

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**

**Newtown, Leixlip, Co. Kildare**

**Environmental Impact Assessment (EIA) Screening Determination**

Pursuant to the requirements of the above, Kildare County Council is proposing to carry out development comprising of 4 no. residential units, and associated works at Newtown, Leixlip, Co. Kildare. The site is in a suburban setting in the north of Leixlip. It currently consists of a small patch of scrub, which has not been managed for a number of years. The 'River Forest' housing estate is located to the north and west of the site, and there is a commercial development (a tyre centre) and community facility to the south and east. Breakdown of proposed works include;

- the construction of 4 no. semi-detached dwellings, of which two will be one-bedroom units, and two will be two-bedroom units.
- Existing space to side of Newtown House to be re-surfaced as a shared surface to facilitate/accommodate 4no. parking spaces (including 1no. accessible space).
- A small number of old out-buildings will be demolished as part of the site preparation, the roofs of these old buildings contain some asbestos material.
- Road access will be from 'River Forest' road to the south of the site. The dwellings will have private gardens, and some shared green space will be provided to the east of the dwellings.
- Foul water will be discharged to an existing foul sewer on River Forest road, and will subsequently be treated in the Leixlip Wastewater Treatment Plant. Surface water will be discharged to an existing storm drain on River Forest road.

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, Kildare County Council, as the Competent Authority, determines that the proposed development at Newtown, Leixlip, 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.

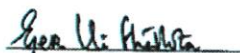
Having regard to the foregoing and in particular:

- The size and design of the whole project;
- 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).

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.



**Kehinde Oluwatosin**  
Senior Executive Planner  
14/07/2022



Emer Uí Fhátharta  
Senior Planner

July 14<sup>th</sup> 2022

**ORDER:** That Kildare County Council as the Competent Authority hereby makes a determination that the proposed construction of 4 no. residential units, and associated works at Newtown, Leixlip, 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: 15.7.2022

  
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Chief Executive