

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 Station Road, Kildare Town, Co. Kildare

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at Station Road, Kildare Town, Co. Kildare.

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 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 an examination of the Part 8 drawings and documents and EIA Screening report prepared by Brady Shipman Martin, Kildare County Council, as the Competent Authority, determines that the proposed development at Station Road, Kildare Town, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.


Full consideration is 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 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.

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 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.



Martin Ryan
Senior Executive Planner
21/01/2025

Signed:



S. Willoughby
Senior Planner

21/05/2025

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed residential development at Coolaghknock Glebe, Kildare Town, 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: 22/1/2025



Chief Executive