

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

**Planning and Development Act 2000 (as amended) – Part XAB
Planning and Development Regulations 2001 (as amended) – Part 8**

33 no. residential units adjacent to Embassy Manor, Kill, Co. Kildare

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a residential development comprising of 33 no. residential units in Kill, Co. Kildare consisting of:

8no. three bedroom units

21no. two bedroom units (of which 8 are apartments)

4no. one bedroom units (all apartments)

Vehicular and pedestrian entrance

Boundary improvement works including:

- a. Removal of existing 1m tall boundary wall located at the proposed entrance to the development off the L2014.
- b. Removal of a number of existing trees and pruning of the remainder.
- c. Proposed new site boundary treatment consisting of masonry walls and railings to western boundary of site adjacent to Embassy Manor and

Associated site works including the construction of site landscaping, paving, car parking spaces, ducting for utilities, formation of new connections to existing public foul and surface water drainage, and existing utilities.

A detailed description of the proposed development has been provided in the Section 3 of the Screening for Appropriate Assessment Report with drawings provided with the Part 8 application.

Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*" (published by the Department of Environment, Heritage and Local Government in 2009) and following an examination of the objective information provided in the Screening for Appropriate Assessment report (the Screening Report) prepared by Moore Group- Environmental Services, on behalf of Kildare County Council, as the Competent Authority, determines that the proposed residential development of 33 no. units in Kill, Co. Kildare, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European sites, their conservation objectives or integrity, and therefore does not require an Appropriate Assessment.

Key points in the determination – The nearest European sites to the Proposed Development are associated with the Red Bog and includes the Red Bog SAC (Site Code 000397), which is located just over 6.71km to the south of the subject site. There is no connectivity to any other European sites within or outside the guideline 15km potential Zone of Influence. The consideration of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the Proposed Development have been carried out in the AA Screening, prepared by Moore Group- Environmental Services, on behalf of Kildare County Council.

No risks to the conservation objectives of any other Natura 2000 sites are considered likely due one or more of the following, lack of connectivity between the proposed works areas and the designated

ORDER: That Kildare County Council as the Competent Authority, having considered the Screening for Appropriate Assessment Report, by prepared Moore Group-Environmental Services on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the proposed residential development of 33 no. units in Kill, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 20.5.2022



Chief Executive