

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**

Residential Development at Greenfields, Maynooth

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to construct a residential development on a site of c. 1.9 ha at Old Greenfields, Straffan Road, Maynooth, Co. Kildare.

Scheme design is for:

- Proposed 65 residential units with all associated site works including planting and landscaping, SUDs, roads, footpaths, and other services;

Site and surroundings comprise of the following:

- This is currently an undeveloped site, occupies c.1.9 hectares with service connections available.
- Site is bounded by the Straffan Road (R 406) and existing housing to all boundaries. The proposed entrance is off Straffan Road.

A detailed description of the proposed development has been provided in 'Section 1, Site Information' the 'Architectural Design Statement for Part VIII' by Van Dijk Architects, and, 'Characteristics of Project' Section of the 'EIAR Screening Report' prepared G. Tobin B.Sc. Ma. Environmental Consultant and 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 view of 'Section 1, Site Information, Appropriate Assessment Screening – view of the Moore Group Archaeological and Environmental Services' as part of 'Architectural Design Statement for Part VIII' by Van Dijk Architects and 'EIAR Screening Report', Maynooth, Co. Kildare " prepared by prepared G. Tobin BSC. MA Environmental Consultant, Kildare County Council, as the Competent Authority, determines that the proposed Residential Development at Greenfields, off Straffan Road, Maynooth, 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

- Rye Water Valley/Carton SAC, Site Code 001398 c.2km due north-east, Ballynafagh Bog SAC, Site Code 00391, Ballynafagh Lake SAC Site Code 001387 both c.14km due south-west – occur within the likely zone of impact (15km) of the proposed development;
- No direct hydrological links;
- With respect to above, Royal Canal NHA c.300m due north and uphill/upgradient of the application site. Royal Canal NHA linked to Rye Water Valley/Carton SAC.
- No potential for impacts or cumulative impacts on this European site when considered in conjunction with other projects;
- Rye Water Valley/Carton SAC designated to protect a range of riparian and aquatic biodiversity;

- Ballynafagh Bog SAC designated affording to it being an active raised bog, depressions of peat substrates of the Rhynchosporion (Vegetation, grasses, mosses and sedges) and its ability to provide natural regeneration.
- Ballynafagh Lake SAC designated to protect fauna comprising of but not limited to the whorl snail and the marsh fritillary(butterfly family Nymphalidae)
- The proposed site and Rye Water Valley/Carton SAC both located within the Dublin Groundwater Body;
- Surrounds of proposed site mostly comprise buildings, artificial surfaces and rear garden areas from surrounding houses/residential development (lawns & yard areas);
- There are no rivers, streams or drainage ditches directly linking the Site with either the Rye Water Valley/Carton SAC, Ballynafagh Bog SAC and Ballynafagh Lake SAC.
- A pathway via surface water can be effectively ruled out;
- Groundwater could theoretically provide a pathway due to the permeability of underlying soils and bedrock, but any pollutants generated at the Site would be filtered by at least 300m of intervening soils prior to reaching the Royal Canal (minimal flow) for which by the time it reaches the Rye Water Valley/Carton SAC, Site Code 001398 would reduce their concentrations to negligible levels. Therefore, groundwater is not considered to be a feasible pathway;
- The local ground water flow regime is not likely to be affected by the development also;
- Pathways via land or air can also be ruled out due to distance or not;
- There is little likelihood of significant effects on the environment and local flora and fauna arising from the proposed development;
- There is no evidence of badger setts or bat roosts present or evident on the site and no disturbance is anticipated;
- The development has been assessed for potential indirect impacts, in particular on water quality, during construction and operational phases and it has been concluded that foul water and surface water during the operation of the development would not cause any significant impacts on water quality in any of the aforementioned Natura 2000 sites;
- There are no/insignificant cumulative impacts to other Natura 2000 or other European Sites.

It is therefore considered that a Stage 2 Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Niall Sheehan

Niall Sheehan
Executive Planner
21st September 2022


Eoghan Lynch

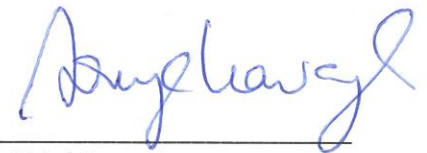
Acting Senior Planner

Date: 21st September 2022

*E. Lynch, DOS
21/09/22*

ORDER: That Kildare County Council as the Competent Authority, having considered '*Section 1, Site Information, Appropriate Assessment Screening – view of the Moore Group Archaeological and Environmental Services*' as part of '*Architectural Design Statement for Part VIII*' prepared by Van Dijk Architects, and, the '*EIAR Screening Report*', prepared by prepared G. Tobin B.Sc. Ma. Environmental Consultant, makes a determination that a Stage 2: Appropriate Assessment will be/not be required to inform the proposed residential development consisting of 65 no. residential units, and all associated site works at Old Greenfields, Straffan Road, Maynooth, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 26th September 2022



Chief Executive