

Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) - Part 8
Development proposed by, on behalf of, or in partnership with a Local Authority

Narraghmore Infill Housing-
Environmental Impact Assessment (EIA) Screening Opinion

This assessment is being carried out in accordance with the requirements of Article 120 of The Planning and Development Regulations 2001 (as amended).

Proposed Development:	Infill Housing Project (4 dwellings) at Hillview Terrace, Lipstown Lr., Narraghmore , Co Kildare consisting of <ul style="list-style-type: none">• 2no. three-bedroom dwellings,• 2no. two-bedroom dwellings,• Modifications and re-configuration of existing junction to Calverstown Road (L8008) to facilitate the proposed development.• All associated site and development works
Location:	Hillview Terrace, Lipstown Lr., Narraghmore, Co Kildare.
Zoning Objective:	Narraghmore is identified in the Kildare County Development Plan 2017-2023 Small Town Plans & Environs Plans as a Rural Settlement. The site is identified as a ‘Settlement Expansion’ site (SE3) within the Rural Settlement Boundary of Narraghmore.
Development Objective:	Expansion of existing settlement.

Article 120 of The Planning and Development Regulations 2001 (as amended) requires:

- (1) (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.

Preliminary Examination

Nature of Proposed Development: The proposed development comprises the development of 4 no. infill dwellings consisting of 2 no. three-bedroom dwellings and 2 no. two-bedroom dwellings. The proposed dwellings are two storey, semi-detached house types. The development includes modifications and re-configuration of existing junction to Calverstown Road (L8008) to facilitate the proposed development and all associated site and development works. The proposed development continues the line of the existing housing development on Hillview Terrace.

Production of Waste, Pollution and Nuisance: It is proposed to connect the proposed development into the existing public foul drainage services. Surface water drainage will consist of soakaways which will be designed and constructed in accordance with BRE 365 recommendations. A connecting to the existing public watermain is proposed.

The proposed dwellings are designed to meet or surpass NZEB standards with low energy usage and a green energy approach through Architectural and Engineering design. The nature of the development does not involve any significant waste, use of natural resources, or potential for pollution.

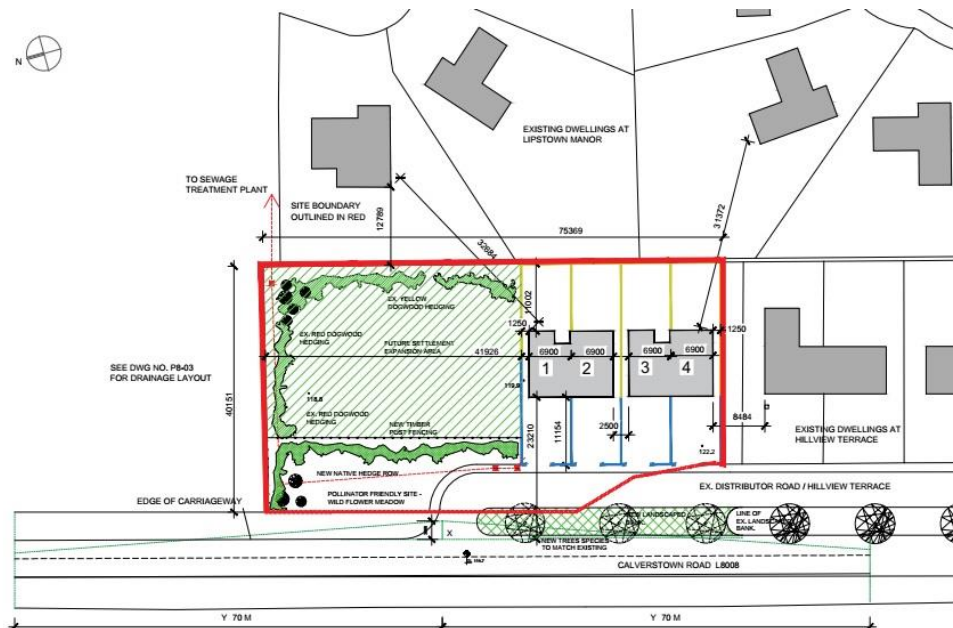


Figure 1: Proposed site layout (site outlined in red - not to scale).

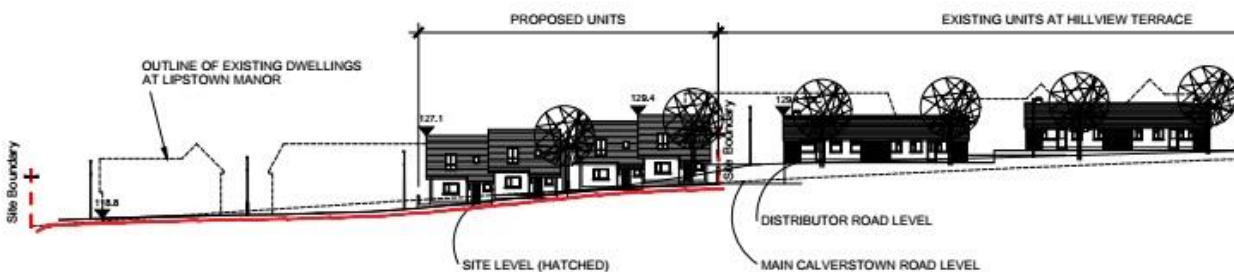


Figure 2: Proposed context elevation to Hillview Terrace (not to scale).

Location: The site is located within the rural settlement of Narraghmore, Co. Kildare. The site area is 0.3ha (approx) and lies to the north of an existing terrace of semi-detached dwellings on Hillview Terrace and to the west of the adjoining Lipstown Manor estate. The site will be accessed from Hillview Terrace which runs parallel to the Calverstown Road (L8008).

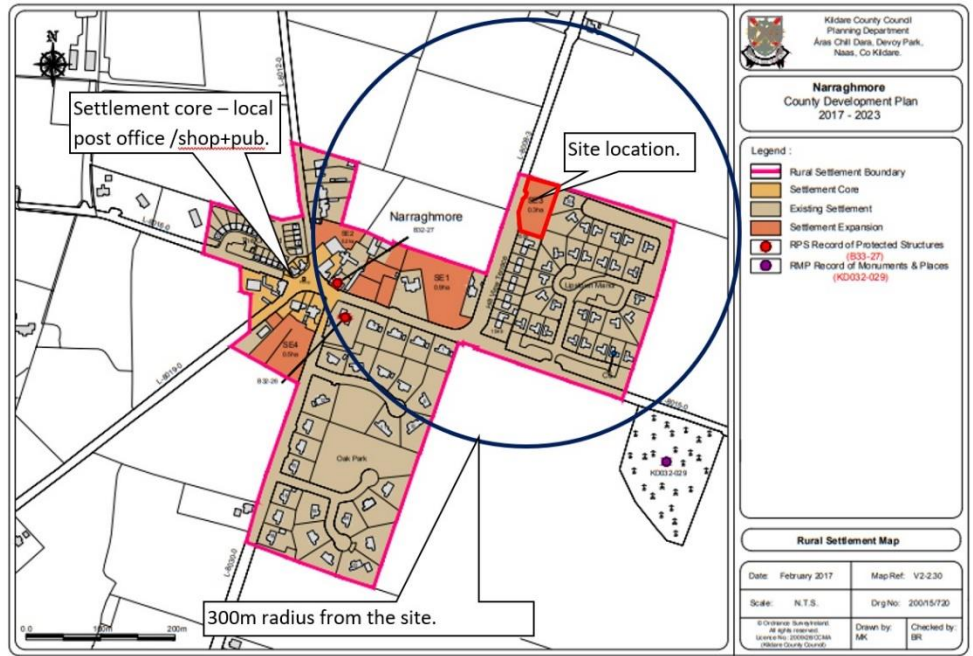


Figure 3: Site location (site outlined in red). From Kildare County Council County Development Plan 2017 - 2023

Narraghmore village is located approximately 13km from Kilcullen, 15km from Athy, 8km from Ballitore and 5km from Crookstown.

The proposed development is not located within any sensitive environmental area. A Screening for Appropriate Assessment was carried out by NM ECOLOGY Consultant Ecologists. There are no European Sites within 2 km of the subject site the report concludes that the proposed development site has no hydrological connection to the River Barrow & River Nore SAC. The distances involved are also too great for impacts via groundwater, air or land pathways. The report concludes that there are no pathways for direct or indirect impacts on this or any other Natura 2000 sites.

Site: The proposed development comprises the development of 4 no. dwelling houses on a total site area of 0.3 hectares, located on a gently sloping site which is identified as a settlement expansion site in the Kildare County Council County Development Plan 2017 - 2023 (the extant Plan). The proposed development forms a natural extension of the existing line of development along Hillview Terrace. To the east of the site lies Lipstown Manor a low-density estate of detached dormer style dwellings.

Size: The proposed development comprises the development of 4 no. dwelling houses with an overall floor area of 382m² ; two 3-bed dwellings with a floor area of 103 m² each and two 2-bed dwellings with a floor area of 88 m² each. The total site area is 0.31 hectares.

Conclusion: In terms of scale, the proposed housing development is significantly below the threshold set out in Class 10 (b) (i) in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended).

The proposed development is not a type which produces waste, residue or emissions of note nor is it a type of development which uses natural resources to a degree which would give rise to any significant effects on the environment. Having regard to the nature of the proposed development and works proposed, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed developed nor its continuing operation.

EIA Screening Conclusion: Having regard to the nature, size and location of the works proposed; the development of 4 no. residential dwellings and associated works at Hillview Terrace, Lipstown Lr., Narraghmore, it is concluded that the proposed development would not give rise to any significant effects on the environment and an Environmental Impact Assessment is not required.

Signed:



Patrick Harrington
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Kildare County Council
Date: 20/11/2020