

# EIA Screening Determination for Part 8 Development Community Centre, Bawnogues, Kilcock.

**Introduction:** This report assesses the requirement for an EIAR for the proposed Part 8 development of a community centre at Bawnogues, Kilcock, Co. Kildare, in accordance with the provisions of the Planning and Development Act 2000, (as amended), and the Planning and Development Regulations, 2001 (as amended).

## **Development:**

The development will comprise of:

- The construction of a two storey community centre with mezzanine level;
- Landscaped area including civic plaza and sensory garden;
- Re-location of playground;
- Associated car parking (4 spaces) cycle parking (20 spaces), bus/set down area, pedestrian linkages;
- Bin stores, external signage, boundary and landscaping treatment
- Removal of 29 car parking spaces and construction of an overflow car park;
- Associated site development works and connection to existing site services.

**Location:** Bawnogues, Kilcock, Co. Kildare.

## **Legislative Context:**

The proposed development is not within the prescribed classes of development/thresholds set out in Schedule 5 of the Planning and Development Regulations, for the purposes of Section 176 of the Planning Act.

It is noted that Article 120(1) of the Planning and Development Regulations 2001 (as amended) requires;

- (a) *where a local authority proposes to carry out an EIA sub-threshold development, the authority shall carry out a preliminary examination of, at least, the nature, size or location of the development.*
- (b) *Where the local authority concludes, based on such preliminary examination, that-*
  - (1) *there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required.*

Schedule 7A of the Planning and Development Regulations 2001 (as amended) sets out information to be provided for the purposes of screening sub-threshold development, i.e.

1. *A description of the proposed development, including in particular—*
  - (a) *a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
  - (b) *a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

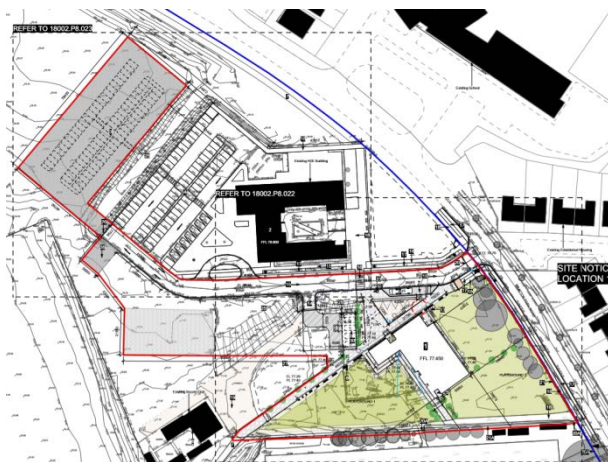
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—
  - (a) the expected residues and emissions and the production of waste, where relevant, and
  - (b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

### **Preliminary Examination:**

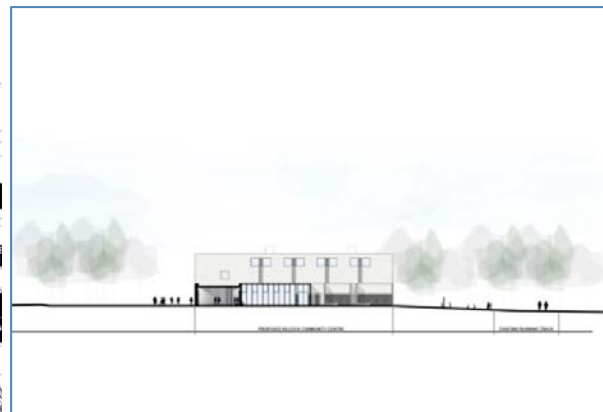
The proposed development is the construction of a new 749sqm building (2 storey with mezzanine) with an overall roof height of 9.45m, external finishes of concrete block/textural render and exposed concrete finish. The building will comprise a dual use indoor multi-purpose hall, stage and performance area, a range of meeting and conference rooms, wet and dry changing room facilities for indoor and outdoor associated sports and community uses, associated plant, storage, circulation area, a kitchen/café area and upper floor multi-purpose room with projection room. No demolition works are involved.

The proposed community centre is set within a proposed landscaped area, to contain a paved/graveled civic plaza area, sensory garden and relocated playground.

29 car parking spaces will be removed. 4 universal parking spaces, 20 cycle parking spaces, a bus/set down area and an overflow parking area are proposed. Bin stores, external signage, landscape and boundary treatments are proposed along with associated site development works and connection to existing services.



*Site layout plan*



*Elevation*

The location of the proposed development is at Bawnogues, Kilcock, at the west of the town close to the M4 motorway. Kilcock Celtic FC is adjacent the proposed development, with Bawnogues running track immediately to the south. The site is accessed off Brayton Park to the east, which also provides

access to nearby residential developments and a gaelscoil. There is an existing Primary Care Centre, north west of the proposed building, which the proposed development ‘wraps’ around.



*Aerial view with location of proposed building marked red*



*Nature of site and surrounding area*

The geographical area affected does not have particular environmental sensitivities. Construction works are moderate in nature. Building waste will be disposed of in accordance with a waste management plan approved by Kildare County Council. The proposed development is not a type which produces waste, residue or emissions of note, nor is it the type of development which uses natural resources, to give rise to any significant effects on the environment. Therefore subject to normal construction and waste disposal practices, no aspects of the environment are likely to be significantly affected by the proposed development.

An Appropriate Assessment Screening Report has been prepared for the proposed development and it concludes that the development is unlikely to significantly affect the qualifying interests or conservation objectives of European Sites. A Natura Impact Statement therefore is not required.

### **Screening Determination**

Having regard to the scale and nature of the works proposed, the intended use of the building as a community centre, and the nature of surrounding development, it is not considered that the proposed development will give rise to any significant effects on the environment and the preparation of an Environmental Impact Assessment Report is not required.

**Signed:** **Bébhinn O’Shea, Executive Planner**  
**Kildare County Council**  
**5<sup>th</sup> June 2019**