



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**

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

**Environmental Impact Assessment (EIA) 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,
- e) refurbishment and internal alterations of existing single storey building onsite into a one bed dwelling,
- f) construction of a new car park, vehicular access, and pedestrian paths to service the existing community facility,
- g) 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.

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*

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*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 MacCabeDurneyBarnes (MDB) on behalf of Kildare County Council, as the Competent Authority, determines that the proposed development at former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24 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).

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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

26/06/2024

Aoife Brangan

A/SP

26/06/24

**ORDER:** That Kildare County Council as the Competent Authority hereby makes a determination that the proposed development at former HSE Dispensary site, Carbury, Co. Kildare, W91 VF24 would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date:

28/6/24

Chief Executive