

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.

Type of Development	Welfare and Training Facilities
Site Address	Gallowshill, Athy
Development Proposed by	Roads, Transportation & Public Safety Department, Kildare County Council
Display Period	Plans and particulars on display at the offices of Kildare County Council from 7 July 2020 to 5 August 2020. These were also available to view on Kildare County Council's website. Site Notices were erected at the site location on the 7 th July 2020. Submissions could be made in writing or online on or before 5:00 p.m. on Tuesday, 18 August, 2020.
Submissions/Observations	No public submissions received.
Part 8 Reference Number	P8 2020 - 1

1. SITE LOCATION & CONTEXT

The subject site is situated within an existing County Council Yard at Gallowshill, Athy. There is a civic amenity site to the south and a residential housing estate (Shamrock Drive) to the northwest.

The site is approximately 1km west of Athy Town Centre.



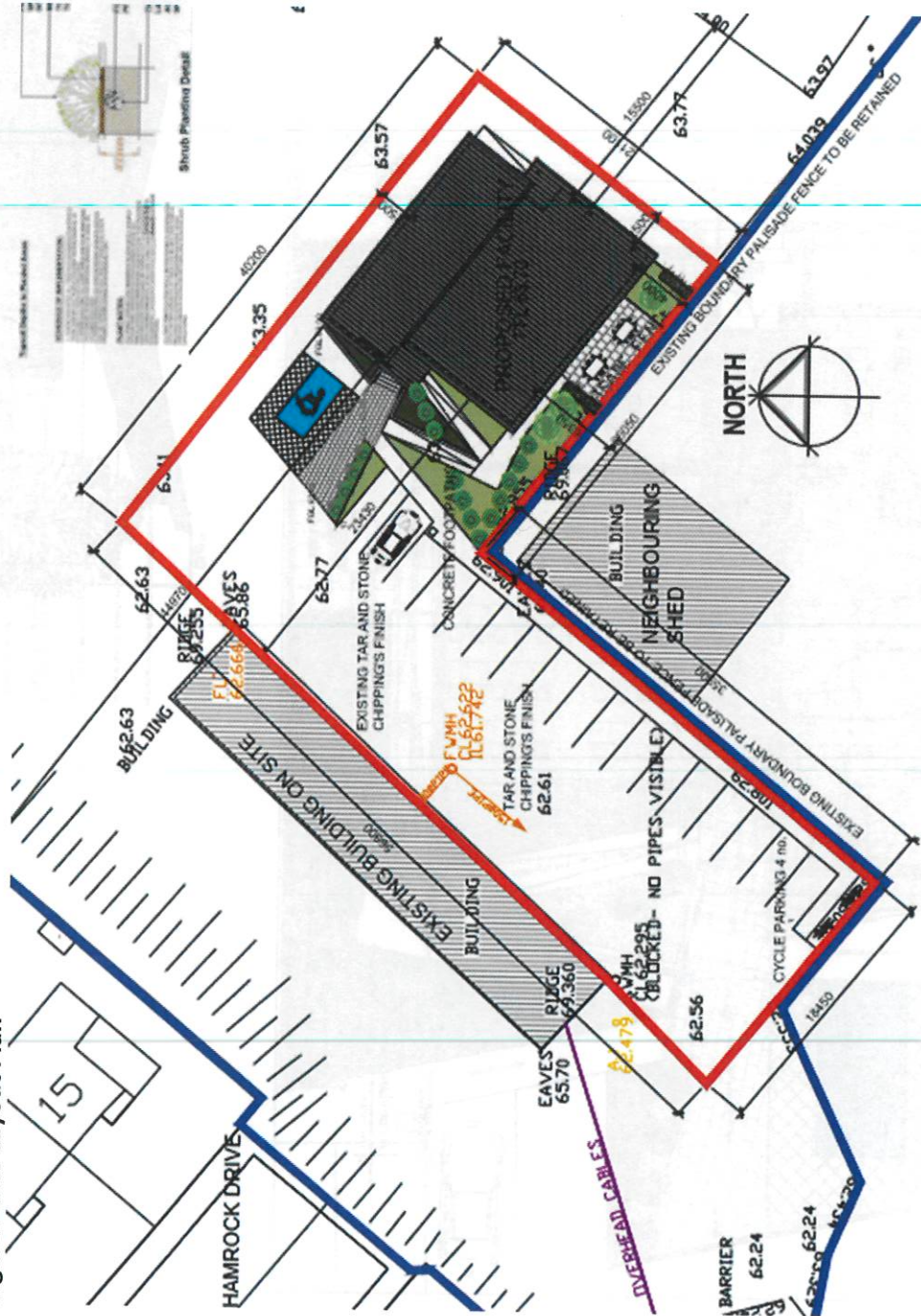
Fig 1 Approx location of site identified in red

2. NATURE AND EXTENT OF PROPOSED DEVELOPMENT

The proposed development consists of the construction of a single storey training / workshop facility to include welfare facilities consisting of a canteen, changing facilities / toilets and an office. There is a small outside seating area. An existing hard surfaced area will be resurfaced and delineated to identify car parking spaces and bicycle parking facilities will also be provided.

The proposed development will be serviced by new connections to the existing water mains and surface water system, foulwater supply and by a new connection to the existing electricity supply located on the KCC owned site.

Figure 2 Site Layout Plan



Need for the Scheme

This Part 8 development essentially provides welfare, office and training facilities for the outdoor and technical staff of Athy Municipal District Office.

3. SUPPORTING DOCUMENTS

The proposal is accompanied by the required plans and particulars. In addition a number of documents have been included, namely:

- An EIA Screening report
- An AA Screening Statement Report
- A site specific flood risk assessment
- Drawings and drawing list (Appendix to this Planning Report)
- Copy of the site notice
- Original newspaper notice

4. BUILT / NATURAL HERITAGE

Built Heritage	There are no protected structures directly affected by or in the vicinity of the proposed development. The Architectural Conservation Area identified for Athy town centre is approximately 500m west of the site.
Archaeological Heritage	There are no identified archaeological features in the vicinity of the subject site, the potential area of urban archaeology associated with Athy Town Centre is 560m west of the site.
Natural Heritage	No SAC or SPA is in close proximity to the subject site. An Appropriate Assessment Screening Report was undertaken by Golder consultants. Kildare County Council have determined that there is no requirement for a Stage 2 Appropriate Assessment.
Landscape Category	The site is within the Southern Lowlands LCA, which is described as of Class 1, Low sensitivity, defined as 'Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.

5. RELEVANT PLANNING HISTORY

Kildare County Council previously made successful planning applications to Athy Town Council for a Salt Barn (13300015) and Civic Amenity Site (02300027) in the vicinity of the site.

6. SUBMISSIONS RECEIVED

The Transportation Section and Clarke Engineers prepared a 'Response to Part 8 Planning Application Observations Report'. Which has been included in Appendix C.

There were no third party submissions received.

Acknowledgements were received from An Garda Síochána and Bord Gais.

The Environment Section of Kildare County Council had no objections to the proposed development subject to conditions.

7. PLANNING POLICY CONTEXT

Athy Town Development Plan 2012

The site is within the boundaries of the Athy Town Development Plan 2012. The subject site is zoned for 'Public Utilities' 'To protect and improve existing commercial and residential uses and provide for additional compatible uses. The purpose of this zoning is to reflect the established mix of commercial and residential uses which have developed historically in Athy. Any new development in this zone must not prejudice the viability of established land uses within the zone.'

Workshops and Utility Structures are open for consideration and normally permitted in this zoning. See following page for extract of zoning map.



Extract From Zoning Map of Athy Town Development Plan 2012

8. EVALUATION OF PROPOSED DEVELOPMENT

Principle of Development and Compliance with Local and National Policy

This report and Appendices are prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended. This report seeks to evaluate whether the proposed development is consistent with proper planning and sustainable development.

Section 7 of this report set out the zoning objectives as per the Athy Town Development Plan) as applicable to the consideration of this proposed development.

It is considered that the proposed development of welfare, training and office facilities within the existing Athy Municipal District yard will facilitate staff in delivering public services throughout Athy Town and the south of County Kildare and the proximity to the existing stores and machinery storage areas is an appropriate location in principle for a development of this type.

Design, Visual Impact, and Landscaping

The proposed development is a single storey office building which will be constructed near the entrance of the larger machinery yard. The style of the building is contemporary with a wing roof and practical and is accompanied with landscaping details. The proposed development will not be visible from remote areas due to existing screening on site. The overall layout of the building has been designed with consideration of the needs of the existing workforce, but is also adaptable for developing requirements.



Residential Amenity

The nearest existing dwellings to the subject site are within Shamrock Drive residential estate, west of the site. There are existing sheds between the proposed development and these dwellings.. It is considered that the proposed building will not have an undue impact on the residential amenities of any of the residents of the local area.

Operating Hours

The proposed development will accommodate staff entering and exiting outside of normal working hours, particularly when required for salt spreading or out of hours road maintenance, any disruption or noise at these times will be limited to vehicles entering and exiting the site. For this reason, it is considered that it is not appropriate to limit the hours of operation of the proposed development.

Traffic

The proposed development includes the provision of dedicate parking and bicycle spaces. It is considered that the development in itself will not increase the number of staff on site and so the traffic impact will be negligible.

Flood Risk Assessment

There is no information available to the planning department that indicates that the site is at risk of flooding or any record available of previous flood events. The report completed by Clarke Engineers concludes that there is low risk from Fluvial or Pluvial Flooding on the site.

EIAR Screening

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 the objective information provided in the Screening Statement of the Gallowshill Project (the Screening Report) prepared by Golder Associates Ireland, Kildare County Council, as the Competent Authority, determined that the proposed development at Gallowshill, individually, and in combination with other plans and projects, did not require and Environmental Impact Assessment.

Appropriate Assessment

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 Statement of the Gallowshill Project" (the Screening Report) prepared by Golder Associates Ireland, Kildare County Council, as the Competent Authority, determined that the proposed development, 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 did not require an Appropriate Assessment. Core consideration was the closest European Site, the River Barrow and River Nore SAC, 1.1km west of the site.

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.

Internal Sections

It is noted that the Environment section has indicated no objections subject to conditions, these conditions will be included by way of modification.

Public Submissions

There were no public submissions.

Landscaping

Landscaping details consisting of moderate amenity planting has been submitted with the site layout plan, no trees should be removed to accommodate the proposed development.

Construction Management – Noise, Vibration, Dust and Traffic

The Contractor will be required to produce a Construction Management Plan prior to the construction stage which shall be subject to the approval of Kildare County Council.

9. CONCLUSIONS

It is considered that the proposal would be in accordance with the provisions of the Kildare County Development Plan 2017 –2023, and the Athy Town Development Plan 2012, and would therefore be in accordance with the proper planning and sustainable development of the area.

10. RECOMMENDATION

It is recommended to the Mayor and Members of the Athy Municipal District that the proposed development be proceeded with, subject to the modifications set out below.

Modifications

1. The proposed development to be carried out in accordance with the plans and particulars placed on public display on 7th July 2020, except where altered or amended by the following modifications.
2. The landscaping plan as per drawing number 4985-13-02 shall be implemented in full by the close of the first planning season following completion of the development. The removal of any existing trees, only where necessary, shall only take place outside the closed period between 1st March and end of August.
3. Public lighting will be in accordance with the adopted Kildare County Council Public Lighting Policy.
4. A construction method statement and management plan will be agreed between Kildare County Council and all appointed on-site contractors prior to the commencement of any development on site. The method statement shall include a Construction Waste Management Plan and shall identify the necessary arrangements to be put in place in relation to stockpiling of topsoil and drainage thereof.
5. In the interests of residential amenity the hours of construction on the site will be restricted to Monday to Friday 07:00 to 18:00 and Saturday 08:00 to 14:00, or as agreed in writing in advance with the Planning Department. No construction activity shall be undertaken on Sundays and Bank Holidays.
6. Final details regarding the requirements of the Council's Transportation, Chief Fire Officer, Environment and Water Services Section shall be agreed by the Planning Department prior to the commencement of any on site development works.



Eoghan Lynch
Senior Executive Planner

3rd September 2020


Senior Planner

03/09/20

Liam Ryan D.O.S
3/09/20.

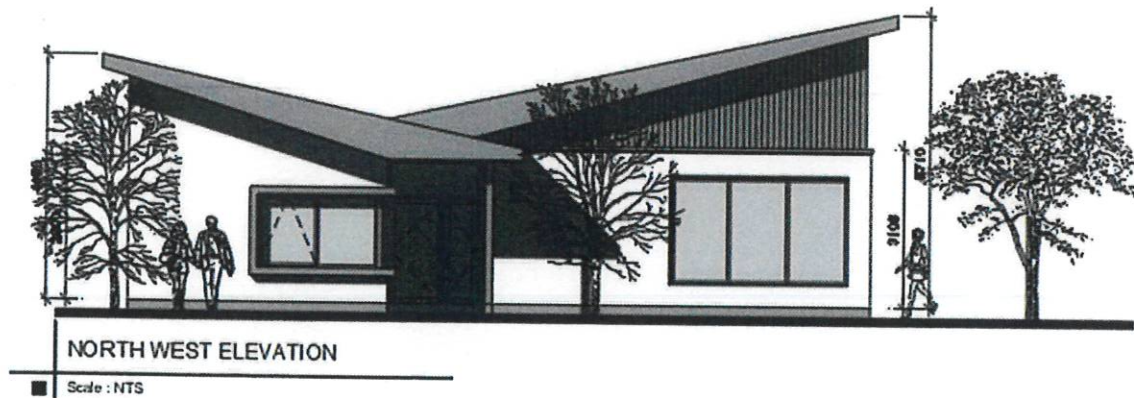
Ramsey 3/9
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APPENDIX A

**RESPONSE TO PART 8 PLANNING APPLICATION SUBMISSIONS REPORT INCLUDING
CIRCULATION LIST PREPARED BY CONSULTANTS CLARKE ENGINEERS AND ARCHITECTS**

Part 8 - Report on Submissions.

**Proposed Development of a Welfare / Training / Workshop Facility at Gallowshill,
Athy, Co. Kildare – Reference P82020.01**



September 2020

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Appendix A

Appendix B

Appendix C

The following is a report prepared by Ronan Clarke of Clarke & Company to detail the consultations and submissions which came about following the Part 8 display period regarding the proposed Development of a Welfare / Training / Workshop Facility at Gallowshill, Athy, Co. Kildare.

Introduction

The Part 8 plans and particulars of the proposed development of the **Proposed Development of a Welfare / Training / Workshop Facility at Gallowshill, Athy, Co. Kildare** were available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during public opening hours from 7th July 2020 until 5th August 2020 at the following locations:

Kildare County Council,
Level 1, Áras Chill Dara,
Devoy Park, Naas,
Co. Kildare.

Athy Municipal District Office,
Rathstewart,
Athy,
Co. Kildare.

Plans and particulars of the proposed development were also available to view on Kildare County Council's website at www.kildare.ie/countycouncil

Submissions and 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, were invited to be made in writing to:

Senior Executive Officer,
Roads, Transportation and Public Safety Department,
Kildare County Council,
Level 4, Áras Chill Dara,
Devoy Park, Naas,
Co. Kildare.
W91 X77F

Or by email to roadssubmissions@kildarecoco.ie on or before 5pm on 5th August 2020

Two site notices were erected for inspection for the entire display period from 7th July 2020 to 5th August 2020. The locations of the site notices have been indicated on the attached drawings Plan Showing Proposed Scheme 'Appendix C'

Pre Part 8 Consultations

This proposal was referred to a number of representatives of various departments of Kildare County Council at the Pre Part 8 stage of the consultation process. The circulation list can be inspected in Appendix A. The following parties responded as follows with the actual responses available for inspection in Appendix A:

Name	Comments
1. Roads, Transportation & Public Safety Department	
2. Traffic Management Section	
3. Planning Department	Pre planning meeting. No objection to proceeding with Part 8 process.
4. Conservation Officer, Planning Department.	
5. Heritage Officer, Planning Department.	
6. Water Services Department	
7. Municipal District Manager Joe Boland DoS.	
8. Environment Department	No objection. Conditioned
9. Fire Services	
10. Health & Safety Department	
11. Architects Department	
12. Community and Cultural Department	
13. Municipal District Elected Members	

Pre-Part 8 consultations took place with Planning Department, Kildare County Council, dated **4th January 2020**,

Part 8 Referrals

The Part 8 consultation period for the Development of a Welfare / Training / Workshop Facility at Gallowshill, Athy, Co. Kildare commenced on 7th July 2020 when Emails went to Athy MD Members, Members of the Oireachtas and internally.

Third parties and prescribed bodies went by registered post on 3rd July, 2020 – please see registered post list attached 'Appendix D'

The following prescribed bodies and interested parties were circulated with the plans and particulars of the proposed development, including the internal Kildare County Council departments and Elected Members. Copies of the responses to the circulation of the details of the scheme are available in Appendix B and are listed below

Name	Comments
1. An Garda Síochána	No objections.
2. Roads Section Kildare County Council	No comments or objections received.
3. Environment Section Kildare County Council	No objections, Conditions
4. Bord Gais	No objections received.

3rd Party Submissions / Observations.

There were no 3rd Party Submissions / Observations.

Responses to Submissions

All comments were noted and conditions stated in the Environmental Department Report are to be incorporated into the Design.

Conclusion

The design of the proposed Athy Welfare Facility is a single storey building that incorporates an Office, Changing facilities, Toilet facilities, Kitchen and Training room which comply with the observations submitted by the Environmental Department.



Ronan Clarke BSc.Eng., CEng., MIEI., Dip Plan., Dip Fire Eng
For Clarke & Co.

Part 8 Development - Circulation List

Elected members:

Members of Athy Municipal District

Members of the Oireachtas

Sean O'Fearghail TD

Martin Heydon TD

Patricia Ryan TD

Cathal Berry TD

Catherine Murphy TD

Réada Cronin TD

Bernard Durkan TD

James Lawless TD

Senator Mark Wall

Senator Vincent P. Martin

Senator Fiona O'Loughlin

Kildare County Council

Planning Department

Eoghan Ryan – DOS

Mairead Hunt - SEO

Michael Kenny – Senior Planner

Emer Uí Fhátharta – Senior Planner

Eoghan G.T. Lynch – Senior Executive Planner

Amy Granville – Senior Executive Planner

Martin Ryan – A/Senior Executive Planner

Bridget Loughlin – Heritage Officer

Peter Black – Architectural Conservation Officer

Housing Department

Annette Aspell, Director of Services

David Creighton – A/Senior Architect

Evelyn Wright – Senior Executive Officer

Roads, Transportation, Public Safety & Development Control

Tadhg McDonnell, Director of Services

John Coppinger, Senior Engineer

John McGowan, Senior Engineer

David Reel -Municipal District Roads Engineer

George Willoughby, Senior Executive Engineer

Gerry Halton, SEO

John O'Neill, Senior Executive Engineer

Dave O'Flaherty – Municipal District Engineer

Michael Kavanagh – Assistant Municipal District Engineer

National Roads Office

Marie Whelan, SE

Climate Action

Alan Dunney, SEE

Environment Department

Colm Flynn, SEE

Michael Holligan, SE

Ken Kavanagh, SEO

Water Services Department

Joe Boland, Director of Services

Gerry Conlan, SE

Ibrahim Bargouthi F, A/SE

Fire Services

Celina Barrett, Chief Fire Officer

Health & Safety

Michael Hurley, Health and Safety Officer

Economic, Community and Cultural Development

Sonya Kavanagh, Director of Services

Liam Dunne, SEO

Maura McIvor, SEO

Christine O'Grady, SEO

IT Department

Rory Hopkins, Head of Information Systems

John Treacy, I.S. Project Leader - Strategic Projects

Prescribed Bodies & Third Parties

An Comhairle Ealaíon (The Arts Council)

An Taisce

Department of Culture, Heritage, and the Gaeltacht (also sent by email)

Heritage Council

Irish Water

National Tourism Development Authority

An Garda Síochána, Garda Headquarters, Phoenix Park

ESB Head Office

Minister for Cultural, Heritage, and the Gaeltacht

Ervia (Bord Gais)

Environmental Protection Agency

Comhairle Contae Chill Dara
Kildare County Council



Reference : PART 8 GALLOWS HILL ATHY

Environment Section

No Objections subject to the following Conditions:

1. All foul sewage, soiled water and trade effluent shall discharge to the public foul sewer system.
2. Only clean, uncontaminated surface water shall discharge to the surface water system.
3. All waste produced shall be collected and disposed of in accordance with the Waste Management Act 1996 – 2016 and Regulations made thereunder.
4.
 - (a) Waste produced during construction / demolition shall be segregated prior to recovery or disposal.
 - (b) Waste soil and topsoil shall be stored separately and away from other wastes.
 - (c) No mixing of construction waste with soil is permitted.
 - (d) No burying of waste or burning of waste is permitted.
 - (e) All non-inert waste shall be segregated where possible and removed from the site on an ongoing basis by a waste collector with a valid **waste collection permit** from the National Waste Collection Permit Office.
 - (f) Only clean waste soils are permitted to be sent to facilities with a waste facility permit for land reclamation or raising of land. Waste brick, block and concrete may only be accepted at the facility to provide for haul roads or hardstanding areas.
 - (g) Contaminated soil or soil with non-inert waste mixed through is acceptable only at a landfill licensed by the Environmental Protection Agency and will be subject to landfill levy.

Figure 4 Environment Section

Appendix C

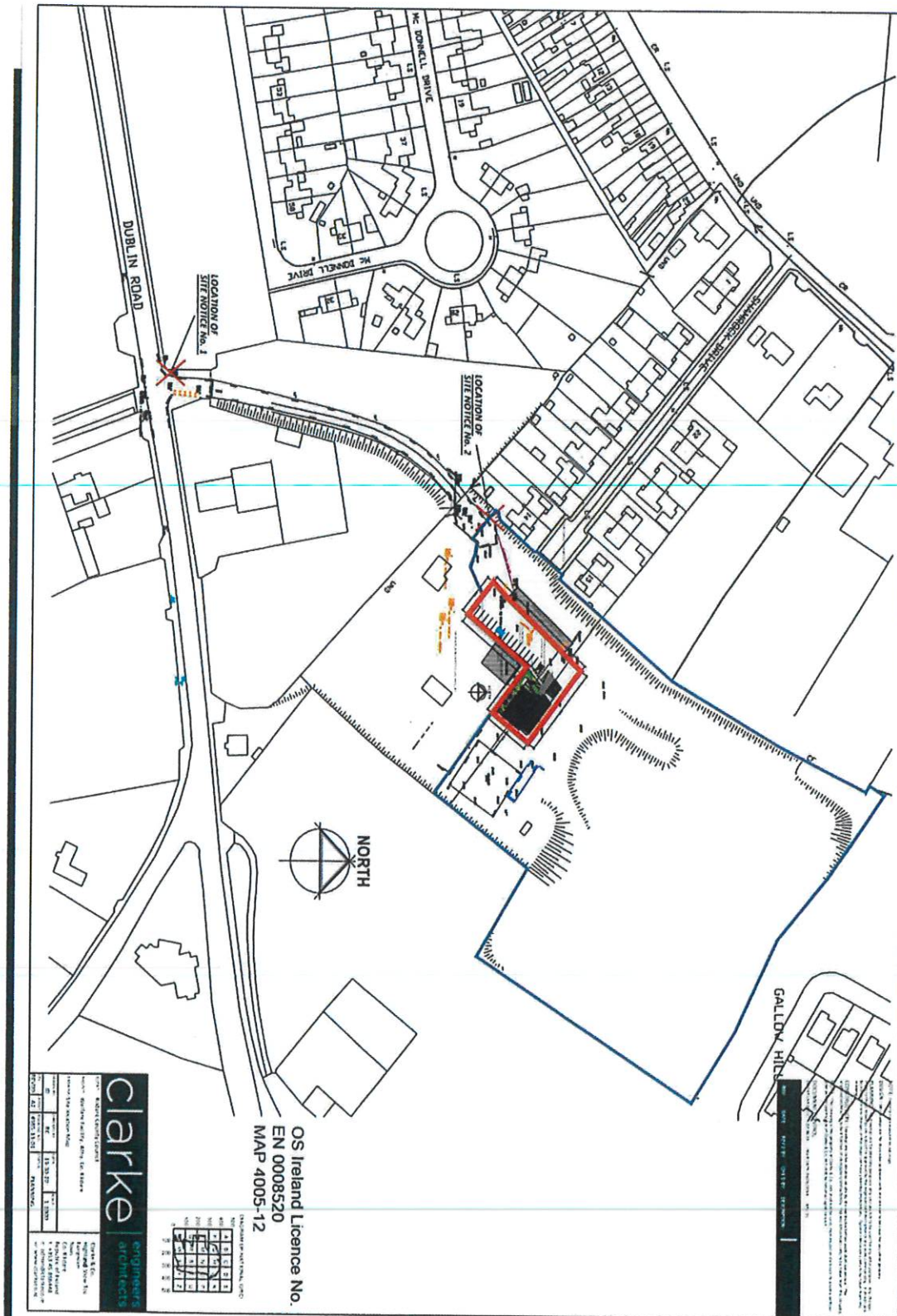


Figure 5 Site Notice Location Map

Appendix D

REGISTERED POST LIST – KILDARE COUNTY COUNCIL – TRANSPORTATION DEPT. DATE (K. FINNEGAN)
(Welfare/Training Facility at Gallowshill, Athy, Co/ Kildare) 3rd July, 2020

An Chomhairle Ealaíon - The Arts Council
70 Merrion Square South
Dublin 8
D02 NY52
RL 7798 7113 31E

Environmental Protection Agency
PO Box 3000
Johnstown Castle Estate
Wexford
Y35 W821
RL 7798 7112 01E

National Tourism Development Authority
(trading as Fáilte Ireland)
88-95 Amiens Street
Dublin 1
D01 WR86
RL 7798 7111 61E

Ervia (Bord Gáis)
Head Office
P.O. Box 31
Gasworks Road
Cork
RL 7798 7110 21E

The Heritage Council
Áras na hOidhreachta,
Church Lane
Kilkenny City,
R95 X264
RL 7798 7109 31E

Garda Síochána
Headquarters
Phoenix Park
Dublin 8
D08 HN3X
RL 7798 7108 01E

ESB Head Office
Two Gateway
East Wall Road
Dublin 3
D03 A995
RL 7798 7107 61E

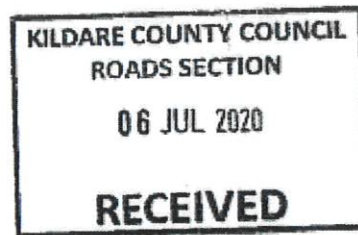


Figure 6 Registered Post Receipt p.1

Page 2/

REGISTERED POST – KILDARE COUNTY COUNCIL, TRANSPORTATION DEPT.
K. FINNEGAN – DATE – Welfare/Training Facility, Gallowshill, Athy – 3rd July, 2020

Irish Water
Coleville House
24-26 Talbot Street
Dublin 1
D01 NP86

RL 7798 7106 21E

Dept. of Culture, Heritage and the Gaeltacht
23-28 Kildare Street
Dublin 2
D02 TD30

RL 7798 7105 91E

Minister for Culture, Heritage & the Gaeltacht
23 Kildare Street
Dublin 2
D02 TD30

RL 7798 7104 51E

An Taisce
Tailors Hall
Back Lane
Dublin 8
D08 XZA3

RL 7798 7103 11E

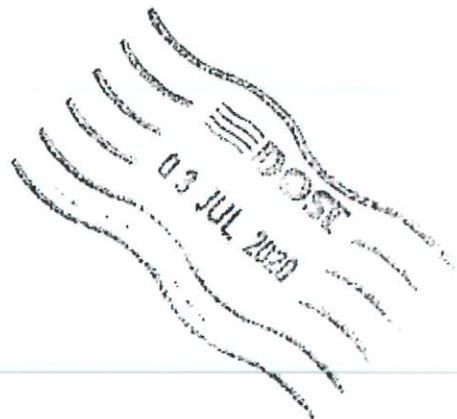


Figure 7 Registered Post Receipt p.2

APPENDIX B
APPROPRIATE ASSESSMENT and EIAR SCREENING DETERMINATION

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**

Gallowshill Project Athy

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to construct a Welfare Facility for staff which would provide a canteen, training room, office, toilets, changing facilities and an amenity patio seating area within the site of the existing Civic Amenity Site Gallowshill, Athy.

A detailed description of the proposed development has been provided in the Section 3.1 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 "*Gallowshill Project Screening for Appropriate Assessment*" (the Screening Report) prepared by Golder Associates Ltd., Kildare County Council, as the Competent Authority, determines that the proposed Staff Welfare Facility at Gallowshill, 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

- Two Natura Sites – River Barrow and River Nore SAC (1.1km west) and Ballyprior Grasslands (10.9km west) – occur within the likely zone of impact (15km) of the proposed development.
- There is no direct hydrological links to either site.
- There is no potential for cumulative impacts on the – River Barrow and River Nore SAC Ballyprior Grasslands or any other European Site.

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.



Eoghán Lynch

Senior Executive Planner

24th June 2020

Eoghán Lynch
Senior Planner

June 26th 2020

Líoghán Lynch, D.O.S
26/06/20.

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1/6/20

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

Gallowshill Project Athy

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to construct a Welfare Facility for staff which would provide a canteen, training room, office, toilets, changing facilities and an amenity patio seating area within the site of the existing Civic Amenity Site Gallowshill, Athy. A detailed description of the proposed development has been provided in the Section 1.2 of the Environmental Impact Assessment Screening Report with drawings provided with the Part 8 application.

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 the objective information provided in the Part 8 drawings and details including the document *"Gallowshill Project Ecological Impact Assessment"* and the screening opinion dated 25th June 2020 prepared by Golder Associates Ltd. which concluded that the proposed development is a sub-threshold development that is unlikely to have significant environmental effects in the relevant areas, Kildare County Council, as the Competent Authority, must determine whether the Gallowshill Project in Athy, individually, or in combination with other plans and projects, requires an Environmental Impact Assessment.

In making a determination consideration must be 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 Welfare Facility 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.

With respect to the likelihood of significant effects of the proposed project on the environment, regard must be had to the following in particular:

- 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).

Under each of these headings, having regard to the scale and the nature of the proposed development, it is considered that the environmental effects arising from the proposed project will generally be localised and minor in nature. 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.

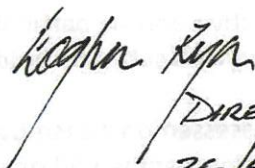


Eoghan Lynch
Senior Executive Planner

26th June 2020



Joe Leanne
Senior Planner
26th June 2020



Eoghan Ryan
DIRECTOR OF SERVICES.
26/06/20

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed Staff Welfare Facility at Gallowshill, Athy would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 29/6/20



Chief Executive