



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**

**Development at the former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24.**

**Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above, Kildare County Council is proposing a development at the former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24.

The proposed development comprises of the redevelopment of a brownfield site to provide 5 no. social houses and a new carpark to service existing Community Facility to include the following:

- a) demolition of existing 30sqm single storey flat roof service building on the northeastern side of the community facility,
- b) demolition of existing 8 sqm single storey flat roof wc on the northeastern side of the existing smaller building on site,
- c) demolition of parts of the site boundaries / entrance walls and removal of existing septic tank. The construction of replacement site boundaries and combined site entrance, to include the removal of some existing trees and overgrowth,
- d) construction of four new terraced units over two floors, comprising of 3 no. two beds dwellings and 1 no. three bed dwelling,
- f) refurbishment and internal alterations of existing single storey building onsite into a one bed dwelling,
- g) construction of a new car park, vehicular access, and pedestrian paths to service the existing community facility,
- h) all associated site-works including new site boundaries, combined site entrance and associated tying in with existing road and path network, new landscaping (private, semi-private & public open space), site drainage, new foul water treatment plant to service the 5 dwellings and existing community facility, private car parking, public lighting, ancillary site services and development works above and below ground.

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.

# Comhairle Contae Chill Dara Kildare County Council



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 development at the former HSE Dispensary site, Carbury, 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 Long Derries SAC, which is 4.8km southwest 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.

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Kildare County Council



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:**

Signed:

A/Senior Executive Planner

26/06/2024

Aoife Blangan

A/SP

26/06/24

**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 proposed development at Carbury Dispensary, alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date:

28/6/24

  
Chief Executive