

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 development at Former Bank of Ireland site, Dublin Road, Monasterevin, Co. Kildare, W34 TF40.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at the Former Bank of Ireland site, Dublin Road, Monasterevin, Co. Kildare, W34 TF40.

The proposed works will consist of:

- a) Reconfiguration of internal layout on both ground floor and first floor to accommodate workshop/training rooms, collaboration workspaces, retail workspaces, and design offices.
- b) Relocation of existing stairs and installation of platform lift.
- c) Relocation of primary entrance onto Market Square.
- d) Installation of display window off Market Square.

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 information provided in the *“Environmental Impact Assessment Screening Report”*, Kildare County Council, as the Competent Authority, determines that the proposed development, individually, and in combination with other plans and projects, does not require an 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 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.

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, 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 at Former Bank of Ireland site, Dublin Road, Monasterevin, Co. Kildare, W34 TF40 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.

Signed:



A/Senior Executive Planner

09/10/2024

Signed:



S. Willoughby

Senior Planner

15/10/24

ORDER: That Kildare County Council as the Competent Authority having considered the EIA Screening Report, makes a determination that the proposed development at the Former Bank of Ireland site, Dublin Road, Monasterevin, Co. Kildare, W34 TF40, would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 16/10/24



Chief Executive