

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 Coolaghknock Glebe, Kildare Town, Co. Kildare

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a residential development which will comprise 131 no. residential units and a creche.

The proposed development includes:

- i. 131 no. residential units including 89 no. houses and 42 no. own door apartment / duplex units to be delivered on a phased basis, comprising 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; and 8 no. four bed units; with renewable energy design measures (which may be provided externally) for each housing unit;
- ii. Rear garden sheds serving the residential units;
- iii. 1 no. crèche facility of 325sqm with potential for community use until such time as crèche becomes viable;
- iv. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; (c) new pedestrian and cycle connections; (d) compensatory tree planting; and (e) infiltration basin;
- v. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and all associated site development works.

A detailed description of the proposed development has been provided in Section 2.2 of the Appropriate Assessment Screening Report 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 the *Appropriate Assessment Screening Report* by NME Ecology on behalf of Kildare County Council, as the Competent Authority, determines that the proposed residential development at Coolaghknock Glebe, Kildare Town, 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 –

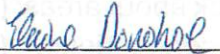
- The proposed development site is not located within or adjacent to any Natura 2000 sites, so there is no risk of habitat loss, fragmentation or any other direct impacts.
- The nearest Natura 2000 site is Pollardstown Fen SAC (site code: 396) which is located approximately 3.7km to the north-east of the subject site.
- No potential pathways were identified to Natura 2000 sites.
- There are no surface water, groundwater or other pathways linking the Site to any European sites, so there is no risk of indirect effects.
- There are no SPAs in the vicinity of the site.

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.

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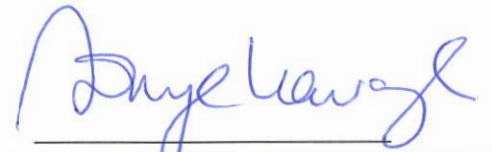


A/Senior Executive Planner

14/05/2024

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by NME Ecology on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the residential development at Coolaghknock Glebe, Kildare Town, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 14/5/2024

A handwritten signature in blue ink, appearing to read 'Danyel Lawry', written over a horizontal line.

Chief Executive

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 Coolaghknock Glebe, Kildare Town, Co. Kildare

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at Coolaghknock Glebe, Kildare Town, Co. Kildare.

The proposed development includes:

- i. 131 no. residential units including 89 no. houses and 42 no. own door apartment / duplex units to be delivered on a phased basis, comprising 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; and 8 no. four bed units; with renewable energy design measures (which may be provided externally) for each housing unit;
- ii. Rear garden sheds serving the residential units;
- iii. 1 no. crèche facility of 325sqm with potential for community use until such time as crèche becomes viable;
- iv. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; (c) new pedestrian and cycle connections; (d) compensatory tree planting; and (e) infiltration basin;
- v. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and all associated site development works.

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 and EIA Screening report prepared by HRA Planning, Kildare County Council, as the Competent Authority, determines that the proposed development at Coolaghknock Glebe, Kildare Town, Co. Kildare, 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:

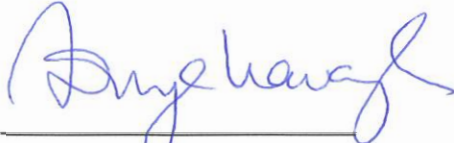


A/Senior Executive Planner

14/05/2024

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed residential development at Coolaghknock Glebe, Kildare Town, 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: 14/5/24



Chief Executive