

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 Development at Skenagun, Castledermot, Athy, Co. Kildare.**

**Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above, Kildare County Council is proposing a residential development at Skenagun, Castledermot, Athy, Co. Kildare. The proposed development will involve the refurbishment of an existing 1 bed semi-detached single storey house to wheelchair accessible 2 bed dwelling. Works also include construction of a new 3 bed single storey detached house on the remainder of the site. The proposed development also includes a single shared entrance including new boundary hedges and fences, and carparking areas, site development works including landscaping, drainage, ancillary site services and reinstatement of public footpath along R448.

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 *Appropriate Assessment Screening* report by Altemar Ltd. Kildare County Council, as the Competent Authority, determines that the proposed residential development at Skenagun, Castledermot, Athy, 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.
- The River Barrow and River Nore SAC is c. 250m from the site; all potential pathways surface water and groundwater pathways have been ruled out.
- Foul water from the proposed housing units will enter the public treatment system and treated under licence at Castledermot WWTP and surface water retained on site to infiltrate.

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:



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Abbie Baldwin

Assistant Planner

22/03/2024



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

25/3/2024



Aoife Brangan

A/SP

25/03/24

*L. L. L.*  
25/03/2024

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

Date: 26/3/2024

  
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Chief Executive