

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**

**Wonderful Barn conservation and enhancement project  
Leixlip, Co. Kildare**

**Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above, Kildare County Council is proposing to carry out development that will protect and enhance the rich architectural heritage and amenity of the Wonderful Barn and adjacent buildings and provide an integrated public amenity park and tourism destination at The Wonderful Barn and associated lands, informed by a detailed conservation and management plan. The location for the development is Leixlip, Co. Kildare and proposed works comprises of the following:

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department.
- Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.
- Improvements and upgrading of existing pedestrian footways and provision of new pedestrian footways and cycle pathways throughout the site.
- Development of a new pedestrian and cycle link through the Wonderful Barn; a continuation of the pedestrian and cycle link (outside of the project boundary) from Celbridge/Backweston to Leixlip, via Castletown House, through Kildare Innovation Campus (former Hewlett Packard site), across the proposed M4 overpass to the Wonderful Barn and onto Leixlip Town Centre and Leixlip Louisa Bridge Station, in accordance with the requirements of TII publications.
- Protection and reinstatement the axial views between Castletown House and the Wonderful Barn and undergrounding of overhead cables as required to maintain uninterrupted views.
- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting

- of the walled garden, formal planting of the historic orchard to the North West of the building complex and an historic treeline and hedgerow to the Northern boundary of the courtyards.
- Realignment and improvements to pedestrian, cycle and vehicular access to site.
- Provision of new carpark with 65 no. of carparking spaces and 28 no. of bike parking spaces.
- Provision of new street furniture, seating and public lighting throughout the parkland.
- Provision of new wayfinding and signage throughout the parkland.
- Provision of all utilities, necessary services, drainage works and associated site works

A description of the proposed development has been provided in the Section 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 Wonderful Barn, 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 subject site is not within or adjacent to any European sites, therefore, the proposed development poses no risk of direct impacts on any European sites. The nearest European sites to the Proposed Development are associated with the Rye Water Valley/Carton SAC (Site Code 001398), which is located approximately 1km north-east of the subject site. The next closest Natura 2000 sites are Ballynafagh Bog SAC (Site Code 000391) and Ballynafagh Lake SAC (Site Code 001387) approximately 18km and 19km south - west of the development site. There is no connectivity to any other European sites within or outside the potential Zone of Influence. 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.

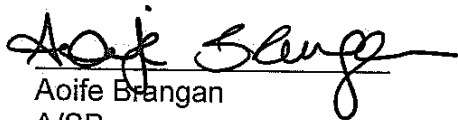
No risks to the conservation objectives of any other Natura 2000 sites are considered likely due to one or more of the following, lack of ecological or landscape connectivity between the proposed works areas and the designated area, significant buffer between the proposed works area and the designated 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  
28/05/2024



**Aoife Brangan**  
A/SP  
28/05/24

**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 Conservation and enhancement works at Wonderful Barn, 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: 28/5/2024

  
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Chief Executive