

KILDARE COUNTY COUNCIL



SITE NOTICE **PART 8 DEVELOPMENT**

Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) - Part 8

Site Location: Mill Lane, Leixlip, Co Kildare, Co. Kildare.

Proposed Development: Pursuant to the requirements of the above, notice is hereby given by Kildare County Council Proposed age friendly social housing development at Mill Lane, Leixlip, Co Kildare. The development will include:

- 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.

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 **15/09/2025**, 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. P82025.04) may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F (Public Display Area, Level 1) during its public opening hours during the period between **18/08/2025 to 15/09/2025**.

Details of the Part 8 process will also be available to view on Kildare County Council's website at <https://consult.kildarecoco.ie/en/browse>

And <https://consult.kildarecoco.ie/en/consultation/p8202504-part-8-proposed-age-friendly-social-housing-development-mill-lane-leixlip-co-kildare> between 18/08/2025 to 29/09/2025.

Submissions and/or 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 4.00pm on **29/09/2025** to: **Conor Moore, Architectural Services Department, Level 5, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F**

Or online at: <https://consult.kildarecoco.ie/en/consultation/p8202504-part-8-proposed-age-friendly-social-housing-development-mill-lane-leixlip-co-kildare>



Submissions should be headed: "Proposed age friendly social housing development at Mill Lane, Leixlip, Co Kildare., Planning Reference No. P82025-04".

All comments including names of those making comments submitted to the Council in regard to this 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 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.

Signed on behalf of Kildare County Council: Patrick Henderson Date 18/08/2025
Patrick Henderson A/Senior Architect