

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

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

Residential Infill Development at 1 Patrician Avenue, Naas, Co. Kildare

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a residential infill development at 1 Patrician Avenue, Naas, Co. Kildare. The works involve an extension and renovation of the existing semi-detached dwelling. The single-storey garage / dwelling will be demolished, and a new structure containing 2 no. apartments will be constructed in its place. An enlarged parking area and shared garden will be provided to the front (north) of the dwellings, and each dwelling will have a private rear garden. Foul water will be discharged to an existing foul sewer on Kilcullen Road. Surface water will discharge to two soakaways within the site boundary.

A detailed description of the proposed development has been provided in Section 2.2 of the Appropriate Assessment Screening Report and with drawings provided with the Part 8 application.

Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*" (published by the Department of Environment, Heritage and Local Government in 2009) and following an examination of the objective information provided in the *Appropriate Assessment Screening Report* (the Screening Report) prepared by NM Ecology Ltd, Kildare County Council, as the Competent Authority, determines that the proposed residential infill development at 1 Patrician Avenue, Naas, Co. Kildare, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European sites, their conservation objectives or integrity, and therefore does not require an Appropriate Assessment.

Key points in the determination –

There are no Natura 2000 sites within a 5 km potential zone of impact, so all potential pathways can be ruled out.


The proposed development site is not located within or adjacent to any Natura 2000 sites, so there is no risk of habitat loss, fragmentation or any other direct impacts.

During the operation of the development, foul water will be discharged to an existing foul sewer on Kilcullen Road. Naas is within the Upper Liffey Valley Sewerage Scheme, for which treatment is provided at the Osberstown Waste Water Treatment Works (WWTW).

It is therefore highly improbable that a project of this nature and scale will have any measurable impact on the qualifying interests of Natura 2000 sites.

Therefore a Stage 2: Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Signed:



A/Senior Executive Planner

18/02/2022

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by NM Ecology Ltd, on behalf of Kildare County Council makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the Residential Infill Development at 1 Patrician Avenue, Naas, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 11.3.2022



Chief Executive