

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**

Proposed development at Former Bank of Ireland site, Dublin Road, Monasterevin, Co. Kildare, W34 TF40.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at the former Bank of Ireland site, Dublin Road in Monasterevin. The proposed works will consist of:

- a) Reconfiguration of internal layout on both ground floor and first floor to accommodate workshop/training rooms, collaboration workspaces, retail workspaces, and design offices.
- b) Relocation of existing stairs and installation of platform lift.
- c) Relocation of primary entrance onto Market Square.
- d) Installation of display window off Market Square.

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 information provided in the *Appropriate Assessment Screening Report*, Kildare County Council, as the Competent Authority, determines that the proposed development at the former Bank of Ireland site, Dublin Road in Monasterevin, 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 or adjacent to 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 (002162) is approximately 300metres east of the site.
- Proposed works are largely internal only.
- No potential pathways were identified to Natura 2000 sites.
- There are no surface water, groundwater or other pathways linking the site to any European sites, so there is no risk of indirect effects.

- There are no SPAs in the vicinity of the site.

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:

Signed:



A/Senior Executive Planner

09/10/2024

Signed:



S. Willoughby

Senior Planner

15/10/24

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the proposed development at the Former Bank of Ireland site, Dublin Road, Monasterevin, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 16/10/24


Chief Executive