

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

Proposed Community Park, Sallins Co. Kildare.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a Community Park, Sallins, Co. Kildare.

Due to the recent Sallins By-pass construction the site's former farmland habitat has been greatly modified to accommodate the By-pass road and additional service infrastructure. A steep embankment housing the new road now divides the site creating a largely flat expanse of land to the South between the Bypass and the Canal and a sloping site to the North from the Bypass to the River Liffey. The acquisition of these lands has provided Sallins with a prime recreational site to meet the needs of the area's rapidly expanding population. Sallins GAA and Sallins Celtic Football Club were granted use of the site prior to construction works and continued use of the site during these works. The design of the park will see the GAA and Football Clubs formally accommodated within the site with provision of 2 full size GAA pitches, 2 full size soccer pitches and one multi use pitch. Changing rooms, club facilities and parking for the clubs will all be provided within the larger park facilities. An online community survey was carried out to ascertain the larger community requirements and public aspirations for the site. The findings of this survey were analysed with the top rated elements drawn into the park design including a Kids Playground, a Teen area with Skatepark and basketball, Natural Play, Outdoor gym equipment, a loop path suitable for running and access to the River Liffey for water sports. Beyond play and sport other community facilities were desired such as a mixed use community building, allotments and outdoor space for occasional arts workshops, meetings and markets. In conjunction many comments relayed the desire for biodiversity and the creation of a park linked to nature with tree planting, wildflower and wetland creation.

With the criteria set the crux of the design layout was formed around fitting the required car parking and expansive pitches within the existing field layout in order to minimise hedge removal and habitat loss. This did mean the loss of one existing hedgerow and the rerouting of a central ditch. With these elements in place links to and from the park as well as internal routes were examined, roads and paths instated and suitable sites for desired facilities located. The position of the main entrance road was determined by site lines and levels from the by-pass allowing vehicular access to the car park, community building and allotments. Beyond this point the road narrows to allow controlled emergency access only through to the canal. This canal entrance is likely to be the main pedestrian/cyclist route allowing easy access from Sallins town along the canal towpath, indeed this route will soon be part of the Grand canal greenway and as such will bring increased visitor numbers to the area. 3 more entrances allow access to different sections of the path along the towpath. At the furthest end of the

park a route links up to the by-pass footpath and another into meet the parks loop path. At a midway point along the canal a path leads into the new wetlands area and then a wider entrance forms a small plaza to the front of the existing historic farm courtyard, in turn this path links through to the new community building and changing rooms. The existing farmyard with its large agricultural building and historic stone walls offer an ideal space for a mixed use community yard suitable for food stalls, markets, workshops or group meetings. This area may also be suitable for use by the adjoining allotments which have been placed between the courtyard and the canal. The historic stone walls will be repaired and stabilized with sections removed for access while the existing farm shed will be restored for use as an open sheltered space. These areas will largely be left open so future use can be determined by Kildare County Council. To the east the courtyard will be flanked by the new community building with integrated changing rooms. Although the building itself is not part of this project an architect was commissioned to prepare a room schedule allowing for the foreseen uses to determine the size of the building footprint and design entrance routes and civic space around the building.

A detailed description of the proposed development has been provided in Section 2 of the EIAR Screening report and further details is contained within the drawings and documents prepared for 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 "*Environmental Impact Assessment Screening Recommendation for Part 8 Development, Sallins Park*" (the Screening Report) prepared by Mary O'Connor, determines that the Proposed Community Park in Sallins, individually, and in combination with other plans and projects, does not require and Environmental Impact Assessment.

It is considered that the Screening Report has been carried out giving full consideration 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 Community Park 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.

It is further considered that the Screening Report contains a fair and reasonable assessment of the likelihood of significant effects of the proposed project on the environment, and having regard to the foregoing and 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).

The report provides a reasonable description and assessment of the types and characteristics of the potential impacts of the proposed development.

It is considered that the environmental effects arising from the proposed project will generally be localised, minor in nature and occur principally during the construction phase. I concur with the conclusion and recommendation of the screening report that the development is not likely to have significant effects on the environment and does not require an Environmental Impact Assessment Report to be prepared or an Environmental Impact Assessment to be conducted.

Signed:

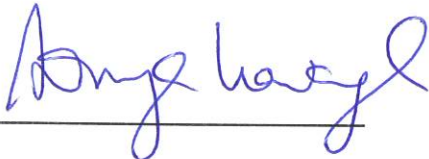


A/Senior Executive Planner

31/12/2021

ORDER: That Kildare County Council as the Competent Authority having considered the EIA Screening Report prepared by Mary O'Connor makes a determination that the proposed Sallins Community Park would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 10.1.2022.



Chief Executive