

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

**Residential Development at Beaufort House, 13 and 18 Sallins Road, Naas, Co.
Kildare**

Appropriate Assessment (AA) Screening Determination

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

The proposed development comprises the construction of a residential development of 44 dwelling units for older persons to include:

1. Beaufort House is to be retained and repurposed to facilitate a community room for the proposed residents, and the demolition of the non-original fabric alterations and additions is proposed.
2. Demolition of the three existing terraced cottages fronting Sallins Road.
3. The residential development comprises of 44 units of 1 and 2 bedrooms across 3 separate blocks, 4 storeys in height.
4. A rear garden pavilion,
5. Associated communal and public open spaces,
6. Four surface car parking spaces. Additional car parking will be made available within the existing town centre car park located opposite the site.
7. A pedestrian crossing at the front of the site, across Sallins Road.
8. Access to the site is from Sallins Road via a right of way from Father Murphy's Terrace along the southern boundary.
9. A bridge to the rear of the site across the Mill Lane stream connecting the site to the rear Luisne Gardens public open space.

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 Altermar Marine & Environmental Consultancy, dated 10th March 2026, on behalf of Kildare County Council, as the

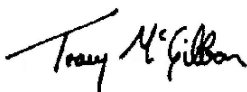
Competent Authority, determines that the proposed residential development at 13 and 18 Sallins Road, Beaufort Cottage and Beaufort, Co. Kildare, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European sites, their 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 or adjacent to any Natura 2000 sites, so there is no risk of habitat loss, fragmentation or any other direct impacts.
- The nearest Natura 2000 sites are Mouds Bog SAC (site code: 002331) which is located approximately 8.58km from the subject site and Red Bog SAC (site code: 0397) which is located 8.6km from the site.
- 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.



Tracy McGibbon
Senior Executive Planner
20/03/2026



J. O'Reilly
A/Senior Planner
20/03/2026

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by Altermar Marine & Environmental Consultancy 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 13 and 18 Sallins Road, Beaufort Cottage and Beaufort, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 23/3/2026


Chief Executive