



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/ <u>P82025.04</u>
_____ Administrative Officer	_____ Date

1. DEVELOPMENT PROPOSED BY (DEPARTMENT):

Architectural Services, Housing Department, Kildare County Council.

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

Patrick Henderson

Email: phenderson@kildarecoco.ie

Contact No.: 045 980524

3. SITE LOCATION:

Mill Lane, Leixlip, Co Kildare.

4. LEGAL INTEREST IN LAND/STRUCTURE:

Kildare County Council is the legal owner of the land.

5. SITE AREA (IN HECTARES):

0.4775 Hectares

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

The proposed development comprises of:

- a) Demolition of existing ESB building to the south of the site at Mill Lane
- b) The construction of 36 apartments will be contained in the following 4 no. buildings,

Building A - 1 storey

- 1 No. 1-Bed/2P apartment

Building B – 3 Storey

- 7 No. 2-bed/3P apartments
- 14 No. 1-bed/2P apartments

Building C - 1 storey

- 2 No. 1-bed/2P apartments
- Building D – 2 Storey**

- 2 No. 2-Bed/4P apartments
 - 5 No. 2Bed/3P apartments
 - 5 No. 1Bed/2P apartments
- c) 1 No. Common room and reception area located in building A located to the South of the site at Mill Lane.
- d) 8 no. car parking spaces,
- e) 1 vehicular entrance and 1 pedestrian entrance from Mill Lane,
- f) New rear vehicle access to no. 333 Mill Lane,
- g) New cladding to the fence and railing to the existing ESB mast and substation,
- h) Traffic re-alignment and alterations to road junction at Mill Lane, Main Street and Leixlip Rd,
- i) Removal of 1 no. parking space at the road junction of Mill Lane and Leixlip Rd,
- j) All associated site development works including new site entrance, access road, footpaths, boundary treatments, public lighting, drainage, utilities and services.

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

Building A – 161m²

Building B – 1431m²

Building C – 109m²

Building D – 926m²

Total proposed floor area = 2627 m²

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

File number 24168 – Refused by KCC – Currently being appealed, appeal decision is currently delayed with no time frame given as per ABP letter issued 09/04/2025. ESB Telecoms Ltd - for a 23-metre-high portion of an existing unauthorised monopole structure (removing the top 7 metres) Permission is also sought to extend the remaining structure with a 4-metres headframe (resultant total height of monopole with headframe to be 27 metres). The amended structure to carry antennae, communication dishes and ancillary equipment (including lightning finial) within an existing palisade fenced compound along with associated ground-mounted equipment and associated groundworks, to be shared with multiple operators.

Planning file No. 16751 - Medivolt Limited - DEEMED WITHDRAWN – Description: construction of a 3-storey building with elevated atrium, to accommodate a medical Primary Care Centre with incorporated Pharmacy, café, GP suites, medical treatment rooms, HSE administration and ancillary service areas and staff facilities. The development will include part demolition of the former ESB shop building on Mill Lane and the use of the portion retained as a shop with a new shopfront. The demolition is to facilitate a vehicular access roadway to the proposed development from Mill Lane. The development will be served by surface level car parking and includes a pedestrian route to access St Mary's Park. The proposals include site landscaping and boundary treatments and all ancillary development works including bin

enclosures. The proposed development site lies adjacent to the curtilage of Ivy House, a protected structure.

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 Department, Heritage Officer, Strategic Projects & Public Realm Team, Sports Partnership, Celbridge/Leixlip Municipal District Office, Environment Section, Housing Section, Roads + Transportation Section, National Office for Environmental Health, Fire Service, Water Services Section, Economic Community & Cultural Development, Parks Section, National Roads Office.

10. PUBLIC DISPLAY PERIOD:

INCLUDE DATES AND ATTACH COPY OF NEWSPAPER NOTICE & SITE NOTICE

Newspaper Notice published in the Liffey Champion on 07/06/2025

Site Notice erected on 13/06/2025

Public display period from 13/06/2025 until 11/07/2025 (both days inclusive)

Last day for submissions and observations by 4:00pm 25/07/2025

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

Yes _____

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

Yes _____

SIGNED ON BEHALF OF PROPOSING INTERNAL DEPARTMENT

SIGNATURE: 

NAME: Patrick Henderson _____

POSITION: A/Senior Architect, _____

DATE 13/06/2025 _____

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.