

KILDARE COUNTY COUNCIL
PLANNING DEPARTMENT

Planning Report



Planning Ref No.
26/60408

Name of Applicant

Patrick Ennis

Address of Development

Crockaun, Kilcullen, Co Kildare

Development

- (a) construction of two storey house,
- (b) construction of Garage with domestic storage area and
- (c) installation of approved waste water treatment system and percolation area along with all associated site development works

Type of Permission

Permission

Date Inspected

27/05/2026

Due Date

10/06/2026

Description Of Proposed Development

The proposed development consists of a 4-bedroom, 2-storey split-level dwelling (c. 326 sqm), a single storey domestic garage, wastewater treatment system, associated percolation area, alterations to existing agricultural entrance along with all associated site development and facilitating works.

Site Location/Context

The site is located in the rural townland of Crockaun. Suncroft is located approximately 1.3km to the north while Calverstown is located approximately 4km to the south east. The area is predominantly rural in nature and can be characterised by agricultural use and rural housing. In relation to the subject site, it is quite flat in nature and surrounded by agricultural fields with the nearest residential property located approximately 50m to the south west and 60 to the west. The site is surrounded by mature hedging to the west and south along the roadside boundary, while the east boundary is fenced. It was noted that at the time of site inspection that the middle of the site had been cleared of vegetation and hosts a small vegetable patch. Access to the site is from an existing agricultural entrance off the local road the L-8006.

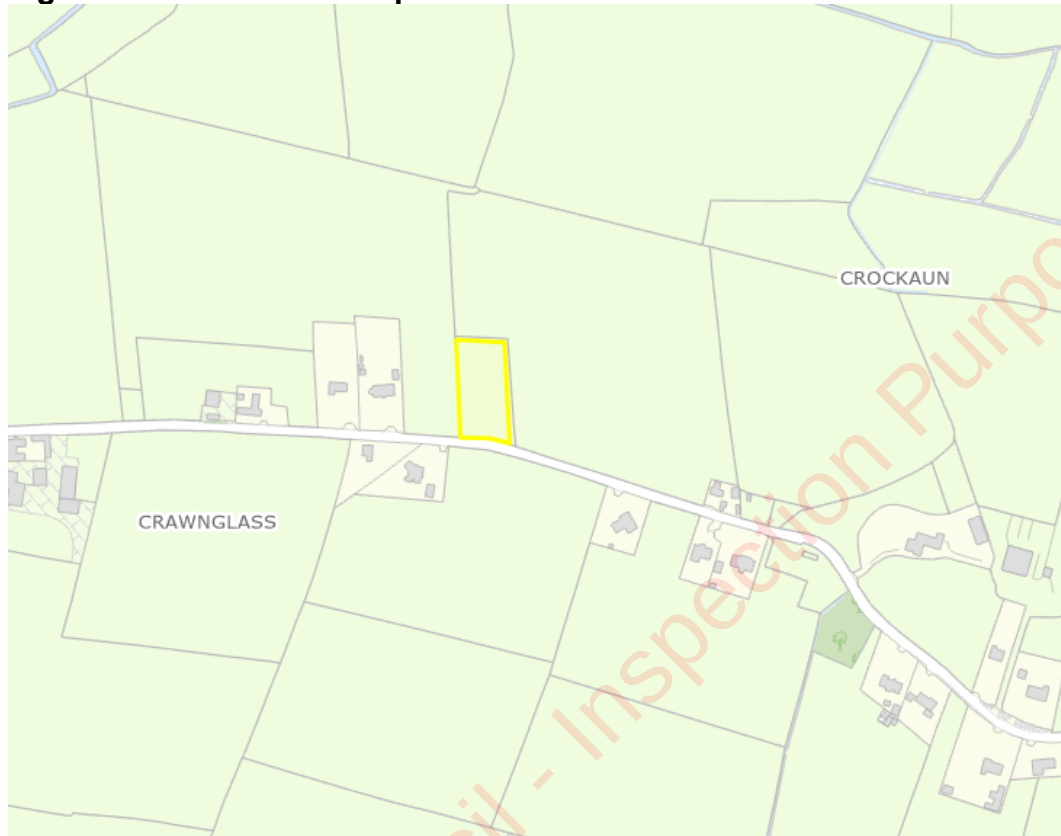
Proposed Services:

Water: Existing public mains

Waste Water: New wastewater treatment system

Surface Water: Soakpit

Fig 1 - 2: Site location maps



Subject site identified in yellow



Aerial of site – Image from GIS (application site outlined in yellow)

Built / Natural Heritage / Flooding

Built Heritage	There are no Protected Structures located within 200 metres of the application site.
Archaeological Heritage	There are no recorded sites / monuments located within 200 metres of the application site.
Natural Heritage	The site is located approximately 3.7km from River Barrow and River Nore Special Area of Conservation. A screening for Appropriate Assessment is attached at the end of this report in relation to SPA/SAC.
Landscape Character Area	Landscape Character Area: Cill Dara Lowlands Landscape Character Capacity: Medium to High Landscape Character Sensitivity: Medium Landscape Character Type: Lowland Plains
Flood	No OPW flood data for this site
EPA River Network Within 100m of PPS	None within 100m
Wetland Sites Within 1km of PPS	The Suncroft Fen cNHA is located approximately 1.5km from the application site.

Environmental Impact Assessment

A screening report for the need for EIA accompanies this report. Having regard to Sections 172 and 176 of the Planning and Development Act, 2000 (as amended) and Article 102 and Schedules 5 & 7 of the Planning and Development Regulations, 2001 (as amended), a preliminary examination of the nature, size and location of the proposed development has been carried out which concludes that there is not a substantial risk of significant effects on the environment arising from the proposed development. It is therefore concluded that EIA is not required.

Appropriate Assessment

The nearest NATURA 2000 site is the River Barrow and River Nore Special Area of Conservation, which is located approx. 3.7km from north of the application site. A screening for Appropriate Assessment accompanies this report which concludes that a Stage 2 AA (NIS) is not required.

Internal Reports

This application was referred to the following departments and prescribed bodies. Reports summarised as indicated below.

Internal Departments	
MD Engineer	No objections subject to conditions
Environment Department	No objections subject to conditions

Transport	No objections subject to conditions
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Prescribed Bodies	
Uisce Éireann	A connection agreement is required.

Submissions/Observations/Representations

One received from Seán O'Fearthail Teachta Dála (TD) that supports this application for the construction of a family home. It is noted that a separate letter from Seán O'Fearthail TD also accompanies this planning application stating that the site is in full ownership of the Applicant and has never formed two landholdings. It also asserts that the adjoining landowners have no interest in selling/swapping sites.

Pre-Planning Meeting

Pre-planning consultations for the proposed development which took place and were assigned the reference number PP6194. The pre-planning meeting took place on 25/9/2025. The main points discussed are outlined below:

- The Applicant should look to move the proposed dwelling further west to eliminate the gap site between the proposed dwelling and an existing neighbouring property. There was concern in this regard that the proposal had not overcome the previous reason for refusal in Reg. Ref.: 25/60001.
- The addition of the proposed dwelling would not exceed the 30 dph density allowance set out in Policy HO P59 in the CDP.
- A detailed landscaping plan was sought
- Compliance with the Minimum Floor Space and Open Space Requirements for House in Table 15.2 of the CDP.

Recent Relevant Planning History

Reg. Ref. 25/60001

Permission was **Refused** for (a) construction of two-storey house (b) construction of Garage with domestic storage area and (c) installation of approved waste water treatment and all associated and development works. Revised by Significant further Information which consists of changes to site layout.

The reason for refusal was as follows:

1. *Having regard to the location of the site in an area which is under pressure from rural one-off housing, the Planning Authority considers that the proposal would create a gap site when taken in conjunction with the level of development to the west which may in turn encourage further encroachment of ribbon development in the rural area. The Planning Authority is not satisfied that the proposal accords with the provisions of*

Policy HO P14 of the Kildare County Development Plan 2023-2029 and to permit a dwelling on the subject lands would therefore be contrary to the proper planning and sustainable development of the area.

Applicant: Patrick Ennis

Reg. Ref. 10/282

Extension of Duration of Reg. Ref. 05/173 **Refused** as substantial works had not been carried out.

Applicant: Geoff and Sylvia Laws

Reg. Ref. 05/173

Permission **Granted** for a dormer bungalow with domestic garage, septic tank and percolation area and all ancillary site works. This was a 266sqm dwelling with a rough cast finish to the walls.

Applicant: Geoff and Sylvia Laws

Policy Context

Kildare County Development Plan 2023 – 2029 (as varied)

The following are relevant chapters to the proposed development:

Chapter 2 Core Strategy Settlement Strategy

Chapter 3: Housing

Seeks to accommodate the full range of current and future housing needs of all members of society throughout the county. Section 3.13 – Sustainable Rural Housing acknowledges the potential of our rural settlements and recognises a continuing need for housing provision for people to live and work in the countryside. The development plan offers a strategy to manage housing demands in the countryside while also focusing on elements necessary to support the sustainable growth of rural economies and rural communities in Kildare County.

Rural generated housing demand will be facilitated having regard, inter alia, to the Applicant's genuine local and housing need. The Planning Authority will consider rural generated housing, having regards to the protection of key economic, environmental, natural heritage assets such as the road network, water quality, sensitive landscapes, habitats and built heritage. Urban generated rural housing will not be considered.

In order to demonstrate genuine local and housing need, documentary evidence highlighting compliance with Section 3.13.3 of the Development Plan Economic and/or Social need must be provided as part of any planning application to construct a rural dwelling in the County. The definition of Economic and Social is highlighted in Table 3.4 of the Plan.

HO P12 Ensure that the siting and design of any proposed dwelling shall integrate appropriately with its physical surroundings

and the natural and cultural heritage of the area whilst respecting the character of the receiving environment. Proposals must comply with Appendix 4 Rural House Design Guide and Chapter 15 Development Management Standards.

Chapter 5 Sustainable Mobility & Transport

Chapter 6 Infrastructure & Environmental Services

Chapter 10 Community Infrastructure & Creative Places

Chapter 11 Built and Cultural Heritage

Chapter 12 Natural Heritage and Green Infrastructure

Includes policies for natural heritage, protected habitats and species, geology, green infrastructure, trees, woodlands and hedgerows.

Chapter 13 Landscape, Recreation and Amenity

Includes policies and objectives for landscapes, landscape sensitivity, water corridors, scenic routes, recreation and amenity.

Chapter 14 Urban Design

Includes policies and objectives for town centres, infill sites, brownfield sites, expansion, design of streets, layout design considerations, permeability, legibility, streetscape, public space, linkages.

Chapter 15 Development Management Standards

Includes the specific control measures to ensure new development is of high quality.

Assessment

In determining the merits of this application, the following factors were considered, each of which is discussed in detail below:

- Zoning and Principle of Development
- Local Need
- Capacity of Receiving Environment
- Location
- Design and Landscaping
- Surface Water Drainage
- Access
- Water Supply and Waste Water Treatment System

Zoning and Principle of Development

The site is located on unzoned lands. Section 9.3 of the Kildare County Development Plan 2023-2029 (as varied), states that if land is not within an identified settlement and is not otherwise zoned, the use of such land shall be deemed to be primarily agriculture. County Development Plan policies and objectives relating to rural housing, the environmental context, roads/accesses and Appendix 4 apply. The principle can only be established following a full assessment.

Local Need

The application site is located within Zone 1 as set out under Map V1-3.1 of the Kildare County Development Plan 2023-2029. Section 3.13.3 Compliance with the Rural Housing Requirements of the County Development Plan advises that in order for an Applicant to be considered for a dwelling in the rural area of Kildare, the following is applicable to the Applicant in this circumstance.

Category (B) Social

- (i) *A person who has resided in a rural area for a substantial period of their lives within an appropriate distance of the site where they intend to build on the family landholding.*

Note: Applicants must have grown up and spent 16 years living in the rural area of Kildare and who seek to build their home in the rural area on their family landholding. Where no land is available in the family ownership, a site within 5km of the Applicant's family home may be considered.

The Applicant has provided information for assessment for Local Need which has been reviewed by the Planning Authority separately and has been deemed satisfactory. It is therefore considered that the Applicant has demonstrated compliance with Local Need.

Capacity of Receiving Environment

Policy HOP26 sensitively consider the capacity of the receiving environment to absorb further development of the nature proposed through the application of Kildare County Councils 'Single Rural Dwelling Density' Toolkit (see Appendix 4) and facilitate where possible those with a demonstrable social or economic need to reside in the area. Applicants will be required to demonstrate, to the satisfaction of the planning authority that no significant negative environmental effects will occur as a result of the development. In this regard, the Council will:

- examine and consider the extent and density of existing development in the area,
- the degree and pattern of ribbon development in the proximity of the proposed site.

Objective HO O59 states that it is an objective of the Council to carefully manage Single Rural Dwelling Densities to ensure that the density of one-off housing does not exceed 30 units per square kilometre, unless the Applicant is actively engaged in agriculture, or an occupation that is heavily dependent on the land and building on their own landholding. The rural density toolkit has found that there are **19 no. houses within 1 square km of the site**. This is deemed acceptable. Having regards to the provisions of Policy HOP15, it is considered that the receiving environment does have capacity to absorb the proposed development, subject to further assessment of other environmental issues and subject to the Applicant complying with the rural housing policy.

Location

Policy HO P12 seeks to ensure that the siting and design of any proposed dwelling shall integrate appropriately with its physical surroundings and the natural and cultural heritage of the area whilst respecting the character of the receiving environment. Proposals must comply with Appendix 4 Rural House Design Guide and Chapter 15 Development Management Standards.

It is noted Reg. Ref.: 25/60001 cited that the location of the proposed development would create a 'gap site' to the west, which may in turn encourage further encroachment of ribbon development in the rural area. Pre-application advice was given to the Applicant to consider moving this development to the west to close the opportunity for this gap site.

Having regard to the Land Registry on Landdirect.ie this site to the west of the application site is used as the main entrance to agricultural lands to the rear. This narrow strip of land is the only road access this landowner owns which allows for access to these agricultural lands to the rear. In this circumstance it is considered therefore it is unlikely for this site to be used as a 'gap site' and developed for residential purposes. Furthermore, it is noted that even if this neighbouring site were to be used as a 'gap site' and developed for residential purposes, it would not be contrary to policy HO P13 restricts further development which would exacerbate or extend an existing pattern of ribbon development, defined as 5 or more houses along 250 metres on one side of any road. This is because if this gap site were to be developed it would form the fourth house along this side of the L8006. Furthermore, the unlikely development of this gap site would not be contrary to Policy HOP26 which restricts the density of one-off housing to not exceed 30 units per square kilometre.

In these circumstances, it is not considered the creation of a 'gap site' to the west of the application is a reasonable reason for refusal.

Design and Landscaping

The proposed dwelling is considered to be acceptable and maintains the existing building line on this road. Its part two storey part single storey design is in keeping with surrounding residential development and complies with rural housing design and Appendix 4 – Rural House Design Guide in the Kildare County Development Plan 2023 – 2029 (as varied). It is noted that the Applicant can achieve site lines and maintain the existing 2.5 metre hedge and the landscaping scheme for this development is the same as that considered acceptable in Reg. Ref.: 25/60001 and in line with Objective BI O5 in the Kildare County Development Plan 2023 – 2029 (as varied) which requires no net loss of biodiversity.

Figure 3 – Proposed Elevations

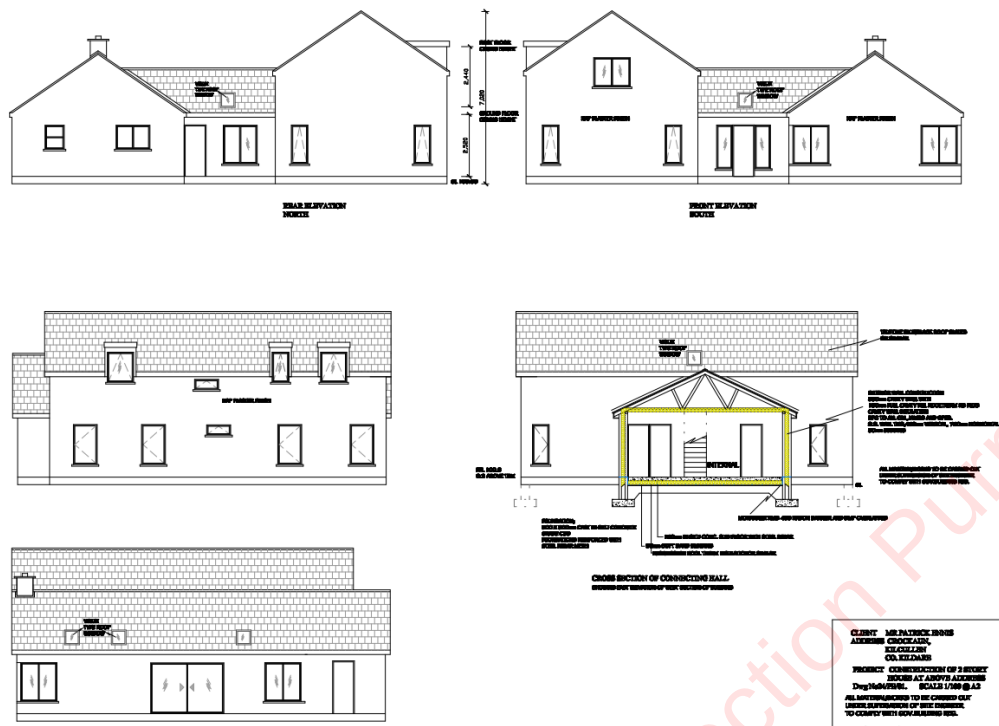
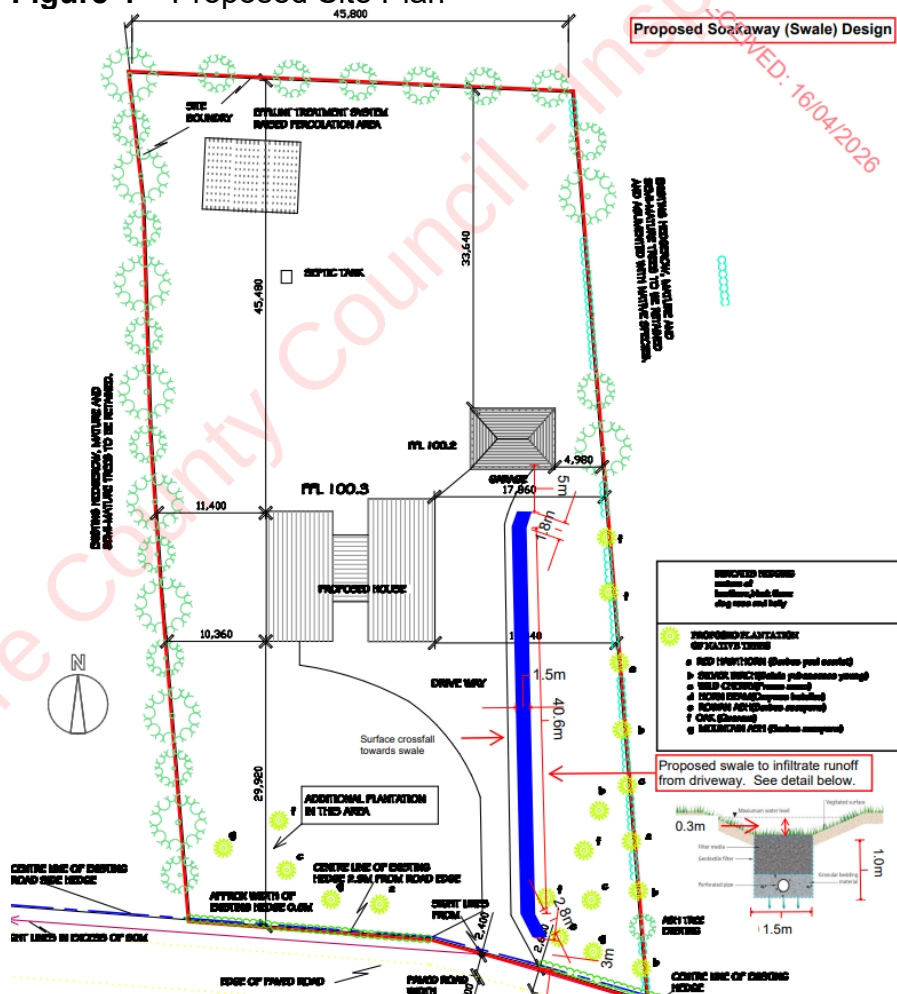


Figure 4 – Proposed Site Plan



Surface Water Drainage

It is determined that adequate nature-based solutions such as a swale have been proposed to curtail run-off into the nearby Sheshoon watercourse. Also, it is noted that the proposal keeps hardstanding to a minimum. This was considered acceptable in Reg. Ref.: 25/6001 and is considered acceptable for this scheme also.

Access

The Applicant proposes a recessed entrance to access to the site. The proposal has been reviewed by the MD Engineer and the Transport Department who have both recommended a grant subject to conditions.

Water Supply and Waste Water Treatment System

Kildare County Council Environment Department have no objection regard the proposed water supply and waste water treatment system subject to standard conditions. It is noted Uisce Éireann require a connection agreement, this will be sought via condition.

Conclusion

- It is considered that the Applicant does comply with Social Need and demonstrates compliance with Table 3.4 of the Kildare County Development Plan 2023-2029 (as varied) in terms of local need criteria.
- It is considered that the works proposed are acceptable and meet the policies and objectives as set out in the Kildare County Development Plan 2023-2029.

Recommendation

It is recommended to **grant** permission subject to the following conditions:

Schedule 1-Reasons and Considerations

Having regard to the policies and objectives of the Kildare County Development Plan 2023 - 2029 (as varied), to the nature and design of the proposed development, and the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 - Conditions

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the Planning Authority on 16/04/2026, save as may be required by the other conditions attached hereto.

Reason: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.

2. The proposed dwelling when completed shall be first occupied for a minimum period of ten years as a sole place of permanent residence by the Applicant, Patrick Ennis.

Within two months of the occupation of the proposed dwelling the Applicants shall submit to the Planning Authority a letter from their Architect/Engineer or other suitable qualified and indemnified person indicating the date on which the first occupation of the dwelling occurred.

The Planning Authority will consent to any sale of the property by a lending institution in exercise of its powers as mortgagee and likewise consent to any sale by any person deriving title from the lending institution. Approval to the sale of the property in any other circumstance will be considered on its merits by Kildare County Council.

Reason: To secure in the interests of orderly development that the proposed house is used to meet the Applicants stated housing needs and in accordance with Policy HOP11 of the Kildare County Development Plan 2023 - 2029 (as varied) and to ensure that development in this rural area is appropriately restricted in the interest of proper planning and sustainable development of the area.

3. Existing hedgerows, trees and shrubs on the boundary of the site shall be retained, preserved and maintained and additional planting shall be planted in accordance with the Site Layout Plan received on 16/04/2026.

Reason: To protect the rural character of the area.

4. The finishes shall be as indicated on the submitted drawings received 16/04/2026 unless otherwise agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interest of visual amenity.

5. The garage/outbuilding shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be used for human habitation or sold, rented or otherwise transferred or conveyed independently of the house and shall not be used for the carrying on of any trade or business.

Reason: In the interest of the proper planning and sustainable development of the area.

6. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed in writing with the Planning Authority.

Reason: In the interest of orderly development and visual amenities.

7. (a) Recessed entrance shall be part of a combined recessed entrance provided to site and shall be constructed generally in accordance with Drawing E/3639-1 (see Appendix 5).
- (b) Outer piers shall be fully 2.4 metres back from the road edge.
- (c) Lines of sight at the entrance to the site shall be provided strictly in accordance with TII. Document (DN-GEO-03060) and Site Layout Plan Drawing No 24/PE/05A submitted to the Planning Authority on the 16/04/2026.
- (d) The existing front roadside verge and hedgerows shall be kept free from obstruction and shall be maintained by the occupant so as not to impede lines of sight at the entrance as provided in accordance with TII. Document (DN-GEO-03060).
- (e) A pavement overlay of Stone Mastic Asphalt (SMA) shall be provided for the carriageway tie in, recessed entrance area in front of the vehicle entrance area. The development works shall be carried out with the agreement of the Planning Authority.

Reason: In the interest of proper planning and development and in the interest of road safety

8. Only clean uncontaminated surface water from the development shall be discharged to the surface water system as per the Site Layout Plan received by the Planning Authority 16/04/2026. Only foul sewage and soiled water from the development shall be discharged to the foul system. All surface water shall be collected and disposed of to rainwater harvesting, soakaways designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with inspection manhole covers. The entrance shall be drained to the surface water system in order that no water discharges of to the public roadway.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

9. Roadside drainage shall be provided at the entrance which shall discharge to soakaways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings which shall be agreed in writing with the Planning Authority prior to the commencement of development. Roadside drains where present shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section.

Reason: In the interest of traffic safety and proper planning and sustainable development.

10. Where it is required to connect to a public water/wastewater network operated by Irish Water, the Developer / Owner or Applicant shall sign a connection agreement with Irish Water prior to the commencement of the development and shall adhere to the standards and conditions set

out in that agreement. All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: To ensure proper servicing of the development and in the interests of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and constraints of the Irish Water Capital Investment Programme.

11. All foul waste and soiled water shall discharge to the onsite wastewater treatment system as per the submitted and approved operational and layout plans.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

12. "Best Practicable Means" shall be used to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

13. (a) The waste water treatment system, including the percolation area and/or polishing filter shall be designed and installed strictly in accordance with the approved layout plans by suitably trained and competent persons as per the 2021 "EPA Code of Practice for Domestic Waste Water Treatment Systems".

(b) Staged photographs of the installation and commissioning stages of the wastewater treatment system, including the percolation area / polishing filter; shall be supplied to Kildare County Council together with a commissioning certificate by a suitably competent professional for approval prior to occupation of the property.

(c) The location of any well shall comply with the minimum distances as set out in Appendix E and Table E2 EPA Code of Practice "Domestic Wastewater Treatment Systems (Population Equivalent ≤ 10)".

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

14. Prior to the commencement of development, the developer or any agent acting on their behalf shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)". Objectives and targets of this RWMP shall be enacted by the developer during all stages of construction and a copy of the Plan shall be retained onsite during construction stages for random inspection purposes. This

RWMP does not need to be submitted to Kildare County Council for pre-commencement approval.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

15. The DWWTP shall be maintained in accordance with Section 12.1 of the EPA Code of Practice for Domestic Wastewater Treatment Systems on a bi-annual basis, or more often if recommended in the manufacturer's recommended guidelines.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

16. (a) The permitted hours of operation during the construction phase and for construction related deliveries and collections shall be between 07.00 hours to 18.00 hours Monday to Friday and 08.00 hours to 14.00 hours on Saturdays. Work is not permitted on Sundays and on public holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.
- (b) Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 07.00 hours and 18.00 hours Monday to Friday inclusive (excluding bank holidays) and between 08.00 hours and 14.00 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. If changes are agreed in writing with the Planning Authority to the construction hours as per (a) above, the noise levels shall align with same. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: (a) In order to safeguard residential amenity of properties in the area (b) in the interest of public health, to avoid noise pollution, and to ensure proper development.

17. During construction the developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.

Reason: In the interest of traffic safety.

18. No spoil, dirt, debris or other materials shall be deposited on the public road, footpath or verge by machinery or vehicles travelling to or from the development site during construction phase.

Reason: To ensure that public areas adjacent the development are kept in a suitably clean state of repair during construction works.

15. No land-raise activities shall occur on the site, other than those identified in the permitted drawings. Where permitted, land-raise activities, a detailed plan prepared by a competent Consultant and in accordance with current EPA guidelines shall be submitted for the writing approval of the planning authority.

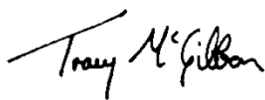
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

19. Development Contributions: gross floor area: 326 sqm



Executive Planner

03/06/2026



Tracy McGibbon

Senior Executive Planner

03/06/2026

Appendix 1: AA Screening

	APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT
(A) Project Details	
Planning File Ref	2660408
Applicant name	Patrick Ennis
Development Location	Crockaun, Kilcullen, Co Kildare
Site size	0. 434ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The application site is located approximately 3.7km from the River Barrow and River Nore Special Area of Conservation.
Description of the project/proposed development (a) Construction of two story house, (b) Construction of Garage with domestic storage area and (c) Installation of approved waste water treatment system and percolation area along with all associated site development works.	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development			
			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	NO
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or</i>	NO

	Water/Carlton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	heath), or within 1 km of same?	
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carlton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	NO
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	NO

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT <i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
Having regard to the scale and nature of the proposed works, it is not considered that there will be any impact on the nearest SAC.		
Name:	Robert Brereton	
Position	Executive Planner	
Date:	3/6/2026	

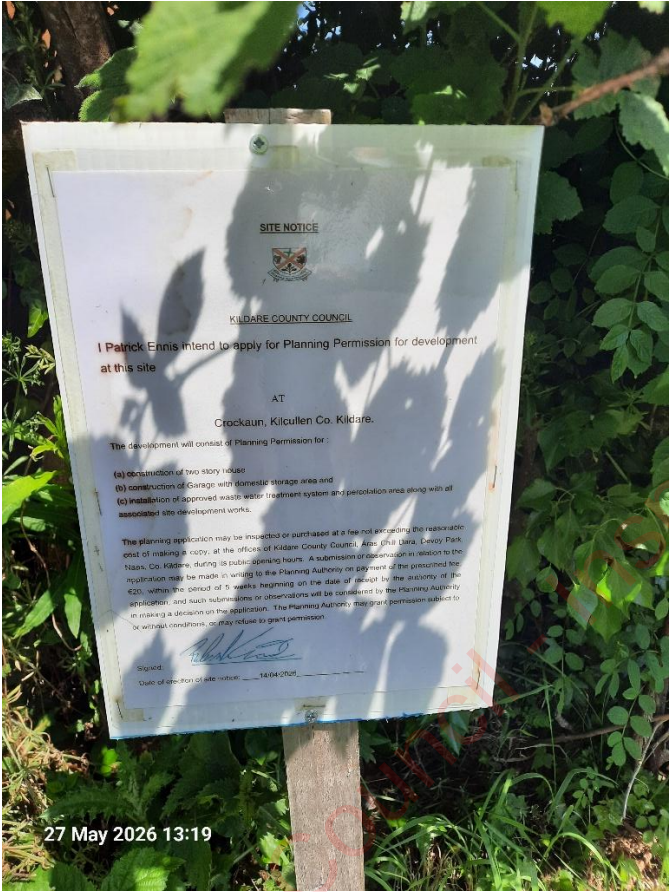
Appendix 2: EIA Screening

		ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT STAGE 1: PRE-SCREENING	
<i>For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination</i>			
Planning Reference:	Register	2660408	
Development Summary:	Description	(a) Construction of two story house, (b) Construction of Garage with domestic storage area and (c) Installation of approved waste water treatment system and percolation area along with all associated site development works.	
Was a Screening Determination carried out under Section 176A-C:	☐ Yes, no further action required ☒ No, proceed to Part A		
Part A. Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?			
☐ Yes, specify class: <i>[insert class here]</i>		EIA is mandatory No Screening required CS1	
☒ No		Proceed to Part B	
Part B. Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?			
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <i>[Insert class & threshold here]</i>		EIA is mandatory No Screening required CS1	
☒ No, the development is not a project of a type listed in Schedule 5, Part 2		No Screening required CS2	
☐ Yes the project is of a type listed but is <i>sub-threshold</i> : <i>[Insert class & threshold here]</i>		Proceed to Part C	
PART C. Has Schedule 7A information/screening report been submitted?			
☐ Yes, Schedule 7A information/screening report has been submitted by the Applicant		Screening Determination required	
☐ No, Schedule 7A information/screening report has not been submitted by the Applicant		Preliminary Examination required Proceed to Stage 2	

CS2: Having regard to the nature and scale of the proposal, it is concluded that EIA screening or EIA is not required.

Name:	Robert Brereton
Position:	Executive Planner
Date:	3/06/2026

Appendix 3: Site Photos







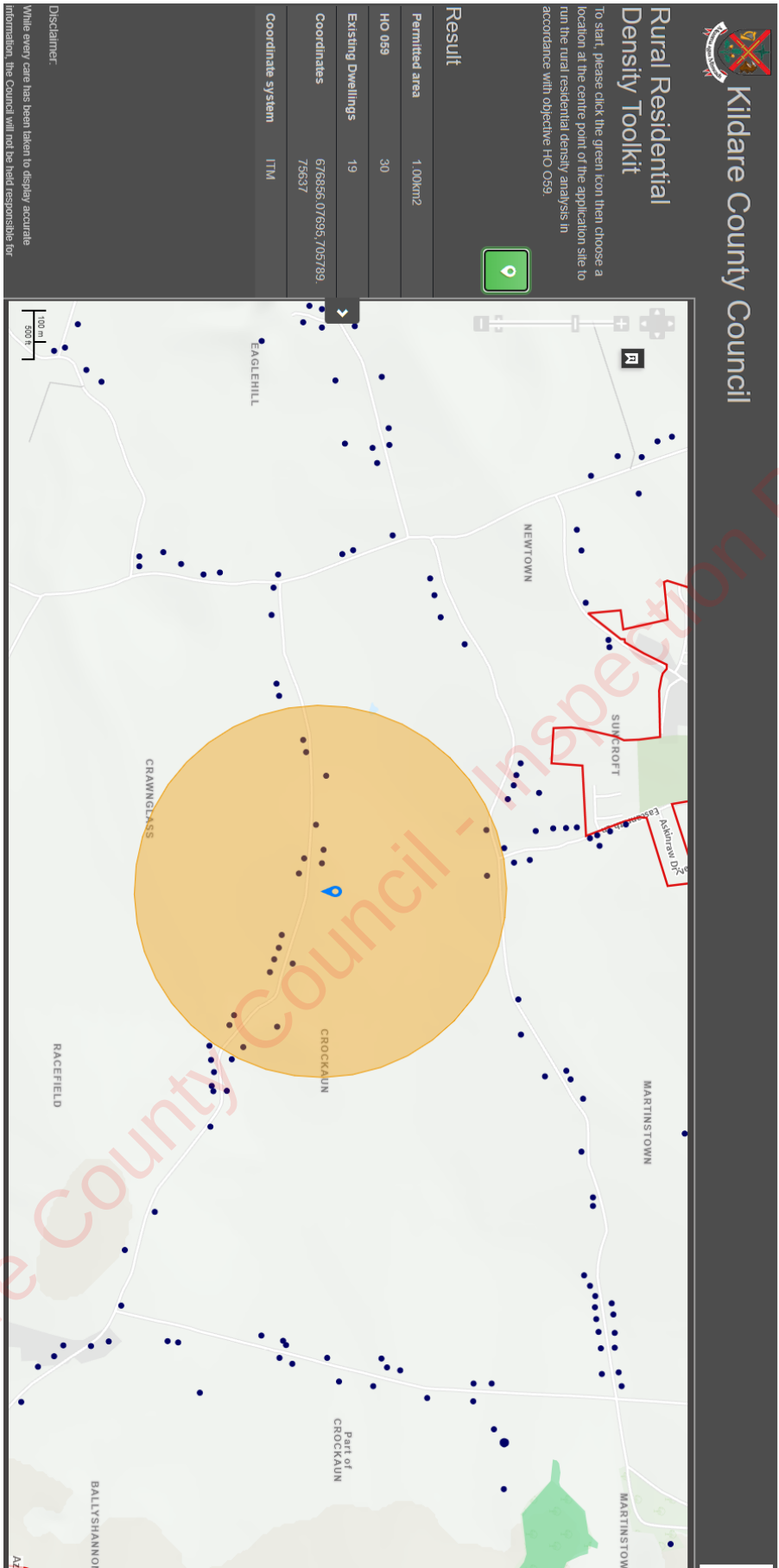






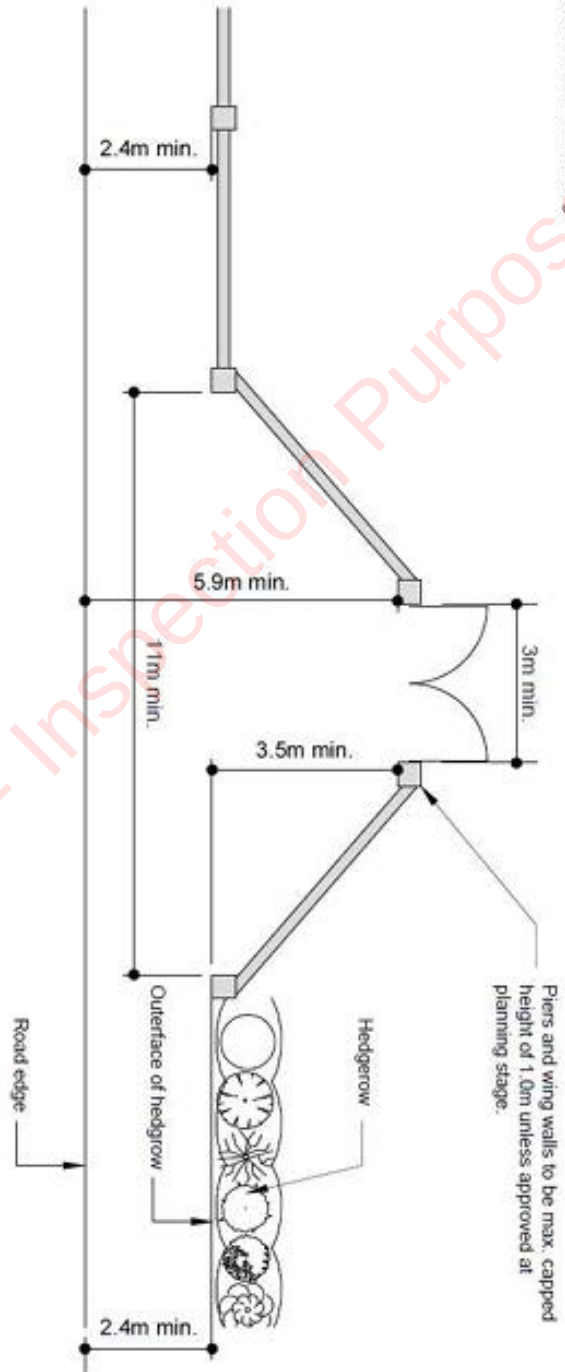


Appendix 4: RRDT



Appendix 5: Entrance Details for Planning Purposes

Note:
No dimensions to be scaled from this drawing



Note:

The exact nature of the entrance i.e. walls, timber post and rail fence, retention of hedgerow etc., will be subject to a condition of your planning permission.

Any service access covers, valves, markers or other fittings to be relocated with the permission of and supervision of the relevant utility authority.

No lighting poles, trees, sign posts or other new or existing obstruction shall be within 1.0 metre of the lowered vehicle access crossing.

No kerbs, bollards, rocks, planting or other obstructions to be placed in entrance bellmouth.

 Kildare County Council Roads Design Section Comhairle Chontae Chill Dara Áras Chill Dara, Devoe Park, Naas, Co. Kildare Tel: 4534290/4290/4290 Fax: 4534290/4290/4290 Email: roads@kildare.ie				Entrance Details for Planning Purposes		Detail No. E3639-1
Detail: Single Recessed Entrance		Scale: N.T.S.				
Road Information DIRECTOR OF SERVICES Roads, Transportation and Public Safety		After Completion SENIOR ENGINEER Roads and Transportation Department		Date: January 2016		