

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

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

**Residential Development at 13 and 18 Sallins Road, Beaufort Cottage and Beaufort, Naas,
Co. Kildare**

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at 13 and 18 Sallins Road, Beaufort Cottage and Beaufort, Co. Kildare.

The proposed development comprises the construction of a residential development of 44 dwelling units for older persons to include:

1. Beaufort House is to be retained and repurposed to facilitate a community room for the proposed residents, and the demolition of the non-original fabric alterations and additions is proposed.
2. Demolition of the three existing terraced cottages fronting Sallins Road.
3. The residential development comprises of 44 units of 1 and 2 bedrooms across 3 separate blocks, 4 storeys in height.
4. A rear garden pavilion,
5. Associated communal and public open spaces,
6. Four surface car parking spaces. Additional car parking will be made available within the existing town centre car park located opposite the site.
7. A pedestrian crossing at the front of the site, across Sallins Road.
8. Access to the site is from Sallins Road via a right of way from Father Murphy's Terrace along the southern boundary.
9. A bridge to the rear of the site across the Mill Lane stream connecting the site to the rear Luisne Gardens public open space.

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in: "*Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development*" (published by the Department of Environment, Heritage and Local Government in 2003); "*Environmental Impact - Assessment of Projects - Guidance on Screening*" (published by the European Commission in 2017); "*Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*" (published by the Department of Housing, Planning and Local Government in 2018); and on the basis of an examination of the Part 8 drawings and documents and EIA

Screening report prepared by McCutcheon Halley Chartered Planning Consultants, dated March 2026, Kildare County Council, as the Competent Authority, determines that the proposed development at 13 and 18 Sallins Road, Beaufort Cottage and Beaufort, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

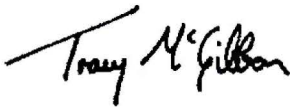
Full consideration is given to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

As the proposed development is sub-threshold, it has, therefore, been assessed on a case-by-case basis in accordance with the criteria for determining whether or not a development would or would not be likely to have significant effects on the environment as outlined within Annex III of the EIA Directive.

Having regard to the foregoing and in particular:

- The size and design of the whole project,
- Cumulation with other existing and/or proposed projects,
- The site location and use,
- Population and human health,
- Landscape and visual,
- Material Assets – Traffic and transport, Waste
- Land and Soils
- Water and Hydrology
- Biodiversity
- Air quality and climate,
- Noise
- Culture and built heritage
- The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and
- The risk to human health (for example due to water contamination or air pollution).

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



Tracy McGibbon
Senior Executive Planner
20/03/2026



J. O'Reilly
A/Senior Planner
20/03/2026

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed residential development at 13 and 18 Sallins Road, Beaufort Cottage and Beaufort, Co. Kildare, would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 23/3/2026


Chief Executive