



COMHAIRLE CONTAE CHILL DARA  
Kildare County Council

**DEVELOPMENT UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED) AND NOTICE PURSUANT TO THE REQUIREMENTS OF PART 8, ARTICLE 81 OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)**

Notice is hereby given, pursuant to the provisions of Part XI of the Planning and Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning and Development Regulations, 2001 (as amended) that Kildare County Council proposes a residential development on a site at Skenagun Castledermot, Athy Co. Kildare.

The proposed development includes:

The refurbishment of an existing 1 bed semi-detached single storey house to wheelchair accessible 2 bed dwelling including works to the party wall. Works also include construction of a new 3 bed single storey detached house on the remainder of the site. The proposed development involves construction of a single shared entrance including new boundary hedges and fences, and carparking areas, site development works including landscaping, drainage, ancillary site services and reinstatement of public footpath along the R448.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC), and the relevant provisions of the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations, 2001 (as amended), and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that the proposed development individually or in-combination with other plans or projects would not be likely to have a significant effect on a European site and an Appropriate Assessment (AA) is not required.

The proposal has also undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU and the relevant provisions of the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations, 2001 (as amended). Having regard to the provisions of the legislation, the nature and scale of the proposed development, the information provided in accordance with Schedule 7A of the Regulations, and having regard to the scale, nature and location of the proposed impacts, the potential impacts and proposed mitigation measures and the results of the any other relevant assessments of the effects on the environment, Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment (EIA) is not required.

In accordance with Section 120(3) of the Planning and Development Regulations (as amended) any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development including the AA and EIA Screening Reports and a record of the main reasons and considerations supporting the determination not to require an EIA and AA will be available for inspection and/or purchase at a fee not exceeding the reasonable cost of making a copy at **Public Display Area, Level 1, Kildare County Council, at the address below** on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period beginning on **Wednesday, 03 April 2024 and ending on Thursday, 02 May 2024 during office hours**. Plans and particulars of the proposed development including the AA and EIA Screening Reports and a record of the main reasons and considerations supporting the determination not to require an EIA and AA will also be available online at

<https://kildarecoco.ie/AllServices/Planning/Part8Schemes/Housing/index.html>

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to Siobhan Barry, Administrative Officer, Housing Capital Team, Level 5, at the address below or online via <https://consult.kildarecoco.ie> no later than **4:00 p.m. on Thursday, 16 May 2024**. Submissions should be titled "Proposed Residential Development at Skenagun, Castledermot – Planning Reference P82024 – 09".

All comments, including the names of those making comments submitted to the Council in regard to the scheme as outlined above, will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Please note that the data collected from this consultation will be shared by Kildare County Council with their Consultants. Any information which you submit via Kildare County Council's website will be treated with the highest standards of security and confidentiality, strictly in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please refer to the Privacy Statement included with the plans and particulars of the proposed development and to the Kildare County Council Consultation Portal Privacy Policy.

*Annette Aspell*

Signed on behalf of Kildare County Council

Date: Tuesday, 02 April 2024

**KILDARE COUNTY COUNCIL**  
Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91X77F.  
Telephone: 045-980200 • Emergency Number  
(Outside Office Hours) 1800 500 444  
 facebook.com/KildareCountyCouncil  
 x.com/kildarecoco



**PLANNING AND DEVELOPMENT ACT, 2000  
(AS AMENDED) – PART XI**

**PLANNING AND DEVELOPMENT REGULATIONS, 2001  
(AS AMENDED) – PART 8**

Site Location: St. Evin's Park, Monasterevin, Co. Kildare.

**Proposed Development:** In accordance with provisions of Part XI of the Planning and Development Act, 2000 (as amended) and Part 8 of the Planning and Development Regulations, 2001 (as amended), notice is hereby given by Kildare County Council of a proposed social housing development at St. Evin's Park, Monasterevin, Co. Kildare.

The proposed development will comprise:

- 15 new residential dwelling units including:
  - 4 no. one-bedroom apartments,
  - 7 no. two-bedroom two storey houses,
  - 4 no. three-bedroom two storey houses.
- 16 car parking spaces including:
  - 1 designated wheelchair space,
  - 1 E-charging space,
  - Rationalization of the existing car parking spaces as part of resurfacing and road alignment works to the east of the site.
- All associated site-works including:
  - Site boundaries,
  - Landscaping,
  - Paving,
  - Access road,
  - Ducting for utilities,
  - Nature based sustainable drainage features,
  - Formation of new connections to existing public foul and surface water drainage, and existing utilities,
  - Public lighting,
  - Electrical pillar /structures.

This application also includes an Appropriate Assessment Screening report and an Environmental Impact Assessment Screening report.

The proposal has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC), the Planning and Development Act, 2000 (as amended), and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that an Appropriate Assessment is not required. The proposed development will not have a significant effect on a European Site.

In addition, the proposal has also undergone screening for **Environmental Impact Assessment** under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU, (and the relevant provisions of the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations, 2001 (as amended) and Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

In accordance with Article 120 of the Planning and Development Regulations, 2001 (as amended), any person may, at any time before the expiration of 4 weeks beginning on **Monday, 08 April 2024**, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development (Part 8 Ref No. P82023.06) will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, at the address below (public display area, Level 1) during its public opening hours by appointment during the period from **Monday, 08 April 2024 until Tuesday, 07 May 2024** (both dates inclusive). Please note that an appointment may be necessary to access the building.

Plans and particulars of the proposed development will also be available to view on Kildare County Council's website at <https://consult.kildarecoco.ie/browse> and <https://kildarecoco.ie/AllServices/Planning/Part8Schemes/>

Submissions and observations with respect to the proposed development and dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing before **4:00 p.m. on Wednesday, 22 May 2024** to Siobhan Barry, Housing Department, Level 5, Kildare County Council, at the address below or online at: <https://consult.kildarecoco.ie/browse>

All submissions and observations should be headed "Part 8: Proposed Development at St. Evin's Park, Monasterevin, Co. Kildare. Planning Ref No. P82023.06".

All comments, including names of those making comments, submitted to the Council regarding this scheme will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Please note that the data collected from this consultation will be shared by Kildare County Council with their consultants. Any information which you submit via Kildare County Council's websites will be treated with the highest standards of security and confidentiality, strictly in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please refer to the Privacy Statement included with the plans and particulars of the proposed development and to the Kildare County Council Public Consultation Portal Privacy Policy.