

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 Extension Development at 10 Woodstock Lodge, Athy, Co. Kildare

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing an extension to an existing dwelling to provide for additional habitable space.

The proposed development comprises:

- A two-storey rear extension, with a proposed floor area of 64.5sqm
- The new combined (existing and proposed) floor area of the dwelling will be 148sq.m creating a 5bed dwelling, and
- all associated site-works

Note: The existing house floor has a floor area is 83.5sqm and is a 3bed dwelling.

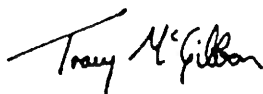
Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*" (published by the Department of Environment, Heritage and Local Government in 2009) determines that the proposed extension of an existing dwelling house at Woodstock Lodge in Athy 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 directly 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 River Barrow and River Nor SAC (site code: 002162) which is located approximately 260m to the north-east of the subject site.
- No potential pathways were identified to Natura 2000 sites.
- The existing surface water and groundwater piping and infrastructure will be used for the development and other pathways linking the Site to any European sites will not be affected, 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.



Tracy McGibbon
Senior Executive Planner
17th February 2025

Signed

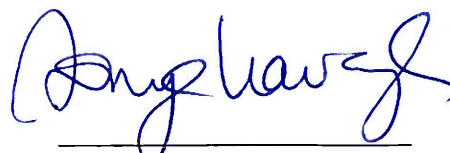


S. Willoughby
Senior Planner

17/02/2025

ORDER: That Kildare County Council as the Competent Authority, having considered the proposed extension to an existing dwelling house, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the extension to a residential development at 10 Woodstock Lodge, Athy, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 17th February 2025



Chief Executive