Environmental Impact Assessment Report (EIAR) Screening Report

Proposed LRD Application

Lands at
South Green Road & Old Road,
Kildare Town,
Co. Kildare

On behalf of
Pousterle Ltd

March 2026

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1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, have prepared this Environmental Impact Assessment Report (EIAR) - Screening Report on behalf of **Pousterle Limited, 12 Torrent Business Park, Donaghmore, Co. Tyrone, BT703BF** for a proposed development on **lands at Southgreen Road, Kildare Town, Co. Kildare.** For clarity, the site is located within the administrative boundary of Kildare County Council.

1.1 Purpose of this Report

The purpose of this EIAR Screening Report is to demonstrate that there is no requirement for the preparation of an Environmental Impact Assessment Report for the proposed development, subject of this application to Kildare County Council.

1.2 EIAR Study Team and Guarantee of Competency and Independence

This EIAR Screening Report was completed by a project team led by Brock McClure, Planning and Development Consultants, who also prepared the planning reports enclosed with this application.

Brock McClure, Planning and Development Consultants are chartered town planning consultants and have a multi-faceted team with significant experience in the preparation of EIAR'S and screening reports across all disciplines. Laura Brock, the planning lead on this application, is a corporate member of the Irish Planning Institute and Royal Town Planning Institute and has a background in surveying, property and planning. Her experience extends across both statutory and strategic planning fields and across residential, mixed use and commercial projects.

The report has been prepared with input from the overall design team by way of supplemental reports accompanying this application. In accordance with EIA Directive 2014/52/EU, we confirm that the experts involved in the preparation of this EIAR Screening Report are fully qualified and competent in their relevant areas of expertise. This ensures that the information provided to Kildare County Council is of a high quality and reliable.

2 Methodology

In preparing this report, we note that Environmental Directives, Guidance Documents and the relevant legislative context is considered as follows:

2.1 Environmental Directives and Guidance Documents

The screening report is prepared having regard to the legal requirements of:

- 'Directive 2011/92/EU'
- 'Directive EIA 2014/52/EU'
- 'European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018' ("the 2018 Regulations")

Directive EIA 2014/52/EU amends Directive 2011/92/EU. The 2014 directive was required to be transposed to EU member states by 16 May 2017, necessitating changes in laws, regulation and administrative provisions across a number of legislative codes. This is being done to strengthen the EIA procedure and align procedure with principles of smart regulation and enhance coherence and synergies with other EU legislation. Consideration must be given to the Guidance on the revised EIAR procedure and requirements.

This EIAR Screening Report considers relevant changes with regard to the screening procedure as detailed within the EIA Directive, as implemented under the 2018 EIA Regulations.

The screening report has had regard to the following guidance:

- **Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA, May 2022)**
- **Environmental Impact Assessment Screening Practice Notes (Office of the Planning Regulator, June 2021)**
- **EIA Guidance for Consent Authorities regarding Sub-Threshold Development (DHLGH, 2020)**
- **Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment' (DHLGH, August 2018)**
- **'Government Circular PL05/2018'**
- **Environmental Impact Assessment of Projects - Guidance on Screening (EU Commission, 2017)**
- **Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems - Key Issues Consultation Paper (2017: DoHPCLG)**
- **Advice Notes on Current Practice (in preparation of Environmental Impact Statements (EPA, 2003)**
- **Guidance on EIA Screening (European Commission, June 2001).**

2.2 Legislative Context

The legislative context for screening remains as set out in the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

We note specifically that Schedule 5, Parts 1 and 2 of the *Planning and Development Regulations,* as amended set out the types of projects and thresholds that require an Environmental Impact Assessment Report (EIAR) to be undertaken.

The competent authority in this instance is Kildare County Council who can also require an EIAR where a project is below the specified threshold and where there is a likelihood of significant effects on the environment by reference to the nature and location of the proposed project. The criteria for determining whether a development is likely to have significant effects on the environment are set out in Schedule 7

of the *Regulations* and in Annex IIA of the 2014 EIA Directive (EIA 2014/52/EU). These are considered in detail in Section 3 below.

Terms of Significance

The recent EPA *Guidelines on the information to be contained in Environmental Impact Assessment Reports 2022* require that the direct, indirect, cumulative and residual impacts of the proposed development for both the construction and operational stages are described. The identified quality, significance and duration of effects for each aspect are categorised, as set out below. Quality refers to the nature of the impact, significance of effects refers to the degree that these will impact on the site and surrounding area and duration refers to how long the effects are likely to last for. A direct impact is an impact the development will give rise to. An indirect impact is similar to a secondary impact – it may result in consequences not in the immediate vicinity of the site. Cumulative impacts are impacts that arise in conjunction with other relevant existing and/or approved developments/projects. Residual impacts are those which remain after mitigation measures have been applied. Where relevant, impacts arising from the proposed development will be assessed on this basis in accordance with the below.

The quality of a potential effect on the receiving environment are described as follows:

Quality of Effects	Definition
Negative	A change which reduces the quality of the environment
Neutral	No effects or effects that are imperceptible, within the normal bounds of variation or within the margin of forecasting error.
Positive	A change that improves the quality of the environment

Table 1 - Quality of Potential Effects

The significance of an effect on the receiving environment are described as follows:

Significance of Effects on the Receiving Environment	Description of Potential Effects
Imperceptible	An effect capable of measurement but without significant consequences.
Not Significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Significant	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters a sensitive aspect of the environment.
Profound	An effect which obliterates sensitive characteristics.

Table 2 - Significance of Effects

The duration of an effect on the receiving environment are described as follows:



Duration of Impact	Definition
Momentary	Effects lasting from seconds to minutes
Brief	Effects lasting less than a day
Temporary	Effects lasting one year or less
Short-term	Effects lasting one to seven years
Medium-term	Effects lasting seven to fifteen years
Long-term	Effects lasting fifteen to sixty years
Permanent	Effects lasting over sixty years
Reversible	Effects that can be undone, for example through remediation or restoration

Table 3 - Duration of Effects

The most recent Guidelines also review the Probability of the Effects and describe these are likely (reasonably expected to occur) or unlikely (reasonably expected not to occur).

The types of effects are also referred to as Indirect effects, cumulative effects, do nothing effects, worse case effects, indeterminable effects, irreversible effects, residual effects, synergistic effects.

2.3 Proposed Development is Sub-Threshold

The proposed development is considered sub-threshold having regard to the following Class of development as set out in the 2001 Regulations under Schedule 5, Part 2:

10. Infrastructure Projects

" (b) (i) Construction of more than 500 dwellings

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere

(In this paragraph, business district means a district within a city or town in which the predominant use is retail or commercial use)"

The proposed development will provide 146 residential units and a crèche facility on a site area of approx. 6.13 ha. The proposed development does not trigger the requirement for a mandatory EIAR because:

- The total number of units falls below the threshold of 500 dwellings; and
- The site area falls well below the area threshold of 20 ha elsewhere.

Having regard to the discretionary power of Kildare County Council as regards sub-threshold development, it is considered prudent for the Applicant to prepare this EIAR Screening Report to further assist the Planning Authority in making a determination on whether a sub-threshold development would or would not be likely to have significant effects on the environment.

2.4 Schedules 7 & 7A

Schedule 7 of the Planning and Development Regulations 2001 (as amended) sets out the relevant criteria to be applied in the screening process.

The 2014 Directive (EIA 2014/52/EU) requires the applicant to provide certain information, to allow KCC to carry out proper screening to determine if an EIAR is required. This information is listed in Annex IIA of the Directive. This requirement is implemented under the Planning and Development Regulations, 2001 ("the 2001 Regulations"), as amended, most recently by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 ("the 2018 Regulations"). The criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an EIA are set out under Schedule 7 of the 2001 Regulations. The purpose of this screening exercise is to establish whether there is a need to prepare a sub-threshold EIAR in accordance with para. 15 (Schedule 5 Part 2) of the 2001 Regulations.

The information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment is separately set out under Schedule 7A of the 2001 Regulations, as amended by the 2018 Regulations.

However, Paragraph 4 of Schedule 7A requires that: *"The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7."*

In this report, therefore, the information has been set out under the more detailed headings provided for under Schedule 7. In effect, this ensures that all of the information required under Schedule 7A has been furnished. It also presents the information in a manner that facilitates the competent authority in addressing the appropriate criteria in its screening assessment.

Competent/consent authorities must have regard to these criteria in forming an opinion as to whether or not a sub-threshold development is likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location should be subject to EIA.

2.5 The Criteria (Schedule 7)

Schedule 7 of the 2001 Regulations sets out the criteria for determining whether a development would or would not be likely to have significant effects on the environment as follows:

1. Characteristics of Proposed Development
2. Location of Proposed Development
3. Types and Characteristics of Potential Impacts

It should be noted that the information provided under 1. and 2. also provides the relevant information for the purposes of paragraph 1 of Schedule 7A, namely:

1. *A description of the proposed development, including in particular –*

   (a) A description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

   (b) *A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

Each of the main criteria/ headings under Schedule 7 contain a set of sub-criteria for consideration as follows:

1. "Characteristics of Proposed Development

The characteristics of proposed development, in particular—

(a) the size and design of the whole of the proposed development,

(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,

(c) the nature of any associated demolition works,

(d) the use of natural resources, in particular land, soil, water and biodiversity,

(e) the production of waste,

(f) pollution and nuisances,

(g) 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

(h) the risks to human health (for example, due to water contamination or air pollution).

2. *Location of Proposed Development*

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—

(a) the existing and approved land use,

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,

(c) the absorption capacity of the natural environment, paying particular attention to the following areas:

(i) wetlands, riparian areas, river mouths;

(ii) coastal zones and the marine environment;

(iii) mountain and forest areas;

(iv) nature reserves and parks;

(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;

(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;

(vii) densely populated areas;

(viii) landscapes and sites of historical, cultural or archaeological significance.

3. *Types and Characteristics of Potential Impacts*

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—

(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),

(b) the nature of the impact,

(c) the transboundary nature of the impact,

(d) the intensity and complexity of the impact,

(e) the probability of the impact,

(f) the expected onset, duration, frequency and reversibility of the impact,

(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and

(h) the possibility of effectively reducing the impact."

The applicability of the above criteria to the proposed development is considered in the following section.

3 Screening Assessment

In order to assist Kildare County Council in deciding if significant effects on the environment are likely to arise in the case of development proposed in this case, the project is described in the following sections under each of the three aforementioned headings of the criteria Section 2.5 above.

3.1 Characteristics of Proposed Development

The first set of criteria under Schedule 7 relates to the characteristics of the proposed development, which are described in this section.

3.1.1 The Size and Design of the Whole Project

Description of Development

The proposed development is seeking for permission for development of a Large - Scale Residential Development (LRD) on a site of approx. 6.13 ha at Southgreen Road, Kildare, Co. Kildare. The site is generally bounded to the north by agricultural fields; to the south by the recently constructed Southern Internal Link Road; to the west by Southgreen Road and an existing Electricity Station; and to the east by Old Road and existing residential properties.

The proposed development will consist of:

- The construction of a new residential scheme of 146 no. residential units (5 no. 1 beds, 10 no. 2 beds, 104 no. 3 beds and 27 no. 4 beds) in a mix of houses, apartments and duplex units ranging in height from 1-3 storeys as follows:
    - 136 no. houses (7 no. 2 bed units; 102 no. 3 bed units; and 27 no. 4 bed units) in a mixture of bungalow, detached, semi-detached, and terrace style units ranging in height from 1 – 2 storeys.
    - 8 no. own door apartment units and 2no. own door duplex units (5 no. 1 beds, 3 no. 2 beds, and 2 no. 3 beds) in new Block A ranging in height from 2-3 storeys

  Each residential unit will be afforded with private open space in the form of a front/rear/side garden for houses or terrace / balconies for apartment and duplex style units.
- The provision of a new creche facility (approx. 161 sq m GFA) and associated areas of external open space (approx. 60 sq m) located at ground floor level in new Block A.
- Public open space (approx. 7,018 sq m) is proposed in the form of 2 no. new large public open space areas within the site (approx. 3,072 sq m and 3,946 sq m respectively).
- Communal open space (approx. 82 sq m) is proposed adjacent to Block A.
- A total of 321 no. car parking spaces (305 no. for residential units and 16 no. for the creche facility) are proposed. This provision includes 2 no. accessible spaces and 17 no. visitor spaces.
- A total of 527 no. cycle parking spaces (517 no. for residential units and 10 no. for the creche facility) are provided. This provision includes 75 no. visitor spaces. Resident cycle parking is proposed in the form of secure bicycle store enclosures to the front of terraced units; on curtilage spaces to the rear of units with side access; and a bicycle store for apartment units located within Block A. Visitor parking is proposed in the form of Sheffield stands.
- The development shall be served via 2 no. new vehicular access points from the Southgreen Road. An additional private vehicular access point is proposed via Old Road to service 1 no. new bungalow (4 no. bed residential unit). Provision is also made for vehicular access via Southgreen Road to serve the future open space and amenity zoned lands to the north of the main development site.
- Pedestrian and Cyclist access is also proposed via Southgreen Road; via a new secondary access point from the Southern Internal Link Road to the south of the site; and via Old Road to the east of the site.

- Upgrades/widening to Southgreen Road including the provision of 2 no. directional single lane cycle tracks and pedestrian footpaths on either side of the Southgreen Road, together with amendments to the existing cycle tracks and footpaths on Southgreen Road north of the Southern Internal Link Road are proposed.
- A new pedestrian/cycle link is also delivered to the north of the main development site connecting South Green Road to Old Road.
- The associated site and infrastructural works include provision for an ESB Sub Station; water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; PV/Solar Panels; internal roads and footpaths; waste storage areas, all electrical services and all associated site development works.

The planning application is also available for public viewing at the following website: www.southgreenroadlrd2.ie.

The proposal consists a mixture of house types on a greenfield site to the north west of Kildare town.

3.1.2 Cumulation With Other Existing and or Approved Projects

Cumulative existing and approved projects are considered below.

Subject Site

There are no significant planning applications of note on the subject site.

The Surrounding Area

The following applications pertaining to sites surrounding context are of note:

East of Subject Site

Reg Ref. 071449

Pensar Ltd lodged a planning application in June 2007 for a mixed use development consisting of 245 no. dwelling units and a local services centre. The residential element consists of 219 no. two storey houses of varying types, 12 no. three storey end of terrace houses, and 14 no. apartments. The 3 storey local centre consists of 5 no ground floor retail units, a creche, and apartments. A total of 460 no. car parking spaces are provided at surface level. 7 no. new vehicular access points.

The application was subject to a further information request and was subsequently granted by Kildare County Council on the 14th of April 2008. The conditions of the grant were subject to a first-party appeal to An Bord Pleanala. The appeal was withdrawn and a final grant was issued by Kildare County Council on the 8th of August 2008.

Reg Ref. 13154

Pensar Ltd lodged an Extension of Duration for Application Ref. 071449 in March 2013. The EOD was subject to a further information request and was subsequently granted by Kildare County Council on the 17th of June 2013.

Reg Ref. 181026

This application lodged by Eurkon (Kildare) Ltd was the first of three applications concurrently lodged to the east of the subject site in August 2018. The application comprised a residential scheme of 99 no. dwelling units in a mixture of 2 storey houses, 2 storey plus dormer houses, and 3 storey duplex apartment buildings, and the provision of a 1-2 storey childcare facility.

The application was subject to a further information request which significantly altered the scheme including details of the site layout and boundary, unit mix, and the relocation of childcare facility. Subsequently, Kildare County Council decided to grant permission for the proposed development on the

4th of September 2019. The conditions of the grant were subject to a first-party appeal to An Bord Pleanala. The grant was also subject to a third-party appeal. On the 14th of February 2020 the final grant was issued by Kildare County Council after both appeals were withdrawn.

Reg Ref. 181027

This application lodged by Eurkon (Kildare) Ltd was the second of three applications concurrently lodged to the east of the subject site in August 2018. The application comprised a residential scheme of 50 no. dwelling units in a mixture of 2 storey, 2 storey plus dormer houses, and a 3 storey duplex apartment building.

The application was subject to a further information request which significantly altered the scheme including an increase in unit numbers, details regarding unit mix, car parking, and the provision of a childcare facility. Subsequently, Kildare County Council decided to grant permission for the proposed development on the 4th of September 2019. The conditions of the grant were subject to a first-party appeal to An Bord Pleanala. The grant was also subject to a third-party appeal. On the 17th of February 2020 the final grant was issued by Kildare County Council after both appeals were withdrawn.

Reg Ref. 181028

This application lodged by Eurkon (Kildare) Ltd was the third of three applications concurrently lodged to the east of the subject site in August 2018. The application comprised a residential scheme of 96 no. dwelling units in a mixture of 2 storey, 2 storey plus dormer houses, and a 3 storey duplex apartment building, and the provision of a 1-2 storey childcare facility.

The application was subject to a further information request which significantly altered the scheme including an increase in unit numbers, details regarding unit mix, car parking, site layout and boundary, and the relocation of a childcare facility. Subsequently, Kildare County Council decided to grant permission for the proposed development on the 4th of September 2019. The conditions of the grant were subject to a first-party appeal to An Bord Pleanala. The grant was also subject to a third-party appeal. On the 17th of February 2020 the final grant was issued by Kildare County Council after both appeals were withdrawn.

Reg Ref. 221528

Elmendorf Ltd lodged a planning application in December 2022 for modifications to the previously permitted residential development permitted under ref. 181028, and associated refs. 181026 and 181027. The permission sought amendments to the site layout, design changes to house types, and changes to the housing mix. The proposed changes are within the subject area of ref. 181028 but should be assessed in conjunction with the permitted refs. 181026 and 181027.

The application was refused on the 23rd of February 2023 for poor design and layout, impact on the visual and residential amenity of existing dwellings, safety and security concerns, and insufficient detail regarding septic tank management.

Reg Ref. 2460145

Eurkon (Kildare) Ltd lodged a planning application in February 2024 for the construction of 44 no. apartments in 4 no. three storey duplex blocks. The development also includes all associated ancillary site works, car parking, bin and bicycle stores, and public / communal open space on the previously approved site under ref. 181027.

The application was subject to a further information request which significant altered the scheme including amendments to the site layout and the reduction of car parking provision. The application was refused on the 21st of October 2024 for lack of proper above ground SUDs techniques, and the failure to provide a high quality and responsive built form and failure to deliver an appropriate sense of streetscape and public realm.

Reg Ref. 255

Eurkon (Kildare) Ltd lodged an Extension of Duration request in January 2025 for planning permission ref. 181027. The request was refused as the planning authority were not satisfied that substantial works had been carried out.

Reg Ref. 2521

Elmendorf Ltd lodged an Extension of Duration request in February 2025 for planning permissions ref. 181026, 181027, and 181028. The request was granted on the 1st of April 2025.

Reg Ref. 2560535

Eurkon (Kildare) Ltd lodged a planning application in May 2025 for the construction of 48 no. apartments in 3 no. three storey duplex blocks on site previously approved under ref. 181027. The request was granted on the 15th of July 2025.

Reg. Ref. 2560740

Elmendorf Ltd. lodged a planning application in July 2025 for the construction of 11 no. houses at Oak Church, Kildare. The houses proposed are a mixture of 3 and 4 bedroom, 2 storey and 2 storey plus dormer, in a mix of semi-detached and terraced arrangements, with on-curtilage parking.

Permission was previously granted for these houses under plan ref. 18/1027 but has since expired.

The application was granted subject to conditions on the 6th of October 2025.

Reg. Ref. 2561208

This Application lodged by the private household of the O'Shea family on the 10th of October 2025. It consists of the subdivision of the existing site and six-bedroom dwelling into two separate dwellings, consisting of 1 no. single storey three-bedroom bungalow to include conversion of garage to a bedroom & 1 no. two-bedroom 2 storey dwelling with internal alterations.

The application was subject to a further information request on the 10th of December 2025 with FI response due on the 9th of June 2026 and remains the current status of the application at the time of writing this report.

South of Subject Site

Reg Ref. 23416

On the 20th of April 2023, Pousterle Limited lodged an application for a Large-Scale Residential Development (LRD) scheme on the adjacent site to the subject site. The site of approximately 5.417ha. bounded generally by Southgreen Road, Old Road, the Southern Link Road, and the Dublin to Cork Railway line. The development (38.00 units/ha) consists of the construction of a new residential development of 168 no. units (24 no. 1 bed units; 52 no. 2 bed units; 77 no. 3 bed units; and 15 no. 4 bed units) in a mixture of houses, apartments and duplex units ranging in height from 2 to 3 storeys together with a childcare facility of approx. 343.91sqm. The residential element of the scheme will consist of; 108 no. Houses (30 no. Semi-Detached Houses and 78 No. Terraced Houses) in a range of house types (all 2 storeys in height); and 36 no. Duplex Units and 24 no. Apartment Units across Block A (3 storeys); Block B (3 storeys) Block C (2 storeys); and Block D (3 storeys). A separate building (2 storeys) will accommodate a Childcare Facility of approx. 343.91sqm with associated outdoor play area space of approx 91.5sqm, fully accessible from all locations within and adjacent to the scheme. Each residential unit will be afforded with private open space in the form of a balcony in the case of the apartment & duplex units and a rear garden in the case of the housing units. Public open space is proposed in the form of large central play areas, outdoor seating and planting.

A total of 203 no. car parking spaces (183 no. for residents, 11 no. for visitors and 9 no. for creche staff and creche set down/drop off) are provided at surface level, including 3 no. Accessible spaces. 2 no. Bicycle/Bin Storage Buildings (both single storey/2.5m in height) are proposed to accommodate (a) 165 no. bicycle spaces (128 no. for residents, 24 no. for visitors and 13 no. for creche staff and children) in the form of 3 no. bicycle storage areas (approx. 66.3sqm); and (b) 2 no. Bin storage areas (approx. 17.9sqm). The development shall be served via a new vehicular access point from the Southgreen Road. New pedestrian and cyclist access points will be provided on to Southgreen Road, Old Road and the Southern Link Road from the site. A double-lane cycle track and footpath are also proposed along Southgreen Road adjacent to the proposed scheme. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; electrical services and all associated site development works.

Permission was **REFUSED** on the 12th of October 2023. Permission was refused for the following reason:

1) The Draft Kildare Town Local Area Plan 2023-2029 was currently under preparation, which contained objectives to prepare surface Water Masterplan for Kildare Town. The failure to incorporate a surface water corridor indicated in the Draft LAP within the proposed development and the uncertainty regarding surface water drainage features affecting public open space in the development. It was considered that the proposed development would be premature pending the adoption of the Kildare Town Local Area Plan 2023-2029, would be in contrary to Objectives in O24 and O26 of the Kildare County Development Plan 2023-2029 and premature pending the development for the SUDs Guidance document for County Kildare.

An appeal was made to the board on the 5th of December 2023.

Permission was then **GRANTED** by the Board on the 26th of February 2024 with several conditions.



Figure 1 - Extract of drawing of approved scheme

It is noted that this was phase 1 of the overall development of a wider landholdings. Cumulatively, both the phase 1 and current proposal for phase 2 lands do not trigger the requirement for Environmental Impact Assessments as no relevant threshold is reached.

Reg. Ref. 2560453

Lagan Homes Kildare Limited lodged a planning application in May 2025 to modify a permitted Large-scale Residential Development permission (Ref. 23416) by way of planning application for an LRD at Ard na Pairce Theas, Southgreen. The development will consist of amendments to the two-storey creche building.

The application decision type was decided as conditional on the 25th of June 2025.

<u>West of Subject Site</u>

Reg. Ref. 07/1450

Makros Limited lodged an application in June 2007 for a residential development consisting of 212 no. dwellings of varying types as follows. 38 no. 4 bedroom semi-detached houses, 75 no. 3 bedroom end of terrace houses, 22 no. 2 bedroom mid terrace houses, 6 no. 2 bedroom end of terrace houses, 57 no. 3 bedroom mid terrace houses, 14 three storey four-bedroom terrace houses. A total of 359 no. surface car parking spaces. 4 no. vehicular access points and associated site works. In addition, permission was also sought for the delivery of the Southern Internal Link Road.

In order to comply with the further information request, the scheme was redesigned, and the revised proposal consisted of 210 no. dwellings of varying types. A first party appeal was lodged on this file under ABP Ref. PL09.229110 but was subsequently withdrawn.

Reg. Ref. 13/155 (Extension of Duration for Reg. Ref. 07/1450)

An application for an extension of duration was lodged with the Planning Authority for this permission in March 2013 and was granted in April 2013. The duration of the permission was therefore extended until 6 August 2018.

Reg. Ref. 17/764 (ABP Ref. ABP-302145-18)

Makros Limited applied for permission in June 2017 to modify the proposed development permitted under Reg. Refs. 07/1450 and 13/155 for 2 storey residential development of 191 no. dwelling units, a creche, 2 no. ESB Sub Stations and all associated works. The proposal had a net residential density of 32 units per ha. Kildare County Council granted permission on 26 June 2018. The decision omitted a number of units by condition, resulting in a scheme of 187 no. units.

First party appeal against the Planning Authority in regard to the financial contribution condition. An Bord Pleanála decided to confirm and restate the condition on 26 November 2018.



Figure 2 - Extract of drawing of approved scheme



Figure 3- Extract of drawing of Southern Internal Link Road (portion relevant to subject proposal)

Reg. Ref. 2560729

Gymdog Limited lodged a retention application on the 1st of July consisting of small alterations to elevations including new windows and doors and installation of new roof, retention for construction of detached single storey store room to rear of main hospital building.

Decision is ongoing with further information requested on the 22nd of August 2025 leading to the application placed on hold with the FI response due on the 21st of February 2026. We understand that this initial period for submission of Further Information has been recently extended to May of 2026.

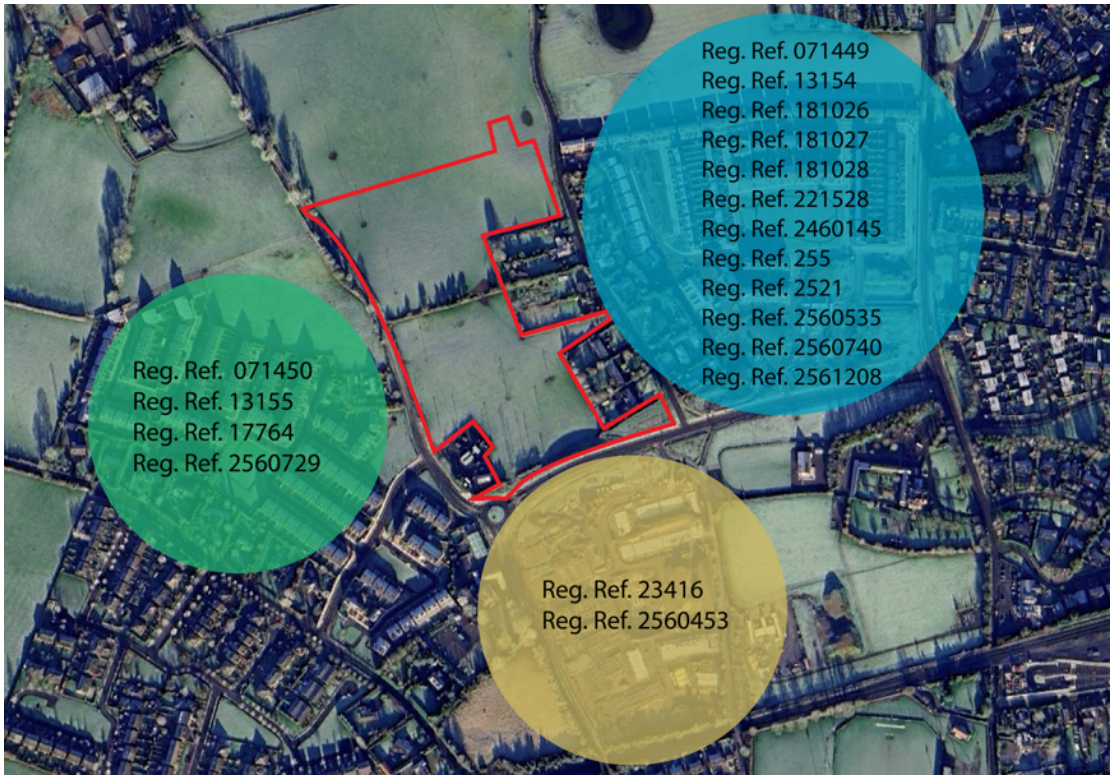


Figure 4 – Planning History Map (Refer to MCORM Drawings for Detailed Red Line Boundary)

The planning history of sites in the surrounding vicinity show a clear precedent for residential development at this scale. The efficient use of sites ideally located in proximity to the town centre, public transport and local amenities is encouraged.

The subject proposal will complement the granted developments that are proximate to the west, east, and south of the subject site.

Cumulatively, the planning relevant, recent and immediately adjacent development considered together with the current proposal does not trigger and relevant threshold for Environmental Impact Assessment.

3.1.3 Nature of any Associated Demolition Works

There are no demolition works associated with the proposal.

3.1.4 The Use Of Natural Resources

Soil

As outlined in their Construction Environmental Management Plan, AWN Consulting state that testing will be undertaken prior to the removal of any soil and stone from site. The following is also stated.

> *'In the event that contaminated material is found on site, this material will need to be segregated from clean/inert material, tested and classified as either non-hazardous or hazardous in accordance with the EPA publication entitled 'Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-Hazardous' 1 using the HazWasteOnline application (or similar approved classification method). The material will then need to be classified as clean, inert, non-hazardous or hazardous in accordance with the EC Council Decision 2003/33/EC 2, which establishes the criteria for the acceptance of waste at landfills.'*
>
> *In the event that Asbestos Containing Materials (ACMs) are found, the removal will only be carried out by a suitably permitted waste contractor, in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 4 and the Best Practice Guidance for Handling Asbestos (2023)5 All asbestos will be taken to a suitably licensed or permitted facility.*
>
> *'In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor will notify KCC and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal/treatment, in addition to information on the authorised waste collector(s).'*

3.1.5 Pollution and Nuisances

The only potential sources of pollution from the proposed development will be emissions to air, water, and noise pollution. In this regard the following is proposed in terms of services:

Gas

During operational stage, the only potential natural resources utilised will potentially be natural gas and water in quantities applicable to the daily operation of the new residential development. Land, soil and biodiversity are not considered to feature as natural resources used at operational stage.

Water Supply

Uisce Eireann have provided a confirmation of feasibility for this planning application.

It is proposed to connect the subject site water supply into the existing 315 mm diameter HDPE water supply network west of the site, within Southgreen Road The proposed developmentwater supply network will consist of 100 mm & 150 mm diameter networks looped within the internal roads network of the proposed development.

A water meter in accordance with the Uisce Éireann's Water Code of Practice will be installed on the proposed network before connecting into the existing 315 mm diameter watermain.



The proposed connection location of the subject developments water supply network is proposed at the subject development access on to Southgreen Road.

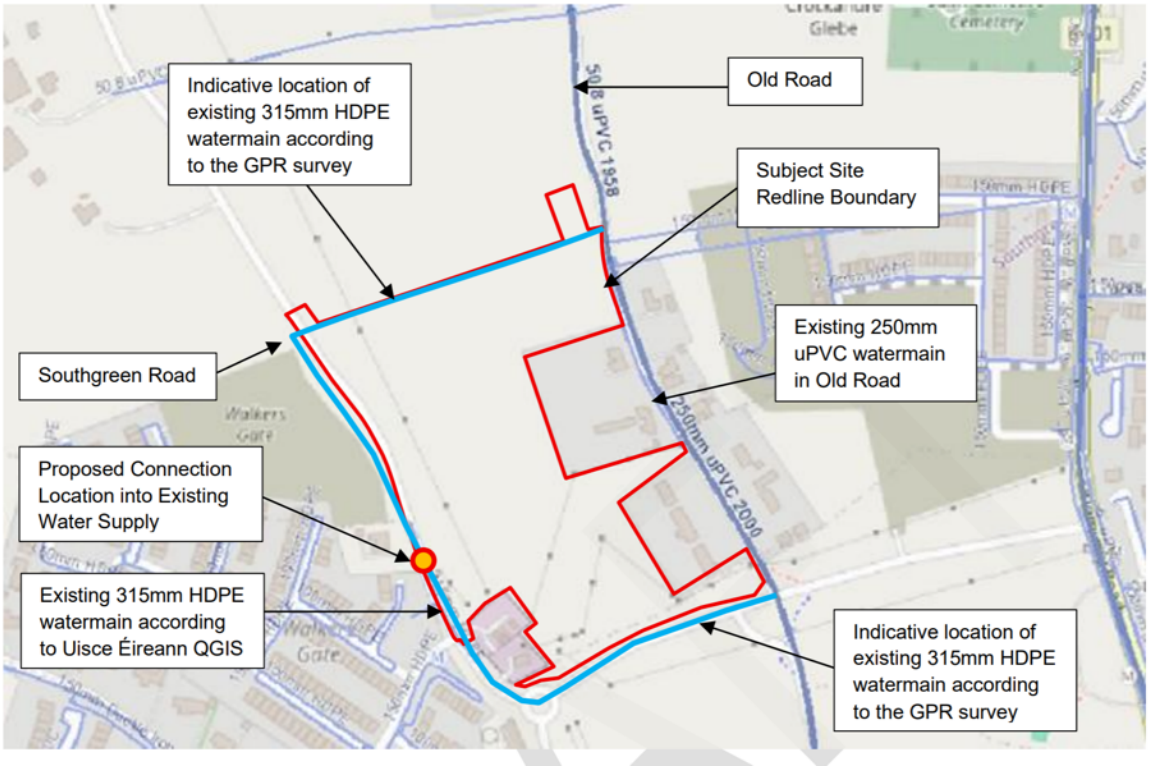


Figure 5 - Existing Uisce Eireann Water Supply Infrastructure

The proposed development will consist of 146 No. residential units and a creche facility. Based on the Uisce Éireann Code of Practice, the peak water supply demand from the proposed development will be as outlined in the table below.

Description	No. of Units	Flow (ℓ/h/day)	Population per Unit	Average Daily Domestic Demand (ℓ/d)
Residential Development	146 no.	150	2.7	58,725
Creche	1 no. (48 Persons)	90	48	4,320
Average Daily Domestic Demand (from above)				63,045
Average Daily Domestic Demand				0.73 ℓ/s
Average Day/Peak Week Demand (x1.25)				0.91 ℓ/s
Daily Peak Demand (x5)				**4.56** ℓ/s

Total Water Demand Calculations

As can be seen from the above table, the total daily peak water supply demand for the development is 4.56 ℓ/s. The total water requirement, from the public supply, for the development, is estimated at 63 m_3/day.

Foul Water Drainage

The following drainage and water supply information has been informed by the Engineering Assessment Report (Phase 2) prepared by Waterman Moylan Consulting Engineers Limited and enclosed with the planning application.

Irish Water have provided a Confirmation of Feasibility for the proposed development to connect to public water supply and foul water infrastructure.

It is proposed to connect the subject sites foul drainage into the existing 450 mm diameter gravity foul network south of the site, currently being constructed as part of the South Green Phase 1 development.

The connection will be made at the existing foul water manhole located on the south of the subject site with ref. F4-AS-BUILT.

The spine sewer to be laid in a north-south direction through the subject site will be 375mm in diameter to cater for potential future development of the lands to the north and northwest of the subject development.

The subject site proposed foul network will ultimately outfall at the Kildare Wastewater Treatment Plant (WWTP) located c. 1.6 km from the site. The Kildare WWTP, as mentioned, has a current capacity of 28,000 Population Equivalent (P.E).

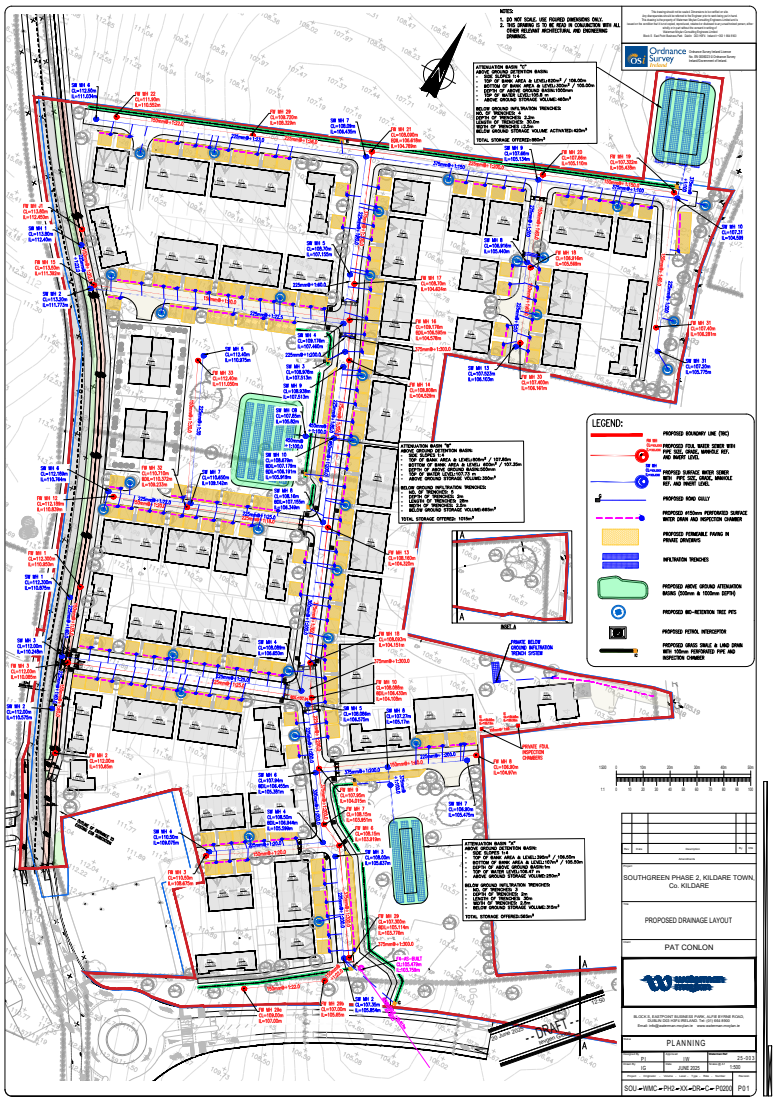


Figure 6 - Proposed Drainage Layout

Based on the Uisce Éireann Code of Practice, the peak foul flow from the proposed development will be as below:

Description	No. of Units	Flow (ℓ/h/day)	Population per Unit	Infiltration Factor	Total Discharge (ℓ/d)
Residential Development	146 no.	150	2.7	1.1	65,043
Creche	1 no. (48 Persons)	90	48	1.1	4,752

Calculation of Proposed Peak Foul Flow		
Total Daily Discharge (from above table)	69,795	ℓ/d
Dry Weather Flow (DWF)	0.81	ℓ/s
Peak Foul Flow (= 6 x DWF)	**4.86**	**ℓ/s**

Figure 7 - Calculation of Proposed Foul Water Flow

The total dry weather flow generated from the proposed development is 0.81 ℓ/s and the peak foul water flow generated from the development is calculated as 4.86 ℓ/_s_, with a proposed outfall from the development as 1 No. 375 mm diameter pipe laid at a minimum gradient of 1:300.

The outfall pipe has a capacity of 115 ℓ/s and is thus adequate to cater for the proposed development and future developments discharge of foul flows.

Foul water sewers will consist of uPVC or concrete socket and spigot pipes (to IS 6) and will lay strictly in accordance with the Uisce Éireann Code of Practice for Wastewater Infrastructure and requirements for taking charge.

The design of the subject site foul water drainage network will incorporate 150 mm and 225 mm diameter pipes and a 375mm diameter spine sewer. The installation of these pipes will adhere to the requirements outlined in Uisce Eireann"s Wastewater Standards and Code of Practice.

Surface Water Drainage

Objective IN O22 of the Kildare County Development Plan 2023-2029 requires the implementation of Sustainable Urban Drainage Systems (SuDs) and other nature-based surface water drainage as an integral part of all new development proposals. The proposed surface water drainage system for this development has been designed as a sustainable urban drainage system. The following proposals are set out by Waterman Moylan:

The SuDs and Drainage Strategy shall comply with CDP, LAP and draft LAP, GDSDS, Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Area-Water Sensitive urban Design Best Practice Interim Guidance Document and CIRIA SuDs Manual.

It is proposed, similar to Phase 1 South Green, to discharge surface water from the subject site to the

ground via. Infiltration. It is proposed to incorporate 3 no. infiltration attenuation systems. 1 no. system per open green space area. Above ground detention basins are proposed at all infiltration attenuation systems.

The above-ground detention basin and the below-ground infiltration area located within the central portion of the subject development receive runoff from different surface water catchments.

The above-ground detention basin, situated within Surface Water Catchment B2, provides surface water storage for Catchment B2, which comprises the central open green space, the crèche, apartment units, several residential dwellings, and a small section of roadway.

The below-ground infiltration area, although also located within Surface Water Catchment B2, provides surface water storage for Catchment B1, which is the largest surface water catchment within the subject development.

By allowing surface water to naturally percolate into the soil as the main surface water attenuation strategy, this strategy not only mimics the pre-development hydrological cycle but also significantly reduces runoff volumes, lowers flood risk, and supports groundwater recharge. Given Kildare Town's geology and the increasing emphasis on sustainable development, prioritising infiltration to ground as the main surface water attenuation method offers a low-impact, long-term solution that enhances local resilience to climate change while promoting biodiversity and water quality improvements. This nature-based approach aligns with national SuDS guidance and Kildare's commitment to environmental stewardship.

The attenuation systems are sized to accommodate the extreme 1-in-100-year storm event with 30% climate change and 10% urban creep allowances included, as per KCC requirements. The final design of the infiltration systems is informed by and reflects the findings of hydrogeological investigation undertaken for the subject lands.

As mentioned, it is proposed that the surface water runoff for the development will be intercepted, collected, slowed, and attenuated through the use of nature-based rainwater management and SuDS features. The SuDS features proposed for the subject site are summarised below:

- Permeable paving at private parking / driveways.
- Bio-retention tree pits used in strategic public areas within landscaping and adjacent to hardstanding areas such as the internal roads network.
- Swales located adjacent to footpaths or the internal roads network to collect rainfall runoff from same.
- Above ground attenuation basins for each sub-catchment to facilitate above ground rainfall storage.
- Below ground infiltration systems for each sub-catchment to facilitate infiltration to ground.

These SuDS features will also add value to the biodiversity potential of the development.

The images taken from the KCC Sustainable Drainage Systems Guidance document, shown below, illustrate already constructed robust and aesthetically pleasing nature-based solutions in the form of permeable surfacing at car parking spaces / driveways and a well-established detention basin in a public open space.



Figure 8 – Surface water run off infiltration

The flow of rainfall runoff both overland and within the surface water network to the relevant discharge points (infiltration systems), which represents the modified flow analysis, is indicatively illustrated in Figures, below.

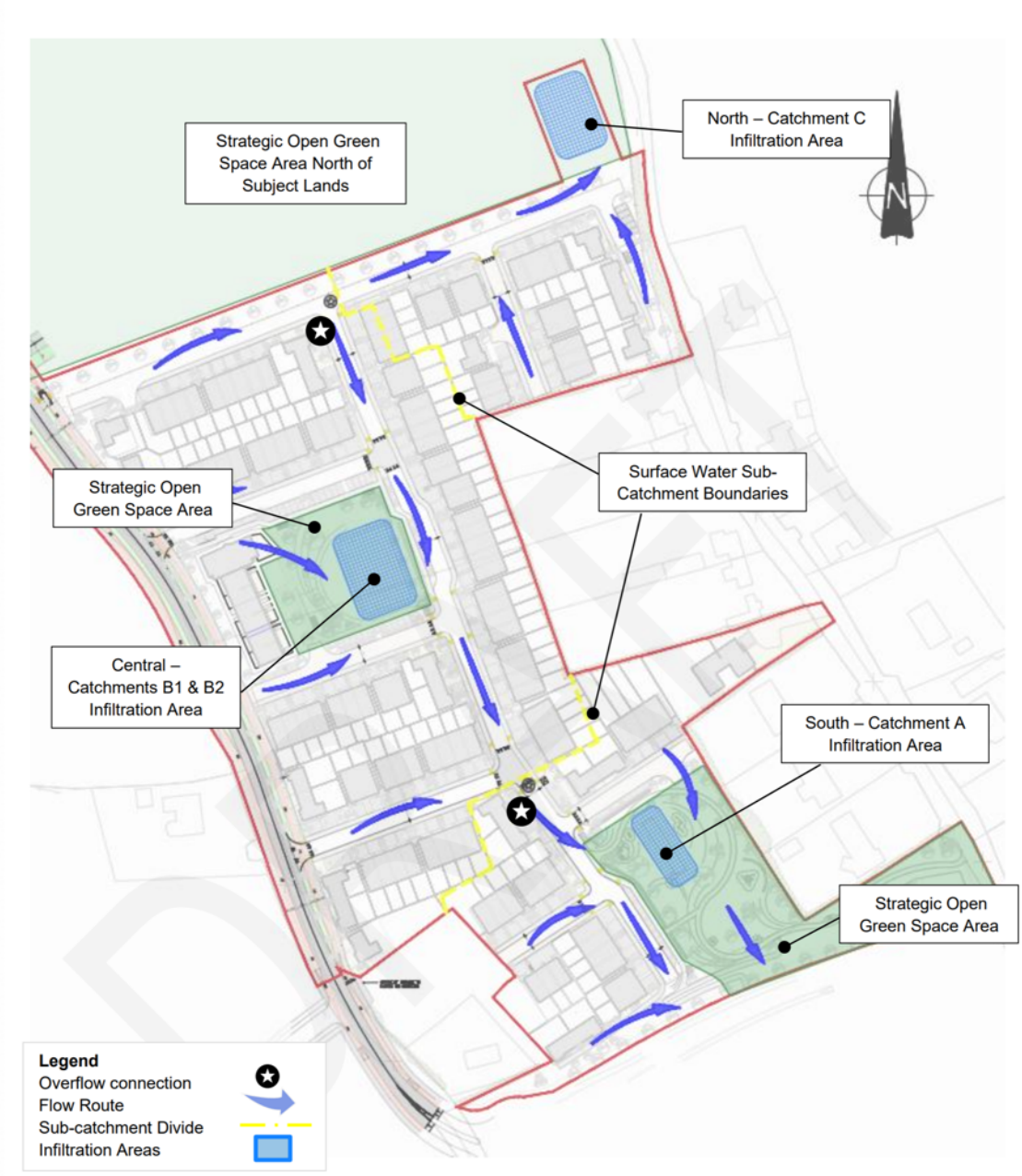


Figure 9 - Indicative Sketch of Surface Water Paths in Sub-Catchment (Modified Flow Analysis)

As discussed in Chapter 4.3 of the report prepared by Waterman Moylan, the Stage 2 Surface Water Study commissioned by KCC identifies an existing pond located northeast of the development as the nominated Nature-Based Management Area (NBMA) for Site O, within which the subject lands are located.

The primary method of rainfall runoff treatment for the proposed development is infiltration to ground. It is proposed that flood volumes up to and including the 1-in-100-year storm event, with an additional 30% allowance for climate change, will be managed entirely through infiltration. The system will provide online storage through a combination of swales, permeable paving, bio-retention tree pits, detention basins, and infiltration systems, all designed to accommodate the full long-term storage volume required for the site.

2 No. overflow pipes will be provided between:

- The Southern Catchment A and Central Catchment B;
- The Central Catchment B and the Northern Catchment C.

The overflow pipes are proposed to provide additional resilience in the event of a storm exceeding the design capacity of the surface water network. The 2 No. connections will operate as a below-ground relief mechanism, distinct from above-ground controlled exceedance routes, connecting the entirety of the surface water network and allowing runoff to flow northwards towards the existing pond and the area of the proposed NBMA. It is noted however that the subject lands are not located adjacent to the NBMA and third party ownership lands are located between the subject lands and the NBMA. As such, it is not possible to design a direct connection into the NBMA.

Surface Water Calculations

It is proposed to discharge the subject developments surface water runoff to the ground via. infiltration within 3 No. attenuation systems, 1 No. per sub-catchment. As no surface water runoff from the subject development is proposed to be discharged into a public watercourse or network, the pre-development or Greenfield Run-off Rate for the subject lands is not applicable to the surface water design. The rainfall runoff will discharge into the underlying soils at the natural infiltration rate.

Proposed Surface Water Storage

It is proposed, in accordance with the recommendations of the Greater Dublin Strategic Drainage Study, that the 1-in-100-year critical design storm will be used for stormwater volumetric calculations (to establish on-site storage required) with a 30% additional allowance for climate change and 10% allowance for creep.

According to the FLOW model (Causeway software) of the full site's surface water attenuation storage, the site requires a total storage volume of c. 2,771 m3 surface water for the critical storm event. Of the total storage volume, each sub catchment requires the following volumes:

Sub-Catchment Identifier	Storage Volume Required (m^3)
Sub-Catchment A (Southern Catchment)	585 m^3
Sub-Catchment B1 (Central Catchment)	1,115 m^3
Sub-Catchment B2 (West Central Catchment)	315
Sub-Catchment C (Northern Catchment)	756 m^3
Total Surface Water Attenuation Storage Required	**2,771 m^3**

Figure 10 - Surface Water Attenuation Storage Required per Sub-Catchment

The impermeable area of the subject site is calculated by multiplying the contributing area type receiving rainfall with the respective runoff coefficient. The impermeable areas calculated for the subject development with the impermeable areas per sub-catchment shown in the tables below

Contributing Area Type	Contributing Area (m^2)	Runoff Coefficient	Impermeable Area (m^2)
Green Spaces	24,980	0.2	4,996
Roads	6,400	0.9	5,760
Footpaths	3,130	0.9	2,817
Parking court/Permeable surfacing	3,400	0.9	3,060
Roof	12,950	1.0	12,950
Total Impermeable Area			**29,583 m^2**

Figure 11 - Contributing Impermeable Areas within the Subject Development



Sub-Catchment Identifier	Contributing Area (m2)	% Hardstanding
Sub-Catchment A (Southern Catchment)	6,860 m^2	46 %
Sub-Catchment B1 (Central Catchment)	13,710 m^2	61 %
Sub-Catchment B2 (West Central Catchment)	3,920 m^2	56 %
Sub-Catchment C (Northern Catchment)	5,050 m^2	57 %
Total Impermeable Area	**30,535 m^2**	

Figure 12 - Contributing Impermeable Areas within each Sub-Catchment

SuDS features are designed to intercept, store, slow, filter, and infiltrate runoff from these impermeable areas with the aim of:

- Reducing flood risk;
- Improving water quality;
- Encouraging groundwater recharge, and;
- Enhancing biodiversity and amenity.

The SuDS features proposed for the 4 No. sub-catchments of the subject development are discussed below:

Permeable surfacing / paving

Permeable paving is proposed for the private parking areas / driveways to manage surface water runoff directly from these hard surfaces and from the residential dwellings roofs to reduce the risk of flooding. Downpipe collector drains can be routed from the roof gutters to connect into the below ground permeable paving driveways as an additional treatment process before discharging to the surface water mainline.

The storage layer of the permeable paving system has a depth of 350 mm and a void ratio of 0.4, meaning 40% of the storage volume consists of void spaces, allowing for effective water retention. This storage layer facilitates the management of stormwater by providing temporary detention, which helps to reduce peak runoff and promote gradual infiltration.

Bio-retention tree pits

Bio-detention tree pits are proposed adjacent to the internal roads network and footpath arrangements in the subject development. This SuDS feature will capture surface water runoff from the adjacent road and/or footpath, filtering and slowing the surface water within the pit before conveying it to the mainline network and attenuation storage area within each sub-catchment. The pits have been located within the public realm.

This SUDS feature is designed as 1m in depth, 1m in width & length, and has an associated voids ratio of 0.4.

Swales

A swale is a shallow, vegetated, linear depression designed to convey, store, and treat surface water runoff from adjacent impermeable surfaces such as roads, car parks, and footpaths. In line with KCC's SuDS principles, swales provide an effective means of managing runoff close to source while delivering water quality, quantity, and biodiversity benefits

Swales are typically grass-lined or planted with low-maintenance, native vegetation, allowing for infiltration of surface water into the ground where soil conditions permit, or conveyance to downstream SuDS features such as the proposed detention basins and attenuation areas.

Above Ground Detention Basins

A detention basin is a normally dry vegetated depression designed to temporarily store surface water runoff during rainfall events and release it at a controlled rate to downstream systems. Unlike infiltration

systems, detention basins do not typically allow water to soak into the ground, but instead attenuate flows and provide time for sedimentation and pollutant removal before discharge.

An above ground detention basin is proposed in Catchment A (southern catchment) and Catchment C (northern catchment), located above the proposed infiltration areas. Where feasible, surface water runoff will be conveyed above ground directly into the detention basin. For runoff that enters the subsurface attenuation system, an open-grated manhole will be incorporated at the interface between the detention basin and infiltration area. This will allow exceedance flows during extreme storm events to discharge above ground, providing an additional overflow route from the infiltration system.

The above-ground basin located within Catchment B2 will technically operate as a retention basin rather than a detention basin. During the 1-in-1-year design storm, a small volume of surface water will be stored within the basin, corresponding to an approximate maximum water depth of 87 mm

Infiltration Areas

An infiltration area is a subsurface or surface feature designed to temporarily store surface water runoff and allow it to infiltrate directly into the underlying ground, thereby reducing runoff volumes, attenuating peak flows, and supporting groundwater recharge.

In accordance with Irelands SuDs guidance, infiltration systems are most effective when located close to the runoff source and are particularly suited to developments with permeable or moderately permeable soils, and where groundwater levels and contamination risks are suitably low.

The final design of the infiltration systems will be informed by and reflect the findings of this investigation.

Surface Water Network Design

Calculations for pipe sizes and gradients are based on surface water runoff from hardstanding areas such as the cycle tracks, storage containers, access road, the parking areas, and footpaths, using the Rational

Method for surface water design (Bilhams Formula), with a storm return period (N) of 5 years. Strict separation of surface water and wastewater will be implemented within the development. Drains will be laid in such a manner as to minimise the risk of inadvertent connection of waste pipes to the surface water system.

Surface water local drains will be a minimum of 150mm dia. and generally will consist of PVC (to IS 153) or concrete socket and spigot pipes (to IS 6). These drains will be laid to comply with the requirements of Kildare County Council.

Pipe capacities and velocities have been calculated using the Colebrook-White formula with a roughness coefficient (Ks) of 0.6 mm.

Air & Noise

Air and Land Pathways

Section 4.3.2 of the Appropriate Assessment caried out by DNV outlined the following regrading Direct Pathways, including Air and Land Pathways.

The Construction Phase of the Proposed Development could introduce dust, and noise impacts transferable via air and land pathways, as well as increased lighting and human activity at the Site and in the vicinity of the Site during the Construction and Operational Phases. However, the Proposed Development is located >4.5km southwest of the nearest EU Site (Pollardstown Fen SAC 000396) and the disturbance effects associated with construction activities at the Site would not be expected to extend beyond a distance of ca.300m, as noise levels associated with general construction activities would attenuate to close to background levels at that distance (Cutts et al., 2009).

Accounting for the intervening distance between the Site and any European sites, as well as the visual screening that intervenes, it is highly unlikely that environmental nuisances (dust, noise, vibrations, vehicular/personnel movement) emitted from the Proposed Development Site will result in significant impact on QI/SCI habitats and species.

No European sites are linked to the Site via air or land pathways due to the relatively small scale of the Proposed Development and the distance between the Site and the next nearest European site (Mouds Bog SAC 002331, approx. 7km northeast of the Site).

Noise Impact Assessment

A Noise Impact Assessment was carried out by Wave dynamic regarding the proposed development.

The following summary points are noted from that assessment:

Noise Impact Assessment

A Stage 1 and Stage 2 ProPG assessment have been undertaken. As part of the stage one assessment to categorise the site, a baseline noise survey was undertaken to measure the existing noise levels. Following a review of the noise levels on the site, including the LAFmax and LAeq, the site has been characterised as low risk.

Internal Noise Levels

Following the baseline survey, a noise impact assessment was undertaken, this included break-in noise calculations to predict the internal noise levels from road traffic noise. Consideration has also been given to the future growth of the roads. The noise measurements were taken during weekdays and the weekend, which is indicative of peak traffic conditions. Following the assessment, the building envelope performance requirements were determined. The performance specification for the building envelope has been provided in this report which includes the external walls, glazing, roof and ventilation requirements.

External Amenity Noise Levels

The external amenity spaces on the development includes front/rear/side gardens to the houses, terraces/balconies for the duplex apartments, creche play area and public and communal outdoor spaces across the development. Appropriate amenity has been provided on the development for residents using the gardens, terraces/balconies and public and communal outdoor spaces across the development. This is in line with element 3(v) of ProPG.

Based on the measured noise levels at the site it is predicted that the external amenities in the form of gardens to the houses, terraces/balconies for the duplex apartments, creche play area and public and communal outdoor spaces across the development will achieve the ProPG recommendations for desirable external amenity noise levels of 50-55dBA LAeq,16hour.

Façade Noise Levels

The onset façade noise levels in terms of Lden and Lnight meet the Kildare County Council requirement without any additional mitigation when considering each floor level.

Based on the recommendations in this report it is predicted that the internal and external noise levels will achieve the targeted noise levels in line with BS 82233:2014 and ProPG 2017 guidance. The onset façade noise level requirements in terms of Lden and Lnight are achieved without any additional mitigation.

Traffic Generation

A Traffic & Transport Assessment was carried out by Waterman Moylan Consulting Engineers and concludes as follows:

Road Network Assessment

The analysis of the road network considered the generation to/from the Subject Development and the trips to/from the committed and potential future development in the surrounding area.

The distribution of trips was carried out considering two possible scenarios:

• Scenario A: The Subject Development has been constructed in accordance with the indicated programme. This scenario considers the existing traffic flows on the network with the growth factors and

the traffic flow to/from each Committed Development and the Potential Future Developments. In this scenario, Old Road Bridge is open to traffic.

• Scenario B: The Subject Development has been constructed in accordance with the indicated programme. This scenario considers the existing traffic flows on the network with the growth factors and the traffic flow to/from each Committed Development and the Potential Future Developments. In this scenario, Old Road Bridge is close to traffic.

The following junctions were assessed as part of this TTA:

• Junction 1: (Existing priority-controlled T-junction): Southgreen Road / L70154 Bohereenagower Road / Green Road

• Junction 2: (Existing priority-controlled T-junction): Bohereenagower Road (L70154) / Old Road.

• Junction 3: (Existing priority-controlled T-junction): Dunmurry Road (R401) / Old Road / Chapel Lane.

• Junction 4: (Existing signalised T-junction): Dunmurry Road (R401) /Southgreen Road.

• Junction 5: (Existing priority-controlled T-junction): Old Road / South Internal Link Road.

• Junction 6: (Existing priority-controlled T-junction): Old Road / South Internal Link Road

• Junction 7: (Existing priority-controlled three-armed roundabout): Southgreen Road / South Internal Link Road.

• Junction 8: (Existing signalised crossroad): R401 / R415 / R413.

• Shuttle Link: (Existing signalised single-lane shuttle system): Southgreen Road Railway Overpass

In accordance with the TII guidelines, an assessment was conducted to determine the potential level of impact on each of the key junctions in the local road network. This assessment was carried out for both Scenarios A and B, considering the traffic flows surveyed in 2025 and the traffic flows generated by the subject development. Considering the results, Junctions 1 and 7, and the shuttle Link, may experience an impact exceeding 10%, whereas the remaining junctions show impacts below 5%. As such, no further assessment is required for those junctions.

The scenarios that have been assessed as part of this report are in line with the Transport Assessment Guidelines (May 2014):

• Base Year 2025

• Opening Year (With / Without Proposed Development).....2030

• Opening Year + 5 Years Forecast (With / Without Development) 2035

• Opening Year + 15 Years Forecast (With / Without Development) 2045

Therefore, was modelled the following assessment years for Scenario A and Scenario B:

• BASELINE 2025: with 2025 Surveyed Traffic Flows.

• DO NOTHING 2030 Opening Year without development: 2025 Surveyed Traffic Flows factored up + traffic flow to/from the committed developments.

• DO NOTHING 2035 Opening Year + 5 years, without development: 2025 Surveyed Traffic Flows factored up + traffic flow to/from the committed developments.

• DO NOTHING 2045 Opening Year + 15 years, without development: 2025 Surveyed Traffic Flows factored + traffic flow to/from the committed developments.

• DO SOMETHING 2030 Opening Year with development: Do Nothing 2030 + traffic to/from the Subject Development.

• DO SOMETHING 2035 Opening Year + 5 years with development: Do Nothing 2035 + traffic to/from the Subject Development.

• DO SOMETHING 2045 Opening Year + 15 years with development: Do Nothing 2045 traffic to/from the Subject Development.



The results of the analysis demonstrated that all junctions and the Shuttle Link would operate within their respective capacities for all years and scenarios analysed.

In addition, the Shuttle Link has been assessed under a stress-test scenario in which the adopted trip rates were increased by 50 per cent. This stress-test scenario covers both Scenario A and Scenario B for all forecast scenarios outlined above. The results of the analysis demonstrate that the Shuttle Link on Southgreen Road would operate within its respective capacity for all years and scenarios assessed.

Parking Assessment

To determine the appropriate amount of car and cycle parking for the proposed development, reference will be made to the following guidelines/policies:

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- Planning Design Standards for Apartments Guidelines for Planning Authorities (2025)
- Kildare County Development Plan 2023 - 2029

Regarding the car parking spaces, it is proposed a total of 321 no. car parking spaces (305 no. for residential units and 16 no. for the creche facility) are provided. This provision includes 2 no. accessible spaces and 17 no. visitor spaces.

The cycle parking spaces a total of 527 no. cycle parking spaces (517 no. for residential units and 10 no. for the creche facility) are provided. This provision includes 75 no. visitor spaces. Resident cycle parking is proposed in the form of secure bicycle store enclosures to the front of terraced units; on curtilage spaces to the rear of units with side access; and a bicycle store for apartment units. Visitor parking is proposed in the form of Sheffield stands.

3.1.6 Risk of Accidents

There are no identified risks of major accidents or disasters that are likely to occur on the site as a result of the proposed development (and in relation to climate change).

3.1.7 Risk to Human Health

Potential risks to human health during construction, such as water contamination or air pollution, will be managed through the measures outlined in the Construction Environmental Management Plan prepared by AWN and enclosed herewith. Provided these measures are adhered to, the likelihood of risks to human health through air, water or noise pollution etc. will be temporary and not considered to be significant.

In terms of operation, the technologies to be used for the proposed development are low risk and common in all residential type developments.

3.2 Location of The Proposed Development

The second set of criteria under Schedule 7 relates to environmental sensitivity of geographical areas likely to be affected by the proposed development.

3.2.1 Existing and Approved Land Use

The proposed development is located at South green Road & Old Road, Kildare Town, Co. Kildare and comprises of a greenfield site. The site adjoins existing residential development on its eastern and western boundaries. The wider surrounding area can be predominantly characterised by 20th century suburban residential dwellings and agricultural lands.



The subject site is zoned Phase 2: New Residential and has the following objective:

> *"To protect future development lands from inappropriate forms of development which would impede the sequential expansion and consolidation of the town in terms of providing for new residential development for future plans".*

The site is identified by the relevant statutory context as being capable of accommodating residential development of the form and quantum currently proposed, by way of the residential zoning governing the site. The current Development Plan is subject to review and at the time of writing the site remains zoned for residential development as land use zoning 'The subject site is primarily zoned Phase 2: New Residential'.

Based on the current and approved land uses on the subject site, the proposed use is considered consistent with the provisions of the relevant statutory requirements and existing land uses in the surrounding area.

3.2.2 The Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area

Having regard to the character of the receiving environment and the surrounding area of the proposed development, it is considered that the proposed development, individually or cumulatively, will not have any impact on the relative abundance, quality and regenerative capacity of natural resources in the area.

The subject site is a greenfield site in the northern section of Kildare Town. We have identified that there are no Natura 2000 sites within or immediately adjacent to the subject site. Nor is the site located within an archaeologically sensitive area as identified under the Kildare Town Local Area Plan 2023-2029.

It is therefore our considered view that there are no natural resources in the immediate geographical area, which will be affected by proposed development.

3.2.3 Absorption Capacity of the Natural Environment

The proposed development is not located within close proximity to any wetlands, coastal zones or any mountain and forest areas. The development is also not located within proximity to any nature reserves. The closest area of open space is directly north of the site and is used as agricultural lands.

As previously set out, there are no Natura 2000 sites within or immediately adjacent to the subject site. The closest Natura Sites Pollardstown Fen Sac is located 4.5km northeast of the subject site.

The subject site is in Kildare Town, an existing built-up area. The site is significant in size at 6.13 ha and has the potential to deliver residential development at a scale appropriate to the site, whilst ensuring that the existing residential amenity of the area is protected (appropriates separation distances, heights and boundary treatment).

The proposed development can make the appropriate connections to existing infrastructure proximate to the site and proposals for same are as set out in documentation submitted from MCORM and Waterman Moylan. The management of water runoff from the site will be in accordance with the standard planning conditions and best practice measures.

The above explanation and the accompanying reports submitted herewith, have clearly set out that the natural environment can absorb the proposed development.

3.3 Type and Characteristics of Potential Impact

The final set of criteria to be considered under Schedule 7 relates to the characteristics of the potential impact and the location of the proposed development.

Further detail is now provided, as required by the Schedule criteria, on the aspects of the environment referred to under section 171A of the 2000 Act.



3.3.1 Section 171A of Planning and Development Act 2000

The effects of the proposed development on the following factors needs to be evaluated in an "environmental impact assessment" as defined under Section 171A of the 2000 Act:

i. *"population and human health;*

ii. *biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;*

iii. *land, soil, water, air and climate;*

iv. *material assets, cultural heritage and the landscape;*

v. *the interaction between the factors mentioned in clauses (I) to (IV)" (Section 171A of Planning and Development Acts 2000 as amended).*

The above topics are considered below.

In addressing these topics, it is also proposed to address the requirements of paragraphs 2 and 3 of Schedule 7A (in so far as they have not been addressed already above), namely:

2. *A description of the aspects of the environment likely to be significantly affect it by the proposed development.*

3. *A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from –*

   (a) the expected residues and emissions and the production of waste, where relevant, and

   (b) The use of natural resources, in particular soil, land, water and biodiversity.

i. Population and Human Health

Population and Human Health

Population

Following a review of the Core Strategy set out in the Kildare County Development Plan 2023-2029 and as proposed to be varied, it is evident that there is a clear mandate for the delivery of a significant number of residential units over the lifetime of the Development Plan to address the population envisioned for the area.

The following points of the Core Strategy are considered relevant when considering the current proposal:

> **CS O1:** *Ensure that the future growth and spatial development of County Kildare is in accordance with the population and housing allocations contained in the Core Strategy which aligns with the regional growth strategy as set out in the National Planning Framework and Regional Spatial and Economic Strategy for the Eastern and Midland Region and further specified in the 'Housing Supply Target Methodology for Development Planning'.*
>
> **CS O4:** *Ensure that sufficient zoned and adequately serviced lands are available to meet the planned population and housing growth of settlements throughout the county in line with the Core Strategy and the Settlement Hierarchy.*
>
> **CS O7:** *Promote and facilitate the development of sustainable and socially integrated communities through, a plan-led approach that is informed by settlement capacity audits and social infrastructure audits by providing for land use zoning designations capable of accommodating employment, environmental education, community, leisure, education campuses, childcare, recreational and cultural facilities having regard to the quality of the receiving environment, and any landscape character, archaeological and architectural heritage sensitivities.*

The delivery of 146 no. residential units and a creche facility at this zoned and serviceable site at South Green Road, is considered a positive move forward in addressing the requirement for residential units



envisaged for delivery in the Development Plan. In this regard, the proposed development is considered to have a positive impact on the receiving environment and no mitigation measures are therefore required. Overall, the proposal is not considered to result in a significant negative effect in terms of population.

Human Health

It is evident from a review of the Core Strategy that the current development aligns with the core strategy in terms of addressing the population increase forecast for the county. Most notably:

- The proposal bridges aims to deliver 146 no. residential units and a creche facility.
- The proposal is proximate to the Kildare train station and is therefore opportunely located to capitalise on the delivery of appropriate residential development.
- The site is a substantial landbank (c. 6.13 ha) and carries significant opportunity towards the delivery of residential units required across the county.

Having regard to the nature of the proposed development (i.e. residential development), effects on human health arising from the development are more likely to arise during the construction phase and not the operational phase. However, measures to avoid, minimise or reduce construction impacts have been described in the Construction Environmental Management Plan prepared by AWN Consulting. This Plan addresses inter alia impacts arising from construction traffic, dust and dirt, noise and vibration, and pollution control. It is considered that on the basis of the various mitigation measures outlined in this Plan, no likely significant effects on human health will arise during the construction phase.

With regard to the operational phase of the development, it is not considered that there are any significant risks to human health. We note the risk of flooding has been minimised and even improved in relation to the introduction of SUDS measures to reduced surface water run-off.

ii. Biodiversity, with Particular Attention to Species and Habitats Protected under the Habitats Directive and the Birds Directive

The Ecological Impact Assessment completed by DNV concludes as follows:

> *"It is considered that, provided the mitigation measures proposed within this report together with mitigations provided in the final EcIA report following completion of all surveys at the Site, and together with all best practice development standards as outlined in the CEMP are carried out in full, there will be no significant negative impact to any KER habitat, species group or biodiversity as a result of the Proposed Development."*

iii. Land, Soil, Water and Air

Potential indirect effects from surface water and foul effluent generated during both construction and operational phases have been considered in the *Appropriate Assessment Screening Report* and *Ecological Impact Assessment* by DNV.

The conclusions of these reports have been addressed in the preceding sections and it is clear that there are no significant effects on the environment either at construction or operational stages of the project.

Hydrology and Hydrogeology

The Site is located within 2km of the Tully Stream. This stream forms part of Pollardstown Fen SAC (000396) which eventually drains into the River Barrow and Nore SAC (002162) which is located >10km away at its closest point.

However, there are no drains or watercourses present within or in proximity to the site of the Proposed Development.



Therefore, there is a distinct lack of a hydrological pathway between the Site and these European sites. Additionally, foul water arising from the Proposed Development will be connected to the existing foul sewer network. The ultimate outfall of the LAP lands foul sewer is the Kildare Town Wastewater Treatment Plant (WWTP) located south of the subject site. The WWTP was upgraded in 2013 to facilitate capacity expansion from 10,000 PE (population equivalent) to 28,000 PE. Following the WWTP upgrades for the town of Kildare the following works were undertaken.

- Upgrading and integrating the existing foul / combined sewers.
- Constructing 3 no. new pumping stations, one of which incorporates storage.
- Installing approximately 3.2km of new sewers and rising mains.

According to the Central Statistics Office (CSO) Census, the town of Kildare had a population of 10,302 in the year 2022. According to the Kildare Town LAP, and based on the 2022 CSO data, the population and housing targets for the Plan (2023-2029) offers a population target of 11,682 persons estimated to the end of 2029. The WWTP offers a total capacity of 28,000 PE, which corresponds to an approximate available surplus capacity 16,318 PE (53% surplus capacity) above the estimated total population of 11,682 in 2029. There is theoretically more than adequate capacity in the public foul water network to accommodate the subject development. Thus, the hydrological pathways via the Tully stream / foul network to the aforementioned European sites are deemed to be insignificant.

A 2024 annual Environmental Report has been prepared for D0178-01, Kildare, in Kildare in accordance with the requirements of the wastewater discharge licence for the agglomeration. Current compliance with emission limit values (ELVs) are recorded as compliant.

No other European sites are linked to the Site via hydrological means.

During groundworks and other construction activities, the ground will be exposed and any potential direct or accidental discharges to ground could potentially migrate vertically downward to the underlying bedrock aquifer and laterally within the aquifer to the downgradient Pollardstown Fen SAC (000396), and Mouds Bog SAC (002331)which lie 4.5km and 7.2km northeast of the Site, respectively. However, owing to the scale and nature of the

Development, the significant distance between the Site and the above-mentioned EU sites, and the incorporation of best practice procedures during construction phase activities, the potential for significant impact on the aforementioned European sites is considered unlikely to occur.

Similarly, during the operation phase, groundwater discharges could have the capacity to migrate vertically downward to the underlying bedrock aquifer and laterally within the aquifer to the downgradient Pollardstown Fen SAC (000396), and Mouds Bog SAC (002331).

However, the surface water management strategy has been carefully developed to incorporate nature-based Sustainable Urban Drainage Systems (SuDS) features throughout the site. These elements are integrated into the overall drainage network to facilitate natural attenuation, promote infiltration, and support water quality improvements. Features such as swales, permeable paving, bio-retention tree pits, above ground detention basins and below ground infiltration attenuation areas have been strategically located across the development to managerunoff at source, reduce flow rates, and mimic the site's natural hydrological processes. This approach not only addresses surface water quantity and quality but also enhances local biodiversity and contributes positively to the site's visual and ecological character.

It is proposed, similar to Phase 1 South Green, to discharge surface water from the subject site to the ground via. Infiltration. It is proposed to incorporate 3 No. attenuation systems, 1 No. system per sub-catchment. The attenuation systems will comprise of an above ground detention basin and below ground infiltration area, located within an open green space area adjacent to or within the corresponding sub-catchment.

By allowing surface water to naturally percolate into the soil as the main surface water attenuation strategy, this strategy not only mimics the pre-development hydrological cycle but also significantly reduces runoff volumes, lowers flood risk, and supports groundwater recharge. Given Kildare Town's geology and the increasing emphasis on sustainable development, prioritising infiltration to ground as

the main surface water attenuation method offers a low-impact, long-term solution that enhances local resilience to climate change while promoting biodiversity and water quality improvements.

Accounting for the above, it is considered that the potential hydrogeological pathway between the Site and nearby EU sites is insignificant. As all other European sites lie >7km distance from the Site, it is considered that no other hydrogeological pathways exist between the Proposed Development and other European sites.

Air

The Appropriate Assessment carried out by DNV outlines that the Construction Phase of the Proposed Development could introduce dust, and noise impacts transferable via air and land pathways, as well as increased lighting and human activity at the Site and in the vicinity of the Site during the Construction and Operational Phases. However, the Proposed Development is located >4.5km southwest of the nearest EU Site (Pollardstown Fen SAC 000396) and the disturbance effects associated with construction activities at the Site would not be expected to extend beyond a distance of ca.300m, as noise levels associated with general construction activities would attenuate to close to background levels at that distance (Cutts et al., 2009). Accounting for the intervening distance between the Site and any European sites, as well as the visual screening that intervenes, it is highly unlikely that environmental nuisances (dust, noise, vibrations, vehicular/personnel movement) emitted from the Proposed Development Site will result in significant impact on QI/SCI habitats and species.

No European sites are linked to the Site via air or land pathways due to the relatively small scale of the Proposed Development and the distance between the Site and the next nearest European site (Mouds Bog SAC 002331, approx. 7.2km northeast of the Site).

iv. Material Assets, Cultural Heritage and The Landscape

There is a clear mandate for the development of this site subject to compliance of any forthcoming proposal with the policies and objectives contained within the Kildare County Development Plan 2023-2029. We refer the council to the accompanying material enclosed herewith which sets out the compliance of the scheme with the relevant statutory plan.

We note specifically that the site is zoned 'C: Phase2 New Residential' and residential development is considered consistent with the objectives for this zone.

As set out below, the traffic impact associated with the proposal is not considered to have a significant effect on the receiving environment.

During the construction phase the visual impacts on the landscape will be short in duration. At operational phase the proposed development will alter the landscape to some extent and the impact on the landscape is further described below.

Traffic Impact

The Traffic and Transportation Assessment (TTA) has been prepared by Waterman Moylan as part of the planning documentation for a proposed residential development on lands at Southgreen, Co. Kildare.

In accordance with the TII guidelines, an assessment was conducted to determine the potential level of impact on each of the key junctions in the local road network. This assessment was carried out for both Scenarios A and B, considering the traffic flows surveyed in 2025 and the traffic flows generated by the subject development.

The results of the analysis demonstrated that all junctions and the Shuttle Link would operate within their respective capacities for all years and scenarios analysed.

It is our opinion that following the application of mitigation measures, that the effects on the receiving environment in terms of traffic will be permanent, and of moderate significance.



Cultural Heritage

Reports are enclosed from ACSU in relation to the archaeological impact assessment of the proposal on the lands. A geophysical survey is also submitted which concluded that 2 potential archaeological features were identified as a result of the geophysical survey and consist of two faint circular anomalies in the southwest portion of the site that may have potential for two ring ditches. There were scatters of other anomalies also represent potential archaeology such as possible spread / pit remains. The report concludes that test trenching identify the two potential ring ditches with further mitigation to be introduced post testing. The report concludes that relevant bodies will be consulted to agree appropriate mitigation for site works.

The Landscape

Given the heights proposed, relevant separation distances there is no concern raised in terms of overshadowing or visual impact. Notwithstanding this, we note that there are a suite of photomontages and CGIs submitted with the application particulars to aid the Planning Authority in their assessment.

We note also a detail landscape masterplan and strategy enclosed prepared by Hayes Ryan.

v. Interaction between Factors and Cumulative Impacts

It is concluded that there are no likely significant effects or cumulative impacts anticipated arising from the interaction between the factors considered in this Report.

3.3.2 Characteristics of Potential Impacts

The subject site is approx. 6.13ha in size and is in the northern section of Kildare Town. The extent of the site and the nature of potential impacts is such that the proposed development is not considered likely to have a significant effect on the environment.

The extent of the impacts of the proposed development during the construction phase will be largely local (with no transboundary impact), are acceptable in terms of the magnitude of impact and are temporary, as they will last only for the period of construction.

The potential impacts arising during the construction phase are not complex and can be addressed by good construction practice with clear detail set out in the Construction and Environmental Management Plan prepared by AWN Consulting.

4 Assessment Findings

This report addresses the information to be provided by the Applicant for the purposes of screening sub-threshold development for an environmental impact assessment. The relevant information to be furnished is set out under Schedule 7A of the Planning and Development Regulations 2001, as amended. Paragraph 4 of Schedule 7A requires that: "The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7." In this report, the information has been set out under the more detailed headings provided for under Schedule 7. In effect, this ensures that all of the information required under Schedule 7A has been provided. This facilitates the competent authority in carrying out its EIAR screening assessment.

The proposed development does not meet any of the thresholds set out in Schedule 5 of the 2001 Regulations so that it is clear that there is no requirement for a mandatory EIAR. The proposed development will not give rise to any likely significant impacts on the environment having regard to the sub-threshold assessment criteria set out in Schedule 7 of the 2001 Regulations and taking into account the mitigation measures referred to above.

Therefore, it is our professional opinion that an EIAR is not required.

