



COMHAIRLE CONTAE CHILL DARA
Kildare County Council

(NOTICE UNDER SECTION 15 (1)(A) OF THE
DERELICT SITES ACT 1990)

Ó MODHRÁIN HALL, CUTLERY ROAD,
NEWBRIDGE, CO. KILDARE

NOTICE OF INTENTION TO ACQUIRE DERELICT SITE
AT Ó MODHRÁIN HALL, CUTLERY ROAD, NEWBRIDGE,
CO. KILDARE COMPULSORILY UNDER THE DERELICT
SITES ACT, 1990 (AS AMENDED BY THE PLANNING
AND DEVELOPMENT ACT, 2000)

Notice is hereby given that Kildare County Council (hereinafter referred to as "Local Authority") in exercise of the powers conferred on it by Section 14 of the Derelict Sites Act, 1990 intends to acquire compulsorily under the said Act, the property described hereunder.

A map of the said property 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 from Thursday, 17 October 2024 until Friday, 29 November 2024 and on our website at <https://kildarecoco.ie/AllServices/Housing/RegenerationandVacantHomes/>

Any owner, lessee or occupier (except a tenant for a month or a period less than a month) may on or before Friday, 29 November 2024 submit to the Local Authority an objection to the proposed compulsory acquisition of the derelict site. Any such objection must be in writing stating the grounds of the objection and addressed to the Vacant Homes Section, Housing Department, at the address below.

The Derelict Sites Act, 1990 (as amended by the Planning and Development Act, 2000), provides that if an objection is made to the proposed compulsory acquisition of a derelict site and the objection is not withdrawn, the derelict site shall not be acquired compulsorily by the Local Authority without the consent of An Bord Pleanála.

Description of the Derelict Site proposed to be acquired:

A derelict site comprising a semi-detached residential premises and surrounding land at Ó Modhráin Hall, Cutlery Road, Newbridge containing 0.0512 hectares or thereabouts. The said property and surrounding land is in a state of dereliction. The said derelict site is more particularly shown outlined in red on map bearing reference 24-145 and is entered on the Derelict Site Register established and maintained by Kildare County Council under Section 8 of the Derelict Sites Act 1990 (as amended) being all the property comprised in the Register of Deeds Co. Kildare.

Dated this the 2nd September 2024

Signed: Annette Aspell,
Director of Services.

SCHEDULE

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)
CAO Map 24-145	A derelict site comprising a derelict premises and surrounding land at Ó Modhráin Hall, Cutlery Road, Newbridge, County Kildare of 0.1264 acres (0.0512 hectare measurements)	Vincent Byrne, Walshestown, Newbridge, Co. Kildare Vincent Walsh, 48 Mountainview Road, Dublin 6, D06 R8W3	Not Known	Not Known

PART 8 DEVELOPMENT

PLANNING AND DEVELOPMENT ACT 2000
(AS AMENDED) – PART XI

PLANNING AND DEVELOPMENT REGULATIONS 2001
(AS AMENDED) – PART 8

Project: Proposed Monasterevin Fashion
and Textiles Design Hub

Site Location: Former Bank of Ireland site, Dublin Road, Monasterevin, Co. Kildare, W34 TF40.

Proposed Development: In accordance with provisions of Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001, as amended, notice is hereby given by Kildare County Council of a proposed development at this site at the Former Bank of Ireland site, Dublin Road, Monasterevin, Co. Kildare, W34 TF40.

The proposed development will consist of change of use from former financial building (former Bank of Ireland) to Fashion and Textiles Design Hub consisting of:

- Reconfiguration of internal layout on both ground floor and first floor to accommodate workshop/training rooms, collaboration workspaces, retail workspaces, and design offices.
- Relocation of existing stairs and installation of platform lift.
- Relocation of primary entrance onto Market Square.
- Installation of display window off Market Square.

The proposal has also undergone a preliminary examination 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 the Planning Authority has concluded 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.

Where any person considers that the proposed development would be likely to have significant effects on the environment, he or she may, at any time on or before Tuesday, 26 November 2024, apply in accordance with the provisions of Article 120 of the Planning and Development Regulations 2001, as amended, to An Bord Pleanála for a screening determination as to whether the development would be likely to have such effects.

The proposed development has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EC) and the Planning and Development Act 2000, as amended and the Planning Authority has determined that a Natura Impact Statement is not required in this instance.

Plans and particulars of the proposed development (Part 8 Ref No. P82024-16) may be inspected or purchased at 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 during the period between Tuesday, 29 October 2024 and Tuesday, 26 November 2024.

Details of the Part 8 process will also be available to view on Kildare County Council's website at <https://consult.kildarecoco.ie/en/consultation/proposed-monasterevin-fashion-textiles-design-hub-former-bank-ireland-site-dublin-road-monasterevin-0> for a period between Tuesday, 29 October 2024 and Tuesday, 26 November 2024.

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable developments of the area in which the developments would be situated may be made in writing on or before 4:00 p.m. on Tuesday, 10 December 2024 to: Derek McCormack, Local Enterprise Office, Kildare County Council, MERITS, Devoy Park, Naas, Co. Kildare, W91 FE8V or online at: <https://consult.kildarecoco.ie/en/consultation/proposed-monasterevin-fashion-textiles-design-hub-former-bank-ireland-site-dublin-road-monasterevin-0>

Submissions should be headed "Proposed Monasterevin Fashion and Textiles Design Hub at former Bank of Ireland site, Dublin Road, Monasterevin, Co. Kildare - Part 8 - Planning Ref No. P82024.16".

Site Notice erected on: Monday, 28 October 2024.

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.

KILDARE COUNTY COUNCIL
Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91X77F.
Telephone: 045-980200 • Emergency Number
(Outside Office Hours) 1800 500 444
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