

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**

**Development at 25 St. Corban's Place, Naas, Co. Kildare, W91 YK8Y**

**Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above, Kildare County Council is proposing a residential infill development at 25 St. Corban's Place, Naas, Co. Kildare. The works involve the following:

- a) demolition of existing single storey flat roof extension to the northwest / rear of existing two storey end of terrace, 2-bedroom dwelling,
- b) refurbishment and internal alterations of existing two-storey end of terrace, 2-bedroom dwelling,
- c) construction of a part single storey / part two story extension to the northeast / side of the existing dwelling to create a 4-bedroom dwelling,
- d) all associated site-works to include, a section of new site boundary to the northwest of the site, new site entrance gates, new landscaping, site drainage, car parking, ancillary site services and development works above and below ground.

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 Part 8 drawings and documents, and having regard to the distance to the nearest Natura 2000 site, Kildare County Council, as the Competent Authority, determines that the proposed development at 25 St. Corban's Place, 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. 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 handwritten signature in blue ink, appearing to read "Elaine Donohoe", written over a horizontal line.

A/Senior Executive Planner

06/05/2022

**ORDER:** That Kildare County Council as the Competent Authority, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the proposed development at 25 St. Corban's Place, 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: 9.5.2022



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Chief Executive

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