# Environmental Impact Assessment Screening Report

For Development on lands located at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas, Co. Kildare

on behalf of Nas na Riogh Housing Association CLG & Kildare County Council.

**March 2026**

McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

# Document Control Sheet

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|---|---|---|
| **Client** | Nas na Riogh Housing Association CLG | |
| **Project Title** | McAuley Place | |
| **Document Title** | EIA Screening Report | |
| **Document Comprises** | **Volumes** | 1 |
| | **Pages** (Including Cover) | 50 |
| | **Appendices** | 1 |
| **Prepared by** | Ignatius Lo | |
| **Checked by** | Rachel Condon | |
| **Office of Issue** | Dublin | |
| **Document Information** | **Revision** | A |
| | **Status** | Final |
| | **Issue Date** | March 2026 |

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# 1. Introduction

This Environmental Impact Assessment Screening Report (EIASR) has been prepared by McCutcheon Halley Chartered Planning Consultants (MHP) on behalf of Nas na Riogh Housing Association CLG (the Applicant) in partnership with Kildare County Council in respect of a Part 8 planning application to Kildare County Council (KCC) to deliver a residential development catering specifically for older persons at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare (the Site).

Environmental Impact Assessment (EIA) requirements derive from EU Directives. EU Council Directive 2014/52/EU amended Directive 2011/92/EU and is transposed into Irish Law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Proposed development which falls within one of the categories of development specified in Schedule 5 of the Planning and Development Regulations 2001, as amended, which equals or exceeds, a limit, quantity or threshold prescribed for that class of development must be accompanied by an Environmental Impact Assessment Report (EIAR).

Where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the 'sub-threshold' project having significant effects (adverse and beneficial) on the environment needs to be considered.

Briefly, this proposal will provide 44 no. 1 and 2-bedroom units across 3 blocks with a maximum height of 4 storeys, a rear garden pavilion, associated communal and public open spaces and 4 surface car parking spaces. Beaufort House is proposed to be retained and repurposed to facilitate a community amenity space for the proposed residents, and the demolition of the non-original fabric alterations and additions is proposed. Demolition of the three existing terraced cottages fronting Sallins Road is also proposed.

A detailed description of the proposal is provided in Section 4.1 of this report.

As identified in this report, the proposal is a sub-threshold project. The purpose of this report is to provide supporting information to assist the competent authority, in this instance, Kildare County Council (KCC) in determining whether an EIA of the proposed development is required in accordance with the requirements set out under Section 103 of the Planning and Development Regulations 2001 (as amended), henceforth 'the Regulations'.

## 1.1 Evidence of Technical Competence and Experience

This EIA Screening Report has been prepared by Rachel Condon and Ignatius Lo of McCutcheon Halley Planning.

Rachel graduated from University College Cork with a BA Hons in Geography and Irish, obtained in 2010, and a Master's degree in Planning and

Sustainable Development, obtained in 2013. Rachel is currently an Associate Director in the Practice and is experienced in planning and development consultancy, including providing consultancy services in respect of major projects. Rachel is a member of the Irish Planning Institute (IPI) and the Royal Town Planning Institute (RTPI). Rachel has practised as a planning consultant for over 10 years and has directed the preparation of environmental screening reports for a range of development types including residential, commercial and industrial. Directly relevant experience to this proposed development is that Rachel has been involved in the direction of EIARs to accompany residential led applications that received permission for development including:

Rachel has undertaken numerous environmental screening reports and environmental impacts assessment reports (EIARs) for residential development, including development located at Dalymount Park, Dublin, Kilhedge Lane, Lusk, Co. Dublin, Deer Park, Citywest, Co. Dublin, Deer Park, Howth, Co. Dublin and City North Business Campus, Stamullen Co. Meath.

Ignatius graduated from the University of Liverpool with a Mplan (Hons) in Town and Regional Planning and an advanced diploma from King's Inns in Planning and Environmental Law. He is currently an Executive planning consultant with over 5 years of professional experience as a planning consultant in Ireland. He is a member of the Royal Town Planning Institute (RTPI), a Graduate Member of the IPI and a Practitioner Member of the Institute of Environmental Management and Assessment (IEMA) and has contributed to EIA screening reports for various residential and commercial projects.

# 2. Legislative Context

This Screening Report is drafted based on the requirements of EU Directive 2014/52EU. The objective of the Directive 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 developments that are likely to have significant effects on the environment."*

EIA provisions in relation to planning consents are currently contained in the Planning and Development Act, 2000, as amended, (Part X) and in Part 10 of the Planning and Development Regulations 2001 (as amended).

The decision as to whether a development is likely to have significant effects on the environment must be taken with reference to the criteria set out in Schedule 7 and Schedule 7A of the Regulations.

## 2.1 Mandatory EIA

Schedule 5 (Part 1 and Part 2) of the Regulations sets out the thresholds for various classes of development which if a project meets or exceeds, must be subject to mandatory EIA.

Having regard to the nature and scale of the proposed project and following a review of Part 1 and Part 2, it is concluded the project does not meet any of the specified thresholds for mandatory EIA.

Part 2 of Schedule 5 is of relevance to the proposed project:

10. Infrastructure projects – [Part b]

*(i)* **Construction of more than 500 dwellings**

*(ii)* Construction of a car-park providing more than 400 spaces, other than a car-park 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 an area 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. (emp. added)

*(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 primarily comprises a residential development to cater for 44 units for older people and includes the retention of Beaufort House and the demolition of the rear extension non-original fabric alterations and additions to Beaufort House. The applicable threshold in this case is 500 dwellings or in case of urban development. As the proposed development comprises the construction of 44 units, the project does not trigger a requirement for mandatory EIA in either of the applying categories.

## 2.2 Sub-Threshold Environmental Impact Assessment

Where a project is mentioned in Part 2 but is classed as "sub-threshold development", the planning authority must undertake a case-by-case examination as to whether the development is likely to result in significant effects on the environment. In other words, screening for whether EIA is required must be undertaken.

It's a matter for Kildare County Council, as the competent authority, to determine whether the proposed development is likely to have significant effects on the environment such as to require an EIA to be carried out.

This report has been prepared to furnish the Planning Authority with the necessary information to make this determination.

### 2.2.1 Form of Decision

Section 120 of the Regulations sets out the obligation of the Local Authority to determine the requirements for an EIAR:

*(a) Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.*

*(b) Where the local authority concludes, based on such preliminary examination, 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 prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, 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) prepare, or cause to be prepared, an EIAR in respect of the development*

If their screening determination reaches the conclusion that the proposed development is not likely to have significant effects on the environment, the Local Authority's attention is specifically drawn to the requirement that the Council's screening determination must comply with the requirements of Article 103 (1B), (1C), (3) and (3C) of the Planning and Development Regulations, as amended, which provide, in so far as relevant:

*(1B) (a) Where a planning application for sub-threshold development is not accompanied by an EIAR but is accompanied by the information specified in Schedule 7A and sub-article (1A), or where an applicant submits to the planning authority such information pursuant to a requirement issued under sub-article (1)(b)(ii), the planning authority shall carry out an examination of, at the least, the nature, size or location of the development for the purposes of a screening determination.*

*(b) The planning authority shall make a screening determination and—*

*(i) if such determination is that there is no real likelihood of significant effects on the environment arising from the proposed development, it shall determine that an EIA is not required, or*

*(ii) if such determination is that there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—*

*(II) determine 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 EIA and to comply with the requirements of article 105.*

*(1C) (a) Subject to paragraph (b), any conclusion under sub-article(1)(b)(ii) or (iii) on a preliminary examination, or a screening determination under sub-article (1B)(b)(ii), shall be notified by the planning authority to the applicant within 8 weeks of receipt of the information specified in Schedule7A.*

*(b)Subject to paragraph (c), a planning authority shall not be required to comply with paragraph (a) within the period specified in paragraph (a) where it appears to the planning authority that it would not be possible or appropriate, because of the exceptional circumstances of the proposed development (including in relation to the nature, complexity, location or size of such development) to do so.*

*Where paragraph (b) applies, the planning authority shall, by notice in writing served on the applicant before the expiration of the period referred to in paragraph (a), inform him or her of the reasons why it would not be possible or appropriate to comply with paragraph (a) within that period and shall specify the date before which the authority intends that the conclusion or screening determination concerned, as the case may be, shall be reached or made, as the case may be.*

*(3) A planning authority shall, in making its screening determination under sub-article (1B)(b) whether there is no real likelihood of significant effects on the environment arising from a proposed development or there is a real likelihood of significant effects on the environment arising from a proposed development, have regard to—*

*(i) the criteria set out in Schedule 7,*

*(ii) the information submitted pursuant to Schedule 7A,*

*(iii) the further relevant information, if any, referred to in sub-article (1A)(a) and the description, if any, referred to in sub-article (1A)(b),*

(iv) *the available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive, and*

*(v) in respect of a development which would be located on, or in, or have the potential to impact on—*

*…….. (I) through (VII)*

*the likely significant effects of the development on such site, area, land, place or feature, as appropriate.*

*(b) The planning authority's screening determination under sub-article (1B)(b) whether there is no real likelihood of significant effects on the environment arising from a proposed development or there is a real likelihood of significant effects on the environment arising from a proposed development, as the case may be, including the main reasons and considerations, with reference to the relevant criteria listed in Schedule 7, on which that determination is based, and any notice under sub-article (1C)(c), shall be placed and kept with the documents relating to the planning application.*

*(3A) Where the screening determination under sub-article (1B)(b) is that the proposed development would not be likely to have significant effects on the*

*environment and the applicant has provided, under sub-article (1A)(b), a description of the features, if any, of the development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development, the planning authority shall specify such features, if any, and such measures, if any, in that determination.*

Mitigation measures for the proposed development during the construction and operational phases are set out in the supporting reports submitted with this Part 8 application. All mitigation measures have been taken into account in the context of the EIA screening assessment for this report.

### 2.2.2 Information required under Schedule 7A

Schedule 7A sets out the information to be provided by the Applicant for the purposes of screening sub-threshold development for EIA, which is reproduced below:

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

Table 1: Information to be provided under Schedule 7A of the Regulations

### 2.2.3 Information Required under Schedule 7

In accordance with the requirements of Schedule 7A (Part 4), the information presented should consider, where relevant, the criteria set out in Schedule 7.

Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant effects on the environment, which are reproduced below:

| |
|---|
| **1. Characteristics of proposed development**<br>**The characteristics of project, with particular regard to:**<br>**- The site and design of the whole project,**<br>**- Cumulation with other existing and/or approved development,**<br>**- The use of natural resources, in particular land, soil, water and biodiversity;**<br>**- The production of waste,**<br>**- Pollution and nuisances,** |

- **The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate changed, in accordance with scientific knowledge**
- **The risk to human health (for example due to water contamination or air pollution)**

**2. Location of proposed development**

**The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to**

- **The existing and approved land use,**
- **The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,**
- **The absorption capacity of the natural environment, paying particular attention to the following areas;**

**(a) Wetlands, riparian areas, river mouths;**
**(b) Coastal zones and the marine environment;**
**(c) Mountain and forest areas;**
**(d) Nature reserves and parks;**
**(e) Areas classified or protected under national legislation, including Natura 2000 areas designated by Member States to Directives 92/43/EEC and 2009/147/EC,**
**(f) Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,**
**(g) Densely populated areas,**
**(h) Landscape and sites of historical, cultural or archaeological significance**

**3. Type and Characteristics of Potential Impacts**

**The likely significant effects on environment and proposed development in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:**

- **The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),**
- **The nature of the impact;**
- **The transboundary nature of the impact**
- **The intensity and complexity of the impact**
- **The probability of the impact**
- **The expected onset, duration, frequency and reversibility of the impact.**
- **The cumulation of the impact with the impact of other existing and/or approved projects;**
- **The possibility of effectively reducing the impact.**

Table 2: Criteria for Determining whether development should be subject to EIA required under Schedule 7 of the Regulations.

### 2.2.4 Approach to Screening

The information presented within this report will enable the competent authority to determine whether this project would require EIA. The information required to be provided by the Applicant under Schedule 7A has been provided under the following headings:

i. Description of the Project
ii. Aspects Likely to be Significantly Affected

iii. Description of Likely Significant Effects (including characteristics of likely significant affects).

To ensure a robust approach to this screening, each of the above sections has been structured to further satisfy the criteria for determining whether the development should be subject to EIA, as contained in Schedule 7. In effect this ensures that all of the information required to be submitted by the applicant under Schedule 7A and the criteria contained in Schedule 7 has been furnished. The report has been structured in this manner to prevent duplication of information.

# 3. Methodology

This EIA Screening Report has been prepared with regard to the following guidance:

- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, Department of Housing, Local Government and Heritage, 2020.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Department of Housing, Planning and Local Government, 2018.
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
- Guidelines on the information to be contained in Environmental Impact Assessment Reports 2022 – Environmental Protection Agency (EPA), 2022.

This report is informed by the wider application (reports and drawings) that accompany this application including an Appropriate Assessment (AA) screening report, Ecological Impact Assessment (EcIA), Construction Environmental Management Plan (CEMP) and Infrastructure Design Strategy Report.

A key issue in screening for sub-threshold development is whether the likely effects are "significant" in the context of the Schedule 7 and 7A criteria. 'Significant Effects' are defined in the EPA 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' 2022 (EPA Guidelines) as;

> *"An effect which, by its character, magnitude, duration, or intensity, significantly alters a sensitive aspect of the environment"*

The identified quality, significance, and duration of effects for each aspect of the proposed development is stated using the terminology set out in the EPA Guidelines, reproduced in the following Table.

| **Quality of Effects** | |
|---|---|
| **Positive** | A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities. |
| **Neutral** | No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error. |
| **Negative/ Adverse Effects** | A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity |

| | |
|---|---|
| | of an ecosystem; or damaging health or property or by causing nuisance). |
| **Significance of Effects** | |
| **Imperceptible** | An effect capable of measurement but without significant consequences. |
| **Not Significant** | An effect which causes noticeable changes in the character of the environment but without significant consequences. |
| **Slight Effect** | An effect which causes noticeable changes in the character of the environment without affecting its sensitivities. |
| **Moderate Effect** | An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends. |
| **Significant Effect** | An effect which, by its character, magnitude, duration, or intensity alters a sensitive aspect of the environment. |
| **Very Significant Effect** | An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment. |
| **Profound Effect** | An effect which obliterates sensitive characteristics. |
| **Duration of Effects** | |
| **Momentary** | Seconds to minutes |
| **Brief** | Less than 1 day |
| **Temporary** | Less than 1 year |
| **Short-Term** | 1-7 years |
| **Medium-Term** | 7-15 years |
| **Long-Term** | 15-60 years |
| **Permanent** | Over 60 years |
| **Reversible Effects** | Effects that can be undone, for example through remediation or restoration |
| **Frequency of Effects** | Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly –or hourly, daily, weekly, monthly, annually) |
| **Extent & Context of Effects** | |

| | |
|---|---|
| **Extent** | Describe the size of the area, the number of sites, and the proportion of a population affected by an effect. |
| **Context** | Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?) |
| **Probability of Effects** | |
| **Likely** | The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented. |
| **Unlikely** | The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented. |

## 3.1 Results of Assessments carried out pursuant to National and European Legislation

Section 103(1A) of the Planning Regulations 2001 (as amended) states the following:

> *Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment,* ***including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environment Impact assessment Directive have been taken into account.***

**Appendix 1** provides an identification of the results of the relevant assessments and how these have been taken into account in preparing the EIA Screening.

# 4. EIA Screening Statement

The following section will discuss the design and key metrics of the proposed development:

## 4.1 Description of Project

This section addresses the information required under Schedule 7A, namely –

> *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;*
> *(b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affect.*

### 4.1.1 Characteristics of the Proposed Development

Site Location/Context

The site is situated along Sallins Road, approximately 165m from the intersection of North Main Street and Poplar Square in Naas Town, as depicted in **Figure 1** below. The Mill Race Canal runs along part of the western boundary of the Site. Sycamore Springs is located to the north of Beaufort House, which provides a two storey apartment development consisting of 10 units. To the north-west of the Site, two detached dwelling houses are provided, which form part of the wider Spring Gardens development. A Kildare County Council housing development is located to the south consisting of terraced and semi-detached single storey dwelling houses. Naas Town Shopping Centre is located immediately to the east of the Site, on the opposite side of Sallins Road. The Shopping Centre provides an array of retail uses and services and a multi storey car park. Further to the west of the site, Luisne Community Centre is provided and the Mercy Convent Primary School.

The established surrounding receiving height context includes a relatively broad mix of single and 2 storey detached houses, 2 storey apartment block and single storey dwellings. The Naas Town Shopping Centre provides heights of 2 storeys along Sallins Road which gradually increases to 3 storeys along Wolfe Town Street and the Dublin Road. The Mercy Convent Primary School located to the west of the Site extends to 4 storeys in height. The Church of Our Lady and St. David of Naas and McAuley Place community centre and residential care for older persons are also located further south of the Site, as depicted in **Figure 1** below. Existing pedestrian and vehicular access to the Site is along the eastern boundary of the Site, along Sallins Road.

Beaufort, which is proposed to be retained, is not listed as a Protected Structure however it is listed on the National Inventory of Architectural Heritage (NIAH Register no. 11814097) and is classified as being of regional

significance. It is an end-of-terrace single-storey house with a dormer attic, built in c.1900 and extended in c.1970.

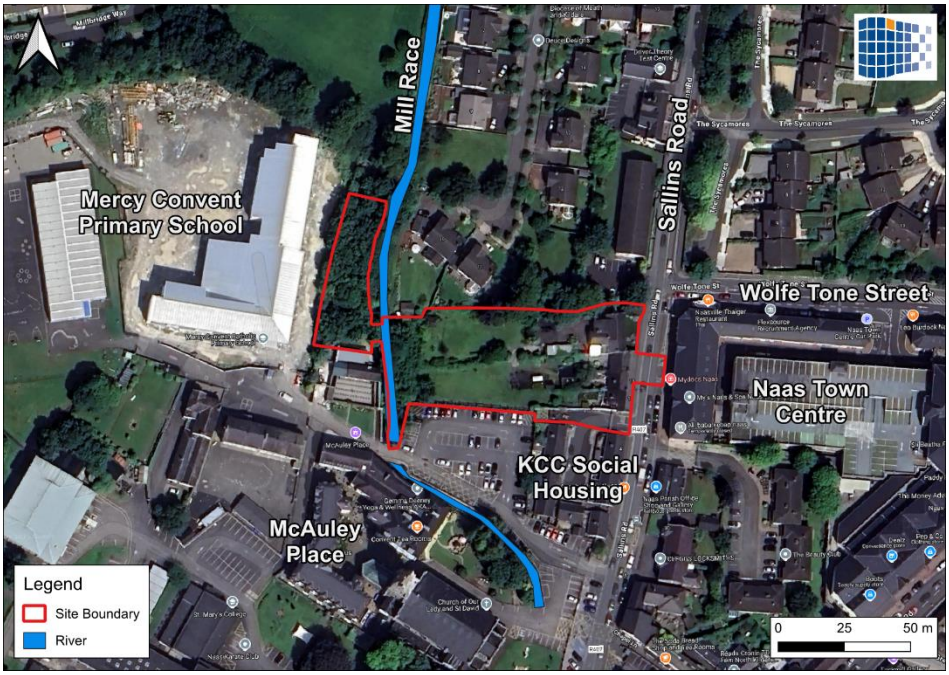


Figure 1: Site Location Map (Sources: MHP GIS Team)

The subject site is approximately 0.48 ha and is predominantly zoned 'B: Existing/Infill Residential' and 'Community & Education', as outlined in the Naas LAP, see **Figure 2** below. The proposed development is permissible in principle within the zoning and open for consideration in the Community and Education zoning. The Site is also adjacent to "Town Centre" zoning, as depicted in the Naas Local Area Plan 2021 – 2027.

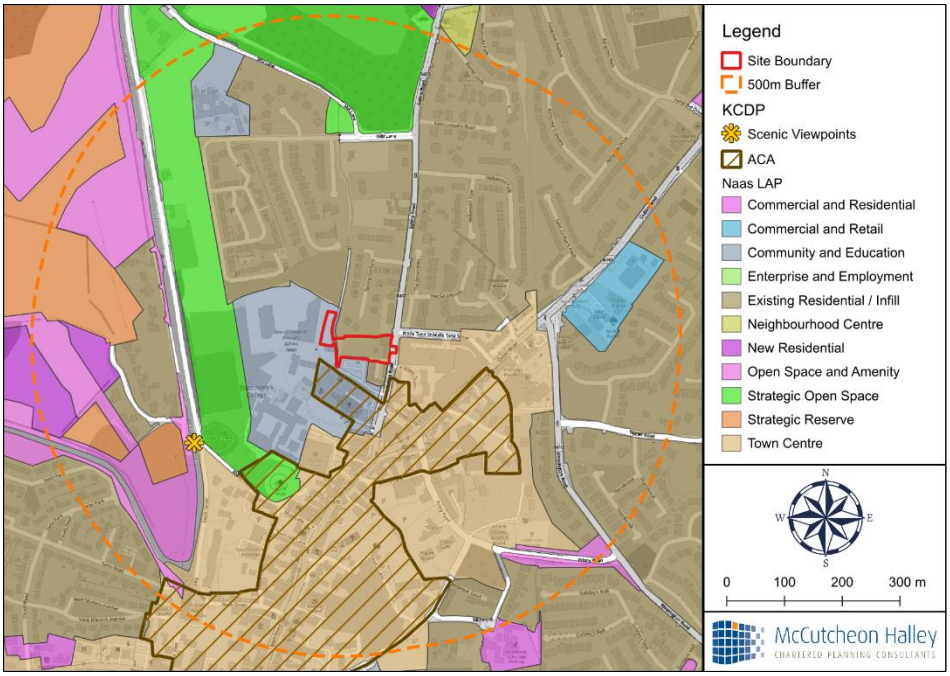


Figure 2: Landuse Zoning Map (Sources: MHP GIS Team)

The Site is not located within the Architectural Conservation Area (ACA) as depicted in **Figure 3** below, which much of Naas town centre forms part of, as depicted in **Figure 2**. Full details of the ACA are contained within the Naas ACA Statement of Character.

Naas is a medieval market town, and these origins still shape the morphology of the settlement today. The ACA Statement of Character identifies the sense of continuity in building type and scale along Main Street and the contrasting discontinuity in the side streets as a notable characteristic of the ACA. With regards to Sallins Road, the Statement notes that the remaining historic structures are key to the transition between Main Street and its approach roads.

### Demolition Works

The proposed development includes the demolition of 13 & 18 Sallins Road, Beaufort Cottage, and the non-original fabric alterations and additions attached at the rear of Beaufort House (excluding the existing Beaufort House building which fronts Sallins Road, and the front entrance/landscaped area which are to be retained).

### Size and Design

**Layout**

The proposal comprises three blocks, together with the retention of Beaufort House. Block 1 is located parallel to Sallins Road, with the central courtyard located between this Block and Block 2, to the rear of the site. Block 3 is located between Blocks 1 & 2, adjoining the northern edge of the site boundary. Block 1 is proposed to accommodate 16 units, Block 2 is proposed to accommodate 20 units and Block 3 is proposed to accommodate 8 units,

all within buildings of 4 storeys in height. Further details can be found in Table 1 below.

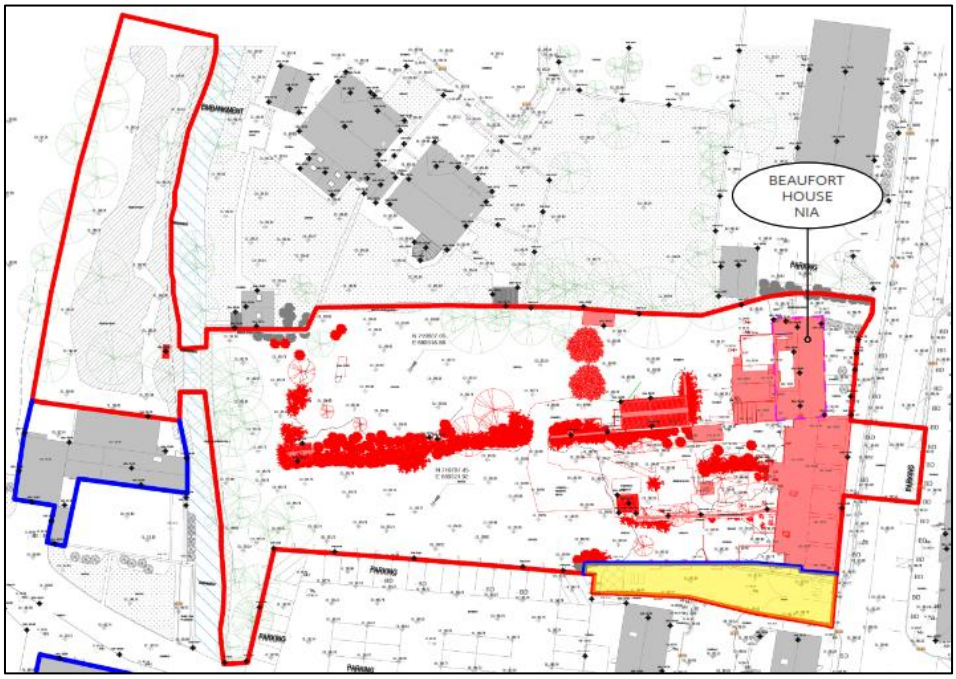


Figure 3: Existing Site Layout (Source: MDO Architects)

| Building Ref. | Gross Floor Area (net sq.m.) | No. Units | No. Storeys |
|---|---|---|---|
| **Block 1** | 861.6 | 16 | 4 |
| **Block 2** | 1006.8 | 20 | 4 |
| **Block 3** | 458.4 | 8 | 4 |
| **Total:** | **2326.8** | **44** | **4** |

Table 3: Proposed Block Details

### Access

The Site is located in a central urban location, close to Naas Town Centre, which is connected to the Main Road in Naas. The site is within close proximity to a number of bus connections along Sallins Road and North Main Street/Dublin Road. site is within walking distance of Naas town centre.

Full details on access are included in the Infrastructure Design Strategy Report (IDSR) prepared by Barrett Mahony Consulting Engineers (BMCE). This section provides a summary of the access arrangements proposed throughout the scheme.

Vehicular Access

- The width and location of the existing entrance, in close proximity to the junction with Wolfe Tone Street has been deemed inadequate for

vehicular traffic and is proposed to be used for cyclist and pedestrian access.

- Access is proposed to be shared with the existing residential development located at Fr. Murphy Place, which adjoins the subject site to the south. The existing vehicular entrance serving Fr. Murphy Place is proposed to be utilised to provide access to the development (see **Figure 4**).
- The Construction and Environmental Management Plan (CEMP) prepared by Altemar submitted as part of this application confirms that construction site access will be provided via Father Murphy's Place off Sallins Road and movements will be managed to ensure minimal effects to adjoining residential dwellings occurs during the construction phase.

Figure 4: Current entrance to Fr. Murphy Place & proposed entrance for the site

Pedestrian Access

- Pedestrian access will be facilitated via the main entrance at Fr. Murphy Place with a secondary access at the northeast corner of the site adjacent to Beaufort House.
- Pedestrian Access is also proposed in the south-west corner of the site provided direct connections to the existing McAuley Place.
- A footbridge over the watercourse to the Luisne Gardens to the rear of the site would provide additional pedestrian permeability.

**Car & Bicycle Parking**

The scheme provides a total of 24 parking spaces, equating to approximately 1 space per 0.83 units. Of these, 4 spaces are located within the central courtyard for visitor/short-stay use (including EV charging/universally accessible spaces) and 20 spaces are accommodated in the existing Naas Town Centre car park, situated opposite the site on Sallins Road which can be easily accessed via the pedestrian crossing proposed across Sallins Road.

The Kildare Development Plan does not specify a car parking requirement for age-friendly residential units. Additionally, the Clúid organisation, who manage a number of age-friendly residential developments in Ireland, utilise a figure of 1 space per 7 residents.

The proposed site entrance will also provide vehicular access to a central courtyard area for drop off, taxi drop off, deliveries etc. The proposed scheme actively promotes active travel by providing 44 cycle parking spaces.

**Landscape**

A Landscape Report has been prepared by Simon Ronan Landscape Architects (SRLA). The landscape proposal has been informed by its context and has been generated to maximise the sense of community, opportunities for interaction and engagement whilst activating existing assets such as the Luisne Garden and Mill Race Stream (see **Figure 5**).


Figure 5: Landscape Vision Masterplan (Source: Landscape Report by SRLA)

The proposed Public Open Space (POS) is mainly located along the western woodland garden with approx. 945sq.m.. In terms of Communal Open Space (COS), the proposed development will provide approx. 469 sq.m. communal open space as illustrated in **Figure 6** below.


Figure 6: Open Spaces (Source: Landscape Report, SRLA)

The proposed Landscape Plan is designed to dissolve physical boundaries and soften edges through carefully considered planting and hardscape interventions, fostering a sense of exploration and discovery. Universal accessibility is a core principle, ensuring that outdoor spaces are welcoming and usable by people of all ages and abilities. Features such as level, slip-resistant pathways, ample seating, and clear wayfinding signage will be incorporated throughout. This inclusive approach not only elevates the quality of the public realm but also responds to the varied needs of the community, strengthening social cohesion and enhancing residents' connection to both their surroundings and one another.

In terms of Townscape and landscape visual proposal are as follows:

- **Street frontage:** The small garden space in front of Beaufort House is retained, with a tree planted either side of the path leading to the entrance. Two further trees are planted south of these, forming a row of street trees along the Sallins Road frontage. A strip of ornamental planting in low planters is proposed in front of Block 1 as a privacy strip for the ground floor apartments.
- **Retention of trees outside the northern boundary.** The mature trees just outside the northern site boundary, in the communal open space of Sycamore Springs and Spring Gardens, would be retained.
- **SUDS garden.** A small garden space is provided behind Beaufort House. The space serves a water attenuation function in addition to an amenity for the community hall in the restored historic house.
- **Main open space.** The main open space is located in the western part of the site alongside the millrace. The garden includes a large lawn area, a retained stand of mature trees along the mill race above), and a patio surrounding a resident's pavilion. A privacy strip of vegetation is proposed in front of the ground floor apartments fronting the garden.

- **Bridge to Luisne Garden.** A bridge is proposed over the mill race stream to provide direct access from the development to the Luisne sensory woodland garden. Although this is an existing open space and community and green infrastructure asset, by connecting the development's open space network to it, the extent and variety of open space amenities available to the community would be substantially increased.

**Surface Water Drainage System**

Uisce Éireann records identify the subject site as not being serviced by surface water drainage. It is noted that the existing houses along Sallins Road discharge surface water into the combined network which ultimately discharges to a 525mm diameter combined sewer which is located below the Sallins Road (R407) and running in a northerly direction from the site.

It is proposed to provide the following surface water design as part of the development:

- 2 of the 4 buildings on the site will be provided with permeable paved finishes overlying a drainage board for interception storage and a blue roof storage facility for attenuation storage. The majority of the run-off from these buildings will be attenuated at source.
- In the central courtyard area the hard paved areas will be formed with permeable paved surfaces with underlying gravel sub-bases with sufficient voids to provide attenuation storage for these areas and any run off from the roofs not directed to blue roof. These areas will be provided with perforated overflow pipes which will discharge to the private surface water network before discharging to the public drainage on the Sallins Road.
- The green area to the rear of Beaufort house will cater for a bioretention area with underlying gravel sub bases with sufficient voids to provide attenuation storage for these areas. Similar to the central plaza, areas of the roofs not directed to the blue roof will discharge to this biorentention area.
- The remaining ground floor areas will be soft landscaped and, given the site's sloping topography towards the west, surface water runoff from these areas will discharge naturally to the adjacent stream, and will therefore not be directed into the surface water drainage network.

The proposed development will be designed in accordance with the principles of Sustainable Drainage Systems (SuDS) as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS) and will significantly reduce run-off rates and improve storm water quality discharging to the public storm water system. The GDSDS addresses the issue of sustainability by requiring designs to comply with a set of drainage criteria which aim to minimise the impact of urbanization by replicating the run-off characteristics of the greenfield site. The criteria provide a consistent approach to addressing the increase in both rate and volume of run-off, as

well as ensuring the environment is protected from any pollution from roads and buildings.

The chosen SuDS measures have been analysed for various rainfall scenarios to ensure that all the SuDS design criteria are met. An extensive range of SuDS measures are proposed with almost total coverage of the developed area of the site. It is concluded that SuDS measures are the most effective measures which can be applied to the site and these measures are effective in treating rainfall on the site to GDSDS and CIRIA criterion.

Please refer to the Infrastructure Report & Surface Water Management Plan and associated drawings prepared by Barrett Mahony Consulting Engineers (BMCE) for further detail.

**Foul Drainage**

As detailed within the Infrastucture Report, the existing buildings on the site are currently serviced by a 300mm diameter foul sewer which runs in a northerly direction below the Sallins Road. The existing private foul network within the site boundary currently serves Beaufort House and the 3 single storey dwellings that front Sallins Road.

It is proposed to remove the existing private foul drainage network on the site and construct a new network for the proposed development. Foul drainage from the proposed development shall be drained by a separate system to that of the surface water drainage system.

Please refer to the Infrastructure Report & Surface Water Management Plan and associated drawings prepared by BMCE for further detail.

**Water Supply**

There is an existing Ø203mm diameter watermain below the Sallins Road.

The proposed development will be served by a 150mm diameter HDPE watermain connection, fed from the existing watermain pipe in the south eastern corner.

## 4.2 Cumulation with other existing and/or approved development

Cumulative effects may arise from:

- The interaction between the various impacts within a single project,
- The interaction between all of the differing existing and/or approved projects in the same areas as the proposed project.

The Irish Courts, in *Ratheniska Timahoe and Spink Substation Action Group v An Bord Pleanála* [2015] IEHC 18, have held that the obligation to take into account the cumulative impact of the development, the subject matter of a planning application, with other developments is confined to existing and permitted development in the relevant area. It does not necessitate deliberation on possible future development which may be at the concept, design or early planning stage and which may not yet have been authorised.

**Plans**

The National Planning Framework (NPF) and the Eastern and Midlands Regional Spatial and Economic Strategy (RSES) support consolidation of the existing built environment to achieve compact growth. Both plans were subject to strategic environmental assessment (SEA) and the SEA Statements identify that at a broad level implementation of the NPF and RSES are expected to bring environmental improvements, as they tackle specific environmental pressures arising from urban sprawl, one-off housing, land use change etc.

The SEA Statements highlight that the greatest cumulative benefit arising from the implementation of the plans is anticipated to be in relation to Population and Human Health, as the objectives proposed emphasise coordinated spatial planning, balanced regional growth and consolidation/ densification of existing built-up areas. Consolidated development has the potential to bring positive cumulative impacts to air quality and climate resulting from sustainable land use and access to public transport and active travel.

The Site is located within the functional area of Kildare County Council (KCC). Development at this location is governed by the objectives and policies contained within the Kildare County Council Development Plan 2023-2029 (KCDP), which came into effect on January 28th 2023 and development management criteria contained within the Naas Local Area Plan 2021-2027 (LAP) which came into effect on December 1st 2021. The Development Plan was subject to SEA during the plan preparation process. The purpose of the SEA is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Plan. The Plan was assessed for likely significant environmental effects and indicates that full implementation of the Plan will not result in a significant negative or adverse impact on the environmental resources within the county. Where potential for negative impacts on the environment was identified, mitigation measures have been proposed. It has been shown in the SEA that the Plan will have a neutral to positive impact on the environment as a whole.

This proposed development is compliant with the relevant policies and objectives of the Development Plan and Local Area Plan as demonstrated in the Planning Statement prepared by McCutcheon Halley accompanying the planning application.

**Projects**

An online review of the relevant planning history has been carried out using the Kildare County Council online planning portal. Details of relevant planning applications within the immediate catchment of the site are as follows:

Table 4: Planning History

| Application | Proposed Development | Decision |
|---|---|---|
| **Subject Site** | | |

| | | |
|---|---|---|
| Reg. Ref: 18480 | Extension of Duration of Planning Ref. No. 12/500070 - extension and alterations to existing two storey convent structures (adjoining Nuns' graveyard a protected structure NS19-205 RPS Ref. No. 11814115) to construct a single storey structure to north and west of existing buildings and storage yard around graveyard, to refurbish and re-slate/re-roof the existing two storey stone structures for use as a health through learning centre; incorporating community workshops and exhibition use, storage and boiler house to western elevation. The first floor of existing structure is to be converted to a single bedroom studio and bathroom, with adjoining storage mezzanine and dormer with lancet light facing south towards parish hall, to the rear of the Mercy Nuns' graveyard, | 20th June 2018 Granted |
| Reg. Ref: 12500070 | Extension and alterations to existing two storey convent structures (adjoining Nuns' graveyard a protected structure NS19-205 RPS Ref. No. 11814115) to construct a single storey structure to north and west of existing buildings and storage yard around graveyard, to refurbish and re-slate/re-roof the existing two storey stone structures for use as a health through learning centre; incorporating community workshops and exhibition use, storage and boiler house to western elevation. | 10th June 2013 Granted |
| Reg. Ref: 8869 | Extension to house at Beaufort, Sallins Road, Naas, Co Kildare. | 15th March 1988 Granted |
| **Surrounding the Site** | | |
| Reg. Ref: 22969 | (1) the phased demolition of existing school buildings (2) the phased construction of a new two and three storey school building with a total gross internal floor area of 10,870m2 incorporating 37no. general classrooms, a series of 20no. support and specialist classrooms, a special needs unit, a library, PE hall, staff rooms and all ancillary accommodation including photovoltaic panels at roof level and separate external storage sheds (50m2) and refuse sore (15m2), (2) to allow the school to remain operational during the construction period, the erection on site of new temporary school accommodation units along with the retention and relocation of the existing units and, on completion of construction works, the decommissioning and removal of all temporary school classrooms, (4) the erection, also on a temporary basis during the school construction period, of an airdome (1,050m2) on the proposed school ball courts, to be used for indoor sports use, (5) the school grounds will comprise the retained existing all weather pitch, 6no. ball courts, outdoor seating and breakout areas, sensory gardens, a covered construction store area, hard and soft landscaping throughout with footpaths, public lighting, landscaping and all associated boundary treatments. (6) the existing site access from Sallins Road is to be maintained, while parking and internal movement arrangements are to include modifications to the car and bus drop-off areas, 92no. car parking spaces, inclusive of 5no. disabled spaces and 2no. electric vehicle charge points, 40no. double stacked non sheltered bicycle stands | 2nd March 2023 Granted |

| | | |
|---|---|---|
| | and 85no. sheltered bicycle stands, together providing in total 330no. cycle parking spaces. (7) the proposal also includes new foul and surface water drainage system works incorporating SUDS measures, attenuation, rainwater harvesting, a new substation (28m2), Liquid Petroleum Gas (LPG) and Air Source Heat Pump (ASHP) compounds and all other associated site and development works | |
| Reg. Ref: 2360316 | for the incorporation of an enclosed Special Educational Needs soft play area and sensory garden to the north of the new 3 storey school building; and the addition of 3 no. carparking spaces to the staff carpark at the south of the existing 2 storey School Building constructed in 1900, which is a Protected Structure, RPS reference 19:201. These changes are modifications to the existing planning permission (KCC Reg. Ref 13/50052) | 26th January 2024 Granted |
| Reg. Ref: 2460940 | for works being carried out at Naas Parish Office, adjoining Naas Parochial House (a Protected Structure, RPS Ref. NS19-039). The construction of a single storey extension to Naas Parish Office which shall comprise of the following works: A) Partial demolition of the single & two storey extensions to the rear & side of the Parish Office building. B) Construction of a single storey extension (132 m2) to the front, side & rear of the existing Parish Office building consisting of double-height atrium & foyer (70 m2), offices, consultation rooms, kitchen & WCs. C) All ancillary site development works | 9th January 2025 Granted |

The school development permission (Reg. Ref: 22969), located to the west and southwest of the subject site, expires in 2028. Similarly, the extension permission relating to the Naas Parish Office (Ref: 2460940) (located opposite to the site), has an expiry date in 2030.

In terms of traffic management, all construction traffic will approach the subject site from the north via the M7 motorway, using either the R445 or R407 roads. This strategy has been adopted to avoid routing heavy construction vehicles through Naas town centre, thereby minimising disruption. In addition, construction vehicle movements associated with peak activities such as soil and waste removal will be scheduled outside of peak times. This will assist to avoid or minimise any such cumulative impacts during overlapping phases of construction activity.

It is expected that the Construction Environmental Management Plan (CEMP) for each of the sites will appropriately address and mitigate potential interactions arising, should the construction timelines of these projects occur concurrently. Accordingly, it is not anticipated that significant cumulative impacts will arise as a result of the proposed development.

### Use of natural resources

The development of the proposed scheme will necessitate stripping topsoil and excavating subsoil to facilitate the proposal. The proposed excavation area is approximately 1,000 sqm. with a 1m depth of soil to be excavated. Excavated material is intended to be retained as far as practicable for reuse on-site as part of the landscaping strategy.

It is noted that the proposed ground floor level would be 91.000 above sea level to provide 540mm clearance above the CFRAM 1% AEP fluvial flood level and 1,130mm clearance above the Naas Flood Relief Scheme 1% AEP fluvial flood level as outlined in the Floor Risk Assessment (FRA) prepared by Barrett Mahony Consulting Engineers (BMCE).

Where excess spoil or soil material is left over from the landscaping works, this material will be either reused or brought to a licensed waste facility for disposal following appropriate waste classification.

### Production of Waste

Waste materials will be generated during the construction of the proposed development, including the initial site clearance and excavation. Careful management of these, including segregation at source, will help to ensure maximum recycling, reuse and recovery is achieved, in accordance with current local and national waste targets. It is expected, however, that a certain amount of waste will still need to be disposed of at landfill. Particular attention will be given to the appropriate management of any construction waste containing contaminated or hazardous materials. The use of suitably licensed waste contractors will ensure compliance with relevant legal requirements and appropriate off-site management of waste.

**Demolition Waste**

An asbestos survey carried out by Phoenix Environmental Safety Limited shows asbestos-containing materials were identified as follows:

**No. 13 Sallins Road**

- Asbestos cement slates were identified on the front pitch of the original roof (20 $m^2$ approx)
- Asbestos containing bitumen adhesive was identified on the floors in the rear extension (25 $m^2$ approx.).

**No. 18 Sallins Road**

- Asbestos cement slates were identified on the original roof of the house (40 $m^2$ approx)
- Asbestos containing textured coating was identified on the ceiling in the living room (16 $m^2$ approx.).

**Beaufort Cottage**

- Asbestos cement slates were identified on the original roof of the house (40 $m^2$ approx.)
- Asbestos cement sheeting was identified in the roof of the rear shed (3 $m^2$ approx.). Small amounts of asbestos cement sheeting were also identified concreted into the ground outside the shed
- Please note that this house was occupied on the day of the survey.

**Beaufort House**

- Asbestos cement slates were identified on the main roof area of the house (80 $m^2$ approx.) and also on the side lean-to (10 $m^2$ approx.).

Construction of the proposed development will be under the control of a lead contractor, who will be appointed following a grant of planning permission. Upon appointment, once familiar with the site and having developed final detailed methodologies for demolition and construction, the lead contractor will expand upon the present OCEMP and agree on specific mitigation measures with Kildare County Council (KCC) prior to the commencement of works. These measures will ensure effective waste management and recycling of waste generated at the site.

The general mitigation measures proposed are summarised below:

- On-site segregation of all waste materials into appropriate categories including:
  - made ground, soil, subsoil, bedrock
  - concrete, bricks, tiles, ceramics, plasterboard metals
  - dry recyclables e.g. cardboard, plastic, timber
- All waste materials will be stored in skips or other suitable receptacles in a designated area of the site.
- Wherever possible, left-over materials (e.g. timber off cuts) and any suitable demolition materials shall be re-used on-site.
- Any potentially contaminated soil to be removed from site will be tested to confirm its contamination status and subsequent management requirements.
- All waste leaving site will be recycled, recovered or reused where possible, with the exception of those waste streams where appropriate facilities are currently not available.
- All waste leaving the site will be transported by suitable permitted contractors and taken to suitably licensed or permitted facilities.
- All waste shall be tracked to its destination and a log will be made available on site. The log shall include the haulier employed, the respective driver, receiving gate receipts for all waste for both demolition and excavation material.

These mitigation measures will ensure the waste arising from the demolition and construction of the development is dealt with in compliance with the provisions of the Waste Management Act 1996 (as amended), and associated Regulations, the Litter Act of 1997, and the Kildare Waste Management Plan (2005 - 2010), to achieve optimum levels of waste reduction, re-use and recycling.

It is outlined that in the event that material is excavated for removal from the site, any company engaged to transport waste material from the site and the operator of any waste facility that will accept subsoils excavated from this site should be furnished with copies of the full unabridged laboratory reports and HazWasteOnLineTM report for all samples presented in this report (at a minimum).

**Construction Waste**

The outline Construction Environmental Management Plan (oCEMP), prepared by Altemar, accompanies this application under separate cover.

Part of the report provides a basic structure for a Site Waste Management Plan that details how the construction company will best use them to improve and manage operations at all stages of the development to ensure the highest environmental standards are maintained.

Section 7(m) of the oCEMP states that all waste will be source separated into recyclable and general non-recyclable waste. In addition to general waste bins and recycling bins, there will also be bins provided for the storage of glass, batteries, and printer cartridges. General waste and recycling waste shall be stored in secure designated external waste storage areas, located a short distance away from each of the buildings.

The waste management areas are to be located on flat ground and will allow flexibility for change in the future. These areas will allow for the correct and legally compliant segregation, storage, movement, handling, processing and off-site disposal of waste. Sufficient access and egress will be allowed to facilitate the movement of bins to the collection point.

The waste storage area will be adequately vented to prevent odours. The waste bins will be secure and subject to fire safety regulations and, where possible, lockable. Clearance of a minimum of 300mm will be provided around each bin to allow movement of the bins within the storage area.

A member of the construction team will be appointed as the waste manager to ensure commitment to operational efficiency and accountability during the C&D phases of the project.

Please refer to Table 2 of the accompanying oCEMP where details regarding mitigation measures relating to sensitive receptors, particularly the Mill Race Stream, can be found.

**Wastewater**

Foul drainage from the proposed development shall be drained by a separate system to that of the surface water drainage system. Foul drainage from the new development shall drain by gravity to the existing foul sewer on the Sallins Road.

The foul drainage arrangements will be agreed with Uisce Éireann in due course as part of the standard application process.

### Pollution and Nuisances

The oCEMP has outlined the environmental principles that will be adopted to ensure that potential environmental impacts and health and safety issues associated with the construction processes are effectively managed, minimised and/or eliminated. The plan details the roles and responsibilities of the Applicant, the site manager, project manager and site workers and how these controls are to be implemented. The OCEMP will require regular updating and monitoring throughout the construction period to ensure potential risks are adequately managed throughout the construction works.

Guidelines and controls established for all activities that may impact on the surrounding environment for the duration of the works, including air, water, land, natural resources, flora, fauna, humans, and their interrelation. It

proposes mitigation measures where appropriate for managing noise, vibration, dust, suspended solids, accidental spillages, traffic and waste.

Construction operations on site will generally be subject agreed construction hours however, it may be necessary for some construction operations to be undertaken outside these times, for example, service diversions and connections, concrete finishing and fit-out works.

Standard best practice site development controls will ensure that there is no significant change in air, noise or vibration emissions and no contamination to watercourses as a result of the proposed development.

### Risk of Accidents and Disasters

The potential risk of 'major accidents and disasters' arising from construction and operational phase activities is considered to be low, considering the proposed development and the substances or technologies used.

The development site is not close to any site regulated under the Control of Major Accident Hazards (COMAH) Involving Dangerous Substances Regulations i.e., SEVESO and so there is no potential for impacts from this source.

An Appropriate Assessment (AA) Screening report prepared by Altemar has concluded that no specific mitigation is required to prevent impacts on Natura 2000 sites. In terms of foul and surface water drainage from the proposed development, it is concluded that it would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

Based on the Site-Specific Flood Risk Assessment (SSFRA) prepared by BMCE for the subject site, it indicated that according to the CFRAM Flood Extents Map for the 1% AEP fluvial flood event, indicate the presence of flooding on the site. Hence, the development is located in Flood Zone A, where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for tidal flooding).

The SSFRA has concluded that the proposed ground floor level for the buildings on site has been set, having regard to the predicted 0.1% AEP flood level at the site, and a greater than 500mm freeboard is proposed. In the event that the flood risk is reduced as indicated by maps published to date as part of the Naas Flood Relief Scheme, the freeboard to predicted flood levels is likely to exceed 1000mm. In addition, further mitigation measures are proposed along the western boundary of the site, adjacent to the watercourse and as part of the site drainage design to further reduce the residual flood risk at the subject site.

Moreover, the adjustment test for the proposed development has been completed and successfully passed. Please refer to the SSFRA for further information.

Potential hazards just as road traffic accidents are identified given the increase in the number of heavy goods vehicles (HGVs). HGVs will transport

materials and waste along designated haulage routes however given the short term construction period and the quantum of movements proposed during the construction period, the level of significane is considered low.

Asbestos has been identified on-site, in locations previously acknowledged in Section 4.2 of this report. In buildings where traces of asbestos have been found, a remedial strategy will be developed prior to any construction and demolition works to mitigate any potential hazards and the l;evel of significance is considered low.

The main contractor will be responsible for negating the risk of major accidents or disasters arising during the construction phase. The content of the contractor's CMP will be agreed with Kildare County Council prior to the commencement of works.

### Risk of Human Health

Construction sites pose potential risk to the health and safety of the public. However, access by the public would be considered trespassing on private property. Assuming observance of private property, no health and safety impacts to the public would be anticipated.

To reduce the potential for health and safety risks, the project developer will require that all contractors prepare a site-specific health and safety plan before initiating construction activities. The plan will inform those on-site of the measures to take in the event of an emergency and will be maintained for the duration of the construction phase.

The appointed contractor would be required to include the details for traffic management within a Construction Traffic Management Plan. Prior to commencement of the development, the contractor would assess the status of other construction projects locally, and in so far as is reasonable traffic management across the sites would be coordinated to mitigate risks to road users.

The proposed development site is not located within the consultation zone of a Seveso/COMAH designated site and the proposed development site is not located in an area considered to be of high environmental sensitivity. It is surrounded by existing built environment.

During the operational phase the risk to human health is considered to be negligible. The proposed design provides for the segregation of pedestrians and traffic and is compliant with Part M of the Building Regulations. The scheme is fully accessible, and designated accessible parking is available. The integration of energy efficient measures into the design will provide for healthier living standards for future occupants.

### Transboundary Impacts

Given the location of the proposed development, there will be no transboundary impacts at the national, regional or local level.

### 4.2.2 Environmental Sensitivity

#### Existing and Approved Land Use

The subject site is urban and currently accommodates 4 residentail dwellings and rear landscaped gardens. The majority of the subject site is zoned:

- **B: Existing / Infill Residential** with the objective "*To protect and enhance the amenity of established residential communities and promote sustainable intensification.*"

A small portion of the site located in the north-west is zoned:

- **E: Community & Education** with the objective "*To provide for education, recreation, community and health.*"

Residential dwellings, Group/Special Needs Housing and Nursing Homes are permitted in principle on the 'B' zoning. The proposed development is permissible in principle within the B zoning and open for consideration in the 'Community and Education' zoning. The Site is located adjacent to "Town Centre" zoning. The public open space area is proposed within the community and education zoned land on the Site.

Section 4.4.1 of the Naas Local Area Plan 2021-2027 states that:

> *'There are a number of groups in society with specific design and planning needs including older people, members of the Travelling community and people with disabilities.'*

The proposed development will cater for the needs of older people in a central and accessible location in Naas Town.

#### Absorption Capacity of Natural Environment

The following section considers the impacts of the proposed development on the surrounding natural environment.

| Natural Environments | Assessment |
|---|---|
| **Wetlands, riparian areas, river mouths** | There is an on-site stream (Mill Lane stream) traversing the western portion of the site to its outfall at the River Liffey, approximately 3.5 km to the north. Due to the presence of this stream, it is considered that there is a weak direct hydrological pathway to the River Liffey.<br><br>This indirect hydrological connection between the proposed development site and five Natura 2000 sites at Dublin Bay include South<br><br>Dublin Bay SAC (32km), North Dublin Bay SAC (35km), South Dublin Bay and River Tolka Estuary SPA (32km), North Bull Island SPA (35km) and North-West Irish Sea SPA (37km). Given the substantial distance to each of these sites (>30km), and the fact that the Mill lane |

| Natural Environments | Assessment |
|---|---|
| | stream joins the Grand Canal prior to the River Liffey and thereafter runs through the Leixlip Dam more than 19km from the subject site, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, the Grand Canal, the River Liffey and Leixlip dam.<br><br>The majority of surface water drainage from the proposed development will be discharged to the existing combined network on Sallins Road, and foul water from the proposed development will be discharged to an existing foul sewer on Sallins Road. These discharges will be treated under the public system at Osberstown WwTP, which is operating within its capacity. Some surface water from the ground floor area soft landscaping will naturally discharge to the adjacent stream, given the site's sloping topography towards the west.<br><br>An Appropriate Assessment (AA) Screening which accompanies this application under separate cover concludes that the proposed development, with the absence of mitigation, has no significant effects on European sites are likely. No specific mitigation is required to prevent impacts on Natura 2000 sites. Therefore, it does not require progression to Stage 2 Appropriate Assessment. |
| **Coastal zones and the marine environment** | The subject site is not located within or adjacent to any coastal zones or marine environments that could be affected by the proposed development.<br><br>As outlined previously, there is a weak indirect connection between the on-site Mill Race Stream and five Natura sites and given the substantial distance to each of these (approx. 30km), it is not considered that there will be any impact on the Natura 2000 sites.<br><br>The AA Screening Report indicates that both construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites. |

| Natural Environments | Assessment |
|---|---|
| **Mountain and forest areas** | The Site is not located within or adjacent to any mountain or forest areas that could be affected by the proposed development. However, the woodland located at the rear of the site will be retained. |
| **Nature reserves and parks** | The subject site is not located within or adjacent to any nature reserves that could be affected by the proposed development.<br><br>The closest Park is Monread Park, which is located c. 1.1km north of the site. |
| **Areas classified or protected under national legislation, including Natura 2000 areas** | The Site is not located within or directly adjacent to protected or designated areas as described within the Planning and Development Act.<br><br>However, there are four Designated Sites located within a 10km Zone of Interest.<br><br>▪ Mouds Bog SAC (002331), 8.5km west<br>▪ Red Bog, Kildare SAC (000397), 8.6km south-east<br>▪ Ballynafagh Bog SAC (000391), 9.7km north-west<br>▪ Poulaphouca Reservoir SPA (004063) 12.1km south-east<br><br>The AA Screening concludes that the proposed development poses no risk of likely significant effects on Natura 2000 sites either alone or in combination with other plans and projects. |
| **Densely populated area** | The proposed development is located in Naas Town Centre which is considered a densely populated area. |
| **Landscape and sites of historical, cultural or archaeological significance** | The Architectural Heritage Impact Assessment prepared by FLYNN Architects concludes that there will be Neutral to Positive, Significant, Long-Term effects from the alteration and repair, change of use and retention of Beaufort (House) (not listed as a Protected Structure however listed as Regional Significance on the NIAH register). The report outlines that there will be permanent, moderate, negative effects from the demolition of Beaufort Cottage, fronting Sallins Road. Notwithstanding this, the cottages are not listed as protected structures. No significant negative impacts were identified on |

| Natural Environments | Assessment |
|---|---|
| | the Architectural Heritage Resource of the proposed site as a result of the proposed development.<br><br>The Cultural Heritage Impact Assessment was prepared by the Moore Group and outlines that there will be no significant residual impacts on the archaeological resource, and as such, there will be no residual cumulative effects. |

## 4.3 Description of environment Likely to be Affected

This section addresses the information required under Schedule 7A, namely –

*A description of any likely significant effects, to the extent of the information available on such effects, or the project on the environment resulting from:*

*(a) The expected residues and emissions and the production of waste, where relevant;*

*(b) The use of natural resources, in particular soil, land and water and biodiversity.*

The following criteria of Schedule 7 (Paragraph 3), Characteristics of Potential Impacts, are also noted:

*The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard to:*

- *the extent of the impact (geographical area and size of the affected population),*
- *the transfrontier nature impact*
- *the magnitude and complexity of the impact,*
- *the probability of the impact,*
- *the duration, frequency, and reversibility of the impact.*

These criteria are dealt with in the report above and the main aspects of the environment that would potentially be impacted directly and/or indirectly by the proposed development are discussed below:

### 4.3.1 Site Location and Land Use

The application area extends to approximately 0.5 hectares and is located within Naas Town Centre, adjoining established age-friendly residential neighbourhoods. The proposal represents a logical extension of the existing McAuley Place, located southwest of the subject site.

The development fully complies with the land-use zoning outlined in the Naas Local Area Plan. Its scale and form are consistent with adjacent uses, whilst ensuring that suitable densities are accommondated on ccentrally located sites. The proposed design is cognisant of the surrounding contect and

ensures seamless integration with the surrounding community and built environment.

The effect of the proposed development is considered to be long-term, neutral and imperceptible.

### 4.3.2 Population and Human Health

The provision of much-needed new housing units constructed to Nearly Zero Energy Building standards (with a target Building Energy Rating (BER) of A2-A3) adjacent to Naas Town Centre and existing public transport will likely have a positive effect on the population.

The construction stage may result in a temporary or short-term nuisance for the local population. The likely causes would be;

i. Noise and potential fugitive dust emissions.
ii. Increased traffic on the local road network.

It is not likely that national air quality standards shall be adversely affected as a result of the short-term construction phase or the long-term operational phase, thus ensuring that the potential for adverse impacts on human health is negligible.

The proposed development would generate benefits by increasing the supply of housing stock, particulary for older people, in a central location close to servies and amenities and promoting sustainable travel modes.

The effect of the proposed development is considered to be long-term, positive and imperceptible.

### 4.3.3 Landscape & Visual

The Site is currently used for housing; however, the existing houses are uninhabited and will be demolished as part of this development, with the exception of Beaufort House. The local townscape context is best described as urban in character; the site is located opposite Naas Town Centre.

A Townscape and Visual Impact Assessment (TVIA) and Photomontages have been prepared by Model Works and a Landscape Report prepared by Simon Ronan Landscape Architects (SRLA) which are enclosed with this Part 8 application.

The proposed development has been designed considering its surrounding context. Its scale and massing relate appropriately to the area's existing architecture. The small garden space in front of Beaufort House will be retained, with tree planted on either side of the path leading to the entrance.

Block 1 is situated on the building line of the existing cottages (to be demolished), the footpath on the west side of the street would be widened, allowing for the planting of street trees. This also allows for a narrow private/privacy space to be provided in front of the ground-floor apartments, defined by a low wall and railing.

The central courtyard is proposed between the front and rear block and the middle block is located to the north of this area. The communal open space

is located in the western part of the site adjacent to the Mill Race Stream. The garden includes a large lawn area, pavilion/garden building a retained stand of mature trees along the Mill Race Stream boundary, and a patio surrounding the resident's pavilion.

A bridge is proposed over the stream to provide direct access from the development to the Luisne sensory woodland garden area. Although this is an existing open space and community and green infrastructure asset, by connecting the development's open space network to it, the extent and variety of open space amenities available to the community would be substantially increased. To the southwest of the Site, pedestrian access will be facilitated to the existing McAuley Place residential development thus providing enhanced connections for new residents and for existing residents in the area. This is inspired by the two fundamental principles of green infrastructure planning, i.e. connectivity and muti-functionality to maximise the benefits derived from open space resources.

The verified photomontages provided as part of the application shows the potential impact of the proposed development is generally positive, and the impact on historic buildings, streetscapes and townscapes would be minimal, its effect would be overwhelmingly positive. Although, the Site is not located within the Naas Town Centre ACA, it does adjoin the ACA. There are protected views along Sallins Road and these views were considered in the selection of viewpoints for the TVIA. The locations of these views are considered in the TVIA and the significance of effect awarded is slight positive, moderate positive and significant positive.

Therefore, while the development will have a significant impact on the streetscape and views in the immediate environs, the effects are considered to be positive.

#### 4.3.4 Material Assets – Traffic & Transport

A Traffic Impact Assessment (TIA) prepared by BMCE has been submitted with this application. This TIA has carried out a range of assessments for the existing situation, within the year of opening in 2027, and within 2032 (Design Year 1) and 2042 (Design Year 2). The Traffic and Transport assessment has concluded that:

1. While there is limited cycle accessibility at present close to the site, future proposals as stated within the GDA Cycle Network Plan will improve accessibility levels.
2. The Site is well served by public transport, with regular bus services and located very close to the location of the proposed development.
3. The network analysis within the assessment indicates that, for the existing critical junction in the vicinity of the proposed development: the Sallins Road/Wolfe Tone Street priority junction is busy but within capacity in late 2024, with a maximum RFC of 77% and a maximum queue length of 3 vehicles.
4. By 2027, the projected year of opening, with no development in place, the junction is predicted to have a minimum maximum ratio of flow to capacity of 83%, with queuing at a maximum of 4 vehicles. With the

development in place, the maximum ratio of flow to capacity increases slightly to 84%, with maximum queue length remaining at 4 vehicles.

5. By 2032, the Design Year 1, with no development in place, the junction is predicted to have a maximum ratio of flow to capacity of 90%, with queuing at a maximum of 6 vehicles. With the development in place, the maximum ratio of flow to capacity increases slightly to 92%, with maximum queue length increasing marginally to 7 vehicles.
6. By 2042, the Design Year 2, with no development in place, the junction is predicted to have a minimum maximum ratio of flow to capacity of 100%, with queuing at a maximum of 11 vehicles. With the development in place, the maximum ratio of flow to capacity remains at 100%, with maximum queue length remaining at 11 vehicles.

The report demonstrates that the critical adjacent junction at present works within capacity and is quite heavily loaded, as one would expect within a busy town centre. The detailed analysis within this report demonstrates that the junction will continue to work within capacity up until 2042. The proposed development is predicted to have an imperceptible impact on queuing and delays.

During the construction phase, construction site access will be provided via Father Murphy's Place off Sallins Road and movements will be managed to ensure minimal effects to adjoining residential dwellings occurs during the construction phase.All construction traffic is expected to approach the Site from the north, via the M7, using either the R445 or R407, in order to avoid entering the centre of Naas town. Peak soil and waste removal activities will be scheduled to avoid peak commuting hours as well as school opening and closing hours.

A Mobility Management Plan (MMP), prepared by BMCE, accompanies this application. The MMP outlines a sustainable travel strategy, leveraging the site's proximity to Naas Town Centre, existing public transport links, and active-travel infrastructure. It also promotes cycling through the provision of secure on-site cycle parking, ensuring that both residents and visitors have viable, low-carbon travel options.

The proposed car parking provision will not increase traffic on the existing road network, as visitor parking is located on-site (4) and overflow spaces are accommodated within the Naas Town Centre car park (20).

Based on the assessment as outlined in the TIA and the provision of car parking spaces, the potential impact on traffic and transportation is neutral, long-term and imperceptible.

#### 4.3.5 Material Assets – Waste

The proposed development will generate a range of non-hazardous and hazardous waste materials during demolition, site excavation and construction. General housekeeping and packaging will also generate waste materials, as well as typical municipal wastes generated by construction

employees, including food waste. Waste materials will be required to be temporarily stored on-site pending collection by a waste contractor.

The site waste management plan outlined in the oCEMP provides a basic structure on how the construction company will best use them to improve and manage our operations at all stages of site activity.

The effect of this proposed development is considered as negative, long-term and imperceptible.

### 4.3.6 Land and Soils

Given the location of the Site, within an existing built-up area, the loss of both land-use and soils is considered appropriate. The loss of topsoil and subsoils that would arise from the proposed development is deemed to be a local moderate effect with moderate significance and permanent duration.

Having regard to the above, no likely significant effects will arise.

### 4.3.7 Water & Hydrology

A confirmation of feasibility (CoF) was received from Uisce Éireann in July 2025 confirming that the proposed water and wasterwater connections were feasible without infrastructure upgrades by Usice Éireann. It also notes that there are combined and storm water sewers adjacent to the Site, therefore separate wastewater and storm water drainage network should be provided for the development which is proposed as part of the development. The CoF also notes that storm water from the development should be discharged into the storm water sewer.

The proposed development will incorporate a comprehensive drainage strategy and full details are contained within the Infrastructure Report prepared by BMCE submitted under separate cover. There will be an increased loading on Osberstown WWTP, however, this is considered imperceptible in the context of Osberstown's design capacity which is operating within its capacity. The project design has been facilitated around the capacity to connect to the foul sewer network at Osberstown WWTP.

The proposed development site is located in Flood Zone A and accordingly, is classed as a 'highly vulnerable development', and a justification test for the development was required. All the criteria of the Justification Test were passed for the proposed development, as provided within the Site Specific Flood Risk Assessment prepared by BMCE. It has been noted during pre-planning discussions with Kildare County Council that predicted CFRAM flood maps are under review and that hydraulic modelling has been undertaken in mid-2024 to determine more accurate maps for flood risk. Published results to date, issued as part of the Naas Flood Relief Scheme suggest that the risk of flooding in Naas and specifically, the subject site are greatly reduced when compared with current CFRAM maps.

Notwithstanding this, the proposed ground floor level for the buildings on site have been set having regard to the predicted 0.1% AEP flood level, providing 540mm clearance above the CFRAM 1%AEP fluvial flood level and 1130mm clearance above the Naas Flood Relief Scheme 1% AEP fluvial flood level.

According to the Geological Survey of Ireland (GSI) interactive maps, the subject site is underlain with Skeletal, oolitic & micritic limestone. The area is listed as a locally important aquifer where bedrock is moderately productive only in local zones. The groundwater vulnerability is classified as moderate in the area.

The proposed development's possible effect on the hydrological and hydrogeological environment is determined to be neutral and imperceptible during both the construction and operational phases.

### 4.3.8 Biodiversity

An AA Screening prepared by Altemar in respect of the proposed development concludes that there is no risk of direct or indirect impacts on any European sites. Therefore, it is concluded that Appropriate Assessment is not required.

The Ecological Impact Assessment (EcIA) prepared by Altemar shows that the proposed development will involve the removal of existing habitats on site and considerable re-profiling and excavations. In total, 20 trees are to be removed in addition to the loss of multi tree elements such as a loss of three hedgerows and one shrub border. Tree protection measures will be in place as outlined in the Arborist report. It is imperative that these measures are implemented and independently monitored as the remaining treelines are seen as an important habitat and would be sensitive to effects from construction.

The overall development of the site is likely to have direct negative impacts upon the existing habitats, fauna and flora. Direct negative effects will be manifested in terms of the removal of the site's internal habitats. The removal of these habitats will result in a loss of species of low biodiversity importance.

The proposed development is not located within a designated conservation site. Impacts in the absence of mitigation are considered low, negative, not significant & short term. Mitigation is not needed to protect designated sites.

The impact of the development during construction phase will be a loss of existing habitats and species on site. It would be expected that the flora and fauna associated with these habitats would also be displaced.

No protected terrestrial mammals were noted on site. Loss of habitat and habitat fragmentation may affect some common mammalian species. Impacts are considered low, negative, not significant & short term. Mitigation is needed in the form of a pre-construction survey for terrestrial mammals of conservation importance.

No protected flora were noted on site. Potential Impacts in the absence of mitigation: Low adverse / site / Negative Impact / Not Significant / Short term.

The proposed development will change the local environment as new structures are to be erected and much of the existing vegetation (outside of the stream boundary trees & woodland area (Luisne Garden)) will be

removed. Existing buildings and treelines are present on site and lighting is minimal. Potential Impacts in the absence of mitigation: Minor, negative, not significant & long term.

No instream works are proposed as the bridge will span the watercourse. However, concreting works will be proximate to the watercourse. Potential Impacts in the absence of mitigation: moderate adverse / local / Negative Impact / Not significant / long term. Petrochemical and silt interception is required on site due to potential effects on the Mill Race Stream.

No bird species of conservation importance have been noted on site. However, site clearance could impact on bird nesting. Impacts are consider to be Low, Local, Negative, Not significant & short term. Mitigation is needed in the form of site clearance outside bird nesting season.

A Fauna Impact Assessment accompanies the EcIA report and confirms that foraging activity was noted on site in August 2024. Two common pipistrelle and a Leisler bat were noted emerging from the riparian zone to the northwest of the survey area and foraging was observed in this area and throughout the center of the site, with high activity in the south-west corner by Common pipistrelle bats. Nowithstanding this, the Site is considered of relatively low importance to the local bat population. It is noted that further bat sureys will be undertaken when the appropriate season begins (April-September 2026) to confirm the above findings remain valid.

The Mill Lane Stream was inspected for otter activity and no signs were noted. As above, further surveys for otters and habitats can be carried out when the appropriate season begins.

No protected flora was noted on site. Site clearance will remove the flora species on site. Potential Impacts in the absence of mitigation are low adverse, Negative, Not Significant & Short term.

The EcIA has concluded that the construction and operational mitigation proposed for the development satisfactorily addresses the mitigation of potential effects on the terrestrial, mammalian, avian and aquatic sensitive receptors through the application of the standard construction and operational phase controls outlined in this report. No significant effects on biodiversity are likely. Residual effects on biodiversity are considered to be: Low adverse, site, negative, Not significant & short term. The impact of the proposed development in the long term would be neutral.

#### 4.3.9 Air Quality & Climate

Information on air quality was accessed from the EPA website and interactive mapviewer. The Environmental Protection Agency (EPA) manages the ambient air quality monitoring network. In order to protect our health, vegetation and ecosystems, EU directives set down air quality standards in Ireland and the other member states for a wide variety of pollutants. These rules include how we should monitor, assess and manage ambient air quality.

The EPA air quality index identifies that the site is located within an area where the air quality is rated as "3 – Good". Naas is located in Air Zone C under the Air Quality Regulations (SI 180 of 2011).

The construction phase of the development has the potential to generate short term fugitive dust emissions during ground preparation and enabling works and from general site construction activities. Development of the site would contribute to achieving a modal shift as residents will have access to high-capacity public transport with positive consequences for local air quality and climate.

The building services strategy for the apartment blocks is focused on delivering a high-performance, low-energy solution that supports long-term sustainability goals, occupant comfort, and regulatory compliance. The integration of efficient mechanical and electrical systems ensures a coordinated approach to reducing carbon emissions and optimizing energy use.

The Sustainability Report prepared by SEHA Technical Services Ltd. concludes that the development has been designed with a strong emphasis on long-term sustainability, energy efficiency, and occupant comfort. Through the use of high-performance building fabric, low-carbon electrified heating and ventilation systems, smart controls, and energy-efficient lighting, the scheme exceeds the minimum requirements of the Building Regulations Part L 2022 and achieves compliance with Nearly Zero Energy Building (NZEB) standards. The proposed development represents a future-proofed, low-energy residential scheme that aligns with local and national sustainability policies and is fully compliant with planning requirements.

The proposed development delivers age-friendly residential accommodation with dedicated visitor parking, while actively promoting sustainable travel choices.

The likely effects generated by the proposal will be slight, positve and long-term.

#### 4.3.10 Noise

A variety of items of plant will be in use for the purposes of demolition and construction. There will be vehicular movements to and from the site that will make use of existing roads. Due to the nature of these activities, there is potential for generation of noise.

Construction noise will be kept to a minimum in accordance with BS5228: Noise and Vibration Control on Construction Sites. The greatest source of noise from construction activities is associated with excavation activities. This is necessary to facilitate the proposed development. The effect will be locally moderate and short-term.

The oCEMP prepared by Altemar sets out the mitigation measures to be implemented during the proposed construction and demolition phases.

During the operation phase, the development will provide dedicated residential care for older persons, a use that differs from standard residential

accommodation. Operational noise levels are therefore anticipated to be negligible, with the facility's age-friendly design contributing to a positive and long-term effect on the local environment and community well-being.

An Inward Noise Impact Assessment prepared by Wave Dynamics, accompanies the Part 8 application and concludes that:

> *Based on the recommendations in this report it is predicted that the Internal and external noise levels will achieve the targeted noise levels in line with BS 82233:2014 and ProPG 2017 guidance.*

The likely effects generated by the proposal will be slight, negative and long-term.

#### 4.3.11 Cultural & Built Heritage

Archaeological investigations in the immediate vicinity have resulted in a varying presence of significant archaeological material. A Cultural Heritage Impact Assessment was prepared by Moore Group for this site and concluded that there will be no significant residual impacts on the archaeological resource. No cumulative impacts have been identified upon the archaeological resource and as such there will be no residual cumulative effects.

An Architectural Heritage Impact Assessment (AHIA) was undertaken by FLYNN Architects for the subject site & confirms that there are no protected structures on the proposed site. Beaufort (House) was included in the Record of Protected Structures for Naas 2005-2021 (KCC Ref. NS19-191). This record was listed as a house and described as an '*end of terrace, four-bay single-storey house with dormer attic c.1900*', but was subsequently removed from the later versions of the development plan and remains removed from the current Develeopment Plan. The proposed site is located outside of the Naas Architectural Conservation Area (ACA) boundary.

Beaufort is included in the NIAH and rated as of regional importance for reasons of architectural and social interest. The proposed development includes the retention and repurposing of Beaufort to a community/amenity space and includes the removal of existing modern extensions and reversing inappropriate alterations affecting the front elevation and roofscape. The proposed change of use, alteration and repair of Beaufort is considered to have a positive, significant, long-term impact.

Beaufort Cottage, 13 and 18 Sallins Road, are proposed to be demolished and replaced with a 4 storey apartment building. It is noted that Beaufort Cottage is not protected nor included in any existing inventory. Therefore, it is considered to be of low sensitivity. The proposal will have a negative, moderate, permanent impact on the architectural fabric and character of the site. Overall, the proposed development is considered to have a significant, positive, and long-term effect.

## 4.4 Interactions

There are a number of potential interactions between environmental factors that arise, notably between population and human health, waste and air and climate and noise and traffic. Subject to best practice mitigation measures during the construction phase significant interactions are not considered likely or such as would give rise to likely significant additional environmental impacts.

# 5. Conclusion

The proposed scheme has been reviewed against prescribed criteria for determining whether a sub-threshold development is required to be subject to EIA. A global consideration against all of the criteria, taking account of the features of the proposed development and the measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment, finds that the environmental effects of the proposed development will be short-term and are not likely to be significant within the meaning of the Directive.

The development of the Site for residential development for older persons is appropriate in the context of the site's zoning objective and relevant national, regional and local planning policy. Having regard to the conclusions and results from the suite of supporting documentation submitted with theplanning application, it is therefore concluded that there is no real likelihood of significant effects on the environment arising from the proposed scheme.Accordingly, the proposed development does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required.

This conclusion is based on an objective review of the proposed development, including its characteristics, location, and the likelihood of it causing significant environmental effects. The screening has followed the relevant legislation and has had regard to the relevant guidance.

Mitigation measures for the proposed development during the construction and operational phases are set out in the suite of reports that accompany the application. All such measures have been taken into account in the context of this EIA Screening Report.

# Appendix No. 1

Results of Assessments carried out pursuant to National and European Legislation as per Section 103(1A) of the Planning and Development Regulations 2001 (as amended).

| EU Legislation and relevant section of accompanying EIA Screening Report. | Result of Relevant Assessment | How this has been taken into account in project design. |
|---|---|---|
| **Strategic Environmental Assessment (SEA) Directive.**<br><br>**(Kildare County Development Plan 2023-2029)** | The SEA legislation requires that the Plan-making authority must make available an SEA Statement summarising how the SEA and consultations have been taken into account in the making of the Plan. The SEA process includes an assessment of the likely significant impacts on the environment as a result of the Plan and the preparation of the Environmental Report, which went on public display with the Development Plan. | The proposed development is compliant with the land use zoning objective that was deemed acceptable from the perspective of SEA during the plan making process of the Kildare County Development Plan 2023-2029. |
| **Birds and Habitats Directives** | A drafted Appropriate Assessment Screening Report has been prepared by Altemar. | The Appropriate Assessment Screening Report concludes that the proposed development at 13 & 18 Sallins Road, Beaufort Cottage and Beaufort, Sallins Road, Naas West, Naas, Co. Kildare, poses no risk of likely significant effects on Natura 2000 sites either alone or in combination with other plans and projects, and therefore a Stage 2 Appropriate Assessment was not required. |
| **Marine Strategy Framework Directive.** | During operation, surface water drainage from the proposed development will predominantly be discharged to the existing combined network on the Sallins Road and foul water from the proposed development will be discharged to an existing foul sewer on the Sallins Road. These discharges will be treated under the public system at Osberstown WwTP which is operating within capacity. | The project design has been facilitated around the capacity to connect to the foul sewer network at Osberstown WWTP.<br><br>A Pre-Connection Enquiry in respect of the proposed development has been submitted to Uisce Éireann and a confirmation of feasibility was issued on 31st of July 2025 confirming that the proposed development was feasible without upgrade by Uisce Éireann in respect of both water and wasterwater connections. |
| **Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive.** | The EPA website and interactive map viewer provided information on local air quality. The EPA air quality index identifies the site as located in an area with air quality rated as "3—Good." | A sustainability report has been prepared by SEHA Technical Services Ltd. and submitted with this application. |

| EU Legislation and relevant section of accompanying EIA Screening Report. | Result of Relevant Assessment | How this has been taken into account in project design. |
|---|---|---|
| **Waste Framework Directive** | Any waste arising during construction will be managed based on the 'Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects' published by the EPA (2021). | A outline Construction Environmental Management Plan (oCEMP) prepared by Altemar, is submitted along with this application. All measures proposed in the plans will be adhered to ensure that optimum levels of waste reduction, re-use and recycling are achieved. |
| **Industrial Emissions Directive** | Not relevant to this project as the proposal comprises a commercial development. | Not relevant. |
| **Seveso Directive** | A desk study was carried out to determine the risk based on proximity to identified SEVESO sites (data available from EPA database and Interactive mapviewer). The proposed development site is not within the consultation zone of a Seveso/COMAH designated site. | No action was required as no risks were identified. |
| **Trans-European networks: TEN-E, TEN-T and TEN-TEC Regulations** | Not relevant to this project as the proposal comprises a commercial development. | Not relevant. |
| **European Flood Directive** | The accompanying Site-Specific Flood Risk Assessment (SSFRA) prepared by Barrett Mahony Consulting Engineers (BMCE) concludes that the proposed ground floor level for the buildings on site have been set having regard to the predicted 0.1% AEP flood level at the site and a greater than 500mm freeboard is proposed. In the event that the flood risk is reduced as indicated by maps published to date as part of the Naas Flood Relief Scheme, the freeboard to predicted flood levels is likely to exceed 1000mm.<br>In addition, further mitigation measures are proposed along the western boundary of the site adjacent to the watercourse and as | SuDS principles are incorporated to ensure any surface water that may accumulate is managed sufficiently and sustainably discharged to the drainage network.<br>Surface water drainage proposals are set out in full detail in the accompanying Infrastructure Report & Surface Water Management Plan prepared by Barrett Mahony Consulting Engineers (BMCE). |

| EU Legislation and relevant section of accompanying EIA Screening Report. | Result of Relevant Assessment | How this has been taken into account in project design. |
|---|---|---|
| | part of the site drainage design to further reduce the residual flood risk at the subject site.<br>As the site is within Flood Zone A and is classed as a 'highly vulnerable development' a justification test for the development was required. All the criteria of the Justification Test were passed for the proposed development.<br>Furthermore, data obtained from the EPA database and Interactive Map Viewer confirms that the Mill Race Stream, which flows along the western portion of the site, holds a 'Good' status under the Water Framework Directive (WFD). The stream is located within the '09_6 Liffey SC_050' and '09_7 Liffey SC_050' sub-catchments. Under the WFD risk categorisation, this watercourse is identified as 'Not at Risk'. As such, no significant water quality impacts are anticipated from the proposed development. The oCEMP prepared by Altemar outlined that the pro-active control of fugitive dust will ensure that the prevention of significant emissions, rather than an inefficient attempt to control them once they have been released, will contribute towards the achievement of no dust nuisance occurring during the construction phase. The oCEMP also outlined that mitigations and monitoring will be implemented, an ecologist will be appointed prior to works commencing to oversee and monitor the mitigation measures on site. | |