

KILDARE COUNTY COUNCIL



DEVELOPMENT UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED AND NOTICE PURSUANT TO THE REQUIREMENTS OF PART 8, ARTICLE 81 OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001, AS AMENDED

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001(as amended) that Kildare County Council proposes a residential development on a site at **Craddockstown Road, Naas, Co. Kildare**

The proposed development includes:

- 28 no. residential units. Including: 21 no. houses and 7 no. apartments comprising:
 - 7 no. one bed units
 - 14 no. two bed units
 - 6 no. three bed units
 - 1 no. five bed unit including sensory room
- Renewable energy design measures for each housing unit which may be provided externally
- Landscaping works including provision of (a) open space and kick about areas; (b) natural play features.
- Pedestrian and cycle connection to the adjacent Eustace Demesne estate
- Associated site and infrastructural works including provision for (a) 1 no. ESB substation and switchroom; (b) car and bicycle parking; (c) public lighting; (d) bin storage; (e) temporary construction signage; (f) estate signage; and (g) varied site boundary treatment comprising walls and fencing; and
- all associated site development works, including removal of some existing vegetation from the site in advance of construction works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC), and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that the proposed development individually or in-combination with other plans or projects would not be likely to have a significant effect on a European site and an Appropriate Assessment (AA) is not required.

The proposal has also undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. Having regard to the provisions of the legislation, the nature and scale of the proposed development, the information provided in accordance with Schedule 7A of the Regulations, and having regard to the scale, nature and location of the proposed impacts, the potential impacts and proposed mitigation measures and the results of the any other relevant assessments of the effects on the environment, Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment (EIA) is not required.

In accordance with Section 120(3) of the Planning and Development Regulations (as amended) any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development Part 8 Ref No. P82025.02 including the AA and EIA Screening Reports and a record of the main reasons and considerations supporting the determination not to require an EIA and AA will be available for inspection and/or purchase at a fee not exceeding the reasonable cost of making a copy **at Public Display Area, Level 1, Kildare County Council, Devoy Park, Naas Co Kildare, W91 X77F on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period beginning on 20/03/2025 and ending on 17/04/2025 during office hours.** Plans and particulars of the proposed development including the AA and EIA Screening Reports and a record of the main reasons and considerations supporting the determination not to require an EIA and AA will also be available online at <https://consult.kildarecoco.ie/browse>



Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to Siobhan Barry, Administrative Officer, Housing Capital Team, Level 5, Aras Chill Dara, Devoy Park, Naas Co Kildare, W91 X77F or online via <https://consult.kildarecoco.ie>. **Submissions must be made no later than 4.30pm on 01/05/2025** Submissions should be titled "Proposed Residential Development at Craddockstown Road, Naas, Co Kildare".

All comments, including the names of those making comments submitted to the Council in regard to the scheme as outlined above, will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Please note that the data collected from this consultation will be shared by Kildare County Council with their Consultants. Any information which you submit via Kildare County Council's website will be treated with the highest standards of security and confidentiality, strictly in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please refer to the Privacy Statement included with the plans and particulars of the proposed development and to the Kildare County Council Consultation Portal Privacy Policy

Acting Senior Architect.
Signed on Behalf of Kildare County Council

DATE: 19/03/2025