

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**

Proposed development at Andrew Halting Site, Fortbarrington Road, Athy, Co. Kildare

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at Andrew Halting Site, Fortbarrington Road, Athy, Co. Kildare.

The proposed works will consist of:

- The construction of 5 no. two storey houses featuring 4 no. five bedroom houses and 1 no. three bedroom house.
- The demolition of the existing single storey caretaker unit and the construction of 1 no. new single storey caretaker unit.
- The conversion of four existing semi-detached day houses and gardens into two detached day houses with gardens.

Boundary improvement works including:

- Removal of part of the boundary to the northeast of the existing site.
- Removal of existing evergreen trees at the eastern boundary.
- Removal of existing boundary railings which run parallel to the Fortbarrington Road and construction of new site boundary consisting of rendered masonry walls as well as railings.
- Removal of existing vehicular and pedestrian entrance walls and construction of new vehicular and pedestrian walls.

Site works will include:

- Undergrounding of existing services.
- New nature-based surface water drainage with surface water attenuation.
- New foul water drainage which will integrate with existing drainage.
- Extension of water, telecoms and electrical infrastructure.
- New street lighting.
- New Site landscaping.
- New boundary walls to enclose Proposed extended Site.
- Extension and upgrade of the existing access road to accommodate the proposed new dwellings.

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 information provided in the *“Environmental Impact Assessment Screening Report”*, Kildare County Council, as the Competent Authority, determines that the proposed development, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

It is considered that the Screening Report has been carried out giving full consideration 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.

It is further considered that the Screening Report contains a fair and reasonable assessment of the likelihood of significant effects of the proposed project on the environment, 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 at Ardrew Halting site, Athy 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

13/11/2024

Signed:



S. Willoughby

Senior Planner

14/11/2024

ORDER: That Kildare County Council as the Competent Authority having considered the EIA Screening Report, makes a determination that the proposed development at the Ardrew Halting Site, Athy, 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: 15th November 2024


Chief Executive