

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**

Newtown, Leixlip, Co. Kildare

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to carry out development involving the construction 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 description of the proposed development has been provided in the Section 2.2 of the Screening for Appropriate Assessment Report prepared by NM Ecology Ltd forming part of the Part 8 application.

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 report (the Screening Report) prepared by NM Ecology Ltd, on behalf of Kildare County Council, as the Competent Authority, determines that the proposed development at Newtown, Leixlip, 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 nearest European site to the Proposed Development is associated with the Rye Water Valley / Carton SAC (Site Code 001398), which is located approximately 1km west of the subject site and upstream of the closest part of the Rye Water. As the SAC's qualifying interests are upstream of the proposed development site, hydrological pathways can be ruled out. Similarly, as the proposed development site is approx. 1 km from the wetland complex at Louisa Bridge, and the underlying bedrock is only a locally important aquifer (and thus unlikely to have substantial groundwater connections), pathways via groundwater can also be ruled out.

The consideration of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the Proposed Development have been carried out in the AA Screening, prepared by NM Ecology Ltd, on behalf of Kildare County Council.

No risks to the conservation objectives of any other Natura 2000 sites are considered likely due to one or more of the following, lack of ecological or landscape connectivity between the proposed works areas and the designated area, significant buffer between the proposed works area and the designated area, the nature of the site's conservation objectives, no impact or change to the management of the designated area or; and no change to chemical or physiological condition of the designated site as a result of the proposed development.

It is therefore highly improbable that a project of this nature and scale will have any measurable impact on the qualifying interests of these 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.



Kehinde Oluwatosin
Senior Executive Planner
14/07/2022



Emer Uí Fhátharta
Senior Planner

July 14th 2022

ORDER: That Kildare County Council as the Competent Authority, having considered the Screening for Appropriate Assessment Report, prepared by NM Ecology Ltd on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the proposed construction of 4 no. residential units, and associated works at Newtown, Leixlip, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 15.7.2022



Chief Executive