29 April 2024 and on our website <https://kildarecoco.ie/AllServices/Housing/RegenerationandVacanthomes/>. Objections to the order should be addressed to An Bord Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 so as to reach the Board before 5:30 p.m. on Monday, 29 April 2024.

Dated this the 15th day of March, 2024.

Annette Aspell,
Director of Housing Services.

SCHEDULE

Lands Being Permanently Acquired

PART I

Land consisting of a house unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

Number on map deposited at the offices of the housing authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers (except tenants for a month or a less period than a month)
Nil	Nil	Nil	Nil	Nil

PART II

Land other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

Number on map deposited at the offices of the housing authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers (except tenants for a month or a less period than a month)
CPO Map 24-020	Dwelling house and land of 0.0334 acres (0.0135 hectares)	David Fletcher, 114 Griffin Rath Hall, Maynooth, Co. Kildare Martina O'Brien, 114 Griffin Rath Hall, Maynooth, Co. Kildare Everyday Finance DAC, 16 Briarhill Business Park, Ballybrit, Galway	Not Known	Not Known

KILDARE COUNTY COUNCIL
Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91X77E.
Telephone: 045-980200 • Emergency Number
(Outside Office Hours) 1800 500 444

[facebook.com/KildareCountyCouncil](https://www.facebook.com/KildareCountyCouncil)
 [X.com/kildarecoco](https://www.x.com/kildarecoco)



**PART 8 DEVELOPMENT
PLANNING AND DEVELOPMENT ACT 2000
(AS AMENDED) – PART XI
PLANNING AND DEVELOPMENT REGULATIONS 2001
(AS AMENDED) – PART 8**

Site Location: St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02.

Proposed Development: Pursuant to the requirements of the above, notice is hereby given by Kildare County Council of a proposed social housing development and regeneration works at **St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02.**

The proposed development comprises of:

- a) Demolition of existing buildings: (i) former Convent and (ii) external store.
- b) The construction of 24 no. residential units in 2 no. blocks of 2-storey height to include;
 - Block A**
 - 7 No. 1-Bed/2P apartments
 - 5 No. 2-Bed /3P apartments
 - Block B**
 - 4 No. 1-Bed/2P apartments
 - 8 No. 2-Bed/3P apartments
- c) 1 no. Community Room (56.5m²) located in Block A
- d) 2 no. bin stores (8.8 m² and 9.9 m² respectively)
- e) 2 no. bicycle stores (12.7m² and 13.5 m² respectively)
- f) 1 no. ESB substation (7m²)
- g) 32 no. car-parking spaces including;
 - 6 no. visitor spaces
 - 2 no. designated car-spaces
 - 7 no. charging points
- h) 1 no. minibus drop-off space
- i) 37 no. long-stay secure bicycle parking spaces and 12 no. short-stay bicycle parking spaces
- j) Public open space @ 985.6m² (15%)
- k) Communal open space @ 1838.5m² (27%)
- l) All associated site development works including new site entrance, access road, footpaths, boundary treatments, public lighting, drainage, utilities and services.

This application also includes an Appropriate Assessment Screening report and an Environmental Impact Assessment Screening report.

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

In addition, the proposal has also undergone screening for **Environmental Impact Assessment** under the EIA Directive 2011/92/EU as amended by 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) and 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, at any time before the expiration of 4 weeks beginning on **Wednesday, 27 March 2024**, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development (Part 8 Ref No. P82024.02) will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, at the offices of **Kildare County Council**, at the address below (public display area, Level 1) during its public opening hours by appointment during the period from **Wednesday, 27 March 2024 until Wednesday, 24 April 2024** (both dates inclusive). Please note that an appointment may be necessary to access the building.

Plans and particulars of the proposed development will also be available to view on Kildare County Council's website at <https://consult.kildarecoco.ie/browse> and <http://www.kildarecoco.ie/AllServices/Planning/Part8Schemes/>

Submissions and observations with respect to the proposed development and dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing before **4:00 p.m. on Thursday, 09 May 2024** to:

Siobhan Barry, Housing Department, Level 5, Kildare County Council, at the address below or online at: <https://consult.kildarecoco.ie/browse>

All submissions and observations should be headed **"Part 8: Proposed Development at St. John's Convent, New Street, Rathangan, Co. Kildare, R51 KP02. Planning Ref No. P82024.02"**

All comments, including names of those making comments, submitted to the Council regarding this scheme 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 websites 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 Public Consultation Portal Privacy Policy.