

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

Residential Development at Station Road, Kildare Town, Co. Kildare

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a residential development of 30 no. residential units.

The proposed development consists of:

The construction of 30 social housing units to include:

- 5 no. 3 bedroom two storey duplex apartments;
- 1 no. 3 bedroom three storey house;
- 2 no. 2 bedroom two storey houses;
- 2 no. 2 bedroom single storey apartments;
- 4 no. 2 bedroom 3 person single storey apartments;
- 6 no. 2 bedroom two storey duplex apartments;
- 10 no. 1 bedroom single storey apartments;

The construction of ancillary structures to include:

- ESB substation;
- Switchroom;
- Secure cycle storage rooms;

Associated site works to include:

- Demolition of 2 no. existing cottages and associated ancillary structures on Station Road;
- Erection of new boundary treatment to south, east and north boundaries;
- New vehicular and pedestrian entrance from station Road;

Provision of:

- 26 no. vehicular parking spaces, of which 6 no. provided with EV charging points.
- 54 no. residents bicycle parking spaces of which 4 no. suitable for adapted cycles / cargo bikes.

New landscaping, internal vehicular and pedestrian shared surface route, public lighting, site drainage works, ancillary site services and development works above and below ground.

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 *Appropriate Assessment Screening Report* by Brady Shipman Martin on behalf of Kildare County Council, as the Competent Authority, determines that the proposed residential development at Station Road, Kildare Town, 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 proposed development site is not located within or adjacent to any Natura 2000 sites, so there is no risk of habitat loss, fragmentation or any other direct impacts.
- The nearest Natura 2000 site is Pollardstown Fen SAC (site code: 000396) which is located approximately 4.8km to the north-east of the subject site.
- No potential pathways were identified to Natura 2000 sites.
- There are no surface water, groundwater or other pathways linking the Site to any European sites, so there is no risk of indirect effects.
- There are no SPAs in the vicinity of the site.

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



Martin Ryan
Senior Executive Planner
21/01/2025

Signed: 

S. Willoughby
Senior Planner

21/01/2025

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by NME Ecology on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the residential development at Coolaghknock Glebe, Kildare Town, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 22/1/2025



Chief Executive