

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 Greenfields, Straffan Road, Maynooth, Co. Kildare.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to construct a residential development on a residential development of 65 no. units on a site of c. 1.9 ha at Greenfields, Straffan Road, Maynooth, Co. Kildare.

The proposed development comprises the construction of the following:

- Proposed 65 residential units;
- All associated site works including planting and landscaping, SUDs, roads, footpaths, and other services;

Site and surroundings comprise of the following:

- This is currently an undeveloped site, occupies c.1.9 hectares with service connections available.
- Site is bounded by the Straffan Road (R 406) and existing housing to all boundaries. The proposed entrance is off Straffan Road.

Further details of the existing site and proposed development have been provided in the '*Architectural Design Statement for Part VIII*' by Van Dijk Architects, and, '*EIAR Screening Report*' prepared G. Tobin BSC. MA Environmental Consultant, with drawings provided as part of 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 Part 8 drawings and details including the documents '*Architectural Design Statement for Part VIII*' by Van Dijk Architects and '*EIAR Screening Report*' prepared G. Tobin BSC. MA Environmental Consultant for which concluded that the proposed development is a sub-threshold development and that "there is no real likelihood of significant effects on the environment arising from the proposed development", Kildare County Council, as the Competent Authority must determine whether the residential development at Greenfields, Straffan Road, Maynooth, Co. Kildare, individually, or in combination with other plans and projects, requires an Environmental Impact Assessment.

In making a determination consideration must be 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 residential development of 65 no. residential units and ancillary works 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.

With respect to the likelihood of significant effects of the proposed project on the environment, regard must be had to the following 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).

Both the 'Architectural Design Statement for Part VIII' (1. Site information and 2. Proposed Site Layout Plan) by Van Dijk Architects and 'EIA Screening Report' (Characteristics of Project) prepared G. Tobin BSC. MA Environmental Consultant provides a reasonable description and assessment of the types and characteristics of the potential impacts of the proposed development

Under each of the above headings, having regard to the scale and the nature of the proposed development, it is considered that the environmental effects arising from the proposed residential development involving the construction of 65 no. units on a site of c. 1.9 ha at Greenfields, off Straffan Road, Maynooth, Co. Kildare will generally be localised and minor in nature. 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.



Niall Sheehan
Executive Planner
21st September 2022



Eoghan Lynch

Acting Senior Planner

Date: 21st September 2022

*L. Ryan, DOS
21/09/22.*

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed construction of 65 no. residential units and all associated works on a site of c. 1.9 ha at Greenfields, Straffan Road, Maynooth, 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: 26/9/22


Chief Executive