

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**

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

Appropriate Assessment (AA) 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 bedroomed apartments, 8 two bedroomed houses and 3 three bedroomed 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 4 of the Screening for Appropriate Assessment Report prepared by Mary O'Connor Consultant Ecologist, forming part of 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 Mary O'Connor, Consultant Ecologist, on behalf of Kildare County Council, as the Competent Authority, determines that the proposed residential development at St. Evin's park, Monasterevin, 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 site is Pollardstown Fen SAC is located circa 14.8km from the proposed St. Evin's Park development in Monasterevin. The area of the proposed development lies within the catchment of the Barrow River in Monasterevin therefore a detailed description of the River Barrow and Nore SAC and any possibility of impact to the River Barrow and Nore SAC is provided in the AA Screening.

The possible impacts that might arise from the proposed development have been examined in the context of the factors that could potentially affect the integrity of the Natura 2000 sites. As part of the screening stage process the proximity and qualifying interests of the Natura 2000 sites in the wider hinterland of the proposed infill housing development at St. Evin's Park,

Monasterevin were considered. In assessing the sites that could potentially be impacted by the proposed development a source-pathway-receptor model was used. All sites potentially impacted were considered in relation to the size and nature of the proposed development and the sensitivity of the receptors in the wider locality. If a Natura 2000 site of particular significance/relevance exists beyond a nominal screening area this was also included in the screening appraisal. Accordingly, all potential pathways for impact on designated sites were included in this screening exercise both within and outside a nominal 15km zone which was chosen to display the location and discuss sites most proximate to the proposed development.

An assessment of the impact of the proposed development and its associated surface and wastewater management as it may impact on aquatic habitats and species of qualifying interest for the Barrow and Nore SAC site has been carried out. The SAC is located over circa 1 km from the proposed development site i.e. the main channel of the Barrow River, a constituent river of the River Barrow and Nore SAC. Any impact to the water quality of the River Barrow and River Nore due to construction development will be insignificant due to environmental design measures incorporated into the project to limit any run-off of fines from development site during development and the distance from the site i.e. greater than 1km. At present the foul wastewater from the proposed development will be directed to the Monasterevin Town Wastewater Treatment Plant WWTP with a Plant Capacity PE of 9000, the treatment type is 3P - Tertiary P removal. The annual mean hydraulic loading is less than the peak Treatment Plant Capacity. Currently the Monasterevin Wastewater Treatment Plant operates under licence at Monasterevin, in County Kildare There is spare capacity in the plant, and it is not expected that water quality will vary from the current status due to this spare capacity. It is noted that the WWTP discharge was compliant with the ELV's set in the wastewater discharge licence. As all wastewater from the site will be directed to the main waste water treatment plant and the additional housing population falls within the capacity of the plant it is considered that there will be no accruing deleterious impact to annexed aquatic habitats of qualifying interest for the site as a result of the proposed development

In conclusion, there is expected to be no direct loss of habitat to this SAC and all surface water and foul water on site are adequately treated and therefore no impact is envisaged to the adjacent river aquatic habitat as a result of this development. It is also highly improbable that a project of this nature and scale will have any measurable impact on the qualifying interests of Pollardstown Fen SAC as there is no hydrological or habitat linkage between this site and the proposed development site.

It is considered that the proposed development does not include any element that has the potential to significantly alter the favourable conservation objectives associated with the species and habitats, or interfere with the key relationships that define the structure or function, either alone or in combination with other impacts, of the Natura 2000 sites considered in this document provided that the following is carried out: The proposed development is completed as described in section 4 of the AA Screening. The programme of measures consistent with best practice, standards, design and controls as outlined in section 4 are implemented. It has been objectively concluded during the screening process that none of these sites are likely to be significantly impacted by the proposed Monasterevin Town St. Evin's Park Infill Housing Development.

It is therefore highly improbable that a project of this nature and scale will have any measurable impact on the qualifying interests of Natura 2000 sites.

Therefore, 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.

Signed:

Elaine Donohoe

A/Senior Executive Planner

05/04/2024

ORDER: That Kildare County Council as the Competent Authority, having considered the Screening for Appropriate Assessment Report, prepared by Mary O'Connor, Consultant Ecologist 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 at St. Evin's park, Monasterevin, Co. Kildare either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 5/4/24


Chief Executive