

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**

Infill Housing Development, St. Evin's Park Monasterevin, Co. Kildare

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to construct 15 new residential units at St. Evin's Park, Monasterevin, Co. Kildare.

The site is in a suburban setting to the central area of Monasterevin Town. It is located in the St. Evin's Park Estate which also includes a number of areas of amenity grassland associated with the housing estate, one of which will be occupied by the proposed development. The broader surroundings consist mainly of housing estates, roadways and urban infrastructure, hedgerows/treelines and the main Dublin to Cork Railway Line.

The proposed development includes the building of 15 new residential units, 4 one bed roomed apartments, 8 two bed roomed houses and 3 three bed roomed houses, which will include SUDs and making good works to neighbouring park area, additional road and car parking, connection to exist drainage/utilities, an upgrade to the grey water drainage system and other ancillary site works.

A description of the proposed development has been provided in the Section 2 of the Screening for Environmental Impact Assessment Report prepared by Mary O'Connor Consultant Ecologist, forming part of 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 an examination of the Part 8 drawings and documents, Kildare County Council, as the Competent Authority, determines that the proposed residential development in Oldtown Mill Celbridge, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

Full consideration is 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 development 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.

Having regard to the foregoing and 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).

It is considered that the environmental effects arising from the proposed project will generally be localised and minor in nature. It is considered that 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.

Signed:



A/Senior Executive Planner

05/04/2024

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed residential development at St. Evin's Park, Monasterevin, 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.

Date: 5/4/24



Chief Executive