

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

**Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) – Part 8**

**Wonderful Barn conservation and enhancement project
Leixlip, Co. Kildare**

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to carry out development that will protect and enhance the rich architectural heritage and amenity of the Wonderful Barn and adjacent buildings and provide an integrated public amenity park and tourism destination at The Wonderful Barn and associated lands, informed by a detailed conservation and management plan. The location for the development is Leixlip, Co. Kildare and proposed works comprises of the following:

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department.
- Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.
- Improvements and upgrading of existing pedestrian footways and provision of new pedestrian footways and cycle pathways throughout the site.
- Development of a new pedestrian and cycle link through the Wonderful Barn; a continuation of the pedestrian and cycle link (outside of the project boundary) from

Celbridge/Backweston to Leixlip, via Castletown House, through Kildare Innovation Campus (former Hewlett Packard site), across the proposed M4 overpass to the Wonderful Barn and onto Leixlip Town Centre and Leixlip Louisa Bridge Station, in accordance with the requirements of TII publications.

- Protection and reinstatement the axial views between Castletown House and the Wonderful Barn and undergrounding of overhead cables as required to maintain uninterrupted views.
- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting of the walled garden, formal planting of the historic orchard to the North West of the building complex and an historic treeline and hedgerow to the Northern boundary of the courtyards.
- Realignment and improvements to pedestrian, cycle and vehicular access to site.
- Provision of new carpark with 65 no. of carparking spaces and 28 no. of bike parking spaces.
- Provision of new street furniture, seating and public lighting throughout the parkland.
- Provision of new wayfinding and signage throughout the parkland.
- Provision of all utilities, necessary services, drainage works and associated site works

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in: *“Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development”* (published by the Department of Environment, Heritage and Local Government in 2003); *“Environmental Impact - Assessment of Projects - Guidance on Screening”* (published by the European Commission in 2017); *“Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment”* (published by the Department of Housing, Planning and Local Government in 2018); and on the basis of an examination of the Part 8 drawings and documents, Kildare County Council, as the Competent Authority, determines that the proposed development at Wonderful Barn, Leixlip, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

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


As the proposed development is sub-threshold, it has, therefore, been assessed on a case-by-case basis in accordance with the criteria for determining whether or not a development

would or would not be likely to have significant effects on the environment as outlined within Annex III of the EIA Directive.

Having regard to the foregoing and in particular:

- The size and design of the whole project;
- Cumulation with other existing and/or proposed projects;
- The use of natural resources, in particular land, soil, water and biodiversity;
- The production of waste;
- Pollution and nuisance;
- The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- The risk to human health (for example due to water contamination or air pollution).

It is considered that the environmental effects arising from the proposed project will generally be localised and minor in nature. It is considered that the proposed development is not likely to give rise to significant environmental impacts and does not require an Environmental Impact Assessment Report to be prepared or an Environmental Impact Assessment to be conducted.



Kehinde Oluwatosin
Senior Executive Planner
28/05/2024



Aoife Brangan
A/SP
28/05/24

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed conservation and enhancement works at Wonderful Barn, Leixlip, Co. Kildare, would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 28/5/2024



Chief Executive