

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

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

**Residential Development at Ardrew Athy**

**Environmental Impact Assessment (EIA) Screening Determination**

Pursuant to the requirements of the above, Kildare County Council is proposing to construct a residential development on a greenfield site of c. 2.43 ha at Fortbarrington Road, Ardrew, Athy, Co. Kildare.

The proposed development comprises the construction of 73 social housing units to include:

54 no. houses (50 no. 2-storey and 4 no. bungalows, comprised of 4 no. 1-bed, 24 no. 2-bed, 20 no. 3-bed and 6 no. 4-bed ) and 18 no. triplex apartments (3 storey comprised of 18 no. 1-bed) and 1 no 2-bed duplex apartment.

The proposal includes an estate community unit (104.2 sqm), a new access off Fortbarrington Road, on-street car parking (142 spaces), public and private open space, boundary treatments, new pedestrian and cycle connection to south, public lighting, site drainage works, internal road networks and footpath, ESB switchrooms/kiosks, landscaping, play area and all ancillary site services and development works above and below ground

Further details of the existing site and proposed development have been provided in Section 2 and 3 of the Environmental Impact Assessment Screening Report prepared by MacCabe Durney Barnes, 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 including the document *“Ardrew, Athy, Co. Kildare EIA Preliminary Examination Report”* and the screening opinion dated 2<sup>nd</sup> November 2021 prepared by MacCabe Durney Barnes which concluded that the proposed development is a sub-threshold development and that “there is no real likelihood of significant effects on the environment arising from the proposed development”, Kildare County Council, as the Competent Authority, must determine whether the Residential Development at Ardrew, Athy, individually, or in combination with other plans and projects, requires an Environmental Impact Assessment.

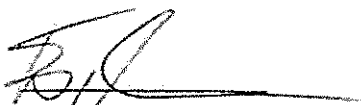
In making a determination consideration must be given to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

As the proposed Residential Development of 73 units, a community unit, and ancillary works is sub-threshold, it has, therefore, been assessed on a case-by-case basis 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 land, 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.



Eoghan Lynch

Senior Executive Planner

16<sup>th</sup> November 2021

**ORDER:** That Kildare County Council as the Competent Authority hereby makes a determination that the proposed Residential Development of 73 dwelling units, a community unit and all associated works at a site in Ardrew would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 18.11.21

  
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Chief Executive