



EIA Screening Report

Residential Development

Craddockstown Road,

Naas,

Co. Kildare

November 2024

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LIMITATIONS

This report combines the outcome of desk study research and a screening exercise to assist in determining whether an environmental impact assessment is required for a proposed social housing development (containing 28No. residential dwellings), at Craddockstown Road, Naas, Co. Kildare.

Best practice was followed at all times and within the limitations stated. This report is the property of Verdé Environmental Consultants Limited (Verde) and cannot be used, copied or given to any third party without the explicit prior approval or agreement of Verde.

All Information contained in this report is based on the information made available to Verde, either through publicly available records or in reports and drawings presented to us which we assume to have been provided in good faith. This report represents an assessment of the site and was performed in accordance with generally accepted standards regarding environmental assessment. Verde makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to ownership of any property or the application of any law to the facts set forth herein.

EXECUTIVE SUMMARY

Verdé Environmental Consultants (Verde) was retained by Higgins Hayes Partnership, on behalf of Kildare County Council, to complete an Environmental Impact Assessment (EIA) Screening Report for a development consisting of a residential development on a greenfield site at Craddockstown Road, Naas, Co. Kildare. The screening report has been prepared to comply with current planning and environmental legislation including the EIA Directive and forms part of a Part 8 application for the subject site.

This EIA Screening exercise was completed to determine the potential for the proposed commercial development activity to have significant environmental effects. The purpose of this report is to assist a determination as to whether an Environmental Impact Assessment Report (EIAR) is required for the Proposed Development. The exercise has been informed by a desk study of the site and its surrounds using publicly available information and through design information and reports provided by the Client that will form part of supporting documentation for the planning application. The following summary applies to the completed screening exercise:

- In terms of scale, development and operations for the Proposed Development do not fall under those projects requiring a mandatory EIA as prescribed in Annex I of the EIA Directive (Schedule 5, Part 1 of the Planning and Development Regulations 2001, as amended). Therefore, a mandatory EIA is ruled out for reasoning set out in Section 4.2 herein.
- The Proposed Development falls within the category of an “*Infrastructure Project*” under Part 2 of Schedule 5(10)(b) of the Regulations, however the development does not exceed any relevant quantity, area or other limit specified in that Part. Given the status of the development, it is classed as a sub-threshold development project and the requirement for EIA must be determined on a specific case basis.
- This report concludes that development as proposed will not result in significant negative impacts on the environment and as such will not require a sub-threshold environmental impact assessment.

No significant negative effects on any of the environmental factors to be considered under the EIA Directive are anticipated as a result of the Proposed Development. With regard to the cumulative assessment carried out within this report, it is noted that the potential for adverse environmental effects in combination with projects in the surrounding area has been considered insignificant. This report concludes that this is a sub-threshold type project which is not likely to have a significant effect on the environment, either by itself or in combination with other plans or projects and it is therefore considered that an Environmental Impact Assessment (EIA) is not required in this instance.

1 INTRODUCTION

1.1 Project Details

Verdé Environmental Consultants (Verde) has been commissioned by Higgins Hayes Partnership to complete an Environmental Impact Assessment (EIA) Screening Report in accordance with the EIA Directive for a proposed residential development, consisting of 28No. dwellings on a 0.858Ha greenfield site, located along the southern outskirts of Naas Town.

The purpose of the EIA Screening Report is to determine whether or not an Environmental Impact Assessment (EIA) is required for the Proposed Development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended and Schedule 5 of the Planning and Development Regulations, 2001, as amended. The requirement for a sub-threshold development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA screening exercise outlined below has examined the project with reference to the relevant thresholds and criteria.

1.2 Overview of the Proposed Development

Kildare County Council intend to give notice under Part 8 of the Planning and Development Regulations 2001, as amended, for the construction of a 28No. residential dwellings. The application is also for the provision of 33No. car parking areas, a public open space, new vehicular access, pedestrian and cycle land connections, utilities, and all associated site works on a site of 0.858Ha site at Craddockstown Road, Naas, Co. Kildare.

The development comprises the following elements:

- The construction of 28No. dwellings consisting of:
 - Type A: 3No. 1-bed, 2No. person, 3-storey apartments (GF UD)
 - Type B: 14No. 2-bed, 4No. person, 2-storey houses
 - Type B1: 2No. 3-bed, 6No. person, 2-storey houses (GF bedroom (UD))
 - Type C: 4No. 1-bed, 2No. person apartments (GF UD)
 - Type D: 4No. 3-bed, 6No. person, 2-storey houses
 - Type E: 1No. 4-bed, 7No. person, 2-storey house (GF bedroom and sensory room (UD))
- Landscaping works including:
 - Open space kick about areas
 - Natural play features
- Pedestrian and cycle lane connections to the adjacent Eustace Demesne housing estate.
- Associated site and infrastructural works including provision of:

- 1No. ESB substation and switch room
 - Car (33No.) and bicycle parking
 - Public lighting
 - Bin storage
 - Temporary construction signage
 - Estate signage
 - Varied boundary treatment comprising walls and fencing
- All associated site development works including the removal of some existing vegetation from the site in advance of construction works.

Planning history relating to the surrounding area is summarised in Section 2.

1.3 Objectives and Work Brief

This EIA screening report is being submitted as part of the planning application process for the Proposed Development and has been prepared to assist in the decision as to whether an EIA is required. The question of whether an EIA is required arises only in relation to the projects that fall within the scope of one or more of the project classes listed in Annex I or II of the EIA Directive 2011/92/EU and/or corresponding classes or projects listed in Schedule 5, Parts 1 and 2 of the Planning and Development Regulations 2001, as amended. Projects which do not fall within the scope of the listed projects are not subject to any requirements for EIA or screening EIA under EIA Directive 2011/92/EU as amended 2014/52/EU.

This EIA screening report references several documents which contain information used to inform the screening exercise:

- Civil Engineering Services Report, Hayes Higgins Partnership, September 2024.
- Site Investigation Report, Site Investigations Ltd., September 2024.
- Traffic and Transport Assessment, ORS, July 2024.
- Appropriate Assessment Screening Report, Ash Ecology and Environmental Ltd., November 2024.
- Bat Survey Report, Ash Ecology and Environmental Ltd., November 2024.
- Archaeological Impact Assessment Report, ACSU, August 2024.
- Construction Environmental Management Plan, Hayes Higgins Partnership, October 2024.
- Badger Survey Report, Wildlife Surveys Ireland, November 2024.
- Various drawings and maps.

In order to meet project objectives, Verde's work brief included the following:

- A review of existing site details and Proposed Development plans.
- A review of EIA requirements under Planning and EIA Regulations, including site specific requirements.
- A review of available reports and figures.
- Desk study assessment of environmental sensitivity of the site location; and
- Review of planning permissions/proposals for lands adjacent to the Proposed Development.

2 EXISTING SITE DETAILS

2.1 Site Location and Setting

The Proposed Development site is located at Craddockstown Road, Naas, Co. Kildare. The greenfield site has a total area of approximately 0.858Ha and is irregular in shape. Generally, there is a 1m fall across the site from west to east, with existing ground levels at the site varying between 115m and 118m. Ordnance Survey of Ireland (OSI) ITM coordinates for the centre of the site are 690209.40, 718058.86. Adjacent land uses are listed in Table 2.1 below. The application site is currently comprised of an dense scrub and trees/hedgerows which border the site on all elevations.

The site is zoned as both “*New Residential*” and “*Existing/Infill Residential*” by the Naas Local Area Plan 2021 – 2027. The zoning objectives for these areas are “*to provide for new residential development*” and “*to protect and enhance the amenity of established residential communities and promote sustainable intensification*” respectively.

The adjacent land uses are described in Table 2.1 and below.

Table 2.1 – Adjacent Land Uses.

Boundary	Land Use
North	The site is bound to the north by residential dwellings. These include single dwellings, and those situated in Eustace Demesne Drive estate. Naas Community National School is situated further north, c. 115m away. Continuing north, land use is primarily residential with housing estates being the main source of homes.
West	Craddockstown Road is immediately west of the site, beyond this there is a single residential dwelling which backs onto a large agricultural field. Oak Park housing estate is located beyond this, approximately 210m west of the site.
East	Eustace Demesne Drive is also bound to the site’s eastern elevation. Adjacent to the estate, there is a green field, which appears to be used for agricultural purposes. Craddockstown Golf Club is located approximately 205m east of the site.
South	There is an agricultural field adjacent to the site’s southern boundary. Craddockstown Road, which is located beyond this, is c. 240m south of the site. The area to the south of the site is largely agricultural with some residential dwellings sporadically spread throughout.

Figure 2.1 – Site Location.
(Source: Hayes Higgins Partnership)



2.2 Planning Records

Planning records held by Kildare County Council and MyPlan.ie have been consulted (on the 18th of June 2024, and again on the 7th of October 2024) as part of the desktop review exercise with the results summarised in Table 2.2 below. Granted, refused and withdrawn developments within a 1km radius of the subject site in the past two years are listed in the table. The EIA Portal, an online map-based website operated and maintained by The Minister under the Amendment of Act 2000 172, identifies the location of each application for development consent accompanied by an EIAR, and this was consulted on the 18th of June 2024, and again on the 7th October. The information on the EIA Portal is limited for the purposes of providing initial and early notification of proposed projects requiring EIA across the country. It is noted that no applications accompanied with by an EIAR were found within a 1km radius of the site.

Table 2.2 – Details of Relevant Planning Applications.

PLANNING NO.	APPLICATION DESCRIPTION	SITE LOCATION	APPLICATION/ NOTICE DATE	DECISION
2460399	Planning permission for A) The conversion of the attic space of my dwelling into habitable space for the provision of a bedroom and office, B) Provision of 2 no. rooflight windows to the rear of the property and 1 no. rooflight to the front of the property, all associated site and development works, and services.	Approx. 260m northeast	May 2024 (Application Date) June 2024 (Decision Date)	To be decided
23668	Permission for construction of a single storey extension to the side and rear of my dwelling and all associated site works and services.	Approx. 330m northeast	June 2023 (Application Date) August 2023 (Decision Date)	Grant permission
221429	Retention permission to retain and complete 3 no. ground floor extensions to the rear of each dwelling unit granted under existing planning permission reference number 21/169, together with minor amendments the front porch and changes to the internal layout of each dwelling and all associated site works and services.	Approx. 515m northeast	November 2022 (Application Date) January 2023 (Decision Date)	Grant permission
23676	Permission for the demolition of the existing rear conservatory (circa 12.9m ²) and the construction of an extension of circa 25.3m ² to the rear doors, provision of a new roof light to the rear facing kitchen roof and associated site works.	Approx. 560m northeast	June 2023 (Application Date) August 2023 (Decision Date)	Grant permission
221161	Permission for a single storey extension to side/rear, conversion of existing attic space to office/playroom/storage area with new revised roof profile (from hipped to gable end) to side/rear, with new internal modifications and associated site works.	Approx. 430m north	September 2022 (Application Date) November 2022 (Decision Date)	Grant permission
2418	Permission for the construction of a new two-storey extension to the south side of the existing house, with connection to onsite services and all associated site works.	Approx. 410m north	January 2024 (Application Date) N/A (Decision Date)	Incomplete application
2431	Permission for the construction of a new two-storey extension to the south side of the existing house, with connection to onsite services and all associated site works.	Approx. 410m north	January 2024 (Application Date) March 2024 (Decision Date)	Grant permission
2443	Permission for the development of a) extension and amendment to existing dwelling house to include amendments to side and back elevations including first floor extension to back / side and relocation of bathroom window from back elevation to side elevation, b) retention of extension to existing ground floor kitchen and all associated site works.	Approx. 535m north	February 2024 (Application Date) N/A (Decision Date)	Incomplete application
2463	Permission for a) extension and amendment to existing dwelling house to include amendments to side and back elevations consisting of a single storey sunroom extension to back of existing house, all associated site works.	Approx. 535m north	February 2024 (Application Date) March 2024 (Decision Date)	Grant permission
221015	Permission for conversion of existing attic space to non-habitable space comprising of modification of existing roof structure, raising of existing gable c/w window, 2 no. roof	Approx. 415m north	August 2022 (Application Date) October 2022	Grant permission

PLANNING NO.	APPLICATION DESCRIPTION	SITE LOCATION	APPLICATION/ NOTICE DATE	DECISION
	windows to the front, new access stairs and flat roof dormer to the rear.		(Decision Date)	
2460029	<p>Permission for the development and amendments to a Large-scale Residential Development relating to a previously permitted housing development under An Bord Pleanála Ref. PL09.247411 (Kildare County Council Ref. 15/1060) and as extended under Kildare County Council Ref. 21/777 at lands Stonehaven, Phase 1B, Blessington Road, Naas, County Kildare. The planning application site is confined to c. 2.02 ha within the overall permitted development and will comprise the replacement of 54 no. house units with 69 no. units (47 no. houses and 22 no. apartments), resulting in the provision of 15 no. additional residential units. The proposed amendments will consist of: The replacement of 54 no. houses (permitted as 10 no. 2-bed 2-storey houses [type K], 16 no. 3-bed 2-storey houses [type A2 & A3], 24 no. 4-bed 3-storey houses [type A1 & E2] and 4 no. 5-bed 3-storey houses [type D & E2]) with 47 no. houses (comprising 2 no. 2-bed 2-storey houses [type N], 25 no. 3-bed 2-storey houses [type L] and 20 no. 4-bed 2 to 3-storey houses [type Q, M & M1]), 22 no. apartment/duplex units (comprising 4 no. 1-bed apartment units [type O1 & O2] distributed in 2 no. 2-storey end of terrace blocks, 9 no. 2-bed apartment units [type P1], and 9 no. 3-bed duplex units [type P2 & P3] distributed in 9 no. 3-storey end of terrace blocks). All house units will be provided with 1 no. in-curtilage car parking space and 10 no. car parking spaces for visitors, bin and bicycle storage. All apartments will be provided with private open space in the form of terraces and rear gardens, open spaces, and car parking (33 no. residents and 6 no. for visitors) and bicycle parking (49 no. residents and 11 no. for visitors). The Proposed Development will also include minor modifications to the site layout and associated infrastructure comprising revisions to the internal road layout, parking, drainage arrangements, boundary treatments, public lighting, substation, landscaping, open space and all associated development and site work necessary to facilitate the Proposed Development. Amend condition no. 3 of An Bord Pleanála Ref. PL09.247411 (Kildare County Council Ref. 15/1060) to provide for 15 no. additional units.</p>	Approx. 865m northeast	January 2024 (Application Date) March 2024 (Decision Date)	Grant permission
221321	Permission for the change of use of existing integrated garage to habitable space consisting of two bedrooms and an en-suite as well as the construction of a two storey extension to the rear of existing detached dwelling and all associated site works.	Approx. 775m north	November 2022 (Application Date) December 2022 (Decision Date)	Grant permission
23946	Permission is sought for the demolition of the existing single storey bedroom extension and sunroom to the rear, removal of the existing roof over the main house, addition of a first floor to the existing building, construction of a single storey extension to the front, replacement of all external windows	Approx. 835m north	October 2023 (Application Date) N/A (Decision Date)	Incomplete application

PLANNING NO.	APPLICATION DESCRIPTION	SITE LOCATION	APPLICATION/ NOTICE DATE	DECISION
	and doors, internal and external elevational alterations, removal of the existing septic tank and a new connection to the existing foul drain on the road in front, all to the existing single storey detached dwelling.			
23962	Permission for the demolition of the existing single storey bedroom extension and sunroom to the rear, removal of the existing roof over the main house, addition of a first floor to the existing building , construction of a single storey extension to the front, replacement of all external windows and doors. internal and external elevational alterations, removal of the existing septic tank and a new connection to the existing foul drain on the road in front, all to the existing single storey detached dwelling.	Approx. 835m north	October 2023 (Application Date) December 2023 (Decision Date)	Grant permission
23306	Permission for (a) construction of a new two storey extension to side of existing dwelling house; (b) raising of existing side boundary wall to 2m with a new pedestrian gate to access the rear of the property; (c) connection to all existing site services, landscaping and all associated development works.	Approx. 880m northwest	March 2023 (Application Date) May 2023 (Decision Date)	Grant permission
2330	Extension of Duration of Planning Ref. No. 17/1187 - an infill development of two residential blocks (22 no. apartments in total) within the curtilage of Craddockstown Court Apartments. Both new blocks (Block E and Block F) will be four storeys in height and included 11 no. apartments (i.e. 3 x 1 bedroom and 8 x 2 bedroom apartments) in each block. This will bring the total number of apartments on site to 69. A basement level to Block F is proposed to provide for car parking, cycle storage and a bin store. Each apartment will have private amenity space provided by a terrace at ground floor or a balcony for apartments above ground floor level. The application proposes an additional 39 no. car parking spaces bringing the total car parking provision to 112 no. spaces on site. The application includes the demolition of an existing refuse store (c.37m ²) and construction of four new refuse stores of c.13sqm to cater for apartments within Blocks B-E. Refuse storage for Block F is proposed within the basement. The application proposes significant landscaping including the provision of a green walkway through the east of the site; a revised vehicular entrance and all other associated works.	Approx. 495m northwest	January 2023 (Application Date) February 2023 (Decision Date)	Refuse permission
2460374	Permission for an infill development of one apartment building comprising of 14 no. apartments within the curtilage of Craddockstown Court Apartments. The building will be four storeys in height (c. 15.25m) and includes 2 no. 1 bedroom and 12 no. 2 bedroom apartments, providing a total of 14 units. Each apartment will have private amenity space provided by a terrace at ground floor or a balcony for apartments above ground floor level on the eastern and western elevations. The application proposes 16 no. car parking spaces, including two disabled spaces and three EV charging spaces. Secure cycle	Approx. 520m northwest	April 2024 (Application Date) June 2024 (Decision Date)	Further information requested

PLANNING NO.	APPLICATION DESCRIPTION	SITE LOCATION	APPLICATION/ NOTICE DATE	DECISION
	parking for 33 bicycles is proposed to the south of the proposed building. Refuse storage for the proposed building is also to be located to the south. The application proposes communal amenity space, landscaping, services, and all other associated and ancillary works			
2460009	Permission for retention of existing dormer floor to existing detached dormer house for use as two bedrooms (one ensuite with walk in wardrobe), retention of conversion of ground floor garage to TV room and all associated site works.	Approx. 250m northwest	January 2024 (Application Date) February 2024 (Decision Date)	Grant permission
23275	Permission for demolishing an existing dwelling with attached outhouses, decommissioning an existing septic tank system, constructing a split level part single storey and part two storey type dwelling, detached domestic garage, proprietary effluent treatment system and all associated ancillary site works.	Approx. 465m southwest	March 2023 (Application Date) November 2023 (Decision Date)	Grant permission
2360225	Retention permission for change of use for existing exempted development (under Schedule 2 Part 1 Class 3) single storey ancillary use garden room accommodation (13.5m ² nett internal area, 17.6m ² gross external area) unit to garden at rear of existing house with services connections on existing site comprising (195m ²) 0.0195 hectares approximately, used as ancillary accommodation to main house, to be used also for short term letting, development currently subject to Kildare Co. Co. Warning Letter issued Under Section 152(4)(b) on 14.02.2023.	Approx. 240m west	September 2023 (Application Date) November 2023 (Decision Date)	Grant permission
24288	Permission for the demolition of the existing rear single storey extension, the construction of a new single storey extension to the rear, the replacement of the existing flat roof over the existing side extension with a pitched roof, the construction of a porch to the front, minor internal and external elevational alterations, replacement of all windows and external doors and the widening of the existing driveway piers, all to the existing detached two storey dwelling.	Approx. 840m northwest	September 2024 (Application Date) November 2024 (Decision Date)	To be decided
2460792	Permission for a single storey garage to side of exiting two storey semi-detached house and all associated site works.	Approx. 390m northwest	August 2024 (Application Date) N/A (Decision Date)	Incomplete application

2.3 Site Physical Setting

Information on the site location, hydrology, geology hydrogeology and ecology of the area has been obtained from records held by the Geological Survey of Ireland (GSI), Environmental Protection Agency (EPA), Ordnance Survey of Ireland (OSI), Water Framework Directive Maps, National Parks and Wildlife Service (NPWS) databases and on-line resources of Department of Environment, Community and Local Government (myplan.ie). Details of the site physical setting are outlined in Table 2.3 which includes desk study findings.

Table 2.3 – Site Physical Setting.

FEATURE	DETAILS & COMMENTS
Topography	Topography is slopes gently from west to east with existing levels varying from +118 at the western boundary to +116 along the east.
Geology	<p><u>Overburden</u> According to the SIS database, the soil beneath the site is described as “<i>fine loamy drift with limestones.</i>”</p> <p><u>Subsoil</u> The GSI Quaternary Sediment map shows that the subsoil covering the site is “<i>gravels derived from limestones (GLs).</i>” The subsoil permeability for the site is described as “<i>high.</i>”</p> <p><u>Solid Geology</u> The GSI Bedrock Geology information shows that the site is underlain by “<i>calcareous greywacke siltstone and shale</i>” that is of the Carrighill Formation.</p>
Hydrogeology	<p><u>Regional Classification</u> According to GSI data, the bedrock aquifer beneath the site is classified as both “<i>regionally important gravel aquifer</i>” and “<i>poor aquifer – bedrock which is generally unproductive.</i>”</p> <p><u>Vulnerability</u> The GSI vulnerability map for the area describes the aquifer as having a “<i>high (H)</i>” vulnerability rating across the site.</p> <p><u>Well Search</u> There are several wells in the vicinity of the site, however, many of these are old and it is unknown as to whether they are still in use. It is noted that the public mains supply services the Craddockstown Road, and the larger area.</p>
Hydrology/Ecology	<p><u>Surface Watercourses</u> There are three watercourses in the vicinity of the site. The Naas Hospital (Liffey_110) watercourse (Waterbody Code: IE_EA_09L011300, Segment Code: 09_356, EPA Code: 09N15) is c. 485m west of the site. This flows in a northerly direction. The Craddockstown Demesne (Liffey_120) watercourse (Waterbody Code: IE_EA_09L011500, Segment Code: 09_322, EPA Code: 09C22) is approximately 625m northwest of the subject site. This watercourse flows in a northwesterly direction, and joins with the Castlesize (Liffey_120) watercourse. The two watercourses meet approximately 740m away from the site. The Castlesize (Waterbody Code: IE_EA_09L011500, Segment Code: 09_1508, EPA Code: 09C19) flows in a northwesterly direction.</p> <p>The Naas Hospital watercourse has a “<i>good</i>” ecological status or potential according to the 2016 – 2021 Water Framework Directive (WFD) assessment and is currently under “<i>review</i>” in terms of whether it will meet its WFD objectives by 2027. The Craddockstown Demesne has a “<i>good</i>” ecological status or potential. This watercourse is currently “<i>not at risk</i>” of failing to meet the WFD objectives by 2027. The Castlesize watercourse also has a “<i>good</i>” ecological status or potential, and it “<i>not at risk</i>” of failing to meet its WFD objectives.</p>

	<p><u>Groundwater Bodies</u></p> <p>The Kilcullen groundwater body (European Code: IE_EA_G_003) is located beneath the site. It has an overall status of “good.” The groundwater body is classified as “at risk” in terms of whether it will meet its WFD objectives by 2027.</p> <p><u>Protected Areas</u></p> <p>There are no Natura 2000 sites within the development site boundary. According to the Appropriate Assessment Screening Report that was prepared by Ash Ecology and Environmental Ltd., there are six Special Areas of Conservation (SAC) and two Special Protected Areas (SPA) within 15km of the site. The eight European sites are: Red Bog SAC, Mouds Bog SAC, Ballynafagh Lake SAC, Wicklow Mountains SAC, Pollardstown Fen SAC, Poulaphouca Reservoir SPA, and Wicklow Mountains SPA.</p> <p>The AA Screening Report concluded that all impacts to the European sites within 15km of the site were screened out, and that the Proposed Development would not have not a significant effect on any of the Natura 2000 sites previously listed, either alone or in-combination with other projects.</p> <p>It is noted that a Natura Impact Statement is not required for this development.</p> <p><u>Flood Risk</u></p> <p>According to OPW flood maps, the proposed site is not currently prone to fluvial, pluvial, or coastal flooding. This is based on the CFRAM River Flood Extents – Present Day, CFRAM Coastal Flood Extents – Present Day, and CFRAM Rainfall Flood Extents – Current Scenario maps.</p> <p>According to the OPW Past Flood Events map, there have been no flood events on the site, or in the immediate vicinity.</p> <p>According to the Strategic Flood Risk Assessment which was prepared by RPS as part of the Naas Local Area Plan 2021 – 2027, the site is not situated in a designated flood zone area.</p>
Radon	<p>According to the EPA Radon Risk Map of Ireland, the subject site is affected by three categories of risk. The site is located in an area with a designated risk of “<i>about 1 in 10 homes in this area is likely to have high radon levels.</i>”</p> <p>According to the Radon Map for Workplaces, the site is located in an area with a designated risk of “<i>other areas: the EPA recommends a radon test</i>”.</p>
Licences/Permits/Seveso	<p>There are no licensed activities or waste operations permitted at this site according to EPA maps. LPD (Ireland) Ltd./Weathercreate Coatings Ltd., which is c. 1.4km northwest of the site has a Section 4 Discharge Licence (L.A. Ref.: SS/W025/82/99R1). This is the closest site with on-going licensed activities or permitted waste operations within the vicinity of the Proposed Development.</p> <p>There are other businesses/organisations within the greater area with licences such as Arrow Group (IE Licence: P0812-01) and Punctestown Enterprise Company Ltd. (Section 4 Discharge Licence: S4029-14).</p>

	There are no Seveso sites within the immediate area of the Proposed Development.
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3 EIA SCREENING LEGISLATION AND GUIDANCE

3.1 EIA Legislation

The EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU (together, the EIA Directive) on the assessment of the effects of certain public and private projects on the environment is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of environmental effects prior to development consent being granted. The objective of the Directive (2014/52/EU) is to *“ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for Environmental Impact Assessment (EIA), prior to development consent being given, of public and private development that are likely to have significant effects on the environment.”*

The environmental assessment must identify, describe, and assess the direct and indirect significant impacts of the project on specified environmental factors (Article 3 (1) of the Directive and 171a(b) and 172 of the Planning and Development Act 2000).

The requirements of the EIA Directives apply only in relation to projects listed in Annex I and II of the EIA Directive which is clear from Article 2, paragraph 1 of the Directive which provides that *“before consent is given, projects likely to have significant effects on the environment by virtue of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects on the environment (EIA). Those projects are defined in Article 4.”* Article 4 provides that projects listed in Annex I shall be subject to a mandatory EIA and projects listed in Annex II shall be subject to determination as to whether an EIA is required through (a) case-by-case examination or (b) subject to thresholds or criteria set by the Member State.

In Ireland, EIA provisions relating to planning permissions are contained in the Planning and Development Act, 2000, as amended (Part X) (hereafter referred to as “the Planning Act”), and in the Planning and Development Regulations, 2001, as amended (Part 10) (“the Regulations”). Projects requiring an EIA are listed in Schedule 5 (Parts 1 and 2) of the Regulations. Where a project is listed in Part 2 of Schedule 5 but is classed as sub-threshold development, planning authorities under article 103 of the Regulations may request an EIAR where it considers the Proposed Development is likely to have a significant effect on the environment. Schedule 7 and 7A of the Regulations must be considered in the decision as to whether a Proposed Development is likely to have a significant effect on the environment. *“‘Sub-threshold development’ means development of a type set out in Schedule 5 which does not exceed a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.”* The prescribed classes of development for the purpose of section 176 of the Act are set out in Schedule 5.

The outcome of the EIA process does not, in itself, determine the outcome of an application for development consent for a project. The Planning Authority and An Bord Pleanála must consider each application for development consent on its

own merits, taking into account all material considered, including conclusions in respect of EIA, before making its decision to grant with or without conditions, or to refuse consent.

3.2 EIA Guidelines

The Department of Housing, Planning and Local Government (DHPLG) revised the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, in August 2018¹. These updated Guidelines deal with the legislative provisions resulting from the 2014 EIA Directive and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) and how they are to be addressed in practice.

The EPA published draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports² (May 2022), which includes guidance on preparing an EIAR and the screening process. In addition, both the European Commission³ and the Institute of Environmental Management and Assessment⁴ (IEMA) have published guidance on various aspects of the EIA process which includes guidance on screening. This report has been prepared with reference to each of the above documents.

The Office of the Planning Regulator (OPR) has issued guidance in the form of the Environmental Impact Assessment Screening, Practice Note (PN02)⁵ in June 2021 which aids Planning Authorities as the Competent Authority in this area. The practice does not duplicate or replace any existing guidance or advice but focuses on the EIA screening exercise. It provides a step-by-step (3 step) approach to the process of screening for EIA.

¹ Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, prepared by the Department of Housing, Planning and Local Government, August 2018

² Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, May 2022

³ Environmental Impact Assessment of Projects Guidance on Screening, European Commission (2017) Luxembourg: Office for Official Publications of the European Communities

⁴ Environmental Impact Assessment Guide to: Delivering Quality Development, IEMA (2016) Lincoln, UK

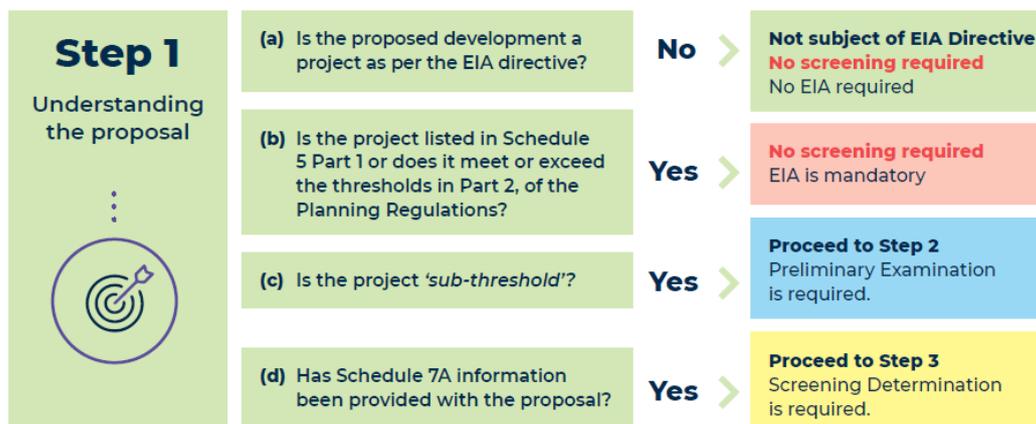
⁵ Environmental Impact Assessment Screening OPE Practice Note PN02, Office of the Planning Regulator, June 2021

4 EIA SCREENING

4.1 Screening Methodology

The Proposed Development is evaluated to determine potential EIA requirements based on the characteristics of the development, site location sensitivity and characteristics of potential impacts. The first step is to determine whether the proposed project exceeds thresholds requiring a mandatory EIA as set out in Annex I or II of the EIA Directive. These classes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001-2023 with national thresholds included for many of the Annex II classes. If the project is not subject to a mandatory EIA, EIA may still be required to determine the likelihood of a sub-threshold projects having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Regulations) to determine whether a sub-threshold development should be subject to an EIA. Figure 4.1 outlines Step 1 as “Understanding the Proposal” of the EIA Screening exercise extracted from the PN02 Practice Note. Step 1 will determine if no screening is required/no EIA required, an EIA is mandatory or to move on to Step 2 if the project is sub-threshold.

Figure 4.1 – Step 1 approach to EIA Screening for Development Proposals (extract from the OPR Practice Note).



If Schedule 7A information has been provided for the Proposed Development, it is required to proceed to Step 3 Screening Determination. The screening determination completed by the competent authority must be based on the information provided by the developer and considered in light of the precautionary principle. Criteria to determine whether projects by virtue, inter alia, of their nature, size or location should be subject to EIA, are set out in Schedule 7 to the Regulations, as amended (Annex III of the 2014 Directive). The determination made by the competent authority must include reasons with reference to Schedule 7 criteria and make reference to any mitigation features or design factors influential to the making of the determination. Particular attention should be given to potential significant impacts on sensitive areas (e.g., areas identified as important to nature conservation and/or areas of particular archaeological interest in the relevant Development Plan), and also to cumulative effects with relevant existing and/or approved projects.

For all sub-threshold developments listed in Schedule 5 Part 2, under Article 103(1) of the Regulations, where EIAR is submitted or EIA determination is requested, a screening determination exercise is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. Article 103(1)(b)(i) - (iii) and 109(2)(b)(i) – (iii) of the Regulations⁶ states:

“(a) Where planning applications for sub-threshold development is not accompanied by an EIAR, the planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the planning authority concludes, based in such preliminary examinations, that—

- (i) “There is **no real likelihood of significant effects** on the environment arising from the Proposed Development, it shall conclude that an **EIA is not required**,*
- (ii) There is **significant and realistic doubt in regard to the likelihood of significant effects** on the environment arising from the Proposed Development, it shall, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in **Schedule 7A** for the purposes of a screening determination unless the applicant has already provided such information, or*
- (iii) there is a **real likelihood of significant effects** on the environment arising from the Proposed Development, it shall—*
 - (I) conclude that the development would be likely to have such effects, and*
 - (II) by notice in writing served on the applicant, require the applicant to submit to the authority an **EIAR** and to comply with the requirements of article 105.”*

4.2 Understanding The Proposal (STEP 1)

4.2.1 Mandatory EIA Thresholds (Schedule 5 Criteria)

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states that an environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for Proposed Development where either:

“(a) the Proposed Development would be of a class specified in –

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either – (I) such development would exceed any relevant quantity, area or other limit specified in that Part, or (II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or,

(ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either – (I) such development would exceed any relevant quantity, area or other limit specified in that Part, or (II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

⁶ European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 S.I. No. 296 of 2018

(b)

(i) *the Proposed Development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part;*

and,

(ii) *the planning authority or the Board, as the case may be, determines that the Proposed Development would be likely to have significant effects on the environment.”*

There is no class set out under Part 1 of Schedule 5 (or Annex I of the EIA Directive) in relation to the proposed residential development at Craddockstown Road and therefore an EIA is not mandatory. The Proposed Development is of a type listed in Annex II of the EIA Directive (Part 2 of Schedule 5).

Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA. The proposed residential development on a plot area of c. 0.858Ha consists of the following:

- The construction of 28No. dwellings consisting of:
 - Type A: 3No. 1-bed, 2No. person, 3-storey apartments (GF UD)
 - Type B: 14No. 2-bed, 4No. person, 2-storey houses
 - Type B1: 2No. 3-bed, 6No. person, 2-storey houses (GF bedroom (UD))
 - Type C: 4No. 1-bed, 2No. person apartments (GF UD)
 - Type D: 4No. 3-bed, 6No. person, 2-storey houses
 - Type E: 1No. 4-bed, 7No. person, 2-storey house (GF bedroom and sensory room (UD))
- Landscaping works including:
 - Open space kick about areas
 - Natural play features
- Pedestrian and cycle lane connections to the adjacent Eustace Demesne housing estate.
- Associated site and infrastructural works including provision of:
 - 1No. ESB substation and switch room
 - Car (33No.) and bicycle parking
 - Public lighting
 - Bin storage
 - Temporary construction signage
 - Estate signage
 - Varied boundary treatment comprising walls and fencing

- All associated site development works including the removal of some existing vegetation from the site in advance of construction works.

The Proposed Development falls within the category of an “Infrastructure Project” under Part 2 of Schedule 5(10)(b) of the Regulations which provides that a mandatory EIAR must be carried out for the following projects:

- (i) “Construction of more than 500 dwellings.
- (ii) Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.
- (iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.
- (iv) Urban development which would involve greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use).”

The Proposed Development does not exceed these thresholds for the following reasons:

- The number of residential dwellings that is proposed is below the threshold, and can therefore be automatically disregarded.
- While 33No. car parking spaces will be provided for use by residents, a stand-alone car park is not proposed and can therefore be disregarded.
- The Proposed Development does not include a shopping centre and can therefore be disregarded.
- The plot area of the Proposed Development is 0.858Ha. The Proposed Development site is within a built-up area but is below the threshold of 10 hectares. Therefore, the proposed residential development is referred to as a sub-threshold development.

Therefore, as stated above, the Proposed Development is of a class of development listed in Part 2 of Schedule 5, however the scale and nature of the Proposed Development does not meet or exceed the stated thresholds at which an EIA is a mandatory requirement, and it therefore follows the Proposed Development is classed as a sub-threshold development and is subject to screening for the requirement for EIA. Therefore, the next stage is Step 2 of the OPR step-by-step approach to complete a Preliminary Examination (Figure 4.2 for reference).

4.3 Preliminary Examination (STEP 2)

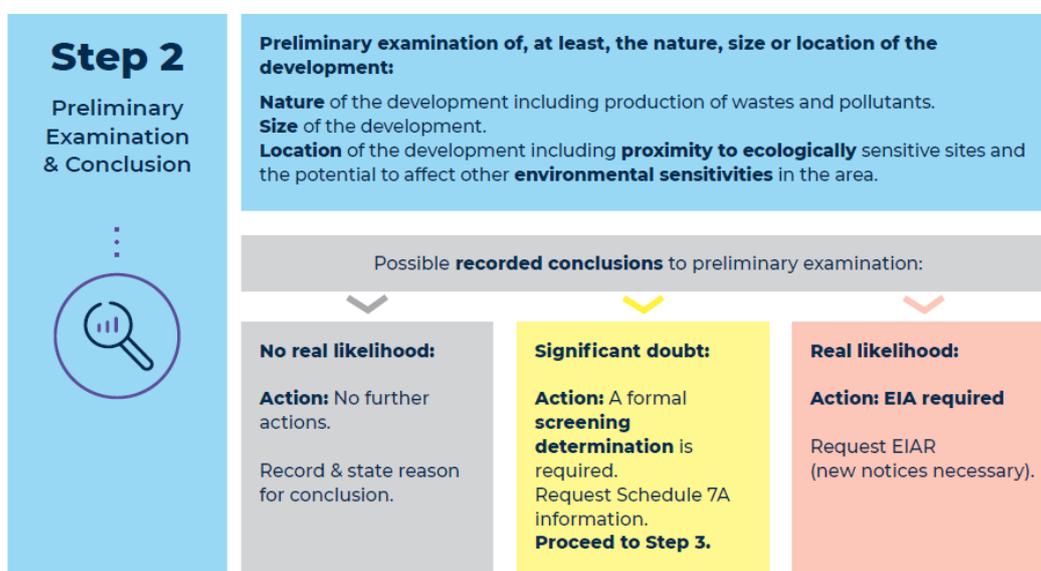
Preliminary examinations must consider at least the following:

- The **nature** of the development including the production of waste and pollutants
- The **size** of the development; or

- The **location** of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

A preliminary examination should have regard to the Source-Pathway-Receptor model and regard to the criteria set out in Schedule 7 of the Regulations. The OPR PN02 guidance states a number of questions to assist the preliminary examination which have been considered in the following sections.

Figure 4.2 – Step 2 approach to EIA Screening for Development Proposals (extract from the OPR Practice Note).



4.3.1 Nature of the Development

Is the nature of the Proposed Development exceptional in the context of the existing environment?

The existing land to the north, east, south, and west of the proposed site is used for residential, and agricultural purposes.

According to the Naas Local Area Plan (2021 – 2027), the site is zoned as “*New Residential*” and “*Existing/Infill Residential*.” The zoning objectives for these areas are “*to provide for new residential development*” and “*to protect and enhance the amenity of established residential communities and promote sustainable intensification*” respectively. The development of the residential estate in such an area is permissible, and so, the Proposed Development complies with the overall land use zoning objectives.

The nature of the Proposed Development can be considered not exceptional in the context of the existing environment.

Will the development result in the production of any significant waste, or result in significant emissions or pollutants?

The nature of the Proposed Development is residential, and it is anticipated that it will not cause any significant emissions or pollutants during its operational stage. Typical waste will include dry mixed recyclables, organic waste, glass, and mixed non-recyclable.

During the construction phases, works will not be out of the ordinary for a typical commercial development. Waste will likely include mixed construction waste, timber, plasterboard, metals, concrete and other forms of waste. The priority will be to promote recycling, reuse and recovery of waste and diversion from landfill where possible. Through using appropriate suitable licenced contractors and facilities for any waste removed off-site, environmental impacts arising from waste are expected to be minimal, short-term, and slight with respect to waste management. Waste classification and segregation is referred to in the Construction Environmental Management Plan prepared by Hayes Higgins Partnership.

Through mitigation measures and best practice procedures, there are possible emissions of pollutants that will be prevented or reduced. Such environmental emissions and mitigation include:

- Noise – noise monitoring stations, timber hoarding, working hours, plant for the site that complies with noise emissions, etc.
- Dust – dust monitoring, timber hoarding, water dust suppression systems, keeping the site clean and tidy etc.
- Vibration – working hours, if required vibration monitoring, ensure equipment and methods produce minimum vibration.
- Waste – segregation of waste on the site, correct disposal to licenced facilities, hazardous management plan will be created if encountered.
- Refuelling – bunded areas, fuel and oil stores, spill trays etc.

Waste management will be applicable on the site and good housekeeping will be implemented throughout the construction phases. There will be potential short-term dust, air and noise pollution during construction stages from typical construction activities, but they can be readily managed by best practices/mitigation measures outlined in the Construction Environment Management Plan (CEMP) prepared by Hayes Higgins Partnership.

It is noted that all plant and machinery will be required to comply with noise regulations. Relevant mitigation measures are included in the CEMP and it is likely that noise related conditions will be set out should this application be granted.

Overall, the development is unlikely to cause any significant emissions or pollutants during the construction or operational phases.

4.3.2 Size of the Development

Is the size of the Proposed Development exceptional in the context of the existing environment?

The overall size of the subject site is 0.858Ha and the proposed large residential development will consist of:

- The construction of 28No. dwellings consisting of:
 - Type A: 3No. 1-bed, 2No. person, 3-storey apartments (GF UD)
 - Type B: 14No. 2-bed, 4No. person, 2-storey houses
 - Type B1: 2No. 3-bed, 6No. person, 2-storey houses (GF bedroom (UD))
 - Type C: 4No. 1-bed, 2No. person apartments (GF UD)
 - Type D: 4No. 3-bed, 6No. person, 2-storey houses
 - Type E: 1No. 4-bed, 7No. person, 2-storey house (GF bedroom and sensory room (UD))
- Landscaping works including:
 - Open space kick about areas
 - Natural play features
- Pedestrian and cycle lane connections to the adjacent Eustace Demesne housing estate.
- Associated site and infrastructural works including provision of:
 - 1No. ESB substation and switch room
 - Car (33No.) and bicycle parking
 - Public lighting
 - Bin storage
 - Temporary construction signage
 - Estate signage
 - Varied boundary treatment comprising walls and fencing
- Provis All associated site development works including the removal of some existing vegetation from the site in advance of construction works.

It is noted that all works will take place within the site boundary, and that there will be no alterations to the size of the site to construct the Proposed Development.

The proposed residential estate will be significantly smaller in size when compared to others in the vicinity. It is noted that 28No. units will be constructed which is a significantly smaller number of dwellings in comparison to the 74No. units in the adjacent Eustace Demesne estate.

The size of the Proposed Development is not exceptional in the context of the existing environment and will not change or transform the existing land use.

Are there cumulative considerations having regard to other existing and/or permitted projects?

The Proposed Development itself, is not considered significant, and it is noted that such works are contained within a small footprint and site area.

Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessments note cumulative impacts/effects as *“a single effect on its own may not be significant in terms of impact on the environment but, when considered together with other effects, may have a significant impact on the environment. Also, a single effect which may, on its own, have a significant effect, may have a reduced and insignificant impact when combined with other effects.”*

As part of the assessment of the effects of the Proposed Development, account has been taken of other existing or permitted development within the surrounding area that have the potential to combine with the Proposed Development and result in likely significant cumulative effects. It is imperative to make clear that not all projects within a study area are capable of combining with the Proposed Development to result in potential cumulative effects.

As regards to cumulative impacts, they are likely to arise, in respect of noise, dust and traffic during the construction phase in the absence of mitigation measures. However, such measures in relation to the construction phase are set out in the CEMP prepared by Hayes Higgins Partnership, and will ensure that the Proposed Development, along with other projects (existing, granted and/or pending), is unlikely to result in significant adverse effects on the environment.

In terms of existing developments, the subject site is currently a greenfield site. Land in the area surrounding the site is largely used for agriculture and residential development. It is not expected that the Proposed Development will have a significant effect on the existing developments within the area.

With regard to any permitted or future developments within the vicinity of the Proposed Development, they will be required to incorporate appropriate mitigation measures (e.g. noise management, dust management, traffic management, management of collected groundwater and surface water, etc.) during the construction phase as part of their conditions of planning, where required.

The Kildare County Council planning records were consulted on the 18th of June 2024, and again on the 7th of October 2024 for the area. Table 2.2 in Section 2 lists planning applications from the past two years in the immediate surroundings of the subject Proposed Development. There are currently fourteen granted planning applications and two pending applications (further information stage/awaiting a decision) within a 1km radius of the site. The applications summarised in Table 2.2 are for developments which are not considered EIA developments, meaning no EIAR has been submitted as part of the planning application in these cases.

The EIA Portal was also consulted on the 18th of June and 7th of October 2024, and no relevant applications were found within the vicinity of the site.

Relevant planning applications (those of similar size/scale) were assessed for their potential to act in-combination with the Proposed Development and cause likely significant effects on the environment. Existing projects were also considered where applicable.

Planning Application Ref.: 2460029

This application was for the development and amendments to a large-scale residential development that was previously permitted.

As part of this application, several reports were submitted. These included a Construction Environmental Management Plan, Appropriate Assessment Screening Report, EIA Screening Report, and Ecological Impact Assessment. Mitigation measures to protect the environment are detailed in the relevant documentation that is associated with this development.

It is not expected that this development in combination with the Proposed Development, or those that are granted or permitted will cause significant impacts/effects on the environment.

Planning Application Ref.: 2460374

This application was for the development of 1No. apartment block on an infill site within the curtilage of Craddockstown Court Apartments.

An Environmental Impact Assessment Screening Report was prepared as part of this application and it was determined that no significant cumulative effects will arise as a result of this development and other existing and/or approved projects in the area.

It is noted that as part of typical planning conditions, mitigation measures/best practices to protect the environment are stipulated and must be followed in order to comply with the Chief Executives Orders.

With regard to storm/surface water at the site, it is proposed to install a surface water drainage system. Surface water generated from the internal road and some of the houses will drain via the on-site network to a soakaway which is located in the large green area, in the centre of the site. The soakaway will be 10m (Width) x 10m (length) x 1.5m (depth), and will have a volume of 150m³. Surface water from the remaining house roofs (15No.) will drain to suitability sized soakaways which will be located in the back gardens of these houses.

Other sustainable urban drainage system measures which will be utilised on-site include permeable surfacing within the parking areas, tree pits, and rain gardens.

It is noted that the surface water network has been designed for a “1 in 100-year storm (+30%)” to minimise any possible risk of flood within the subject site/the network.

It is proposed that foul drainage will be separated from surface/storm drainage on-site. It is noted in the Civil Engineering Services Report by Hayes Higgins Partnership, that all foul drainage from the site will fall via gravity to an existing foul manhole on Eustace Demesne Drive Road which is to the north of the Proposed Development. It is noted in the report that “*the development will not result in a significant increase in foul discharge*” to the municipal network.

A Pre-Connection Enquiry was submitted to Uisce Éireann in August 2024 in relation to the proposed connection to the existing foul manhole to the north, and to the overall municipal network. A Confirmation of Feasibility is yet to be received in relation to this connection.

The Uisce Éireann wastewater treatment capacity register was consulted on 4th October 2024, and it is noted Osberstown Wastewater Treatment Plant (WwTP), which serves Naas, currently has available capacity. The 2022 Annual Environmental Report (AER) for the Upper Liffey Wastewater Treatment Plant indicates that there were no breaches of emission limit values (ELVs), and that the plant’s final effluent was compliant throughout 2022. This was also the case in 2021, according to the AER for that year.

It is noted in both AERs that the “*ambient monitoring results do not meet the required EQS at the upstream and downstream monitoring locations*”, however, it is not known if the WwTP is the cause. It is also stated in the AERs that the “*discharge from the plant does not have an observable negative impact on the Water Framework Directive status.*”

According to the 2022 AER, the capacity of the plant will not be exceeded in the next three years.

It is noted that the 2023 AER for the WwTP is not currently available.

While the Proposed Development will result in an increase in flow to Osberstown WwTP, however, the “*increase in foul discharge*” will not be significant as stated in the Civil Engineering Services Report. Due to the negligible increase in flow to the plant, and the fact that wastewater undergoes tertiary P (phosphorus) removal it is not anticipated that there will be a cumulative impact on the receiving environment, i.e. the River Liffey.

It should also be mentioned that the River Liffey (Waterbody Code: IE_EA_09L011200, Segment Code: 09_530, EPA Code: 09L01) is “not at risk” of failing to meet its Water Framework Directive objectives by 2027, and is of “good” status.

Considering the cumulative assessment and available reports, the potential for adverse environmental effects in combination with projects in the surrounding area has been considered insignificant.

It is believed that with the implementation of adequate best practices, it is not considered that cumulative impacts/effects from the Proposed Development and other projects, such as those listed in Table 2.2 above, are likely to result in significant effects on the environment.

4.3.3 Location of the Development

Is the Proposed Development located on, in, adjoining or does it have the potential to impact on ecologically sensitive site or location?

The subject site is not located within any European sites. Within the 15km radius around the application site there are eight Natura 2000 Sites. These consist of Red Bog SAC, Mouds Bog SAC, Ballynafagh Lake SAC, Wicklow Mountains SAC, Pollardstown Fen SAC, Poulaphouca Reservoir SPA, and Wicklow Mountains SPA.

The Appropriate Assessment Screening Report which was prepared by Ash Ecology and Environmental Ltd. concluded that a “Natura Impact Statement (NIS) is not required” for the Proposed Development, and that the development either alone, or in-combination with other projects would not have a “significant effect on any of the European sites”.

It is also noted in the report that the six Special Areas of Conservation and two Special Protection Areas are located outside the zone of influence (Zoi), and that there is no hydrological impact to any of these sites. This is largely due to the distance between the subject site, and the European sites (>7.3km in the case of the closest SAC, and >8.3km in the case of the closest SPA).

To minimise potential impacts on any designated sites, design measures have been incorporated into the Proposed Development as part of the iterative design process. Standard best practice pollution prevention measures for the construction stage have also been outlined and considered as part of the impact assessment stage. With the implementation of these measures, along with ongoing monitoring to ensure compliance, it is considered that the Proposed Development will not have a significant effect upon any nearby Natura 2000 sites. It is therefore considered that the next stage (Stage 2; Natura Impact Assessment) of the Appropriate Assessment is not required.

In summary, the Proposed Development is unlikely to have the potential to impact on ecologically sensitive sites or locations during the construction or operational phases.

Does the Proposed Development have the potential to affect other significant environmental sensitivities in the area?

With the use of the online Historic Environment Viewer, no recorded monuments, archaeological sites, or protected sites were found within the Proposed Development site.

There are several Sites and Monuments Record (SMR) and National Inventory of Architectural Heritage (NIAH) sites within Naas and the area surrounding the subject site. The closest NIAH site is a house (Reg. No. 11901909), which is c. 60m northwest of the site. The closest SMR site is an enclosure (Ref. No. KD019-074), which is c. 10m to the south of the Proposed Development.

An Archaeological Impact Assessment Report was prepared by ACSU as part of this application. The report which contains details of nearby recorded monuments, protected structures, an archaeological assessment, and the findings from the trenching exercise which was undertaken on-site. The report concluded that *“no archaeological structures, features or deposits were observed or exposed within the trenches”*, and that the Proposed Development will not have an impact on any archaeology. It is noted that no further work is required at the site.

The Proposed Development does not have the potential to affect significant environmental sensitivities within the area of the site.

4.3.4 Preliminary Examination Conclusion

Following completion of the Preliminary Examination (Step 2), the competent authority is recommended to conclude that there are uncertainties regarding the likelihood of significant effects on the environment arising from the Proposed Development, and therefore, it is recommended to proceed to a Screening Determination (Step 3).

5 SCREENING DETERMINATION (STEP 3)

5.1 Sub -Threshold Screening Determination (Schedule 7 Criteria)

Potentially, a sub-threshold EIA may be required and sub-threshold development is defined as a “*development of a type set out in Schedule 5 which does not exceed a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.*” To determine whether the project described in Section 2 above should be subject to an EIA, Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the Regulations implements this Directive in Ireland. The following assessment is completed on the basis of the Criteria in Schedule 7 of the Regulations and utilises the Screening Checklist provided in the “Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)” (EC, 2017). Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA comprises of the following (Schedule 7A):

1. *“A description of the Proposed Development, including in particular—
 - a) a description of the physical characteristics of the whole Proposed Development and, where relevant, of demolition works, and
 - b) a description of the location of the Proposed Development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.”*
2. *A description of the aspects of the environment likely to be significantly affected by the Proposed Development.*
3. *A description of any likely significant effects, to the extent of the information available on such effects, of the Proposed Development on the environment resulting from—
 - a) the expected residues and emissions and the production of waste, where relevant, and
 - b) the use of natural resources, in particular soil, land, water, and biodiversity.”*
4. *The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.”*

The Schedule 7 criteria are grouped under the following three headings:

- Characteristics of the Proposed Development
- Location of Proposed Development
- Characteristics of Potential Impacts

Each group includes a number of criteria for consideration. The assessment of the likelihood of significant environmental effects requires professional judgment. The DoEHLG Guidance Document “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development” states that “*it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision.*” In this context, this screening exercise has relied on available information. The Schedule 7 screening criteria to be reviewed are discussed in Tables 5.1 below, with reference to the Proposed Development.

Where there are doubts to the likelihood of significant effects on the environment arising from the Proposed Development following from the Preliminary Examination (Step 2 of the OPR PN02), the next step is to proceed to Step 3 to complete the formal screening determination (Figure 5.1).

Figure 5.1 – Step 3 approach to EIA Screening for Development Proposals (extract from the OPR Practice Note)

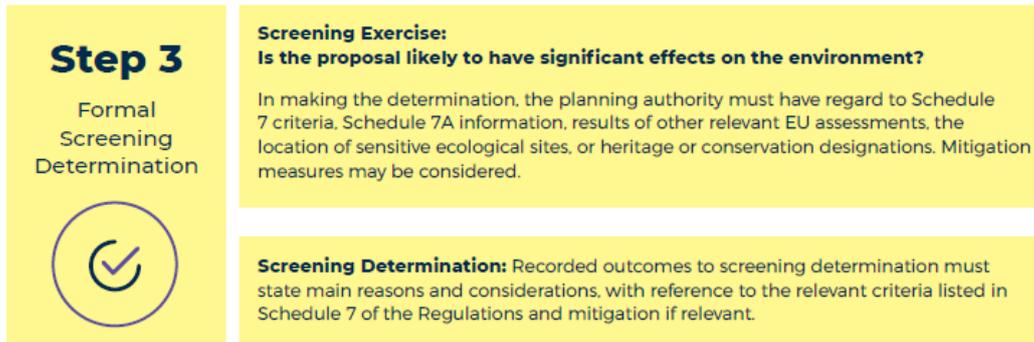


Table 5.1 presents a description of the project’s likely impacts on the environment.

Table 5.1: Screening Determination

SCREENING QUESTIONS	Comment
1. Characteristics of the Proposed Development	Comment
Is the scale of the project considered to be significant?	<p>The overall size of the subject site is 0.858Ha and the proposed residential development will consist of:</p> <ul style="list-style-type: none"> ● The construction of 28No. dwellings consisting of: <ul style="list-style-type: none"> - Type A: 3No. 1-bed, 2No. person, 3-storey apartments (GF UD) - Type B: 14No. 2-bed, 4No. person, 2-storey houses - Type B1: 2No. 3-bed, 6No. person, 2-storey houses (GF bedroom (UD)) - Type C: 4No. 1-bed, 2No. person apartments (GF UD) - Type D: 4No. 3-bed, 6No. person, 2-storey houses - Type E: 1No. 4-bed, 7No. person, 2-storey house (GF bedroom and sensory room (UD)) ● Landscaping works including: <ul style="list-style-type: none"> - Open space kick about areas - Natural play features ● Pedestrian and cycle lane connections to the adjacent Eustace Demesne housing estate. ● Associated site and infrastructural works including provision of: <ul style="list-style-type: none"> - 1No. ESB substation and switch room

	<ul style="list-style-type: none"> - Car (33No.) and bicycle parking - Public lighting - Bin storage - Temporary construction signage - Estate signage - Varied boundary treatment comprising walls and fencing <ul style="list-style-type: none"> ● All associated site development works including the removal of some existing vegetation from the site in advance of construction works. <p>The greenfield site is located within an area of existing residential properties, and agricultural land.</p> <p>The Proposed Development is compliant with land zoning objective for the area and will not change or transform the existing land use.</p> <p>As the much of the land surrounding the site is used for residential dwellings, and as the site is zoned “<i>New Residential</i>” and “<i>Existing/Infill Residential</i>” by the current Local Area Plan, the scale of the development can be considered to be not significant. The scale of the works associated with the development can also be considered as not significant.</p>
<p>Is the size of the project considered significant when considered cumulatively with existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects?</p>	<p>No. The size of the project is not considered significant when considered cumulatively with existing or permitted projects that could give rise to cumulative effects.</p> <p>Section 4.3.2 above discusses cumulative impacts/effects; however, a summary is provided below.</p> <p>In terms of existing developments, the subject site is currently a greenfield site. In the surrounding area of the site there are residential buildings to the north, south, east, and west, as well as agricultural land. It is not expected that the Proposed Development will have a significant effect on the existing developments within the area.</p> <p>The Kildare City Council planning records and the EIA Portal were consulted on the 18th of June and 7th of October 2024 for the area. Table 2.2 in Section 2 lists applications in the immediate surroundings of the subject site. There are currently two pending application (further information stage/awaiting a decision) and fourteen granted applications within the vicinity of the Proposed Development. There are no developments within the area that required an EIAR to be submitted.</p> <p>Projects of similar size/scale are discussed above, and it is noted that mitigation measures which will protect the environment are detailed within the respective documentation associated with these developments.</p> <p>Additionally, any permitted or future developments within the vicinity of the Proposed Development will be required to incorporate appropriate mitigation measures and/or best practices (e.g. noise management, dust management, traffic management, management of collected groundwater and surface water, etc.) during the construction phase as part of their conditions of planning, where required.</p> <p>With regard to the Proposed Development, control measures to protect the environment are detailed in the Construction Management Plan by Hayes Higgins Partnership. It is not expected that the Proposed Development in combination projects</p>

	<p>that are granted or permitted will cause significant impacts/effects on the environment.</p> <p>It is detailed in the Civil Engineering Services Report by Hayes Higgins Partnership that it is proposed for foul drainage from the site to be discharged to an existing foul manhole to north, which will ultimately discharge to the municipal sewer network. The report proposes that surface water from the Proposed Development will drain to either a large soakaway which will be located in the centre of the site, or to smaller soakaways in the back gardens of c. 15No. homes.</p> <p>Surface water infrastructure at the site will include permeable surfacing, tree pits, and rain gardens.</p> <p>To alleviate any possible risk of flooding on-site, the surface water system has been designed for a 1 in 100-year storm. It is important to note that site specific MET Eireann rainfall data has been used in the design of the surface water drainage system.</p> <p>It is also stated in the Civil Engineering Services Report that <i>“the proposed surface water drainage system has been set up to ensure that adequate self-cleansing velocities are obtained, in accordance with the Building Regulations, and to comply fully with the Greater Dublin Regional Code of Practice for Drainage Works”</i>.</p> <p>While it is acknowledged that the Proposed Development will increase flows into Osberstown WwTP, it is not anticipated for it to result in a significant increase in foul discharge to the public system.</p> <p>The Uisce Éireann wastewater treatment capacity register was consulted on 4th of October 2024, and it is noted that the WwTP currently has available capacity. The 2022 and 2021 AERs for the treatment plant indicate that there were no breaches of ELVs, and that the plant’s final effluent was compliant throughout 2022 and 2021.</p> <p>Due to the negligible increase in flow to the plant, and the fact that wastewater undergoes tertiary P (phosphorus) removal it is not anticipated that there will be a cumulative impact on the receiving environment, i.e. the River Liffey.</p> <p>No cumulative factors have been identified.</p>
<p>Will the project utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?</p>	<p>No, not out of the ordinary.</p> <p><u>Land</u> The Proposed Development will not utilise a significant quantity of land. The subject site is c. 0.858Ha in size. The land is zoned <i>“New Residential”</i> and <i>“Existing/Infill Residential”</i> by the current Naas Local Area Plan 2021 – 2027.</p> <p><u>Soil</u> There will be a requirement to excavate part of the site due to the slope, and as a result, c. 4,325m³ of soil material will be removed from site.</p> <p>Soil will also be excavated as part of the Proposed Development for the installation of services and the soakaways. Where possible, it is intended to reuse this material on-site to backfill such excavations. Any material excavated will be temporarily stockpiled. If suspected contaminated soil is uncovered (which is unlikely), this will be segregated, tested, classified and transferred to a suitably authorised waste management facility. There are no likely significant effects on the environment in relation to soil management at the site with the implementation of best practice mitigation and pollution prevention control measures, which are discussed in detail in the CEMP by</p>

	<p>Hayes Higgins Partnership.</p> <p><u>Water</u> During the construction phase, the site will be supplied with water by either tanker or a temporary connection to the municipal water main which is located to the north. A permanent connection will be put in place to supply the site with water throughout its operational phase, and it is noted in the Civil Engineering Service Report that <i>“water saving devices including aerated taps and low water usage appliances will be used”</i>.</p> <p>It is stated in the Site Investigation Report by Site Investigations Ltd. that if groundwater is encountered during the excavation works that mechanical pumps would be required to remove the groundwater efficiently. The CEMP prepared by Hayes Higgins Partnership notes that all groundwater and surface water that is collected on-site during the excavation works will be passed through a settlement tank before it is either used to recharge groundwater, or pumped to a surface water sewer at a rate and location agreed with Kildare City Council.</p> <p><u>Biodiversity</u> It is noted that there may be some potential impacts on the local biodiversity as a result of the removal of trees and hedgerows to facilitate the Proposed Development. However, as stated in the Appropriate Assessment Screening Report prepared by Ash Ecology and Environmental Ltd., any <i>“potential impacts on local biodiversity can be effectively managed”</i> through the implementation of measures that will protect it. Examples of such measures are ensuring that tree and hedgerow removal is not carried out during the bird nesting season, or that a badger survey is undertaken at the site to fully assess for the presence of active burrows or setts.</p> <p>The report notes that no invasive species, which are of the most significant threats to biodiversity worldwide, were observed to be growing within the subject site, or in the immediate vicinity.</p> <p>It is also stated in the Appropriate Assessment Screening Report that <i>“there will be no likely significant negative impacts caused to any European sites as a result of the proposed works”</i>.</p> <p>Two bat activity surveys were conducted at the site and a Bat Survey Report was prepared. These works were also undertaken by Ash Ecology and Environmental Ltd. The surveys were completed on June 12th and July 6th 2024, and as part of these, two surveyors with two bat detectors walked and surveyed the site. They also assessed the trees which will be affected by felling as part of the development for bat roost potential.</p> <p>All survey data and relevant information can be found within the Bat Survey Report that accompanies this application, however, it was concluded that <i>“while the Proposed Development has potential to impact the local bat population, implementing a comprehensive mitigation strategy can effectively minimise these impacts on the local bat population”</i>.</p> <p>A badger survey was also undertaken at the site on November 8th by Wildlife Surveys Ireland, and an accompanying report was prepared. While on-site no <i>“typical signs”</i> that would suggest the presence of badgers were noted. The report states that <i>“no piles of old bedding, paw prints, latrines or any other features typical of badger setts”</i> were observed within the site boundary, and that no badger signs were noticed in the adjacent lands.</p>
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	<p>The report noted that while it is possible that badgers may travel through the site from time to time, the Proposed Development will have no impacts on badgers, and that no mitigation is required.</p> <p>During its operational phase, the Proposed Development is not the type of development to use a significant quantity of natural resources. By planting the native trees and hedges that are included in the Landscape Plan by RMDA Landscape Architects and Consultants, the Proposed Development will enhance the site's value for species such as bats, insects and more.</p> <p>Therefore, it is concluded that the Proposed Development will not use an out of the ordinary amount of natural resources during the construction or operational phases.</p>
<p>Will the project produce a significant quantity of waste?</p>	<p>No. The quantities of waste generated from the Proposed Development will not be out of the ordinary for a residential development. Reduce, reuse, and recycle will be implemented throughout the development construction stage.</p> <p>Materials will be segregated on-site for the appropriate waste stream and disposal destination as noted in the CEMP by Hayes Higgins Partnership. Skips will be provided for the disposal of different types of waste such as timber, steel, general mixed waste, and recyclable materials. Hazardous waste will be placed in other skips.</p> <p>All waste arisings will be handled by an approved waste contractor holding a current waste collection permit. All waste arisings requiring disposal off-site will be reused, recycled, recovered, or disposed of at a facility holding the appropriate registration, permit or licence, as required.</p> <p>The proposed commercial development will not produce significant quantities of waste during the construction or operation phases. A high level of due diligence will be carried out and relevant legislation/standards/acts will be followed.</p>
<p>Will the project create a significant amount or type of pollution and nuisance?</p>	<p><u>Pollution</u></p> <p>During the construction phase, the Proposed Development will have the potential to create short term, negative impacts particularly in terms of dust, noise, and groundwater and/or surface water.</p> <p>As detailed in the CEMP by Hayes Higgins Partnership, best practice and environmental control measures will be implemented during the construction phase of the development.</p> <p>Implementation of control/mitigation measures such as those detailed in the CEMP will ensure that the Proposed Development does not impact the surrounding environment, or any nearby European sites.</p> <p>The AA Screening Report by Ash Ecology and Environmental Ltd. concludes that that no likely significant cumulative effects will occur upon any Natura 2000 sites as a result of the Proposed Development.</p> <p><u>Nuisance</u></p> <p>As with all construction projects, there will be an element of traffic and noise nuisance. However, this will be limited through control measures such as arranging deliveries to take place outside of peak hours to reduce/avoid congestion and noise monitoring.</p> <p>A Traffic and Transport Assessment was prepared by ORS. As part of this assessment, automated junction turning counts were undertaken by IDASO, an independent, third-party company, and the AM and PM peak times at each junction were identified.</p>

	<p>The assessment concluded that:</p> <ul style="list-style-type: none"> • The Proposed Development “<i>will not have a significant impact on the existing road network</i>”, but that upgrades to Junction 1 may be required in years to come as it is already at capacity. • It is necessary to improve the part of the Craddockstown Road between Craddockstown Road/Eustance Demesne Drive junction and the entrance to the subject site. Such improvements include adding footpaths and a cycle track from the site up to Junction 4. <p>It is also noted that a detailed Traffic Management Plan will be agreed with the Local Authority prior to the commencement of construction works to minimise traffic impact on local activities.</p> <p>Overall, it is not envisioned that the Proposed Development will give rise to a significant amount or type of pollution or nuisance.</p>
<p>Will there be a risk of major accidents?</p>	<p>No. All works will be completed using standard practice. During the construction phase, utmost care will be taken by the contractors to prevent accidental spillages whether on land or directly into water courses through the adoption of strict best practice construction management. The Proposed Development is not of a type that poses a risk of major accidents. The design and construction of the development will be carried out in accordance with building and fire regulations. The development is not regulated or connected to or close to any site regulated under the Control of Major Accident Hazards Involving Dangerous Substances Regulations (COMAH) (SEVESO sites).</p> <p>The Proposed Development is residential in nature and is not at risk of major accidents nor is the development as designed likely to increase the risk of major accident in this location.</p>
<p>Will there be a risk of natural disasters, including those caused by climate change?</p>	<p>No. The potential natural disasters that may occur are limited to flooding and fire.</p> <p><u>Landslide</u> According to the GSI landslide database there have been no recorded landslides within the site, or the surrounding area and the site is not susceptible to landslides. The site is not within an area of subsidence.</p> <p><u>Flooding</u> According to OPW flood maps, the proposed site is not currently prone to fluvial, pluvial, or coastal flooding. This is based on the CFRAM River Flood Extents – Present Day, CFRAM Coastal Flood Extents – Present Day, and CFRAM Rainfall Flood Extents – Current Scenario maps.</p> <p>According to Strategic Flood Risk Assessment was prepared by RPS as part of the Naas Local Area Plan 2021 – 2027, the site is not situated in a designated flood zone area.</p> <p>The Civil Engineering Services Report by Hayes Higgins Partnership notes that the “<i>on-site surface water system is designed for a 1 in 100-year storm</i>” to alleviate any possible risk of flooding.</p> <p><u>Fire</u> In terms of fire risk, there are no planned operations during construction or operation that would lead to an elevated fire risk.</p> <p>The Proposed Development is not likely to be at risk from natural disasters including those caused by climate change. Therefore, the risk of a natural disaster, including those cause by climate change is significantly low.</p>

<p>Will there be a risk to human health, for example due to water contamination or air pollution?</p>	<p>No. However, there is likely to be short-term limited potential for negative effects on human health during the construction phase as a result of potential emissions to air from dust pollution to the public and site workers, or from small quantities of wastewater, chemical or hazardous substance residues being handled on-site by the site workers. These will be managed by appropriate risk mitigation measures (Standard Operating Procedures, bunded storage and robust H&S systems). It is noted that such potential risks are not out of the ordinary for a residential development.</p> <p>It is also stated in the Civil Engineering Services Report by Hayes Higgins Partnership that foul and storm water from the site will be managed by separate on-site drainage infrastructure, with the foul discharging to an existing manhole to the north, and the storm water draining to soakaways.</p> <p>As such the nature of the Proposed Development is not likely to lead to significant human health impacts.</p>
<p>Is the combination of the above factors likely to have significant effects on the environment?</p>	<p>Unlikely. Given that all construction works are contained within the boundary and control measures and best practices are followed as detailed in the CEMP by Hayes Higgins Partnership, all the above combined are unlikely to have significant effects on the environment.</p>
<p>2. Location of the Proposed Development</p>	<p>Comment</p>
<p>General description of the site location and its surroundings:</p>	<p>The Proposed Development site is located at Craddockstown Road, Naas, along the southern outskirts of Naas Town. The greenfield site has a total area of approximately 0.858Ha and is irregular in shape. Adjacent land uses are listed in Table 2.1 above.</p> <p>The Naas Local Area Plan (2021 – 2027) designates the site area as both “<i>New Residential</i>” and “<i>Existing/Infill Residential</i>”. The Proposed Development complies with the overall land use zoning objectives.</p>
<p>Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations:</p> <ul style="list-style-type: none"> - European site - NHA/pNHA - Designated Nature Reserve - Designated refuge for flora or fauna - Birds Directive - Habitat Directive - Wildlife Act - Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/local area plan/draft plan or variation of a plan 	<p>It is noted that there is a significant distance between the subject site and any Natura 2000 sites, nature reserves, NHAs/pNHAs, or other projects. It is also noted that there are no surface water courses passing through the site or within the immediate vicinity of it.</p> <p>The AA Screening Report prepared by Ash Ecology and Environmental Ltd. found eight Natura 2000 sites within 15km of the site. The report concluded that “<i>there will be no likely significant negative impact caused to any European sites as a result of the proposed works</i>”, and that a Natura Impact Statement is not required.</p> <p>A badger survey was undertaken at the site on November 8th by Wildlife Surveys Ireland, and the accompanying report noted that “<i>no piles of old bedding, paw prints, latrines or any other features typical of badger setts</i>” were observed within the site boundary, and that no badger signs were noticed in the adjacent lands. The report concluded that the Proposed Development will have no impacts on badgers, and that no mitigation is required.</p> <p><u>Construction Phase</u></p> <p>During the construction phase, any groundwater or surface water that is encountered will pass through a settlement tank before it is either used to recharge groundwater or discharged to a surface water sewer at a rate and location agreed with Kildare County Council as stated in the CEMP by Hayes Higgins Partnership. It is recommended that re-fuelling will be by means of a bunded bowser and will take place within the site at a suitable location with suitable spill controls in place and that fuels, oils and other solutions will be kept on bunds and drip trays. These measures will be implemented to protect the soil, groundwater, and surface water in the area. It is also noted in the</p>

	<p>report that minimal washing down of chutes will be allowed on-site, and when it does occur, it will be done in a sealed container/tank.</p> <p><u>Operational Phase</u> During the operational phase, all foul water from the site will be discharged to the public network as stated in the Civil Engineering Services Report by Hayes Higgins Partnership. In relation to storm/surface water, this will drain to either a large, centrally located soakaway, or to smaller soakaways which will be located in the back gardens of c. 15No. homes. The report states that SuDs measures have been incorporated and include permeable surfacing, tree pits, and rain gardens.</p> <p>Through implementation of mitigation/control measures that are detailed in the CEMP by Hayes Higgins Partnership, the Proposed Development not likely to impact directly or indirectly on any site identified, species, or habitats.</p>
<p>Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, coastal zones, mountains, marine environment, forests, or woodlands that could be affected by the project?</p>	<p>No. There are no sensitive areas within the immediate vicinity of the subject site.</p> <p><u>National Park</u> – There are no national parks within vicinity of the site. <u>Nature Reserve</u> – The nearest nature reserve is Pollardstown Fen Nature Reserve. This is 13.2km southwest of the site. <u>Bogs</u> – The nearest bog (Natural Heritage Area (NHA)) is c. 15.6km northwest of the site. <u>Forest</u> – Lugg Forest is c. 13.5km northeast of the site. <u>Coastal</u> – There are no coastal waterbodies within 20km of the site. <u>Transitional</u> – There are no transitional waterbodies within 20km of the site. <u>Surface Water</u> – The Naas Hospital (Liffey_110) watercourse is c. 485m west of the site.</p> <p>It is intended to implement various control measures such as the bunding of fuels and other solutions, and passing of any groundwater or surface water that is encountered on-site through a settlement tank. The CEMP by Hayes Higgins Partnership provides further detail on mitigation measures that will protect sensitive areas.</p> <p>The Proposed Development is not likely to impact these sensitive sites.</p>
<p>Is the Proposed Development likely to be highly visible by many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which would be affected by the proposal?</p>	<p>The development will be visible from the nearby residential units to the north, east, south, and west, however, in terms of the surrounding structures and lands the Proposed Development is not considered obtrusive or abnormal.</p> <p>While it is noted that the Proposed Development will be visible by people in the surrounding area, it is not expected that the development will impact any facilities or features or high landscape/scenic value in the area.</p> <p>The Landscape Plan by RMDA Landscape Architects and Consultants will visually enhance the subject site, and inject new colours and textures to the area.</p>
<p>Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?</p> <p>(Protected structures or Recorded Monuments and Places of Archaeological Interest)</p>	<p>There are no recorded monuments, archaeological sites, or protected sites within the Proposed Development site. The closest NIAH site is a house (Reg. No. 11901909), which is c. 60m northwest of the site. The closest SMR site is an enclosure (Ref. No. KD019-074), which is c. 10m to the south of the Proposed Development.</p> <p>An Archaeological Impact Assessment Report was prepared by ACSU as part of this application. The report which contains details of nearby recorded monuments, protected structures, an archaeological assessment, and the findings from the trenching exercise which was undertaken on-site. The report concluded that “no archaeological structures, features or deposits were observed or exposed within the trenches”, and that the Proposed Development will not have an impact on any archaeology. It is noted that no further work is required at the site.</p>

	<p>The Proposed Development does not have the potential to affect significant environmental sensitivities within the area of the site.</p>
<p>Are there areas within or around the location that are densely populated or built-up or occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities that could be affected by the proposal?</p>	<p>No, all densely populated buildings (hospitals, places of worship, schools, and community facilities) are over 100m away from the site. The locations of the sensitive land uses are unlikely to be affected by the proposal due to their distance from the Proposed Development.</p> <p>Eustace Demesne housing estate, which is adjacent to the Proposed Development contains 74No. units. However, it is not considered a densely populated area.</p> <p><u>Hospitals</u></p> <ul style="list-style-type: none"> ● Naas General Hospital is c. 785m northwest. ● Naas Primary Care Centre is c. 1km northwest. ● Vista Primary Care Centre is c. 1km northwest. <p><u>Schools</u></p> <ul style="list-style-type: none"> ● Naas Community National School is c. 115m north. ● Holy Child National School is c. 705m north. ● Meánscoil Iognáid Rís is c. 1.2km northwest. ● St. Corban’s Catholic Boys National School is c. 1.3km northwest. ● Gael Choláiste Chill Dara is c. 1.6km northwest. ● Gaelscoil Nás Na Ríogh is c. 1.6km southwest. ● Piper’s Hill College is c. 1.6km southwest. ● St. David’s National School is c. 1.9km southwest. <p><u>Places of Worship</u></p> <ul style="list-style-type: none"> ● The Church of the Irish Martyrs is c. 640m southwest ● Naas Presbyterian Church is c. 1.6km southwest. ● St. David’s Church is c. 1.6km southwest. ● Church of Our Lady and St. David is c. 1.8km southwest. <p><u>Community Facilities</u></p> <ul style="list-style-type: none"> ● Ballycane Playground is c. 745m southwest. ● Ballycane Celtic Pitch is c. 660m southwest. ● Monread Community Centre is c. 2.7km north. ● Naas Lawn Tennis Club is c. 2.3km north. ● Naas GAA is c. 2.7km northwest.
<p>Are there any areas within or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals that could be affected by the proposal?</p>	<p>No, there are no areas within or around the Proposed Development which contain important, high quality or scarce resources.</p> <p>There are no mineral deposits such as quarries within the surrounding area of the site. Similarly, there are no fisheries, or areas for agriculture nearby.</p> <p>The Kilkullen groundwater body is beneath the site, however, this will not be impacted by the Proposed Development. There are also three surface watercourses around the location. Again, these will not be impacted by the development due to the distance between them and the site, lack of connectivity, and control measured/best practices that will be implemented.</p>

<p>Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g., the status of water bodies under the Water Framework Directive?</p>	<p><u>Surface Watercourses</u></p> <p>There are three watercourses in the vicinity of the site. The Naas Hospital (Liffey_110) watercourse (Waterbody Code: IE_EA_09L011300, Segment Code: 09_356, EPA Code: 09N15) is c. 485m west of the site. The Craddockstown Demesne (Liffey_120) watercourse (Waterbody Code: IE_EA_09L011500, Segment Code: 09_322, EPA Code: 09C22) is approximately 625m northwest of the subject site. The Castlesize watercourse (Waterbody Code: IE_EA_09L011500, Segment Code: 09_1508, EPA Code: 09C19) is c. 740m away from the site.</p> <p>The Naas Hospital watercourse has a “good” ecological status or potential according to the 2016 – 2021 Water Framework Directive (WFD) assessment and is currently under “review” in terms of whether it will meet its WFD objectives by 2027. The Craddockstown Demesne has a “good” ecological status or potential. This watercourse is currently “not at risk” of failing to meet the WFD objectives by 2027. The Castlesize watercourse also has a “good” ecological status or potential, and it “not at risk” of failing to meet its WFD objectives.</p> <p><u>Groundwater Bodies</u></p> <p>The Kilcullen groundwater body (European Code: IE_EA_G_003) is located beneath the site. It has an overall status of “good.” The groundwater body is classified as “at risk” in terms of whether it will meet its WFD objectives by 2027.</p>
<p>Is the site location in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environment problems?</p>	<p>No, the site is not located in an area susceptible to subsidence, landslides, or erosion.</p> <p>According to OPW flood maps, the proposed site is not currently prone to fluvial, pluvial, or coastal flooding. This is based on the CFRAM River Flood Extents – Present Day, CFRAM Coastal Flood Extents – Present Day, and CFRAM Rainfall Flood Extents – Current Scenario maps.</p> <p>According to the OPW Past Flood Events map, there have been no flood events on the site, or in the immediate vicinity.</p> <p>According to the Strategic Flood Risk Assessment which was prepared by RPS as part of the Naas Local Area Plan 2021 – 2027, the site is not situated in a designated flood zone area.</p>
<p>Are there any additional considerations that are specific to this location?</p>	<p>No significant effects have been identified. The majority of potential impacts/adverse impacts that may arise from the Proposed Development are associated with the construction stage and these effects will be temporary and short-term, reversible and “once-off”. Mitigation measures are set out in the CEMP prepared by Hayes Higgins Partnership for construction phase operations. Standard mitigation measures to manage noise and dust pollution and nuisance during the construction phase will be based on best standard practice, policies, and guidance.</p>
<p>3. Type and Characteristics of Potential Impacts</p>	<p>Comment</p>
<p>Population and Human Health:</p>	<p>The potential impacts of the construction phase on human beings are not considered to be significant. During construction, there is the potential for short term nuisances to human beings from dust and noise. These are not likely to be at such quantity or such significance that would warrant the completion of a sub-threshold EIA. Noise and dust will be subject to standard control measures and best practices as per typical construction projects. Such measures are set out in the CEMP by Hayes Higgins Partnership.</p> <p>There will likely be traffic inconvenience during the construction phase with delivery trucks, site workers, and other construction related traffic going to and from the site. However, the works will be short-term and temporary in duration and active works will</p>

	<p>be limited so potential impacts will be restricted in their geographical extent as well as their duration. Relevant mitigation measures are listed in the CEMP by Hayes Higgins Partnership.</p> <p>Construction sites pose risk to the health and safety of the public. Within the CEMP, safety, health, and environmental issues are a primary consideration in the construction methods adopted. The construction team will develop detailed health and safety plans to suit the construction sequence of the development. A site-specific Safety Statement and a detailed Construction Stage Safety and Health Plan will be compiled prior to works in accordance with the HSE and Local Authority guidelines. Control measures to be employed during the construction stage include storage of fuels/chemicals in designated areas, bunding of tanks, correct PPE, and spillage kits. The residual construction impacts are temporary and are not considered to be significant.</p> <p>The are no significant operational impacts associated with the Proposed Development that would likely cause significant effects in terms of population and human health. Mitigation/control measures are noted in the CEMP.</p>
<p>Biodiversity / Species and Habitats: (Habitats Directive and Birds Directive)</p>	<p>As stated in the AA Screening Report prepared by Ash Ecology and Environmental Ltd., the Proposed Development will not have a significant effect on any of eight European sites which are within 15km of the site. The report concluded that there “<i>will be no likely significant negative impacts</i>” on any of the European sites, and that an NIS is not required.</p> <p>It is noted that there may be some potential impacts on the local biodiversity as a result of the removal of trees and hedgerows to facilitate the Proposed Development. However, as stated in the Appropriate Assessment Screening Report prepared by Ash Ecology and Environmental Ltd., any “<i>potential impacts on local biodiversity can be effectively managed</i>” through the implementation of measures that will protect it. Examples of such measures are ensuring that tree and hedgerow removal is not carried out during the bird nesting season, or that a badger survey is undertaken at the site to fully assess for the presence of active burrows or setts.</p> <p>The report notes that no invasive species, which are of the most significant threats to biodiversity worldwide, were observed to be growing within the subject site, or in the immediate vicinity.</p> <p>Two bat activity surveys were conducted at the site and a Bat Survey Report was prepared. These works were also undertaken by Ash Ecology and Environmental Ltd. The surveys were completed on June 12th and July 6th 2024, and as part of these, two surveyors with two bat detectors walked and surveyed the site. They also assessed the trees which will be affected by felling as part of the development for bat roost potential.</p> <p>All survey data and relevant information can be found within the Bat Survey Report that accompanies this application, however, it was concluded that “<i>while the Proposed Development has potential to impact the local bat population, implementing a comprehensive mitigation strategy can effectively minimise these impacts on the local bat population</i>”.</p> <p>A badger survey was also undertaken at the site on November 8th by Wildlife Surveys Ireland, and an accompanying report was prepared. While on-site no “<i>typical signs</i>” that would suggest the presence of badgers were noted. The report states that “<i>no piles of old bedding, paw prints, latrines or any other features typical of badger setts</i>” were observed within the site boundary, and that no badger signs were noticed in the adjacent lands.</p>

	<p>The report noted that while it is possible that badgers may travel through the site from time to time, the Proposed Development will have no impacts on badgers, and that no mitigation is required.</p> <p>During its operational phase, the Proposed Development is not the type of development to use a significant quantity of natural resources. By planting the native trees and hedges that are included in the Landscape Plan by RMDA Landscape Architects and Consultants, the Proposed Development will enhance the site’s value for species such as bats, insects and more.</p> <p>Control measures have been addressed in the CEMP by Hayes Higgins Partnership. Although the risk of pollution from this site is low, best practice management should be followed to ensure pollution does not occur.</p> <p>It is noted in the CEMP that fuels, oils, and other solutions will be handled with care and placed on bunds to prevent spills to ground. It is also noted the spill kits will be available on-site, and minimal chute washing will occur. The Site Investigation Report by Site Investigations Ltd. states that if groundwater is encountered during the excavation works that mechanical pumps would be required to remove the groundwater efficiently. This water will pass through a settlement tank before it is either released to recharge groundwater or discharged to a municipal surface water sewer. Such measures will reduce any risk to the environment.</p> <p>It is detailed in the Civil Engineering Services Report by Hayes Higgins Partnership that foul and surface/storm water drainage will be separated on-site. It is stated that foul water from the site will drain via gravity towards an existing manhole to the north of the subject site, while surface water will drain via soakaways located throughout the site.</p> <p>SuD measures such as permeable paving, tree pits, and rain gardens are to be included as part of the on-site drainage.</p> <p>A Pre-Connection Enquiry was submitted to Uisce Éireann in August 2024 in relation to the proposed connection to the existing foul manhole to the north, and to the overall municipal network. A Confirmation of Feasibility is yet to be received in relation to this connection.</p> <p>The Uisce Éireann wastewater treatment capacity register was consulted on 4th October 2024, and it is noted Osberstown Wastewater Treatment Plant (WwTP), which serves Naas, currently has available capacity. The 2022 and 2021 AERs for the WwTP indicates that there were no breaches of ELVs, and that the plant’s final effluent was compliant throughout 2022 and 2021.</p> <p>It is noted in both AERs that the <i>“ambient monitoring results do not meet the required EQS at the upstream and downstream monitoring locations”</i>, however, it is not known if the WwTP is the cause. It is also stated in the AERs that the <i>“discharge from the plant does not have an observable negative impact on the Water Framework Directive status.”</i></p> <p>According to the 2022 AER, the capacity of the plant will not be exceeded in the next three years.</p> <p>It is noted that the 2023 AER for the WwTP is not currently available.</p>
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	<p>While the Proposed Development will result in an increase in flow to Osberstown WwTP, however, the “<i>increase in foul discharge</i>” will not be significant as stated in the Civil Engineering Services Report. Due to the negligible increase in flow to the plant, and the fact that wastewater undergoes tertiary P (phosphorus) removal it is not anticipated that there will be a cumulative impact on the receiving environment, i.e. the River Liffey.</p> <p>It should also be mentioned that the River Liffey (Waterbody Code: IE_EA_09L011200, Segment Code: 09_530, EPA Code: 09L01) is “<i>not at risk</i>” of failing to meet its Water Framework Directive objectives by 2027, and is of “<i>good</i>” status.</p> <p>It is unlikely that there will be an impact on biodiversity. As noted in the AA Screening Report, the Proposed Development will not result in habitat loss or disturbance due to the distance between subject site and nearby European sites. Similarly, the Badger Report concludes that the Proposed Development will not have an impact on any badgers.</p> <p>The proposed best practices that are outlined above in relation to surface and foul water drainage will reduce the potential for biodiversity to be impacted by the Proposed Development. The CEMP by Hayes Higgins Partnership further details such measures.</p>
<p>Land, Soil, Water, Air and Climate:</p>	<p><u>Land</u> The subject site is a greenfield site. All works will be contained within the site boundary.</p> <p><u>Soil</u> Soil will be excavated as part of the Proposed Development for the installation of service/utilities. As detailed in the CEMP by Hayes Higgins Partnership, approximately 4,325m³ of soil will be removed. Any material excavated will be stockpiled. If suspected contaminated soil is uncovered, this will be segregated, tested and transferred to a suitably authorised waste management facility. There are no likely significant effects on the environment in relation to soil management at the site with the implementation of best practice mitigation and pollution prevention control measures.</p> <p><u>Water</u> There are no surface water courses that run through the site. The closest watercourse to the site is Naas Hospital (Liffey_110) watercourse which is c. 485m west of the site..</p> <p>It is proposed that foul drainage will be separated from surface/storm drainage on-site. It is noted in the Civil Engineering Services Report by Hayes Higgins Partnership, that all foul water will drain from the site via gravity and will discharge to an existing manhole to the north of the development.</p> <p>Storm/surface water from the site will be gathered in a dedicated system. Surface water generated from the internal road and some of the houses will drain via the on-site network to a soakaway which is located in the large green area, in the centre of the site. The soakaway will be 10m (width) x 10m (length) x 1.5m (depth), and will have a volume of 150m³. Surface water from the remaining house roofs (15No.) will drain to suitability sized soakaways which will be located in the back gardens of these houses.</p> <p>It is also stated in the report, that SuDs measures are also planned, and will include permeable paving, tree pits, and rain gardens.</p> <p>The construction works for this project are not out of the ordinary and there is the potential for spills to occur during the construction phase. However, these impacts will</p>

	<p>be temporary and reversible. The CEMP by Hayes Higgins Partnership sets out mitigation/pollution prevention control measures and best practices to avoid/reduce the potential of these impacts. With best practice incorporated into the design and mitigation measures during the construction works, the potential for significant run-off of pollutants is either eliminated or greatly reduced, and no significant residual impacts on water are anticipated.</p> <p><u>Air and Climate</u></p> <p>Potential short-term low probability impact on air quality due to dust generated from the construction phase from the demolition and machinery and vehicles. However, this will be managed through best practice measures such as those listed in the CEMP. The Proposed Development is not a recognised greenhouse gas emitter with the potential to effect climate change. Air and climate are not likely to be significantly affected by the Proposed Development.</p> <p>The operational phase is not expected to give rise to likely significant effect on land, soil, water, air or climate.</p>
<p>Material Assets (Built Environment and Transportation), Cultural Heritage and the Landscape:</p>	<p><u>Material Assets (Built Services and Infrastructure)</u></p> <p>Potential short-term, temporary, low impacts in relation to traffic inconvenience in the area, however this will be managed throughout the construction phase. Overall, it is expected that the level of traffic generated by the construction works will be negligible during peak hours and as a result will have a negligible impact on the surrounding road network with respect to capacity and the size of the development.</p> <p>Mitigation measures will ensure the presence of construction traffic will not lead to any further significant environmental degradation or safety concerns in the vicinity of the proposed works. Delivery timings and access arrangements will be undertaken to ensure smooth operation and reduce/avoid congestion.</p> <p>It is unlikely that the development will cause impacts in relation to traffic inconvenience during its operational phase. A Traffic and Transport Assessment was prepared by ORS as part of the planning application, and automated junction turning counts were undertaken by IDASO, a third-party company, on the 20th of June 2024 at 4No. junctions to determine the peak AM and PM times. The report concluded that the Proposed Development “<i>will not have a significant impact on the existing road network</i>”. The report did however recommend general improvements should be made to the existing infrastructure with footpaths and a cycle track being added from the subject site entrance up to Junction 4.</p> <p>With regard to material assets (built services and infrastructure) such as foul drainage, storm/surface water drainage, potable water supplies, electricity supply, and waste, there will be an impact.</p> <p>During the construction phase welfare facilities will be provide on-site. The waste created from these facilities will be collected and disposed of appropriately, and therefore, there will be no adverse impacts on wastewater during construction.</p> <p>No silty or contaminated water from the construction works will be discharged to any stormwater network. It is stated in the Site Investigation Report by Site Investigations Ltd. that if groundwater is encountered during the excavation works that mechanical pumps would be required to remove the groundwater efficiently. The CEMP by Hayes Higgins Partnership notes that any groundwater or surface water that is encountered during the excavations will be passed through a settlement tank prior to discharge to either ground or a municipal sewer. Where discharge is to a sewer network, agreement will be obtained from Kildare County Council.</p>

	<p>Water will be required for welfare facilities, dust suppression and general construction activities, this will be provided by either tanker or temporary connection to the public main by agreement between the Contractor and Uisce Éireann. The construction phase will not use such a quantity of water to cause concern in relation to significant effects on the environment.</p> <p>During the operational phase, both foul water will be discharged to an existing manhole to the north of the site which ultimately discharges to the municipal sewer. Surface/stormwater from the site will drain via gravity to soakaways located within the site.</p> <p>It is stated in the Civil Engineering Services Report by Hayes Higgins Partnership that is proposed to install SUDs measures.</p> <p>During the construction and operational phase, electrical connections will be made by suitably qualified personnel following consultation with the relevant authorities. It is noted that there is not currently an electrical supply to the site, and that an application will need to be made to the ESB. All electrical works, including connection to the ESB network will be carried out by a suitably qualified contractor. It is not expected that the power and electrical supply requirements during the construction or operational phases will impact existing users.</p> <p>Waste during the construction and operational phases will be segregated for collection by permitted hauliers for transfer to suitably registered/permitted/licenced facilities for reuse, recovery and/or disposal, as required.</p> <p>While construction is on-going, all waste arisings will be managed and disposed of in accordance with relevant documentation as noted in the CEMP by Hayes Higgins Partnership. This will ensure that there is no likelihood of significant effects on the environment.</p> <p>Similarly, during its operational phase, the Proposed Development will have a structured approach to waste management and will promote resource efficiency and waste minimisation.</p> <p>Overall, it is not envisioned that the Proposed Development in respect of material assets will cause significant effects on the environment.</p> <p><u>Cultural Heritage and Landscape</u> The Proposed Development will not give rise to any significant impacts on cultural heritage, protected structures, or archaeological features.</p> <p>The change of use of the site from its existing use to that of a construction site will give rise to short term and localised effects on landscape character.</p> <p>Similarly, the operational phase will give rise to a noticeable change in the landscape character. However, the Landscape Plan by RMDA Landscape Architects and Consultants will visually enhance the subject site, and inject new colours and textures to the area. The inclusion of native trees and hedges will also be beneficial to the local environment, landscape, and biodiversity.</p> <p>With regard to cultural heritage, an Archaeological Impact Assessment Report was prepared by ACSU as part of this application. The report which contains details of nearby recorded monuments, protected structures, an archaeological assessment, and the findings from the trenching exercise which was undertaken on-site. The report</p>
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	concluded that <i>“no archaeological structures, features or deposits were observed or exposed within the trenches”</i> , and that the Proposed Development will not have an impact on any archaeology. It is noted that no further work is required at the site.
Cumulative Effects:	<p>No cumulative factors have been identified.</p> <p>See Section 4.3.2 that identifies relevant developments/projects for the assessment of cumulative effects. Together, the Proposed Development and the other permitted and existing developments are not likely to give rise to significant effects.</p>
Transboundary Effects:	Any minor impacts will be contained in the immediate vicinity of the site (which are likely to be insignificant) and will unlikely result in any transboundary impacts.

6 CONCLUSION AND RECOMMENDATION

Having regard to the Proposed Development which is below the thresholds set out in Schedule 5 Part 1 and Part 2, the criteria in Schedule 7 and the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following (OPR Practice Note PN02):

- the context and character of the site and the receiving environment
- the nature, extent, and character of the Proposed Development
- the potential impacts and proposed mitigation measures
- the results of other relevant assessments of the effects on the environment

It is considered that the proposed residential development is a sub-threshold type project which is not likely to have a significant effect on the environment, either by itself or in combination with other plans or projects, and that an Environmental Impact Assessment (EIA) Report is not required in this instance. The conclusions are made under the assumption that good construction site practices and mitigation measure are implemented and will mitigate any risk of pollution to the receiving environment.

The information provided in this EIA Screening Report can be used by the competent authority, Kildare County Council, to conclude and determine that an EIA is not required as there will be no significant effects associated with the Proposed Development. It is considered that the Proposed Development would not be likely to have significant effects on the environment alone or in combination with other projects and that the preparation and submission of an Environmental Impact Assessment Report is not therefore required.

7 REFERENCES

- Planning and Development Act, S.I. No. 30 of 2000
- Planning and Development Regulations S.I. No. 600 of 2001.
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 S.I. No. 296 of 2018.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, DoEHLG, December 2020.
- European Union (Environmental Impact Assessment) (Planning and Development) Regulations 2014.
- EIA Directive 2014/52/EU.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Draft), Environmental Protection Agency, August 2018.
- European Communities (Birds and Natural Habitats) Regulations 2011 S.I. No. 477 of 2011.
- SEVESO III Directive 2012/18/EU of the European parliament and of the council on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC.
- Environmental Impact Assessment Screening OPR Practice Note PN02, OPR, June 2021
- Guideline for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Environmental Protection Agency, May 2022.
- Naas Local Area Plan 2021 – 2027, Kildare County Council, 2021.
- EIA Portal Online <https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1> [sourced: October 2024].
- Kildare County Council Planning Register Online <https://www.eplanning.ie/KildareCC/searchtypes> [sourced: October 2024].
- Osberstown Town Wastewater Treatment Plant Annual Environmental Report, Uisce Éireann, 2021.
- Osberstown Town Wastewater Treatment Plant Annual Environmental Report, Uisce Éireann, 2022.