

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**

Housing Development at St. John's Convent, New Street, Rathangan, Co. Kildare.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a residential development at St. John's Convent, New Street, Rathangan, Co. Kildare. The works involve an infill residential development comprised of the following:

The demolition and removal of existing redundant two-storey building and garden stores, and the construction of 2 no. apartment block buildings with ancillary infrastructure and associated site development works, consisting of:

- 24 no. residential units (11 no. 1-bed, 13 no. 2-bed),
- 1 no. community room,
- 32 no. car parking spaces (including 6 no. visitor, 2 no. designated, 7 no. charging spaces plus 1 no. minibus drop off space)
- 37 no. long-stay secured bicycle parking spaces and 14 no. short-stay bicycle parking stands
- New road access point from New Street (R414), and
- Retention of existing gardens and mature trees complemented by landscaping in all other areas.

A description of the proposed development has been provided in Section 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 *Screening for Appropriate Assessment* report by NM Ecology, Kildare County Council, as the Competent Authority, determines that the proposed residential infill development at St. John's Convent, New Street, Rathangan, 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 –

- The proposed development site is not located within any Natura 2000 sites, so there is no risk of habitat loss, fragmentation or any other direct impacts.
- Surface water development is proposed to discharge to a combined sewer and there will be some permeable paving/percolation to ground in situ.

- Foul water from the proposed housing units will discharge to existing sewers and on to the Rathangan WWTP.
- The River Slate is approximately 20m from the site and ultimately joins the River Barrow, an SAC, but all potential pathways have been ruled out due to distance.

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:



Bébhinn O'Shea
Senior Executive Planner

20/09/2023



Eoghan Uí Fhátharta
Senior Planner

September 20th 2023

Alan Dwyer
26/9/2023

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by NM Ecology on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the proposed residential development at St. John's Convent, New Street, Rathangan, Co. Kildare either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 25th September 2023



Chief Executive