



**PART 8 DEVELOPMENT
Planning and Development Act 2000
(as amended) - Part XI**

**Planning and Development
Regulations 2001
(as amended) - Part 8**

**Site Location: Craddockstown Road,
Craddockstown Demesne, Naas, Co. Kildare.**

Proposed Development: Pursuant to the requirements of the above, notice is hereby given by Kildare County Council of a proposed housing development at Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare on behalf of KARE.

KARE is proposing to construct a housing development consisting of the construction of 3 no. detached dwellings consisting of: 2 no. two-bedroom detached single-storey dwellings and 1 no. two-bedroom detached dormer-type dwelling, together with all associated site and development works. This application also includes an Appropriate Assessment Screening report and an Environmental Impact Assessment Screening report.

Plans and particulars of the proposed development (Part 8 Ref No. P82020.06) will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, during its public opening hours by appointment during the period from **Thursday, 17 December 2020 until Monday, 25 January 2021** (both dates inclusive), at the following office:

Kildare County Council, Level 1 at the address below.

Plans and particulars of the proposed development will also be available to view during that period on Kildare County Council's website at <https://consult.kildarecoco.ie/browse> and <http://www.kildare.ie/en/consultations/>

The proposal has also 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 the date of this notice, 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.

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 Monday, 08 February 2021** to: **Evelyn Wright, Housing Department, Level 3 at the address below or online at: <https://consult.kildarecoco.ie/browse>**

All submissions and observations should be headed "Part 8: Proposed Housing Development, Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare, Planning Ref No. P82020.06".

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.

As part of Government measures to help address pressures in the housing market, reforms to planning legislation regarding Short Term Letting came into effect on 01 July 2019. Short term letting is defined as the letting of a house or apartment, or part of a house or apartment, for any period not exceeding 14 days. The new provisions will apply to the entire county as it is designated a "rent pressure zone" under the Residential Tenancies Act 2004, (as amended).

The provisions are as follows:

Homesharing

- The letting of up to 4 rooms in a person's principal private residence (where the homeowner remains in occupation) will continue to be permissible on an unrestricted basis and be exempted from the new planning requirements.
- The letting of an entire principle private residence (house or apartment) on a short term basis (14 days or less) for a cumulative period of 90 days per calendar year where the home owner is temporarily absent from their home will continue to be exempt from the new planning requirements.

However, where the 90 day threshold is exceeded, change of use planning permission will be required. Anyone home-sharing their principal private residence who wishes to avail of the new planning exemptions will need to register this with Kildare County Council. To avail of the new planning exemptions for short term letting the submission of the following forms to Kildare County Council will be required:

Form 15: Start of year notification.

Form 16: For notification when 90 days of short term letting has been reached in the current year.

Form 17: For confirmation of the specific amount of days of short term letting carried out during the previous year (on or before January 28).

These can be found on the Kildare County Council website <http://kildare.ie/council>

Letting of 'second homes'

Anyone wishing to utilise a second property that is not their principal private residence for short term letting, will need planning permission unless the property already has a specific planning permission to be used for tourism or short term letting purposes.

Guidance and forms for making a planning application can be found on the Kildare County Council website <http://kildare.ie/council>

Concerns regarding unauthorised / unregistered short term letting

If you have any concerns about properties in your area that you believe are being let on a short-term basis without the required registration / permission, you can contact the Council in confidence, subject to the provisions of Freedom of Information, Data Protection and GDPR legislation on shorttermlettings@kildarecoco.ie

A "Frequently Asked Questions" document has been prepared to assist in providing a more comprehensive and detailed understanding of the new short term letting reforms and the new reporting obligations on home-sharers. This can be found on the Kildare County Council website <http://kildare.ie/council> or by emailing shorttermlettings@kildarecoco.ie

For any questions or queries, you can contact the Short Term Letting team, on 045-980845 or shorttermlettings@kildarecoco.ie

TEMPORARY CLOSING OF ROADS

NOTICE OF DECISION

ROADS ACT, 1993

ROADS REGULATIONS, 1994

Kildare County Council, on behalf of Irish Water, gives notice in accordance with Section 75 of the Roads Act, 1993 and the Roads Regulations, 1994 that it will close the following roads during the period commencing Monday, 04 January 2021 to Friday, 30 April 2021 to facilitate the installation of pipework.

No.	ROAD TO BE CLOSED	From (Junction with)	To (Junction with)	DURATION OF CLOSURE (at any one time)
1	L-6074 (Rathasker Road)	L-3013 (Naas Ring Road)	R448 (Kilcullen to Naas Road)	116 Days

Alternative Routes:

Northbound vehicles travelling from the R448 (Kilcullen to Naas Road) must continue on the R448 (circa 1.475km) and then divert left onto the L-3013 (Naas Ring Road) and continue along the L-3013 (circa 0.42km) and then divert left onto the L-6074 (Rathasker Road). Eastbound vehicles travelling from the L-3013 (Naas Ring Road) must continue on the L-3013 (circa 0.42km) to the junction with the L-6074 (Rathasker Road).

Diversions routes will be clearly signposted, as agreed with the Council and An Garda Síochána. Emergency access and restricted local access will be maintained.

