

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: Barrack Rd., Ballitore, Co. Kildare. R14 AK76.

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 Barrack Rd., Ballitore, Co. Kildare. R14 AK76.

The development will include:

- a) 6no. residential units comprising of 2 no. refurbished units and 4no. new build units.
- b) The change of use and refurbishment of the existing disused two storey former Garda-Station and domestic garage on site into two dwellings, consisting of a 1no. two bed unit and a 1no. three bed unit.
- c) The construction of 4 new dwellings consisting of 2no. two-bedroom units and 2no. one bed units, all contained within a mix of single and two storey structures.
- d) New vehicular entrance /exit to the site with associated car and bicycle parking for all 6 units.
- e) The removal of existing non-native Leyland Cypress trees from the east of the existing garage and the removal of existing hedge to the entire western boundary to accommodate a new retaining wall with paladin fence accompanied with a replacement hedgerow of native species. The existing boundary wall to the south of the site is to be retained, modified and repaired where required. Existing concrete post and wire mesh fence along the remaining boundaries to be replaced with a new 2m tall paladin fence.
- f) and all associated site works.

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 **Wednesday 1st July 2026**, 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. P82025.09**) 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 **Wednesday 3rd June 2026 to Wednesday 1st July 2026**.

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/p8202509-part-8-planning-application-6-no-residential-development-former-garda-station-ballitore-co> for a period between **Wednesday 3rd June 2026 to Wednesday 1st July 2026**.

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 4.00p.m. on **Wednesday 15th July 2026** 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/p8202509-part-8-planning-application-6-no-residential-development-former-garda-station-ballitore-co>




Submissions should be headed: **"Proposed residential development at the site of the former Ballitore Garda Station at Barrack Rd., Ballitore, Co. Kildare. R14 AK76 Planning Reference No.: P82025.09"**

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.

Site Notice erected on: 02/06/2026

Signed 
Patrick Henderson A/Senior Architect

Date 02/06/26