

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**

Residential Infill Development at the former Garda Station, Ballitore, Co. Kildare

Appropriate Assessment (AA) Screening Determination

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

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 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 ‘*Screening for Appropriate Assessment – Proposed Residential Infill Development at the Former Garda Station, Ballitore, Co. Kildare Report*’ by NM Ecology Ltd, **dated 14th April 2026** on behalf of Kildare County Council, as the Competent Authority, determines 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 does not require an Appropriate Assessment. The screening report concludes:

“There is no risk of direct impacts on European sites. Potential pathways for indirect impacts were considered, but none were found to be feasible. Habitats within the site are unsuitable for any of the species associated with nearby SACs and SPAs. Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be excluded on the basis of objective scientific information following screening, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site. The assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.”

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 site is River Barrow and River Nore SAC (site code: 002162) which is located approximately 11.5km to west of the subject site.
- No potential pathways were identified to Natura 2000 sites.

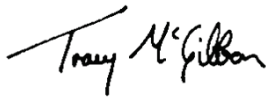
- There are no surface water, groundwater or other pathways linking the Site to any European sites, so there is no risk of indirect effects.
- There are no SPAs in the vicinity of the site.

Section 3.2 of the Screening report states:

There are no rivers or streams within or adjacent to the Site (refer to Section 2.1 and Figure 1). The closest watercourse is the River Greese, which is approx. 250 m south-west of the Site. There are no agricultural drains or other surface water features connecting the site and the River Greese. Therefore, the Site has no surface water connection to the River Greese, the River Barrow, or any downstream European sites.

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
05/05/2025



Aoife Brangan
A/Senior Planner
05/05/2026

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by NME Ecology on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the residential infill development at the former Garda Station, Ballitore, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

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

Annette Aspell

Chief Executive

Deputy