

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 10 Woodstock Lodge, Athy, Co. Kildare**

**Environmental Impact Assessment (EIA) Screening Determination**

Pursuant to the requirements of the above, Kildare County Council is proposing development at **10 Woodstock Lodge, Athy, Co. Kildare.**

The proposed development consists of:

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 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 the information provided in the ‘Environmental Impact Assessment Screening Report’, Kildare County Council, as the Competent Authority, determines that the proposed development at 10 Woodstock Lodge, Athy, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

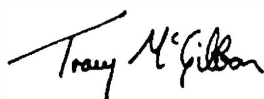
It is considered that the Screening Report has been carried out giving full consideration to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

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 extension to an existing dwelling house;
- 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.



---

Tracy McGibbon  
Senior Executive Planner  
17<sup>th</sup> February 2025

Signed:



S. Willoughby  
Senior Planner

17/02/2025

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed residential development at 10 Woodstock Lodge, Woodstock Street, Athy, Co. Kildare. R14 P990, would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date:

17<sup>th</sup> february 2025



Chief Executive