



## COMHAIRLE CONTAE CHILL DARA Kildare County Council

### PART 8 DEVELOPMENT PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) – PART XI PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) – PART 8

Site Location: Former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24.

**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 HSE Dispensary site, Carbury, Co. Kildare, W91 VF24.

**The proposed development comprises of the:** Redevelopment of a brownfield site to provide 5 no. social houses and a new carpark to service existing Community Facility to include the following:

- demolition of existing 30sqm single storey flat roof service building on the northeastern side of the community facility,
- demolition of existing 8 sqm single storey flat roof wc on the northeastern side of the existing smaller building on site,
- demolition of parts of the site boundaries / entrance walls and removal of existing septic tank. The construction of replacement site boundaries and combined site entrance, to include the removal of some existing trees and overgrowth,
- construction of four new terraced units over two floors, comprising of 3 no. two beds dwellings and 1 no. three bed dwelling,
- refurbishment and internal alterations of existing single storey building onsite into a one bed dwelling,
- construction of a new car park, vehicular access, and pedestrian paths to service the existing community facility,
- all associated site-works including new site boundaries, combined site entrance and associated tying in with existing road and path network, new landscaping (private, semi-private & public open space), site drainage, new foul water treatment plant to service the 5 dwellings and existing community facility, private car parking, public lighting, ancillary site services and development works above and below ground.

The proposed 5 no. dwellings will be occupied by persons complying with Local Need requirements as set out in Table 3.4 of the Kildare County Development Plan 2023-2029.

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 **Thursday, 29 August 2024**, 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. P82024-13) may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at **Public Display Area, Level 1, Kildare County Council, at the address below** on each day during its public opening hours (excluding Bank Holidays), during the period between **Wednesday, 31 July 2024 to Thursday, 29 August 2024**.

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/P8202413-ProposedResidentialSchemeattheformerHSEDispensarysiteCarburyCoKildare/> and <https://consult.kildarecoco.ie/en/consultation/p8202413-proposed-residential-infill-scheme-brown-field-site-former-hse-dispensary-site-carbury-co> for a period between **Wednesday, 31 July 2024 to Thursday, 29 August 2024**.

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, no later than **4:00 p.m. on Thursday, 12 September 2024** to **Siobhan Barry, Administrative Officer, Housing Capital Team, Level 5, Kildare County Council, at the address below** or online via <https://consult.kildarecoco.ie/en/consultation/p8202413-proposed-residential-infill-scheme-brown-field-site-former-hse-dispensary-site-carbury-co>. Submissions should be titled **"Proposed Residential Infill Scheme on brown field site at the former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24. Planning Reference No.: P82024.13"**

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.

### BEARTA MAOLAITHE TRÁCHTA MOLTA ALT 38 DEN ACHT UM THRÁCHT AR BHÓITHRE 1994

De réir fhorálacha Alt 38 den Acht um Thrácht ar Bhóithre 1994, tugann Comhairle Contae Chill Dara fógra leis seo go bhfuil sé ar intinn aici:

Srianta Páirceála Molta ag Ascaill Morell, An Nás, Co. Chill Dara.

Beidh líníochtaí a thaispeánann na hoibreacha atá beartaithe ar fáil lena n-íniúchadh le linn gnáthuaireanta oscailte ó Dé Máirt, an 30 Iúil go Dé hAoine, an 30 Lúnasa 2024 ag na láithreacha seo a leanas:

- An Roinn Iompair, Soghluaisteachta agus Spásanna Oscailte, Leibhéal 4, Áras Chill Dara, Páirc Devoy, An Nás, Co. Chill Dara
- beidh sé ar fáil ar shuíomh gréasáin Chomhairle Contae Chill Dara freisin <https://kildarecoco.ie/AllServices/Roads/Section38TrafficCalmingMeasures/>

Féadfar aon agóidí, aighneachtaí nó uiríll a dhéanamh i scríbhinn chuig an A/Oifigeach Feidhmiúcháin Sinsearach, An Roinn Iompair, Soghluaisteachta agus Spásanna Oscailte, Leibhéal 4 ag an seoladh thíos nó go díreach ar an tairseach comhairliúcháin <https://consult.kildarecoco.ie/en> ar nó roimh 5:00 p.m. Dé hAoine, an 6 Meán Fómhair 2024.

### PROPOSED TRAFFIC CALMING MEASURES SECTION 38 OF THE ROAD TRAFFIC ACT 1994

In accordance with the provisions of Section 38 of the Road Traffic Act 1994, Kildare County Council hereby gives notice of its intention of:

**Proposed Parking Restrictions at Morell Avenue, Naas, Co. Kildare.**

Drawings showing the proposed works may be inspected during normal opening hours from **Tuesday, 30 July to Friday, 30 August 2024** at the following locations:

- The offices of Kildare County Council, Level 4, at the address below, Monday-Friday between the hours of 9:00 a.m. and 5:00 p.m.
- Kildare County Council's website <https://kildarecoco.ie/AllServices/Roads/Section38TrafficCalmingMeasures/>

Any objections, submissions or representations may be made in writing to the A/Senior Executive Officer, Transport, Mobility and Open Spaces, Level 4, at the address below, or directly on the consultation portal <https://consult.kildarecoco.ie/en> on or before 5:00 p.m. on **Friday, 06 September 2024**.

### SECTION 15 (1)

### HOUSING (MISCELLANEOUS PROVISIONS) ACT 2014

To: **Malcolm Gannon**

Kildare County Council of Devoy Park, Naas, County Kildare, being a Housing Authority pursuant to the Housing Act 1966(as amended) (hereinafter called "the Authority"), from whom you hold a dwelling house known as **2 Crockaun Way, Brownstown Manor, The Curragh, County Kildare** as a tenant from week to week, hereby notify you that the Authority has reason to believe that the dwelling is unoccupied and that your household does not intend to occupy it as its normal place of residence.

**YOU ARE HEREBY REQUIRED** to inform the Authority in writing within 4 weeks' service of this Notice if your household intends to occupy the dwelling as its normal place of residence.

You should note that if you do not inform the Authority in the manner set out in the above request, within the said 4 weeks and it appears to the Authority at the end of that period, that the dwelling is unoccupied and that your household does not intend to occupy it as a normal place of residence, then the Authority will **serve a further Notice on you bringing the Tenancy Agreement to an end with immediate effect.**

Dated this 10th day of July 2024

Signed: **Keith Purdy**

For and on behalf of Kildare County Council

**KILDARE COUNTY COUNCIL**  
Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91X77F.  
Telephone: 045-980200 • Emergency Number  
(Outside Office Hours) 1800 500 444  
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