

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**

**HOUSING DEVELOPMENT AT ST. JOHN'S CONVENT, NEW STREET, RATHANGAN, CO. KILDARE.**

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

Pursuant to the requirements of the above, Kildare County Council is proposing 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.

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 and of the objective information provided in the *Environmental Impact Assessment Screening Report* by The Planning Partnership, Kildare County Council, as the Competent Authority, determines that the proposed infill residential development St. Johns Convent, New Street, Rathangan, 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.

As the proposed development is sub-threshold, it has, therefore, been assessed on a case-by-case basis in accordance with the criteria for determining whether or not a development would or would not be likely to have significant effects on the environment as outlined within Annex III of the EIA Directive.

Having regard to the foregoing and in particular:

- The location and environmental sensitivities of the site;
- The size and design of the whole project;
- Cumulation with other existing and/or proposed projects;
- The use of natural resources, in particular land, soil, water and biodiversity;
- The production of waste;
- Pollution and nuisance;
- The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- The risk to human health (for example due to water contamination or air pollution).

It is considered that the environmental effects arising from the proposed project will generally be localised and minor in nature. It is considered that the proposed development is not likely to give rise to significant environmental impacts and does not require an Environmental Impact Assessment Report to be prepared or an Environmental Impact Assessment to be conducted.

  
**Bébhinn O'Shea**  
**Senior Executive Planner**

20/9/2023

  
**Eimer Uí Fhátharta**  
**Senior Planner**

September 20<sup>th</sup> 2023

  
20/9/2023

**ORDER:** That Kildare County Council as the Competent Authority, hereby, makes a determination that the proposed infill residential development at St. John's Convent, New Street, Rathangan, 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: 25/9/2023

  
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Chief Executive