

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL Chief Executive's Order



ORDER NO: CE31714 **Section:** Housing

SUBJECT: Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) - Part 8
Development proposed by, on behalf of, or in partnership with a
Local Authority
Housing Development (3 dwellings) at Craddockstown Road,
Craddockstown Demesne, Naas, Co. Kildare for KARE.
Environmental Impact Assessment (EIA) Screening Determination

SUBMITTED: Pursuant to the requirements of the above, 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 at Craddockstown Road, Craddockstown Demesne, Naas,
Co. Kildare.

A detailed description of the proposed development has been
provided in the Environmental Impact Assessment Screening
Report with drawings provided with the Part 8 application.

Having regard to EIA Directive 2011/92/EU as amended by
-Directive 2014/52/EU (the EIA Directive), the guidance contained
in: "Environmental Impact Assessment (EIA) Guidance for Consent
Authorities regarding Sub-Threshold development" (published by
the Department of Environment, Heritage and Local Government in
2003); "Environmental Impact-Assessment of Projects- Guidance on
Screening" (published by the European Commission in 2017);
"Guidelines for Planning Authorities and An Bord Pleanála on
carrying out Environmental Impact Assessment" (published by the
Department of Housing, Planning and Local Government in 2018);
and on the basis of the objective information provided in the Part 8
drawings and details and the screening opinion dated 20/11/2020
prepared by Verde Environmental Consultants which concluded
that the proposed development is a sub-threshold develop-ment that
is unlikely to have significant environmental affects in the relevant
areas, Kildare County Council, the Competent Authority, must
determine whether the housing development (3 dwellings) at
Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare,

individually, or in combination with other plans and projects, requires an Environmental Impact Assessment.

In making a determination consideration must be given to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

As the proposed housing development is sub-threshold, it has, therefore, been assessed on a case-by-case in accordance with the criteria for determining whether or not, a development would or would not be likely to have significant effects on the environment as outlined within Annex III of the EIA Directive.

With respect to the likelihood of significant effects of the proposed project on the environment, regard must be had to the following in particular:

- The size and design of the whole project;
- Cumulation with other existing and/or proposed projects;
- The use of natural resources, in particular, soil, water and biodiversity;
- The production of waste;
- Pollution and nuisance;
- The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- The risk to human health (for example due to water contamination or air pollution).

Under each of these headings, having regard to the scale and the nature of the proposed development, it is considered that the environmental effects arising from the proposed project will generally be localised and minor in nature. The proposed development is not likely to give rise to significant environmental impacts and does not require an Environmental Impact Assessment Report to be prepared or an Environmental Impact Assessment to be conducted.

ORDER:

I hereby order the following That Kildare County Council as the Competent Authority hereby makes a determination that the proposed Housing Development (3 dwellings) at Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare. would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

MADE THIS 11th DAY
OF DECEMBER YEAR 2020

SIGNED: 
CHIEF EXECUTIVE

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