

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 the former Garda Station, Ballitore, Co. Kildare

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at the former Garda Station, Ballitore, Co. Kildare.

The proposed development consists of:

1. The conversion of the former garda station into two dwellings
2. The construction of 4 new-build dwellings
3. Associated site works

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 an examination of the Part 8 drawings and documents and EIA Screening report prepared by MacCabe Durney Barnes and dated **17th April 2026**, which concludes:

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.

Kildare County Council, as the Competent Authority, determines that the proposed development at the former Garda Station, Ballitore, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

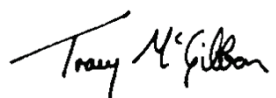
Full consideration is given to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

As the proposed development 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.

Having regard to the foregoing and in particular:

- The size and design of the whole project,
- The nature of any associated demolition works,
- The use of natural resources, in particular land, soil, water and biodiversity,
- The site location, the existing and approved land use,
- Population and human health,
- Absorption capacity
- Landscape and visual,
- Air quality and climate,
- Noise
- Culture, built heritage and archaeology heritage,
- 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).

It is considered that the environmental effects arising from the proposed project will generally be localised and minor in nature. It is considered that 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.



Tracy McGibbon
Senior Executive Planner
05/05/2026



Aoife Brangan
A / Senior Planner
05/05/2026

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed residential development at the former Garda Station, Ballitore, Co. Kildare, would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 14/5/2026 | 8:47 AM BST

Deputy Annette Aspell