

# 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

**Proposed Development:** Proposed Residential Development at the former Ambassador Hotel site, Greenhills, Kill, Co. Kildare.

**Site Location:** The former Ambassador Hotel site, Greenhills, Kill, Co. Kildare.

**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 Ambassador Hotel site, Greenhills, Kill, Co. Kildare.**

The proposed development comprises of the construction of 33 social housing units to include:

- 8 no. two-storey three bed houses, 21 no. two bed units (of which 8 are apartments and the remaining 13 are two-storey houses) & 4 no. one bed apartments,
- all associated site-works to include, part demolition of existing boundary walls, removal of site entrance wall to the northeast corner of the site, part demolition of the boundary wall to Embassy Manor on the western side of the site and the full removal of existing boundary to Kill GAA Club to the eastern side of the site,
- construction of new site entrance and construction of replacement boundary walls with concrete block walls,
- new landscaping, new internal road network and footpath, public lighting, tree surgery, site drainage works, site car parking, ancillary site services and development works above and below ground.

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 **27/07/2022**, 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. P82022-12) 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 **29/06/2022 to 27/07/2022**. Please note that an appointment may be necessary to access the building. Bookings can be made online at <http://kildare.ie/county council/OnlineBookingSystem/>

Details of the Part 8 process will also be available to view on Kildare County Council's website at <https://kildarecoco.ie/AllServices/Planning/Part8Schemes/Housing/P82022-12FormerAmbassadorHotelSite,Greenhills,Kill/>

and <https://consult.kildarecoco.ie/en/consultation/p82022-12proposed-residential-development-former-ambassador-hotel-site-greenhills-kill-co-kildare> for a period between **29/06/2022 to 27/07/2022**.

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 to on or before 4.00p.m. on **12/08/2022** to:

**Fiona Byrne, Housing 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/p82022-12proposed-residential-development-former-ambassador-hotel-site-greenhills-kill-co-kildare>

Submissions should be headed: **"Proposed Residential Development at the former Ambassador Hotel site, Greenhills, Kill, Co. Kildare. Planning Reference No. P82022-12"**

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: 29/06/2022**

Signed *Fiona Byrne*

Date 24.06.2022