

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**

**33 no. residential units at former Ambassador Hotel site, Kill, Co. Kildare**

**Environmental Impact Assessment (EIA) Screening Determination**

Pursuant to the requirements of the above, Kildare County Council is proposing a residential development comprising of 33 no. residential units in Kill, Co. Kildare consisting of:

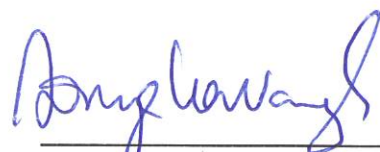
1. 8no. three bedroom units
2. 21no. two bedroom units (of which 8 are apartments)
3. 4no. one bedroom units (all apartments)
4. Vehicular and pedestrian entrance
5. Boundary improvement works including:
  - a. Removal of existing 1m tall boundary wall located at the proposed entrance to the development off the L2014.
  - b. Removal of a number of existing trees and pruning of the remainder.
  - c. Proposed new site boundary treatment consisting of masonry walls and railings to western boundary of site adjacent to Embassy Manor and
6. Associated site works including the construction of site landscaping, paving, car parking spaces, ducting for utilities, formation of new connections to existing public foul and surface water drainage, and existing utilities.

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, Kildare County Council, as the Competent Authority, determines that the proposed development at the former Ambassador Hotel site, Kill, 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.

**ORDER:** That Kildare County Council as the Competent Authority hereby makes a determination that the proposed residential development at the former Ambassador Hotel site, Kill, 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: 20.5.2022

A handwritten signature in blue ink, appearing to read 'Dunphy', written over a horizontal line.

Chief Executive