

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 Development at Craddockstown Road, Naas, Co. Kildare

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing an extension to a residential development at Craddockstown Road, Naas.

The proposed development comprises:

- 28 no. residential units (21 no. houses and 7 no. apartments), comprising:
 - a. 7 no. one bed units
 - b. 14 no. two bed units
 - c. 6 no. three bed units
 - d. 1 no. five bed unit including sensory room.
- Renewable energy design measures for each housing unit which may be provided externally.
- Landscaping works including provision of (a) open space and kick about areas; (b) natural play features.
- Pedestrian and cycle connection to the adjacent Eustace Demesne estate.
- Associated site and infrastructural works including provision for:
 - a. 1 no. ESB substation and switchroom,
 - b. car and bicycle parking,
 - c. public lighting,
 - d. bin storage,
 - e. temporary construction signage,
 - f. estate signage, and
 - g. varied site boundary treatment comprising walls and fencing.
- all associated site development works, including removal of some existing vegetation from the site in advance of construction works.

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

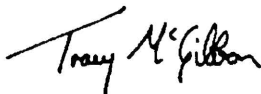
in the Screening for *Appropriate Assessment (AA) Report* by Ash Ecology and Environmental on behalf of Kildare County Council, as the Competent Authority, determines that the proposed residential development at Craddockstown Road, Naas, Co. Kildare, individually or in combination with other plans and 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 Red Bog, Kildare SAC (site code: 000397) which is located approximately 7.3km from 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.

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
04/03/2025

Signed:



S. Willoughby
Senior Planner

04/03/2025

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by Ash Ecology and Environmental on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the residential development at **Craddockstown Road, Naas, Co. Kildare**, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 5th March 2025



Chief Executive

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 Craddockstown Road, Naas, Co. Kildare

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at Craddockstown Road, Naas, Co. Kildare.

The proposed development comprises:

- 28 no. residential units (21 no. houses and 7 no. apartments), comprising:
 - a. 7 no. one bed units
 - b. 14 no. two bed units
 - c. 6 no. three bed units
 - d. 1 no. five bed unit including sensory room.
- Renewable energy design measures for each housing unit which may be provided externally.
- Landscaping works including provision of (a) open space and kick about areas; (b) natural play features.
- Pedestrian and cycle connection to the adjacent Eustace Demesne estate.
- Associated site and infrastructural works including provision for:
 - a. 1 no. ESB substation and switchroom,
 - b. car and bicycle parking,
 - c. public lighting,
 - d. bin storage,
 - e. temporary construction signage,
 - f. estate signage, and
 - g. varied site boundary treatment comprising walls and fencing.
- all associated site development works, including removal of some existing vegetation from the site in advance of construction works.

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 an examination of the Part 8 drawings and documents and EIA Screening report prepared by Verdé, Kildare County Council, as the Competent Authority, determines that the proposed development at Craddockstown Road, Naas, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

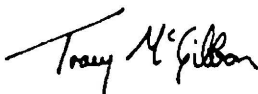
Full consideration is given to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

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).

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
04/03/2025

Signed



S. Willoughby
Senior Planner

04/03/2025

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

Date: 5th March 2025



Chief Executive