C1 – Public

TETRA TECH

Report to Inform Appropriate Assessment

Proposed Large-Scale Residential Development: Naas Racecourse Lands

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Naas Racecourse
A01
27 April 2026

REPORT

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Prepared for:

Ballymore Development Limited

REPORT

Executive Summary

Tetra Tech (formerly RPS) were commissioned by Ballymore Development Limited (the Applicant) to prepare a report to inform Screening for Appropriate Assessment (AA) to accompany an application to Kildare County Council (KCC) for the Large-Scale Residential Development at lands to the west of the Naas Racecourse, Co. Kildare.

A summary description of the Proposed Development is provided in **Section 3** of this Report. The statutory notices and the suite of drawings and documents prepared by the Applicant and its design team, and submitted with the planning application, provide full details of the Proposed Development.

The Proposed Development is not directly connected with or necessary to the management of any European Site.

Based on the information available at the time of this assessment and in view of best scientific knowledge and the conservation objectives of the relevant European Sites, the Proposed Development, individually or in combination with other plans or projects, is not likely to have a significant effect on any European Site.

It is the opinion of Tetra Tech (formerly RPS) that AA ('Stage 2') is not required.

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1 Introduction

1.1 Purpose of Document

This document is to inform the Competent Authority's Appropriate Assessment (AA) Screening (Stage 1) with respect to the proposed residential development at Naas Racecourse Lands (hereafter referred to as the "Proposed Development"; the project for purposes of the AA Screening).

Consent approval under the Planning and Development Act, 2000 (as amended) in respect of the Proposed Development can only be given after the Competent Authority has conducted an assessment pursuant to Section 177U of the Planning and Development Act, which concludes that there is no likelihood of significant effects on European sites, either individually or in combination with other plans or projects, in view of their conservation objectives (COs). The assessment conducted under Article 6(3) of the Habitats Directive must therefore be completed before a consent approval decision can be made.

This report has been prepared to provide information to the Competent Authority for it to complete a screening for AA of the likely significant effects (LSEs) on European sites, in view of their COs, arising from the Proposed Development, either individually or in combination with other plans or projects.

Where the Competent Authority determines that the project is not directly connected with or necessary for the management of the site as a European Site and if it can be excluded on the basis of objective scientific information that the project, individually or in combination with other plans or projects, will not have a significant effect on any European Site(s), the Competent Authority shall determine that an AA of the project is not required.

This document has been prepared by qualified and experienced RPS ecologists.

The document is structured as follows:

- **Section** Error! Reference source not found. **– Legislative Context and Guidance** sets out the g uidance and approach which was used to complete the Stage 1 – Screening Assessment.
- **Section** Error! Reference source not found. **– Project Description** sets out the Proposed D evelopment which has been subject to Stage 1 – Screening Assessment.
- **Section 4 – Ecological Baseline** covers the methods and data sources used to collect ecological information on the site and surrounding area and summarises findings of the desk and field studies which have been completed to inform the Stage 1 – Screening Assessment.
- **Section 5 – Stage 1: Screening Assessment** assesses the Proposed Development and identifies if it is likely to result in a significant effect on European sites either alone or in-combination with other plans and projects.

2 Legislative Context and Guidance

2.1 Legislative Context

The requirement for AA derives from Article 6(3) of the EU Habitats Directive 92/43/EC.

Article 6(3) requires that:

> "*any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and if appropriate, after having obtained the opinion of the general public*".

Thus, Article 6(3) provides a two-stage process:

- The first stage involves a screening for AA (which is addressed in this document).
- The second stage arises where, having screened the plan or project, it is determined that there is potential for LSEs and an AA is required to inform decision making by the relevant Competent Authority.

2.2 Guidance and Approach

This document has been prepared with reference to the relevant guidance and principles. The principal national and European guidelines have been followed in the preparation of this document. The following list identifies these and other pertinent guidance documents:

- European Commission (EC) (2021) Assessment of Plans and Projects in relation to Natura 2000 Sites – Methodological Guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC.
- Office of the Planning Regulator Practice Note (PN01) 'Appropriate Assessment Screening for Development Management' (OPR, 2021).
- EC Notice C (2018) 7621 'Managing Natura 2000 Sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC', Office for Official Publications of the European Communities, Luxembourg (EC, 2018).
- EC (2013) EC Interpretation Manual of European Union Habitats. Version EUR 28. European Commission.
- Department of the Environment, Heritage and Local Government (DEHLG) (2010a) Appropriate Assessment of Plans and Projects in Ireland. Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government, Dublin.
- (DEHLG, 2010b) DEHLG Circular - National Parks and Wildlife Service (NPWS) 1/10 and PSSP 2/10 on Appropriate Assessment under Article 6 of the Habitats Directive – Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government, Dublin.
- EC (2000) Communication from the Commission on the Precautionary Principle. Office for Official Publications of the European Communities, Luxembourg.

The Commission's 2018 Notice (EC, 2018), European and national case law have been reviewed and have informed the approach and content of this document in relation to key issues including the interpretation of concepts of site integrity, the absence of lacunae and the use of mitigation measures, amongst others.

3 Proposed Development

3.1 Overview of Proposed Development

The proposed development comprises a Large-scale Residential Development (LRD) on lands extending to c. 8.7 hectares located to the west of Naas Racecourse, Naas, Co. Kildare. The proposal consists of 234 no. residential units, comprising 115 no. houses, 21 no. apartments within a three-storey apartment block, 80 no. own-door apartments within duplex-type buildings and 18 no. own-door apartments within triplex-type buildings together with ancillary public, communal and private open space; landscaping and play areas; internal roads and footpaths; car and bicycle parking; refuse storage; drainage infrastructure; utilities and services (including 2 no. ESB kiosks); and all associated site and ancillary works. The proposed development also includes a childcare facility with associated outdoor play space, set-down area and parking.

Transport and connectivity infrastructure includes the construction of an extension to Gallops Avenue connecting the existing Gallops Avenue to Tipper Road, upgrades to the existing section of Gallops Avenue (including cycle infrastructure and junction improvements), junction and traffic management works at Dublin Road and Tipper Road, provision for future vehicular access connections to adjoining lands, a new pedestrian connection to Kingsfurze Avenue, and provision for a future pedestrian connection along the western boundary to Kingsfurze Avenue.

The development also includes site clearance, demolition of an existing shed, removal of sections of existing boundary treatments, undergrounding of existing overhead lines, public lighting and all associated infrastructural works.

Full details of the proposed development are set out in the statutory notices and the accompanying planning application documentation, including the Architectural Design Statement prepared by Reddy Architecture + Urbanism, the Landscape Design Report prepared by Murphy + Sheanon and the Infrastructure Design Report prepared by Donnachadh O'Brien & Associates.

3.2 Site Location

The site comprises a principal area, which will accommodate the residential component of the proposed development, as well as smaller parcels of land intended for supporting infrastructure and ancillary development works, including an extension of Gallops Avenue, works to the existing Gallops Avenue, the provision of a childcare facility, and links to adjoining lands.

The subject site extends to approximately 8.7 hectares. It is primarily located on an undeveloped plot of land between the built-up area of Naas and Naas Racecourse in Naas, County Kildare. It is located c. 700 metres northeast of Naas town centre, less than 1 kilometre southwest of Naas Industrial Estate and approximately 1.5 kilometres northeast of Naas General Hospital (all distances measured as the crow flies).

Regarding the character of the site, it is predominantly a greenfield area, although existing agricultural shed, associated ancillary external structures, and an internal private path are located within the site.

Established residential estates border the site, including Kings Court, which lies to the north, forming the northern boundary; the residential area within the Kingsfurze Avenue, located to the west; and Woodlands, which lies to the south. Additionally, a green area is situated to the south-east, providing existing residents access to public open space and amenities.

3.3 Site Layout

The overall site layout plan is presented in Drawing No. NRC-02-SW-XXX-DR-RAU-AR-1006 prepared by RAU and provided in **Appendix A** .

In summary, the layout adopts a considered, site-responsive approach that creates a strong sense of place and a high-quality neighbourhood, integrating principles of urban design to maximise connectivity, orientation, and residential amenity.

3.4 Childcare Facility

The proposed development includes a childcare facility sized for 97 children to meet the childcare needs of future residents. The childcare facility will be supported by a dedicated external play area, parking and drop-off area. Full details of the design, layout, height, internal and external areas, and associated parking provision are provided in the Architectural Design Statement and the architectural drawings prepared by Reddy Architecture + Urbanism, which are enclosed with the planning application materials.

3.5 Landscape, Open Space and Play Areas

The landscape strategy, along with the provision of open space and play areas within the development, is detailed in the accompanying Landscape Design Report and associated landscape drawings prepared by M+S. These documents provide comprehensive information relevant to the landscape and open spaces strategies proposed within the development.

The landscape design for this project builds on the site's existing character, integrating retained hedgerows, generous open spaces, and a multifunctional network of green infrastructure. The proposal creates an attractive, accessible, and sustainable public realm that encourages play, active travel, and community interaction while supporting biodiversity and the site's SuDS strategy.

Play is a central component of the design. Natural play elements are integrated throughout pocket parks and open green areas close to residential clusters, as recommended during pre-planning. These spaces use mounding, logs, boulders, and sensory planting to provide engaging, age-inclusive play opportunities. All play areas are universally accessible, have no moving parts, and comply with EN 1176 and EN 1177 standards. Safe, overlooked pedestrian connections link play areas to homes, the proposed childcare facility, and surrounding open spaces.

The SuDS strategy is seamlessly integrated into the landscape. Detention basins function as both stormwater management and valuable amenity spaces, while swales along roads enhance biodiversity and link with tree pits to improve infiltration and street character.

Large open lawns and kickabout areas support informal recreation and passive use, designed with gentle slopes for easy maintenance. The site's mature hedgerows will be retained and protected during construction in accordance with BS 5837:2012, providing immediate landscape maturity, wildlife habitat, and natural screening.

Connectivity is a key driver, with clear, overlooked pedestrian links connecting residents to neighbouring open spaces, Naas Racecourse, The Dip, and Kingsfurze Avenue. Routes are accessible, well-lit, and surfaced with durable, permeable materials. Home-zone shared surfaces and raised tables calm traffic and prioritise pedestrians, with planting, seating, and tree pits integrated in line with DMURS principles. Rear access laneways will be lit and overlooked to promote safety and discourage anti-social behaviour. Boundary treatments avoid unmanaged "no man's land" areas, using durable, low-maintenance solutions in line with KCC standards.

Hard-scape areas are kept to a minimum to reduce maintenance, though a plaza is provided at the front of the apartment units as a focal point for informal gatherings, social use, and community events. This space features seating, lighting, tree planting, and high-quality surfacing, with active frontages ensuring natural surveillance.

Tree planting combines native and ornamental species for year-round interest and biodiversity, coordinated to avoid conflicts with services and lighting. Root barriers will be used where required, and prohibited species such as Cherry Laurel, Leyland Cypress, and Ash are excluded in accordance with BS 8545:2014. The result is a cohesive, multifunctional landscape framework that

balances the needs of residents, biodiversity, and sustainable water management, delivering a high-quality living environment with a strong sense of place from the outset.

3.6 Links to Adjacent Open Spaces

The proposed development is designed to integrate with existing green infrastructure by providing clear, accessible connections to neighbouring open spaces, including an existing green area known as The Dip and Kingsfurze Avenue.

The connections will support ecological networks and enhance recreational opportunities for residents, linking the new development seamlessly to the broader landscape and community amenities.

3.7 Access & Movement

3.7.1 Gallops Avenue Extension

The proposed development includes the construction of an extension to the existing Gallops Avenue, which currently runs from its junction with Dublin Road southwards to the boundary of the subject site. The proposed extension continues this route further south to connect with Tipper Road.

This extension will feature dedicated footpaths, single-way cycle tracks, and tree-lined verges on both sides of the new vehicular road. Approaching the junction with Tipper Road, the cycle tracks will transition into on-road cycle lanes.

Modifications to the existing Gallops Avenue are also proposed to incorporate two-way cycle tracks connecting with those in the new extension and linking to Dublin Road. Pedestrian and cyclist crossings will be revised and/or improved at key junctions, including Tipper Road, Dublin Road, and The Gallops, to enhance safety and connectivity.

3.8 Lighting and Safety

Street lighting is provided along all primary and secondary roads, pedestrian routes, and cycle tracks to ensure safe movement during nighttime hours. The lighting design will provide good visibility while minimising light pollution. Pedestrian and cyclist routes, including homezones and crossings, are designed with passive surveillance to enhance safety and security for all users.

3.9 Wastewater Drainage

Wastewater from the proposed development will be collected via a new wastewater network and discharged into the existing foul sewer network through a new connection. The design complies with relevant standards and codes of practice of UÉ and includes provisions for adequate capacity and maintenance access to support the development’s needs.

3.10 Surface Water Drainage and Piped Network

Surface water runoff will be managed through a comprehensive drainage system designed to attenuate flows, protect against flooding, and promote sustainable water management. The strategy incorporates SuDS measures, including attenuation basins, swales, permeable paving, and other green infrastructure elements to enhance infiltration and biodiversity.

The piped network will efficiently collect and convey surface water to designated discharge points, with careful integration of SuDS features to provide both functional drainage and amenity benefits.

4 Ecological Baseline

4.1 Methodology

4.1.1 Desk Study

A desk study was completed in August 2025 to identify relevant European Sites and information regarding their Qualifying Interests (QIs), Species of Conservation Interest (SCIs) and Conservation Objectives etc. While the distributions of the QI habitats for which the European Sites are selected are typically restricted to the individual Site, QI/SCI species can range well beyond the boundaries of the Site *e.g.* bird species or otter (*Lutra lutra*). The desk study established, from available publications and other publicly available resources, the known distributions and potential presences of such species beyond the defined boundaries of the European Sites for which they are listed as QIs/SCIs. The exercise collated information available from the following sources and it informs the source-pathway-receptor (S-P-R) model analysis:

- Surveys of flora, fauna, and habitats available at Heritage Councils mapping website. Study area: 2km grid squares; N92A and N91E[1].
- Distribution records for QI and SCI species of European Sites held online by the National Biodiversity Data Centre (NBDC). Study area: 2km grid squares; N92A and N91E[2].
- BirdWatch Ireland[3].
- Ireland The Breeding and Wintering Birds of Britain and Ireland (Balmer *et al.,* 2013).
- Distribution records for QI and SCI species of European Sites held online by the National Parks and Wildlife Service (NPWS). Study area: 2km grid squares; N92A and N91E[4].
- Botanical Society of Britain and Ireland (BSBI) records and online maps[5].
- Environmental Protection Agency (EPA) online interactive mapping tools & water quality data including surface and ground water quality status, and river catchment boundaries. Study area: groundwater catchment and Water Framework Directive (WFD) Management Units intersected by the Proposed Works[6].
- Geological Survey Ireland (GSI): Study area: groundwater catchment and WFD Management Units intersected by the Proposed Works[7].
- Geological Survey Ireland (GSI)
- Information on ranges of Annex I habitats and mobile QI populations in Volume 1 of NPWS' Status of EU Protected Habitats and Species in Ireland (NPWS, 2019) and associated digital shapefiles. Study area: 2km grid square N92A and N91E.
- Information on the location, nature and design of the Proposed Development (**Section 3**).
- Information on the Water Action Plan 2024 (DHLGH, 2024). Study area: WFD Management Units intersected by the Proposed Development.
- Mapping of European Site boundaries and Conservation Objectives for relevant sites, available online from the NPWS included site synopses, Natura 2000 Standard Data forms and

[1] Heritage Maps Viewer assessed October 2025
[2] Home - Biodiversity Maps assessed October 2025
[3] Home Page - BirdWatch Ireland assessed October 2025
[4] Maps and Data | National Parks & Wildlife Service assessed October 2025
[5] Distribution maps – Botanical Society of Britain & Ireland assessed October 2025
[6] EPA Maps assessed October 2025
[7] GSI Public Data Viewer Series assessed October 2025

Conservation Objective Supporting Documents where available. Study area: all sites considered to be connected to the Proposed Works[8]

- Office of Public Works (OPW) drainage maintenance maps and data. Study area: WFD Management Units intersected by the Proposed Works.
- Tailte Éireann – Mapping and Aerial photography (https://www.tailte.ie/en/). Study area: 150m buffer around the redline of the Proposed Development.
- OPWs national flood information portal, Flood Maps. Study area: WFD Management Units intersected by the Proposed Works[9].
- Photographs and aerial imagery. Study area: 150m buffer around the redline of the Proposed Works.

4.1.2 Field Study

A preliminary ecological walkover survey was completed on the 27th March 2025 which identified baseline ecological conditions of the site and surrounds and identified scope for further surveys a required. The scope of the field study area for the walkover included all lands within the red line boundary as illustrated in **Figure 4-1.**

The walkover included habitat surveys to classify habitats occurring within the field survey area with reference to the Heritage Council's habitat classification system[10]. The mapping of habitats had cognisance of the Heritage Council's mapping methodology. A search for notable rare or protected flora was also carried out during this survey.

A search for Invasive Alien Plant Species (IAPS) within the field survey area was also carried out to establish the presence/absence of invasive species listed under the Third Schedule of European Communities (EC) (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011), as amended and under the First Schedule of European Union (EU) (Invasive Alien Species) Regulations 2024 (S.I. 374 of 2024). The species listed on both of these schedules are the same and will be referred to as "Scheduled Species" throughout this report.

The site walkover also included a search for evidence of QI species activity (e.g., otter) or SCI bird species.

All evidence recorded from the site walkover was recorded digitally in the ArcGIS FieldMaps application. It was determined that the walkover survey was sufficient to inform the ecological baseline for the purpose of this report.

[8] Protected Sites in Ireland | National Parks & Wildlife Service assessed September 2025
[9] Flood Plans - OPW Flood Risk Management assessed September 2025
[10] best_practice_guidance_habitat_survey_mapping_ assessed September 2025



Figure 4-1: Ecological walkover survey study area

4.2 Existing Environment

4.2.1 Soils and Geology

The GSI online database[11] was consulted for available for geological, and hydrological information of the Proposed Works area and its environs. The bedrock present across the majority of the Proposed works area is comprised of dark muddy limestone, shale (Ballysteen Formation). The south of the Proposed Development intersects the Carrighill Formation which is comprised of calcareous greywacke siltstone and shale.

A search of the GSI soils database was consulted to establish the underlying soils within the Proposed Development area. Teagasc soils mapping characterizes the majority of the soils in the Proposed Development, including the following:

- Grey Brwon Podzolics, Brown Earths
- Surface water gleys, groundwater gleys
- Made/ Built Land
- Mineral alluvium

Ground investigations were carried out on site by *Geotechnical Environmental Services Ltd.* in 2025. The soil profile generally comprised topsoil, cohesive clay deposits, and underlying granular sands and gravels.

4.2.2 Hydrology and Hydrogeology

4.2.2.1 Relevant surface waterbodies

The Water Framework Directive (WFD) is enforced in Ireland under the European Union Environmental Objectives (Surface Waters) Regulations S.I. No. 272 of 2009, as amended. Q-value status, as reported by the Environmental Protection Agency (EPA), is determined by the biological quality element: macroinvertebrate fauna. A target for Q4 and above is required for rivers sites to comply with good (Q4) or better (i.e., high status - Q4-5, Q5).

The Proposed Development is located within the following catchment:

> **Liffey and Dublin Bay Catchment (ID: 09)** This catchment includes the area drained by the River Liffey and by all streams entering tidal water between Sea Mount and Sorrento Point, Co. Dublin, draining a total area of 1,616km². The largest urban centre in the catchment is Dublin City. The other main urban centres are Dun Laoghaire, Lucan, Clonee, Dunboyne, Leixlip, Maynooth, Kilcock, Celbridge, Newcastle, Rathcoole, Clane, Kill, Sallins, Johnstown, Naas, Newbridge, Athgarvan, Kilcullen and Blessington. The total population of the catchment is approximately 1,255,000. The Liffey catchment contains the largest population of any catchment in Ireland and is characterised by a sparsely populated, upland south eastern area underlain by granites and a densely populated, flat, low lying limestone area over the remainder of the catchment basin.

The Proposed Development is located within the sub catchment Liffey_SC_060 and does not intersect with river water body. The nearest river waterbody is the Castlesize river located 340 m south of the red line boundary, which is part of the Liffey_120 river system (International Waterbody Code: IE_EA_09L01150). The WFD status of the Liffey_120 for the 2016-2021 period is classified as “Good” as assessed via monitoring and is “not at risk” of not achieving WFD objectives.

[11] Geological Survey Ireland Spatial Resources

The River Morrell (EPA name: Morrell_20, International Waterbody Code IE_EA_09M010100) is located to the east of the red line boundary and is located within the Liffey_SC_070 sub catchment. The WFD status for the Morell_20 the 2016-2021 period is classified as “Poor” as assessed via monitoring and is “at risk” of not achieving WFD objectives.

EPA Q-value monitoring stations are located along the Liffey_120 and Morrell_20 waterbodies, however not all of them provide up to date Q-values. **The river** waterbodies relevant to the Proposed Development are shown in **Figure 4-2.**

Table 4-1 details the WFD Status and water quality monitoring results for the relevant river waterbodies.

The river waterbodies relevant to the Proposed Development are shown in **Figure 4-2.**

Table 4-1: WFD Status and Q-values of watercourses within the desk study area

Common Name (EPA Name)	Waterbody WFD Status 2016-2021	WFD Risk	Station Name/Monitoring Location	Station Code	Location in relation to Proposed Development	Most Recent Q-value (macro-invertebrate quality)
Castlesize River (Liffey_120)	Good	Not at risk	Millicent Bridge	RS09L011400	7.1 km downstream of Proposed Development	N/A
Morrell (Morrell_20)	Poor	At risk	Morell – Bridge near fishery	RS09M010080	685 m east of the Proposed Development.	N/A
			Bridge In Johnstown	RS09M010100	1.3 km downstream of RS09M010080	Q3 (2022)

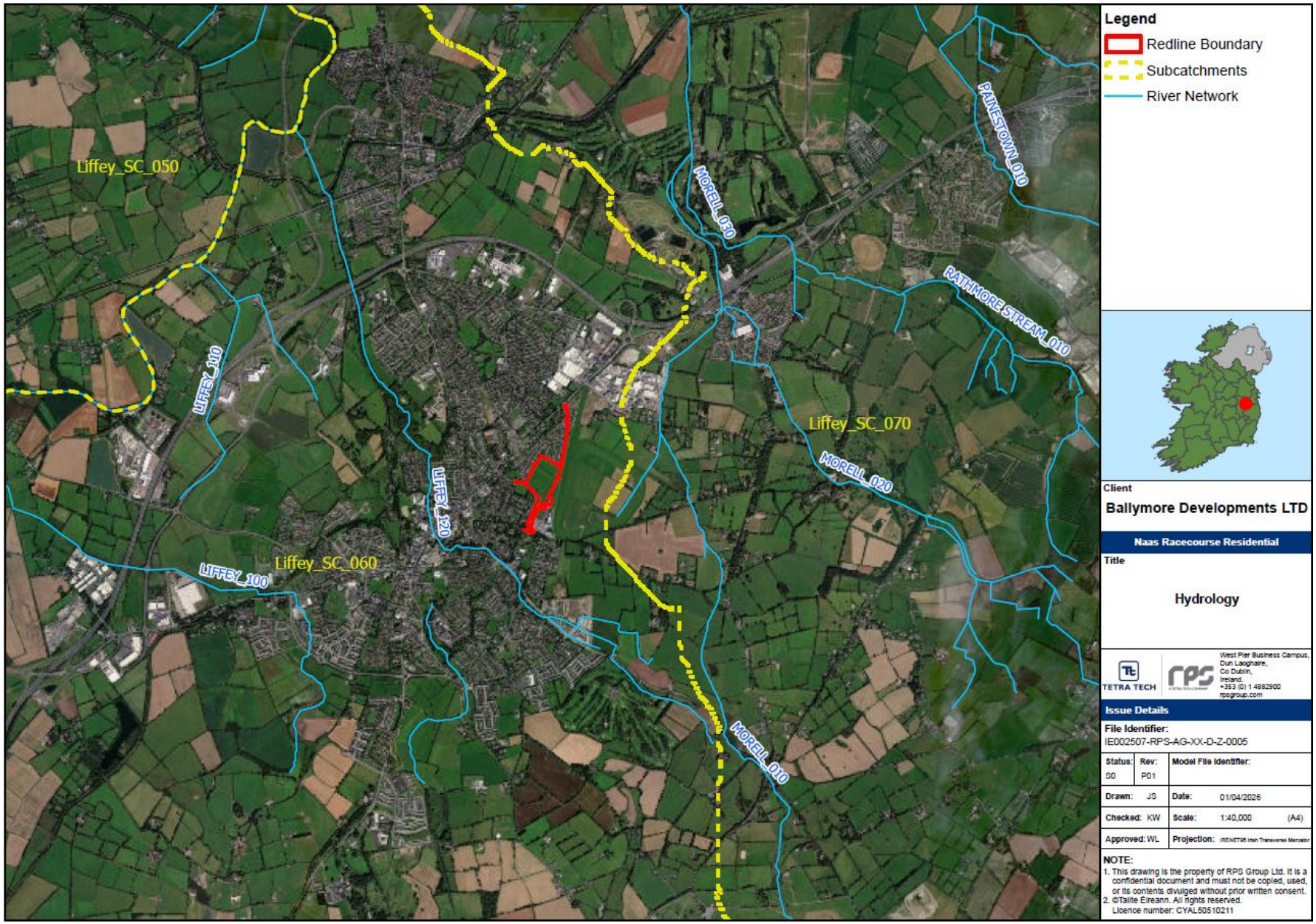


Figure 4-2: River Waterbodies relevant to the Proposed Development

4.2.2.2 Relevant Groundwater Bodies

The Proposed Development lies entirely within the Dublin groundwater body (GWB) (EPA waterbody code: IE_EA_G_008) (**Figure 4-3**). The Dublin GWB was assessed as “Good” during the 2019-2024 assessment period and the risk of not achieving its WFD objectives is “under review”. The Proposed Development borders the Kilcullen GWB but does not overlap with it and was not considered relevant to the Proposed Development for the purpose of this report.

The groundwater flow paths and groundwater surface water interactions for the Dublin groundwater body is as follows:

> **Dublin GWB**: The general groundwater flow direction in this aquifer is towards the coast and also towards the River Liffey and Dublin City. This aquifer is not expected to maintain regional groundwater flow paths. Groundwater circulation from recharge to discharge points will more commonly take place over a distance of less than a kilometre. The majority of groundwater flow will be a rapid flow in to upper weathered zone but flow in conduits is commonly recorded at depths of 30 to 50 m b.g.l. The aquifer is not considered to have any primary porosity and flow will be through fractures, some of which will have been enlarged by karstification and dolomitisation. The fissured nature and the moderate permeability of the bedrock close to the surface imply that water will move at high velocities.

There will be highly varied groundwater and surface water interaction processes occurring within the large area of this groundwater body. The nature of these interactions will be determined by local factors and it is therefore impossible to generalize over such a large area.

Groundwater vulnerability across the Proposed Development area is ‘High’ due to natural characteristics that make it highly vulnerable to contamination by human activities (**Figure 4-4**).

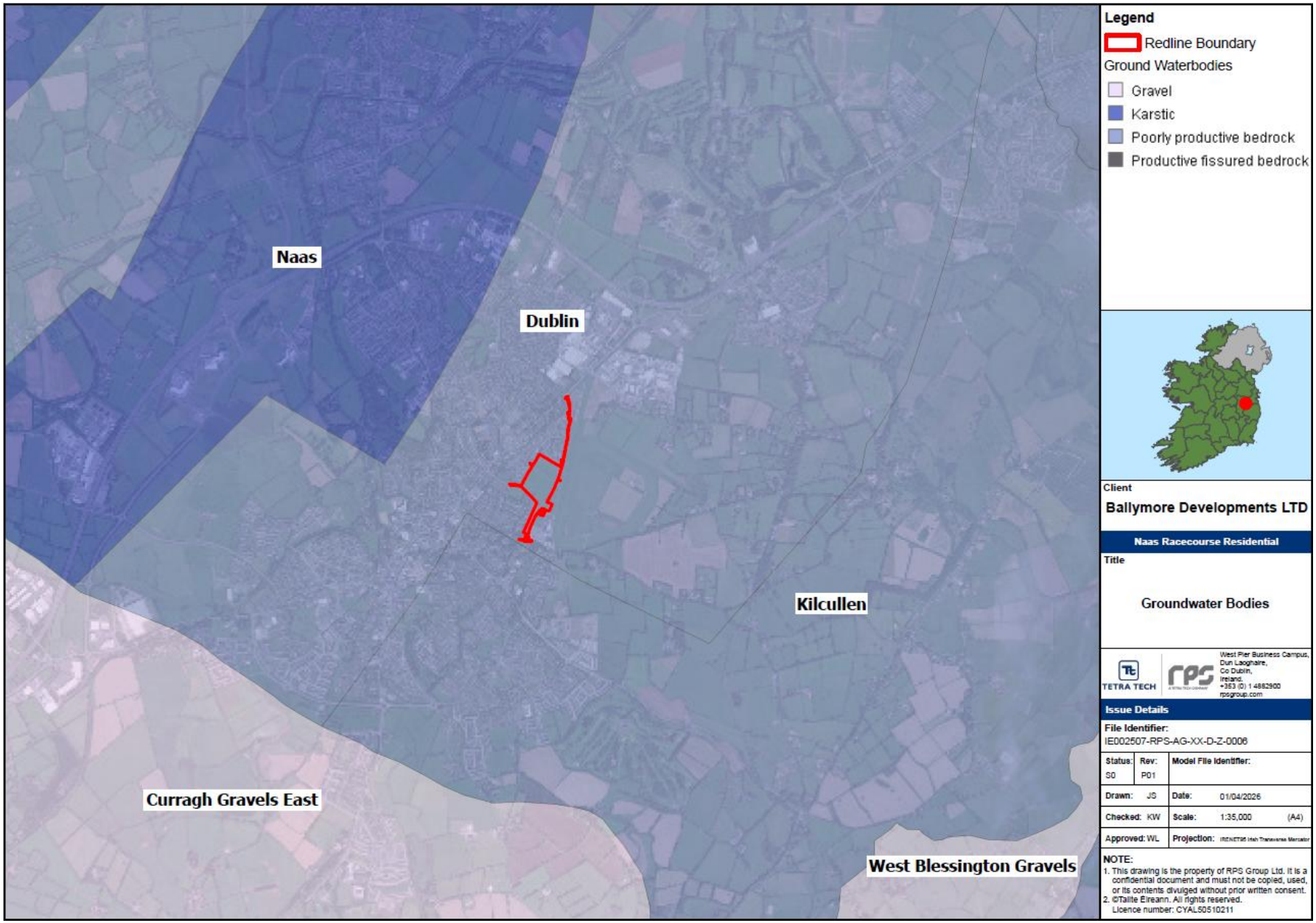


Figure 4-3: Groundwater bodies relevant to the Proposed Development

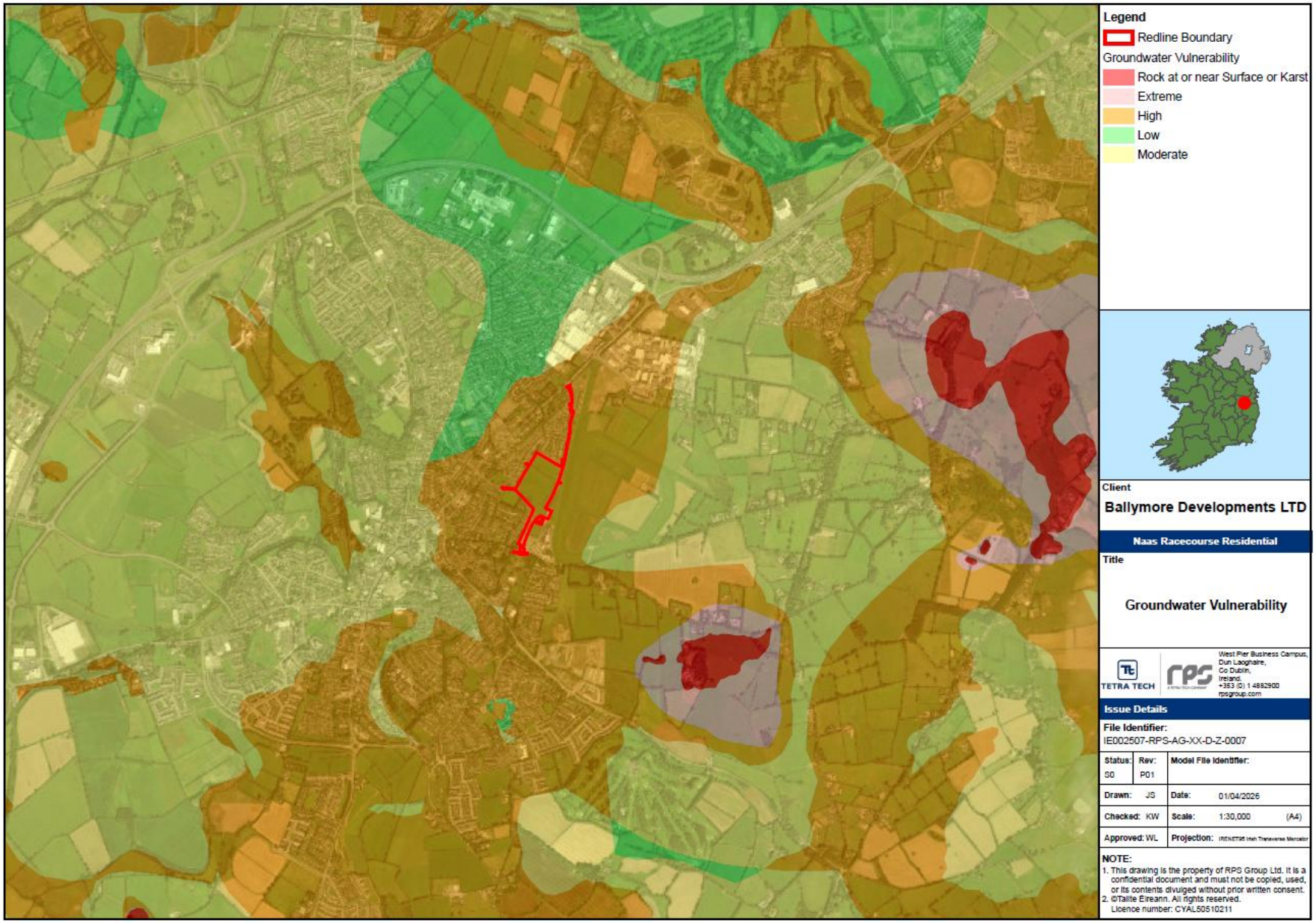


Figure 4-4: Groundwater Vulnerability

4.2.3 Habitats

The NRA guidelines on the Assessment of Ecological Impacts on National Road schemes (NRA, 2009) provides a rationale for the evaluation of ecological receptors within a site. There were no habitats present within the site boundary that have any links with Annex I Habitats.

The habitats identified during the walkover are mapped in **Figure 4-5** and include the following:

- BL3 Buildings and artificial surfaces
- ED3 Recolonising bare ground
- GA2 Amenity Grassland (Improved)
- GS2 Dry meadow and grassy verges
- WL1 Hedgerows/ WL2 Treelines
- WS1 Scrub
- WS3 Ornamental/Non-native shrub

BL3 Buildings and artificial surfaces

This habitat was comprised mainly of roads and footpaths and therefore no species were noted.

ED3 Recolonising bare ground

An area of recolonising bare ground was recorded in one of the fields at the centre of the proposed Development. This habitat appeared to be an area of previously cleared scrub and includes the following species: bramble (*Rubus fruticosus agg*), creeping thistle (*Cirsium arvense*), nettle (*Urtica dioica*), hogweed (*Heracleum sphondylium*), rosebay willowherb (*Epilobium angustifolium*) and lesser celandine (*Ficaria verna*).

GA2 Amenity Grassland (Improved)

This habitat is generally intensely managed and species poor, often associated with buildings and artificial surfaces (BL3). This habitat was recorded in the south of the field survey area and within the grounds of the Naas Racecourse and included the following species; white clover (*Trifolium repens)*, perennial ryegrass (*Lolium perenne*), creeping bentgrass (*Agrostis stolonifera)*, Yorkshire fog (*Holcus lanatus*), dandelion (*Taraxacum officinale agg.*), yarrow (*Achillea millefolium*) and docks (*Rumex spp.*).

GS2 Dry meadow and grassy verges

The two fields at the centre of the Naas Racecourse Residential Development project are comprised mainly of dry meadow and grassy verges habitat. These fields appeared to be not frequently managed and relatively species-poor including species such as meadow buttercup (*Ranunculus acris*), Yorkshire fog, cock's-foot (*Dactylis glomerata*), ribwort plantain (*Dactylis glomerata*), dandelion, red clover (*Trifolium pratense*), white clover, fescue grass (*Festuca sp.*), creeping bentgrass, field woodrush (*Luzula campestris*), docks, yarrow, and rare observations of common sorrel (*Rumex acetosa*).

WL1 Hedgerows /WL2 Treelines

Hedgerows and treelines, form the boundaries to the two fields of GS2 habitat and a section of the 'The Gallops' road connecting the proposed residential development with the R445 road through Naas town. Hedgerow habitat bordering the GS2 habitat are not regularly managed however included a variety of mostly native species. Woody species observed within the hedgerows included hazel (*Corylus avellana*), ash (*Fraxinus excelsior*), elder (*Sambucus nigra*), Wilson's honeysuckle (*Lonicera nitida*), blackthorn (*Prunus spinosa*), hawthorn (*Cretagus monogyna*), holly (*Ilex aquifolium*), horse chestnut (*Aesculus hippocastanum*) and ivy (Hedera helix). Ground flora species included cow parsley (*Anthriscus sylvestris)*, nettle, hogweed, and cleavers (*Galium aparine*).

Treelines bordering private property and roads included ash, birch (*Betula sp.*), oak (*Quercus sp.*) and lime (*Tillia sp.*).

WS1 Scrub

A small patch of scattered scrub habitat was present alongside the red line boundary in the north-west corner of the GS2 habitat. Species included nettle, hogweed, lesser celandine, bramble, cow parsley, yellow archangel (*Lamium galeobdolon*).

WS3 Ornamental/Non-native shrub

A section of ornamental/non-native shrub forms the boundary of the structure within the southeast the Proposed Development boundary. This includes species such as *Viburnum tinus,* dogwoods *(Cornus sp.)* and ornamental trees.

4.2.4 Rare and Protected Plant Species

A full desktop review was conducted of rare and protected plant species recorded within the 2km Squares within which the Study Area N92A and N91E. A search for protected flora was carried out alongside walkover habitat surveys.

No rare of protected plant species were identified within the desk study area or the field study area.

4.2.5 Invasive Alien Plant Species

Records of the Scheduled species Japanese knotweed (*Reynoutria japonica*) were returned for the 2km grid square N92A. However, no records of Japanese knotweed within the Proposed Development boundary were found during the site walkover.

Five records of Spanish bluebell (*Hyacinthoides hispanica*) or hybrid bluebell (*Hyacinthoides* × *massartiana*) were recorded along hedgerows within the field survey area and are shown in **Figure 4-6.**



Figure 4-5: Habitat Mapping of Site



Figure 4-6: Invasive Alien Plant Species

4.2.6 Fauna

The NBDC records of QI and SCI species within the 2km grid squares N91E and N92A are outlined in **Table 4-2.**

Table 4-2: NBDC Records of QI and SCI Fauna within grid squares N91E and N92A of the Proposed Development

Species	Record Count	Date of Last Record^	Designation
Kingfisher (Alcedo atthis)	5	02/08/2024	Wildlife Acts EU Birds Directive Annex I Bird Species Birds of Conservation Concern - Amber List
Little Egret (Egretta garzetta)	4	16/12/2021	Wildlife Acts EU Birds Directive Annex I Bird Species
Merlin (Falco columbarius)	1	26/10/2021	Wildlife Acts EU Birds Directive Annex I Bird Species Birds of Conservation Concern - Amber List
Peregrine (Falco peregrinus)	2	19/10/2021	Wildlife Acts EU Birds Directive Annex I Bird Species
Black-backed gull (Larus fuscus	1	31/12/2011.	Wildlife Acts EU Birds Directive Annex I Bird Species Birds of Conservation Concern - Amber List

The nearest relevant SPA is the Poulaphouca Reservoir SPA which is located c. 9.5 km southeast of the Proposed Development which is designated for greylag goose (*Anser anser*) and lesser black-backed gull (*Larus fuscus*). One record of black-backed gull was returned for the grid square N92A from the 31/12/2011.

The nearest relevant SAC with species listed as QIs is the Rye Water Valley / Carton SAC which is located c. 17.9 km north of the Proposed Development and is designated for narrow-mouthed whorl snail (*Vertigo angustior*) and Desmoulin's whorl snail (*Vertigo moulinsiana*). No records have been reported within the 2km grid squares and no suitable habitat to support this species was noted during the walkover surveys.

There are NBDC records of two QI bat species within 2 km of the Proposed Development: common pipistrelle (*Pipistrellus pipistrellus sensu stricto*) and soprano pipistrelle (Pipistrellus pygmaeus). These species are listed on Annex IV of the EU Habitats Directive.

The NBDC returned 2 records for common frog (*Rana temporaria)* from the 13/03/2019. Common frog is protected under Annex V of the EU Habitats Directive. The walkover study did not identify suitable habitats for common frog.

The NBDC search returned one record for otter (*Lutra lutra*). This species is protected under Annex II and Annex IV of the EU Habitats Directive. However, there are no relevant SACs to the Proposed

Development that list otter as a QI, and the walkover study did not identify any suitable habitat to support otter or any signs of otter activity.

4.3 Limitations

4.3.1 Desk Study

Sources of desk study information are neither exhaustive nor necessarily easily available and a reasoned effort was made to obtain ecological data in the public domain to inform the description of the receiving environment and its assessment. Additional information, not in the public domain, is likely to exist but could not be obtained or assessed here. This limitation is acknowledged and incorporated into the assessment and is deemed to not affect the certainty or predictability of the assessment.

4.3.2 Field Study

The receiving environment (i.e. baseline condition) may naturally vary through seasons and between years. All reasonable effort has been made to address this (e.g., combined use of desk and field survey data) and the limitation is acknowledged.

The timing of the preliminary field survey is suboptimal for observing plant species. However, as it was undertaken in late March just outside the optimum survey period, it was concluded that given the habitats present, a true and robust survey was undertaken that allowed for full classification of the habitats present to be undertaken (**Section** Error! Reference source not found.). It was also c oncluded that the survey timing was sufficient for a true and robust survey of rare and protected flora and IAPS, and therefore does not affect the results in **Section** Error! Reference source not f ound. and **Section** Error! Reference source not found..

5 Stage 1 – Appropriate Assessment

In order to determine the potential for LSE, it is necessary to identify the Zone of Influence (ZoI) of the Proposed Development and the European sites therein. The ZoI of the Proposed Development is the geographical area over which it could affect the receiving environment in a way that could have LSEs directly or indirectly on European Site(s). The ZoI is established using the Source-Pathway-Receptor (S-P-R) model.

5.1 Source-Pathway-Receptor (S-P-R) Model

A S-P-R model is a standard tool used in environmental assessment. In order for an effect to be likely, all three elements of this mechanism must be in place. The absence or removal of one of the elements of the mechanism results in no likelihood for the effect to occur. The S-P-R model was used to identify the European sites, and their QIs/SCIs, to which the Proposed Development could be potentially linked.

The likely effects of the Proposed Development on any European site have been assessed using a S-P-R model, where:

- A ‘source’ is defined as the individual element of the proposed works that has the potential to impact on a European Site, its qualifying features and its conservation objectives;
- A ‘pathway’ is defined as the means or route by which a source can affect the ecological receptor; and
- A ‘receptor’ is defined as the Special Conservation Interest (SCI) of Special Protection Areas (SPAs) or the Qualifying Interest (QI) of Special Areas of Conservation (SACs) for which conservation objectives have been set for the European sites being assessed, in addition to any relevant supporting habitat for species listed.

5.1.1 Potential Sources

The sources of impact in this case are the activities required to undertake the Proposed Development. The sources of impact will arise from within the boundary of the Proposed Development area. It is from these impacts[12] that all ecological effects could arise.

There is potential for indirect effects to arise from sources within the site which could extend beyond the Proposed Development boundary (e.g., downstream effects on water quality, noise disturbance etc.), however the potential sources of significant effects are limited.

The key activities which have the potential to result in likely significant effects on ecological receptors are:

5.1.1.1 Construction Phase of the Proposed Project

- Site clearance and enabling works including the removal of vegetation and trees;
- Earthworks and construction activities including the construction of the proposed road infrastructure, drainage, lighting, compounds, and associated infrastructure;
- Surface water run-off during construction, with potential to carry suspended silt or contaminants into local watercourses and associated habitat deterioration effects upon terrestrial habitats;
- Earthworks with potential for changes to groundwater quality, yield and/or flow paths;

[12] Definition of “impact” and “effect” as per CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland - Terrestrial, Freshwater, Coastal and Marine.*

5.1.1.2 Operational Phase of the Proposed Development

- Increased activity in the form of human presence;
- Operational activities including the maintenance of the road, lighting and infrastructure
- Operational and maintenance site drainage carrying suspended silt or contaminants into local watercourses with potential to carry suspended silt or contaminants into local watercourses;

5.1.2 Potential Pathways

The potential pathways for effects are summarised as follows:

- Hydrological: Downstream changes in surface water quality during works particularly with respect to accidental release of pollutants (e.g., suspended solids, silt, hydrocarbons from a fuel leak, waste material etc.) into the surface water network and subsequently into the River Barrow and/or its tributaries.
- Hydrogeological: Changes in groundwater quality during works particularly with respect to accidental spillages of materials (e.g., from a fuel leak, waste material etc.) during works which could migrate vertically to the underlying bedrock and laterally within the aquifer.
- Air/land: Direct disturbance from noise or vibration on QI/SCI species or populations which are dependent for part of their lifecycle e.g., breeding, foraging or resting sites for certain bird species.
- Air: Disturbance to QI species and habitats and/or SCI species from air pollution such as dust generation from bridge remediation activities or emissions from construction vehicles which may affect species/habitats directly e.g. cause breathing difficulties, smother vegetation etc.
- Air: Disturbance of QI and/or SCI species from air pollution such as dust generation from bridge remediation activities which may smother vegetation and habitats which these species or populations are dependent upon for part of their lifecycle e.g., breeding, foraging or resting sites for certain bird species.
- Land: Direct disturbance of QI/SCI species or populations because of their movement through or use of habitat within or adjacent to the site boundary for part of their lifecycle (e.g., the disturbance of foraging or commuting species due to the presence of machinery/personnel/equipment etc.).
- Hydrological/land: Direct disturbance of IAPS infestations during proposed works could lead to the dispersal of IAPS fragments via watercourses and/or via machinery, clothing or equipment with the capacity to establish new infestations.

5.1.3 Potential Receptors

The ZoI “rules” which have been developed specifically for the Proposed Development (see below) were applied with reference to available databases and mapping for the Natura 2000 network. As detailed above, the rules have been defined following a consideration of the potential sources of impact and defining the potential pathways of effects arising from these impacts upon the receptors. If no such pathway existed or the pathway did not extend sufficiently based on scientific analysis or professional judgement to impinge on the European Site (in whole or part) then no pathway for LSEs was considered to exist.

In order to inform Stage 1 – Screening Assessment, the following ZoI “rules” were used to identify any European sites that the Proposed Development may impart LSEs upon:

1. Any European Sites within the proposed works area of the Proposed Development will be automatically considered with regard to potential for LSE. This is to take account of direct impacts and effects.

2. Any European Sites which lie within 200 m straight-line measurement of the Proposed Development will be automatically considered with regard to potential for LSE. This is to account for:

3. The potential incursion of construction personnel, vehicles or materials beyond the proposed works areas during construction.

4. The extent of potential dust-generating effects and pollution from vehicle emissions.

5. Any European sites which lie within 50 m of the Proposed Development will be considered with respect to any vibration disturbance effects with regard to potential for LSE on QI or SCI species during construction and operation.

6. Any European sites which lie within 500 m of the Proposed Development will be considered with respect to any noise disturbance effects with regard to potential for LSE on QI or SCI species during construction and operation.

7. Any European sites within the same GWB which support QIs/SCIs which are sensitive to hydrological change (flow or quality) will be automatically considered with regard to potential for LSE, is a suitable pathway was identified.

8. Any European sites downstream of the Proposed Development which support QIs/SCIs which are sensitive to hydrological change (flow or quality) will be automatically considered with regard to potential for LSE.

9. Any European sites with upstream hydrological connectivity to the Proposed Development will be considered with regard to potential for LSE if they support mobile aquatic QI or SCI species which could move through the proposed works area to/from the European Site as part of their lifecycle.

10. Any European site which supports QI or SCI species which have been shown through desk or field surveys to be present in *ex situ* habitats within/adjacent to the proposed works area will be considered with regard to potential for LSE.

5.2 Likely Significant Effects Alone

Applying the 'ZoI' Rules above, S-P-R links between the Proposed Development and eight SACs and nine SPAs were identified. An analysis of the application of the ZoI "rules" is summarised in. The Proposed Development has the potential to have direct, indirect and in combination effects on these European sites.

Table 5-1: Analysis of ZoI rules for the Proposed Development.

Type of European site	European Site Name and Code	Distance from Scheme Area	Connectivity
SAC	Rye Water Valley / Carton SAC (001398)	17.9 km north	Yes, due to application of ZoI rule **7**
SPA	Wicklow Mountains SPA (004025)	14.1 km southeast	Yes, due to application of ZoI rule **9**
SPA	Poulaphouca Reservoir SPA (004063)	9.5 km southeast	Yes, due to application of ZoI rule **9**
SAC	Mouds Bog SAC (002331)	9.5 km west	Yes, due to application of ZoI rule **7**
SPA	South Dublin Bay and River Tolka Estuary SPA	30.8 km northeast	Yes, due to application of ZoI rules **7, 8**

Type of European site	European Site Name and Code	Distance from Scheme Area	Connectivity
	(004024)		
SAC	South Dublin Bay SAC (000210)	30.8 km northeast	Yes, due to application of ZoI rules **7, 8**
SAC	North Dublin Bay SAC (000206)	34.2 km northeast	Yes, due to application of ZoI rules **7, 8**
SPA	North Bull Island SPA (004006)	34.4 km northeast	Yes, due to application of ZoI rules **7 8**
cSPA	North-West Irish Sea SPA (004236)	35.8 km northeast	Yes, due to application of ZoI rules **7, 8**
SAC	Baldoyle Bay SAC (000199)	39.3 km northeast	Yes, due to application of ZoI rule **7**
SAC	Malahide Estuary SAC (000205)	40.0 km northeast	Yes, due to application of ZoI rule **7**
SAC	Rockabill to Dalkey Island SAC (003000)	37.5 km northeast	Yes, due to application of ZoI rules **7,8**
SPA	Dalkey Islands SPA (004172)	37.5 km northeast	Yes, due to application of ZoI rules **7,8**
SAC	Howth Head SAC (000202)	39.8 km northeast	Yes, due to application of ZoI rules **7,8**
SPA	Howth Head Coast SPA (004113)	43.1 km northeast	Yes, due to application of ZoI rules **7 8**

The location of each European Site identified within the ZoI of the Proposed Development is outlined in **Figure 5-1**.

Following the identification of the European sites which could be subject to LSEs as a result of the Proposed Development, a detailed analysis was then completed with reference to the Project Description set out in Section **Error! Reference source not found.** to identify the relevant LSEs w hich could arise from the Proposed Development on each European Site. The analysis is set out below in **Table 5-2.**

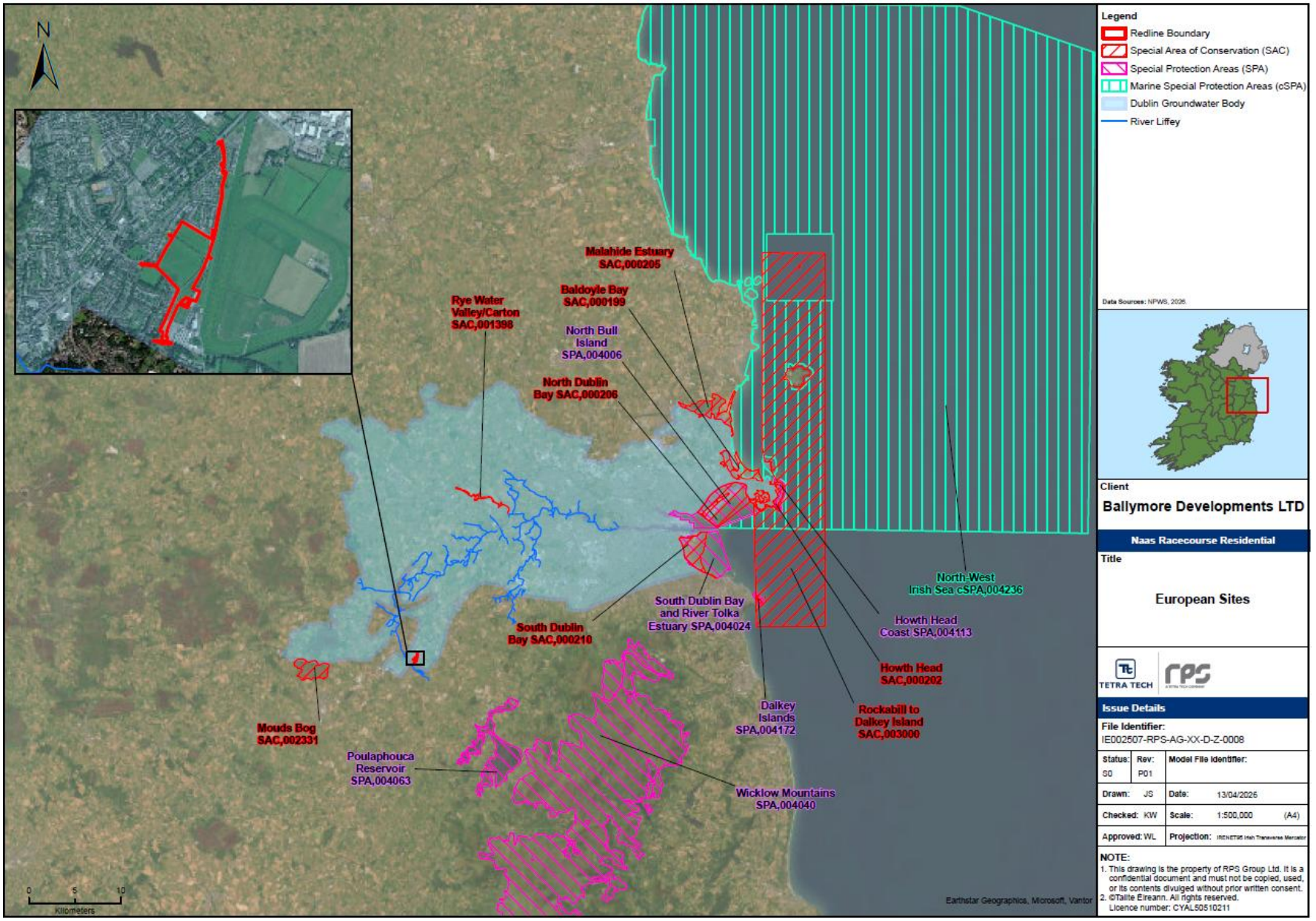


Figure 5-1: European Sites within the ZoI

Table 5-2: Potential for Likely Significant Effects on European Sites in ZoI of Proposed Development

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
Rye Water Valley/Carton SAC (001398)	This SAC is approx. 17.9 km north of the Proposed Development. This SAC and the Proposed Development are within the Dublin (IE_EA_G_008) groundwater body (GWB). Therefore, there is potential hydrogeological connectivity between the Proposed Development and the SAC. Petrifying springs rely on upwelling groundwater sources or seepage sources, showing there is potential for hydrogeological connectivity between the scheme area and the SAC. However, flow path lengths within the Dublin GWB are typically less than 1 km and the direction of flow is generally towards the Liffey and the coast. There is no hydrological connectivity between the Proposed Development and this SAC.	Petrifying springs with tufa formation (Cratoneurion)* [7220] *Vertigo angustior* (Narrow-mouthed Whorl Snail) [1014] *Vertigo moulinsiana* (Desmoulin's Whorl Snail) [1016]	To restore or maintain the favourable conservation condition	17.9 km north of the Proposed Works. These QIs were not recorded during the desktop study or during field surveys.	No – this feature has no direct hydrological pathway and is too distant for a likely groundwater pathway within the Dublin GWB from the Proposed Development.	No
Wicklow Mountains SPA (004040)	This SPA is approx. 14.1 km southeast of the Proposed Development. There is theoretical connectivity between the Proposed Development and this SPA as it lies within the foraging distances of SCI species that are known to use inland habitat for foraging. There is no hydrological or hydrogeological connectivity to the site.	Merlin (*Falco columbarius*) [A098] Peregrine (*Falco peregrinus*) [A103]	To maintain the favourable conservation condition	There is potential for these species to occur within the Proposed Development. There has been one record of this species from the desktop study (N91E)	Yes – there is a potential pathway for impacts via air/land. However, given the distance between the Proposed Works and availability of other suitable foraging habitat within the immediate environs, there are no LSE on the SCI	No

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
					species associated with Wicklow Mountains SPA.	
Poulaphouca Reservoir SPA (004063)	This SPA is approx. 9.5 km southeast of the Proposed Development. Wintering goose species can have foraging ranges of up to 20 km from their night roosts (SNH, 2016). Given this ex-situ potential, it is possible some individuals may utilise the Proposed Development for foraging. Lesser Black-backed Gull has the potential to be present within the Proposed Development, given their mean-max foraging range (127±109 km) (Woodward et al., 2019).	Greylag Goose (*Anser anser*) [A043] Lesser Black-backed Gull (*Larus fuscus*) [A183]	To restore or maintain the favourable conservation condition	9.5 km south-east. Records of Lesser Black-backed Gull were returned during the desktop study (N92A) so there is potential of this species occurring in the area.	Y- for goose species given their potential foraging range. However, given the location of the works, within an already built-up area. It is likely this species would utilise more suitable grassland areas adjacent to the SPA. Therefore, no LSE on the SCI goose species is anticipated with Poulaphouca Reservoir SPA. Y- Lesser black backed gull may utilise the Proposed Development for foraging as it is within their mean-max foraging range. However, given the urban nature of the Proposed Development and adjacent areas. It is unlikely this gull species would	No

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
					utilise the Proposed Development as a key foraging area. Therefore, no LSE on the SCI gull species is anticipated with Poulaphouca Reservoir SPA.	
Mouds Bog SAC (002331)	This SAC is approx. 9.5 km west of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. A very small portion (i.e. <2%) of the SAC is within this GWB. There is no hydrological or likely hydrogeological connectivity as the site is upstream and upgradient of the proposed Development	Active raised bogs* [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the *Rhynchosporion* [7150]	To restore the favourable conservation condition	9.5 km west. This feature is partially within the Liffey and Dublin Bay Catchment, upstream of the Proposed Development. A very small proportion of the feature is within the Dublin GWB.	No – this feature is too distant for likely groundwater or surface water pathways.	No
South Dublin Bay and River Tolka Estuary SPA (004024)	This SPA is approx. 30.8 km east of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the River Liffey and the coast. The Proposed Development is located approximately 300 m north of the Castlesize river (Liffey_120) and 650 m west of the Morrell_20, both of which are tributaries of the River Liffey. This SPA is located downstream of the River Liffey (>45 km downstream from the Proposed Development site). There is potential	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Oystercatcher (Haematopus ostralegus) [A130] Ringed Plover (*Charadrius hiaticula*) [A137] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Bar-tailed Godwit	To maintain the favourable conservation condition Grey Plover is proposed for removal from the list of Special Conservation Interests for South Dublin Bay and River Tolka Estuary SPA.	30.8 km east. This feature occurs downstream of the Proposed Development and is connected to Dublin GWB and via the River Liffey network.	No – this feature is too distant for likely groundwater or surface water pathways. It is also too distant for a likely pathway via land/air.	No

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
	hydrological connectivity between the Proposed Development and this SAC if surface run-off reaches the river network There is no likely connectivity for impacts to ex-situ foraging birds.	(*Limosa lapponica*) [A157] Redshank (*Tringa totanus*) [A162] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Wetland and Waterbirds [A999] Grey Plover (*Pluvialis squatarola*) [A141]				
South Dublin Bay SAC (000210)	This SAC is approx. 30.8 km east of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the River Liffey and the coast. The Proposed Development is located approximately 300 m north of the Castlesize river (Liffey_120) and 650 m west of the Morrell_20, both of which are tributaries of the River Liffey. This SPA is located downstream of the River Liffey (>45 km downstream from the Proposed Development site). There is theoretical hydrological connectivity between the Proposed Development and this SAC if surface run-off reaches the river network.	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]	To maintain the favourable conservation condition	30.8 km east. This feature occurs downstream of the Proposed Development and is connected to Dublin GWB and via the River Liffey network.	No – this feature is too distant for likely groundwater or surface water pathways.	No

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
North Dublin Bay SAC (000206)	This SAC is approx. 34.2 km east of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the River Liffey and the coast. The Proposed Development is located approximately 300 m north of the Castlesize river (Liffey_120) and 650 m west of the Morrell_20, both of which are tributaries of the River Liffey. This SAC is located downstream of the River Liffey (>45 km downstream from the Proposed Development site). There is potential hydrological connectivity between the Proposed Development and this SAC if surface run-off reaches the river network.	Mudflats and sandflats not covered by seawater at low tide [1140] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410] *Petalophyllum ralfsii* (Petalwort) [1395] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with *Ammophila arenaria* (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190]	To maintain or restore the favourable conservation condition.	34.2 km northeast as the crow flies. This feature occurs downstream of the Proposed Development and is connected to Dublin GWB and via the River Liffey network.	No – these features have no direct hydrological pathway and is too distant for a likely groundwater pathway.	No
North Bull Island SPA (004006)	This SPA is approx. 34.4 km northeast of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the River Liffey and the coast. The Proposed Development is located approximately 300 m north of the Castlesize river (Liffey_120) and 650	Light-bellied Brent Goose (*Branta bernicla hrota*) [A046] Shelduck (*Tadorna tadorna*) [A048] Teal (*Anas crecca*) [A052] Pintail (*Anas acuta*) [A054] Shoveler (*Anas*	To maintain the favourable conservation condition.	34.4 km northeast. This feature occurs downstream of the Proposed Development and is connected to Dublin GWB and via the River Liffey network.	No – this feature is too distant for likely groundwater or surface water pathways. It is also too distant for a likely pathway via land/air.	No

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
	m west of the Morrell_20, both of which are tributaries of the River Liffey. This SPA is located downstream of the River Liffey (>45 km downstream from the Proposed Development site). There is theroretical hydrological connectivity between the Proposed Development and this SAC if surface run-off reaches the river network There is no likely connectivity for impacts to ex-situ foraging birds.	*clypeata*) [A056] Oystercatcher (*Haematopus ostralegus*) [A130] Golden Plover (*Pluvialis apricaria*) [A140] Grey Plover (*Pluvialis squatarola*) [A141] Knot (*Calidris canutus*) [A143] Sanderling (*Calidris alba*) [A144] Dunlin (*Calidris alpina*) [A149] Black-tailed Godwit (*Limosa limosa*) [A156] Bar-tailed Godwit (*Limosa lapponica*) [A157] Curlew (*Numenius arquata*) [A160] Redshank (*Tringa totanus*) [A162] Turnstone (*Arenaria interpres*) [A169] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Wetland and Waterbirds [A999]				
North-West Irish Sea SPA (004236)	This SPA is approx. 35.8 km east of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the River Liffey	Red-throated Diver (*Gavia stellata*) [A001] Great Northern Diver (*Gavia immer*) [A003] Manx Shearwater	To maintain or restore the favourable conservation condition	35.8 km east. This feature occurs downstream of the Proposed Development and is connected to	No – this feature is too distant for likely groundwater or surface water pathways. It is also too distant for a	No

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
	and the coast. The Proposed Development is located approximately 300 m north of the Castlesize river (Liffey_120) and 650 m west of the Morrell_20, both of which are tributaries of the River Liffey. This SPA is located downstream of the River Liffey (>45 km downstream from the Proposed Development site). There is potential hydrological connectivity between the Proposed Development and this SPA if surface run-off reaches the river network There is no likely connectivity for impacts to ex-situ foraging birds.	(*Puffinus puffinus*) [A013] Common Scoter (*Melanitta nigra*) [A065] Little Gull (*Larus minutus*) [A177] Black-headed Gull (*Chroicocephalus ridibundus*) [A179] Common Gull (*Larus canus*) [A182] Lesser Black-backed Gull (*Larus fuscus*) [A183] Great Black-backed Gull (*Larus marinus*) [A187] Roseate Tern (*Sterna dougallii*) [A192] Common Tern (*Sterna hirundo*) [A193] Arctic Tern (*Sterna paradisaea*) [A194] Little Tern (*Sterna albifrons*) [A195] Guillemot (*Uria aalge*) [A199] Razorbill (*Alca torda*) [A200] Fulmar (*Fulmarus glaciali*) [A009] Cormorant (*Phalacrocorax carbo*) [A017] Shag (*Phalacrocorax aristotelis*) [A018] Herring Gull (*Larus*		Dublin GWB and via the River Liffey network.	likely pathway via land/air.	

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
		argentatus) [A184] Kittiwake (*Rissa tridactyl*) [A188] Puffin (*Fratercula arctica*) [A204]				
Baldoyle Bay SAC (000199)	This SAC is approx. 39.3 km northeast of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the coast and towards the River Liffey. Therefore, there is potential hydrogeological connectivity between the Proposed Development and European sites on Dublin's coast. There is no hydrological connectivity to this SAC.	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) [1330] Mediterranean salt meadows (*Juncetalia maritimi*) [1410]	To maintain the favourable conservation condition	39.3 km northeast. These estuarine features are connected to the Dublin GWB.	No – There is no hydrological pathway and the feature is too distant for a likely groundwater pathway.	No
Malahide Estuary SAC (000205)	This SAC is approx. 40.0 km northeast of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the coast and towards the River Liffey. Therefore, there is potential hydrogeological connectivity between the Proposed Development and European sites on Dublin's coast. There is no hydrological connectivity to this SAC.	Light-bellied Brent Goose (*Branta bernicla hrota*) [A046], Shelduck (*Tadorna tadorna*) [A048] Ringed Plover (*Charadrius hiaticula*) [A137], Golden plover (*Pluvialis apricaria*) [A140], Grey Plover (*Pluvialis squatarola*) [A141], Bar-tailed Godwit (*Limosa lapponica*) [A157] Wetland and Waterbirds [A999]	To maintain or restore the favourable conservation condition of Mudflats	40.0 km northeast. These estuarine features are connected to the Dublin GWB.	No – There is no hydrological pathway and the feature is too distant for a likely groundwater pathway.	No

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
Rockabill to Dalkey Island SAC (003000)	This SAC is approx. 37.5 km north-east of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the coast and towards the River Liffey. Therefore, there is potential hydrogeological connectivity between the Proposed Development and European sites in Dublin Bay. The Proposed Development is located approximately 300 m north of the Castlesize river (Liffey_120) and 650 m west of the Morrell_20, both of which are tributaries of the River Liffey. This SAC is located downstream of the River Liffey (>45 km downstream from the Proposed Development site). There is potential hydrological connectivity between the Proposed Development and this SAC if surface run-off reaches the river network.	Reefs [1170] Harbour Porpoise (*Phocoena phocoena*) [1351]	To maintain the favourable conservation condition.	37.5 km north-east this feature occurs downstream of the Proposed Development and is connected to Dublin GWB and via the River Liffey network. Discharge from the River Liffey into Dublin Bay can travel eastwards through current flow and mixing.	No - this feature is too distant for likely groundwater or surface water pathways.	No
Dalkey Islands SPA (004172)	This SPA is approx. 37.5 km east of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the River Liffey and the coast. The Proposed Development is located approximately 300 m north of the Castlesize river (Liffey_120) and 650 m west of the Morrell_20, both of	Roseate Tern (*Sterna dougallii*) [A192], Common Tern (*Sterna hirundo*) [A193], Arctic Tern (*Sterna paradisaea*) [A194]	To maintain or restore the favourable conservation condition.	37.5 km east. These features occur downstream of the Proposed Development and is connected to Dublin GWB and via the River Liffey network. Discharge from the River Liffey into Dublin Bay can travel	No – this feature is too distant for likely groundwater or surface water pathways. It is also too distant for pathways via land/air.	No

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
	which are tributaries of the River Liffey. This SPA is located downstream of the River Liffey (>45 km downstream from the Proposed Development site). There is potential theoretical connectivity between the Proposed Development and this SPA if surface run-off reaches the river network There is no likely connectivity for impacts to ex-situ foraging birds.			eastwards through current flow and mixing.		
Howth Head SAC (000202)	This SAC is approx. 39.8 km east of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow in this GWB is towards the River Liffey and the coast. The Proposed Development is located approximately 300 m north of the Castlesize river (Liffey_120) and 650 m west of the Morrell_20, both of which are tributaries of the River Liffey. This SAC is located downstream of the River Liffey (>45 km downstream from the Proposed Development site). There is theoretical hydrological connectivity between the Proposed Development and this SAC if surface run-off reaches the river network.	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]	To maintain the favourable conservation condition .	39.8 km east. These terrestrial features occur within the Dublin GWB.	No – this feature is too distant for likely groundwater or surface water pathways.	No
Howth Head Coast SPA (004113)	This SPA is approx. 43.1 km east of the Proposed Development. The Proposed Development is located within the Dublin (IE_EA_G_008) GWB. The general groundwater flow	Kittiwake (*Rissa tridactyla*) [A188]	To maintain or restore the favourable conservation condition.	43.1 km east. This feature occurs downstream of the Proposed Development and	No – this feature is too distant for likely groundwater or surface water pathways.	No

European site	Connectivity	QI/SCI	Conservation Objective	Location Relative to Proposed Development	Potential Pathway for Impacts	Potential for LSE
	in this GWB is towards the River Liffey and the coast. The Proposed Development is located approximately 300 m north of the Castlesize river (Liffey_120) and 650 m west of the Morrell_20, both of which are tributaries of the River Liffey. This SPA is located downstream of the River Liffey (>45 km downstream from the Proposed Development site). There is potential hydrological connectivity between the Proposed Development and this SPA if surface run-off reaches the river network.			is connected to Dublin GWB and via the River Liffey network. Discharge from the River Liffey into Dublin Bay can travel eastwards through current flow and mixing.		

5.3 Likely Significant Effects In-Combination

5.3.1 Plans

Plans considered relevant to this in-combination assessment were identified in the first instance by considering strategic plans relating to development planning at the national, regional and local levels. Next, a search was undertaken for sector-specific plans, i.e., those relating to energy infrastructure development. Finally, any other strategic plans which outline specific activities that could act in-combination with the Proposed Development were identified. All relevant plans were assessed to identify specific activities which have the potential to act in-combination with the Proposed Development. Project Ireland 2040: National Planning Framework

The National Planning Framework (NPF) – First Revision (Government of Ireland (2025) is the Irish governments high-level strategic planning and development framework for the country out to the year 2040, so that as the population grows, that growth is sustainable (in economic, social and environmental terms). The National Policy Objective 85 in the NPF aims: "*In line with the National Biodiversity Action Plan; the conservation, enhancement, mitigation and restoration of biodiversity is to be supported by:*

- Integrating policies and objectives for the protection and restoration of biodiversity, including the principles of the mitigation hierarchy of - avoid, minimise, restore and offset - of potential biodiversity impacts, in statutory land use plan.
- Retention of existing habitats which are currently important for maintaining biodiversity (at local/regional/national/international levels), in the first instance, is preferable to replacement/restoration of habitats, in the interests of ensuring continuity of habitat provision and reduction of associated risks and costs.

The National Policy Objective 87 in the NPF aims to: "*Enhance the conservation status and improve the management of protected areas and protected species by"*:

- Implementing relevant EU Directives to protect Ireland's environment and wildlife and support the objectives of the National Biodiversity Action Plan.
- Developing and utilising licensing and consent systems to facilitate sustainable activities within Natura 2000 sites.
- Continued research, survey programmes and monitoring of habitats and species.

The Environmental Impact Assessment Directive also requires that the direct and indirect significant effects of a project on biodiversity, with particular attention to species and habitats protected under the Birds and Habitats Directives are identified, described and assessed as part of the consent process.

Due to the implementation of these management measures within the NPF and the strategic, high-level nature of the NPF, the in-combination impacts from the NPF and the Proposed Development are not predicted to result in any LSEs to any European Site(s).

5.3.1.1 National Development Plan 2021-2030

The National Development Plan (NDP) 2021-2030 (Department of Public Expenditure and Reform (DPER), 2021), which was subject to both Strategic Environmental Assessment (SEA) and AA, designates a number of National Strategic Outcomes and Priorities of the plan including Enhanced Regional Accessibility, Strengthened Rural Economies and Communities, Sustainable Mobility and Sustainable Management of Water and other Environmental Resources. Under the NDP, the government brought forward a €165 billion investment package up to 2030, towards urban regeneration and development, development of road and rail networks, telecommunications infrastructure and other projects.

These Strategic Priorities carry the potential for in-combination impacts with the proposed works on a variety of potential receptors, through pathways of habitat fragmentation/destruction, increased disturbance, and surface/groundwater pollution. Such individual projects arising from these priorities will, however, be subject to their own AA requirements. The NDP 2021-2030 also sets biodiversity as a priority (i.e., Enhanced Amenity and Heritage – National Strategic outcome 7).

As biodiversity is a priority of the NDP the in-combination impacts from the NDP and the Proposed Development are not predicted to result in any LSEs to any European Site(s).

In July 2025, the NDP was revised and published which sets out a review of infrastructure strategy and planned government expenditure for capital projects over the next ten years. The Government has prioritised increased investment levels in water, energy, transport and housing; to meet the housing needs of our population and to support future economic growth to improve the living standards of the people of Ireland. As stated above, the potential for in-combination impacts with the Proposed Development with the key impacts listed above. Similarly, projects arising from these priorities will be subject to their own AA requirements.

5.3.1.2 Regional Spatial and Economic Strategy (RSES) 2019-2031 – Eastern and Midland Regional Assembly

The Regional Spatial and Economic Strategy (RSES) (Eastern and Midlands Regional Assembly (EMRA), 2019) provides a high-level development framework for the Eastern and Midland Region that supports the implementation of the NPF and the relevant economic policies and objectives of Government. It is a strategic plan which identifies assets, opportunities and pressures to provide policy responses. It provides an investment framework to manage spatial planning and economic development in the region.

An SEA, an AA and a Regional Flood Risk Appraisal (RFRA) have been undertaken so that the high-level impact of the proposed Policy Objectives on the environment can be evaluated and used to inform the direction of the RSES. This ensures that the strategy responds to the sensitivities and requirements of the wider natural environment, ensuring the likely environmental consequences of decisions regarding the future accommodation of growth and development are considered and how negative effects can be reduced, offset or avoided.

The Strategy sets out several environmental Regional Policy Objectives for meeting WFD, Birds Directive and Habitats Directive objectives. Due to the environmental objectives which form an integral part of the Strategy and the assessments undertaken of the proposed policy objectives, the in-combination impacts from the RSES and the Proposed Development are not predicted to result in any LSEs to any European Site(s).

5.3.1.3 National Biodiversity Action Plan 2023-2030

The National Biodiversity Action Plan (NBAP) 2023-2030 (Department of Housing, Local Government and Heritage (DHLGH), 2024) contains five objectives to contribute to the conservation and restoration of biodiversity. Specifically, Objective 1 includes targets to improve governance, Objective 2 includes targets to improve the implementation of the Habitats and Birds Directive and to protect and enhance freshwater ecosystems, Objective 3 includes a target to align landuse plans with the objectives of the NBAP and Objective 4 includes targets to improve the monitoring of designated species and habitats.

As the overall aim of the NBAP 2023-2030 is to protect biodiversity and to continue and improve the transposition of the EU Habitats Directive and the EU Birds Directive, the in-combination impacts from the NBAP 2023-2030 and the Proposed Development are not predicted to result in any LSEs to any European Site(s).

5.3.1.4 Third Cycle River Basin Management Plan 2022-2027

The WFD provides a framework for the protection and improvement of rivers, lakes, marine and groundwaters in addition to water-dependent habitats. The aim of the WFD is to prevent any deterioration in the existing status of water quality, including the protection of good and high-water quality status where it exists. The second cycle River Basin Management Plan (RBMP), covering the period 2018-2021, sets out a proposed framework for the protection and improvement of Ireland's water environment in line with WFD objectives. The objectives of the third RBMP for Ireland (DHLGH, 2021), covering the period 2022-2027 are to:

- Prevent deterioration
- Restore good status
- Reduce chemical pollution
- Achieve water related protected areas objectives

There are binding obligations on all Irish local authorities, including Kildare County Council, to achieve good status of surface waters, under the terms of the EU Water Framework Directive 2000/60/EC. The implementation of the RBMP seeks compliance with the environmental objectives set under the plan, which will be documented for each water body. This includes compliance with the European Communities (Surface Waters) Regulations S.I. No. 272 of 2009 (as amended). The implementation of the RBMP and achievement or maintenance of environmental objectives which will be set for the receiving water bodies will have a positive impact on water dependent habitats and species within European Sites.

As the overall aim of the RBMP is to protect and improve Ireland's water environment in line with WFD objectives, no negative in-combination impacts with the Proposed Development are predicted.

5.3.1.5 Kildare County Development Plan 2023-2029

The Kildare County Development Plan (CDP) 2023-2029 (Kildare County Council, 2023) sits beneath the NDP and the Eastern and Midland Regional Assembly RSES, as per planning hierarchy. This development plan, which was subject to SEA, AA and SFRA, is the main planning framework within County Kildare, although the NPF and the subsequent Eastern and Midland Region RSES provide additional guidance.

The Kildare CDP 2023-2029 contains many protective measures/objectives for the protection of the environment and specifically European Sites. Thus, the in-combination impacts from the Kildare CDP 2023-2029 and the Proposed Development are not predicted to result in any LSEs to any European Site(s).

5.3.1.6 County Kildare Biodiversity Action Plan 2009-2014

The County Biodiversity Plan provides a framework for conserving biodiversity and natural heritage at a local level. It complements the Kildare Heritage Plan by including detailed actions to deliver positive outcomes focused on species and habitats. A key focus of the plan is gathering information on and managing the biodiversity resource, education, awareness raising and the promotion of effective cooperation between stakeholders. As of March 2025, Kildare County Council have announced the Pre-Draft consultation phase for the Biodiversity Action Plan for County Kildare 2026- 2031. This Biodiversity Action plan aims to address biodiversity loss across the county and to promote actions for a more sustainable and resilient natural environment. The plan is underpinned by the objectives of Ireland's 4th National Biodiversity Action Plan, which places emphasizes local action to address global biodiversity loss. This includes the restoration of habitats and ecosystems, protecting key species, and promoting nature-based solutions to mitigate climate impacts.

5.3.2 Projects

To assess the likelihood of significant effects of the Proposed Development in-combination with other developments, a search was conducted of planning applications within the vicinity of the Proposed Development, using the Kildare County Council planning map viewer[13] and the Department of Housing, Local Government and Heritage Environmental Impact Assessment (EIA) portal map viewer[14]. The search was limited to the five-year period preceding the date of issue of this report and excluded retention applications (i.e. typically local-scale residential or commercial developments where an impact has already occurred), incomplete, withdrawn, and refused applications. The relevant projects with potential for in-combination adverse effects on the integrity of European Sites, are detailed in **Appendix A.**

A search of An Coimisiún Pleanála's website[15] was additionally completed to identify any relevant applications, including Strategic Infrastructure Developments and Strategic Housing Developments in the vicinity of the Proposed Development. A search was also carried out to identify any Part 8 Developments in the vicinity of the Proposed Development and the Department of Agriculture, Food and the Marine Forestry Licence Viewer[16] was used to identify forestry licences in the vicinity of the Proposed Development.

The Kildare-Meath Grid Upgrade Project (EIA Portal reference: 2024086) is a Strategic Infrastructure Development (applicant: Eirgrid). The project comprises approximately 53 kilometres of underground cable between the existing Woodland Substation, near Batterstown, County Meath and the existing Dunstown Substation, near Two Mile House, County Kildare, and nearest EIA location is located approx. 2km west of the Proposed Development. The project was subject to an EIAR, AA and Natura Impact Statement (NIS). The NIS details water pollution mitigation measures which have been prescribed to ensure the Proposed Development will not result in adverse effects on European site integrity either alone or in-combination with other plans or projects. The project was granted permission with conditions on the 13th of March 2025.

The nearest forestry license in the vicinity (CN94343) was approved in November 2024 for the purpose of 6.3 ha of agroforestry. This forestry application was subject to an AA Screening Report and therefore will not produce adverse effects on the integrity of European Sites due to lack of hydrological pathways.

Numerous consented developments including two Strategic Housing Developments were noted from the planning application searches. The projects listed in **Appendix AB** have been subject to AA screenings or other environmental reports which ultimately indicated that these developments will not produce adverse effects on the integrity of European Sites, either through a lack of a pathway to a European Site (e.g. no hydrological connection), or through mitigation measures. Large projects close to watercourses required mitigation measures for the protection of waterbodies as a condition of planning permission.

5.3.3 In Combination Conclusion

Numerous proposed or consented developments were noted from the in-combination project searches. As the above projects have been subject to environmental assessments or it has been

[13] ePlanning - Kildare County Council online planning service. Available online at ePlan:Find a planning application. Accessed September 2025.
[14] EIA portal map viewer. Available online at https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1. Accessed September 2025.
[15] An Coimisiún Pleanála Case Search. Available online at https://www.pleanala.ie/en-ie/case-search. Accessed September 2025.
[16] Forestry Licence Viewer. Available online at https://flv.apps.services.agriculture.gov.ie/. Accessed September 2025.

concluded that there will be no adverse effects on the integrity of nearby European Sites, there is a lack of potential pathway for adverse effects between the Proposed Development and these projects to any European Site. The incorporation of mitigation measures into the above listed projects also confirm that in-combination impacts from these projects and the Proposed Development are not predicted to result in any LSEs to any European Site(s).

5.4 Conclusions of Stage 1 – Screening Assessment

The following conclusions are made at the Stage 1 – Screening Assessment stage:

- The Proposed Development is not directly connected with or necessary to the management on any European Site.
- The Proposed Development does not result in LSEs alone and/or in combination with any European Sites:

Therefore, it is concluded that a Stage 2 – Natura Impact Statement (NIS) is not required.

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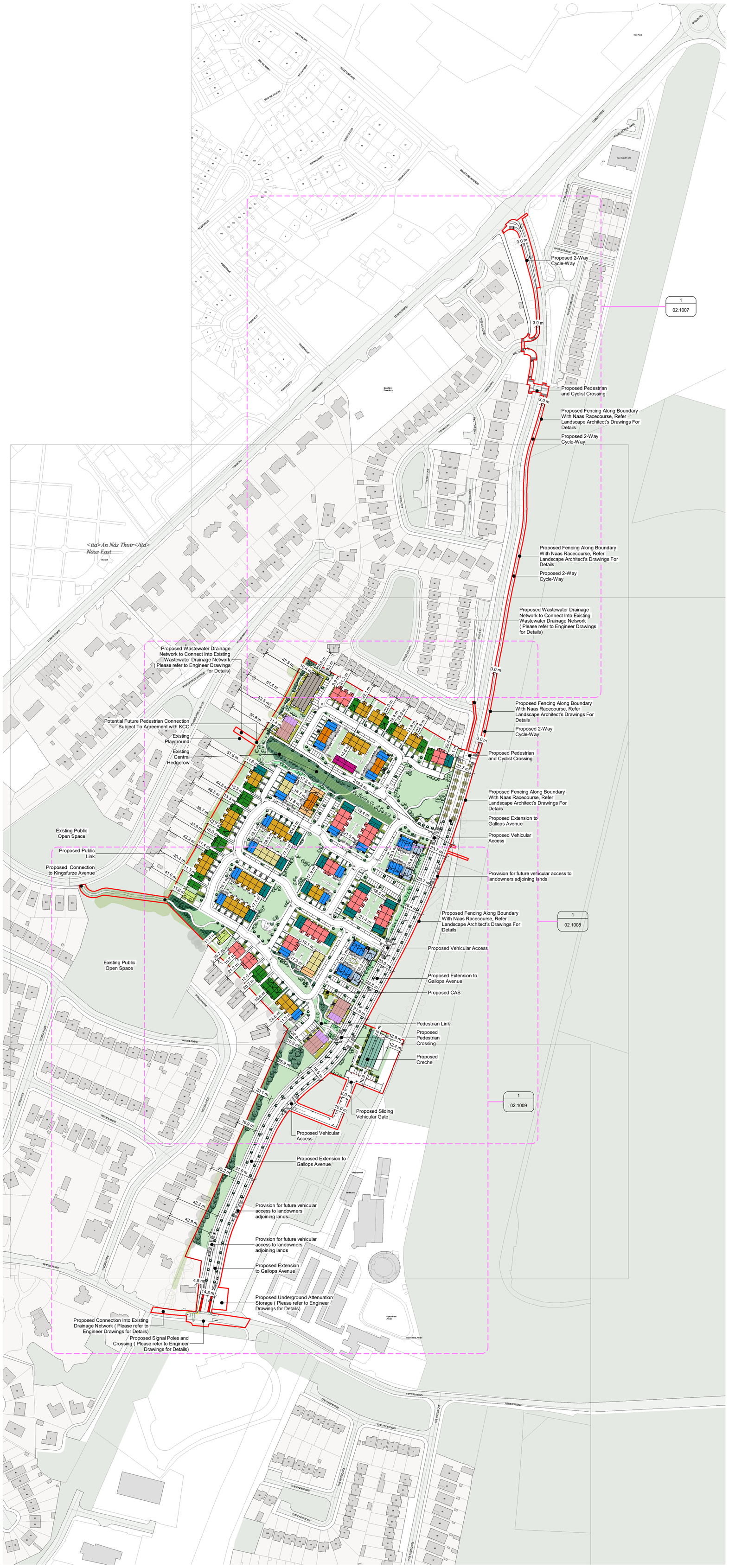
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Appendices

Appendix A Site Layout



Overall Proposed Site Layout Plan
1 : 2000

Site Areas

Description	Area (Ha)	Area (m²)
Net Site Area	6.2 hectare	62,185 m²
Gross Site Area	8.7 hectare	87,224 m²

Accommodation Schedule

Unit Type	Typology	Unit Count
1 Bed 2P	Apartment	37
2 Bed 4P	Apartment	38
3 Bed 5P	Apartment	44
3 Bed	House	48
4 Bed	House	65
5 Bed	House	2
Grand total		234

Childcare Facilty Schedule

Typology	Count	Area
Creche	1	470.8 m²

Open Space Area Schedule

Name	Area
Proposed CAS	485.0 m²
Proposed POS	10,007.4 m²

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect's Specification.
- © This drawing is copyright and may only be reproduced with the Architect's permission.

Drawing Notes:

N

Legend

Application Site Boundary Line

Notes

The layout should be read in conjunction with the engineers' and landscape architect's drawings, which provide further detail regarding drainage, landscape design, access arrangements and parking.
Please refer to GA sheets for details of units proposed.

POS : Public Open Space
CAS : Communal Amenity Space
FFL : Finished Floor Level

Proposed Unit Types

- HT-01 House
- HT-02 House
- HT-03 House
- HT-04 House
- HT-05 Duplex
- HT-06 Duplex
- HT-07 Duplex
- HT-08 House
- HT-09 House
- HT-10 Triplex
- HT-11 House
- HT-12 Triplex
- HT-13 Duplex
- Apartment Block
- Crèche

Rev.	Date	Drwn	Details of Issue / Revision
A	15/04/2026	CAS	Issued for LRD Application

Issues & Revisions

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Client Details:
Ballymore Developments Limited

Project Details:
Naas Racecourse
Naas, Co. Kildare

Drawing Title:
Overall Proposed Site Layout Plan

Job No.	Sheet Size:	Scale @A1:
P24-352D	A1_Portrait	As indicated
Issue Date:	Drawn By:	Reviewed By:
15/04/2026	CAS	BF

Status: **P3** — Purpose of Issue: **Planning Permission**

Project - System - Spatial Zone - Level - Type - Originator - Role - Number: **NRC-02-SW-XXX-DR-RAU-AR-1006** — Revision: **A**

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Appendix B In Combination Assessment

Apx Table 1: Consented Projects in the vicinity of the Proposed Development

Planning Application Ref. No.	Applicant Name, Development Address, Brief Development Description	Application Status/ Outcome	Distance from Proposed Development	Date Planning Application Granted
2560763	**Naas Racecourse PLC** **Tipper Road, Naas, Co. Kildare** for construction of a single Electrical Substation (approx. 7.72m x 4.38m) comprising of a 14m2 substation and a 9.2m2 client switch room, transformer base, and associated ducting and infrastructure	Granted - conditional	0.00 km	07/10/2025
21575	**Rossmore Properties Limited,** **Dublin Road,, Naas,, Co. Kildare.** 24 No. houses comprising of 10 No. three bedroom semi-detached two storey dwellings, 8 No. four bedroom semi-detached two storey dwellings, 4 No. five bedroom semi-detached three storey dwellings, and 2 No. four bedroom detached two storey dwellings with all associated site development works including boundary treatments, roads, footpaths, landscaping and public lighting with vehicular and pedestrian access and service connections from the adjoining “Racecourse Gate” development. Revised by Significant Further Information which consists of a revised site layout and an increase in the number of units proposed from 24no. to 36no. units, through the replacement of 8no. houses for an apartment block of 4 storeys accommodating 20no. 2 bed apartments and 35no. associated car parking spaces. The revised unit mix comprises of 20no. 2 bed apartments, 10no. 3 bed houses, 2no. 4 bed houses and 4no. 5 bed houses. The revised site layout and unit mix also incorporates revisions to landscaping works and boundary treatments, internal access road layout, parking, drainage infrastructure and all associated site and development works	Granted - conditional	0.00 km	03/03/2022
23749	**Tapeford Ltd, Tipper Road, Naas, Co. Kildare** for development at lands measuring approximately 1.9 hectares south of Tipper Road, Naas. The development will consist of: 1) 49 no. two storey residential units as follows: 20 no. House type 1A1A.DA.01 and 1A1A.DA.02, 4 Bed-Dormer- Semi-Detached 2 no. House Type 1B, 4 Bed-Dormer- Semi-Detached 3 no. House Type 2A-2A.DA.01, 5 Bed- Dormer-Detached 2 no. House Type 2B-2B.DA.01, 5 Bed-Dormer-Detached 1 no. House Type 2C, 5 Bed-Dormer-Detached 1 no. House Type 2D, 5 bed.dormer-detached 12 no. house type 3A-3A.DA.01, 3 Bed-Semi Detached 4 no. House Type 3B-3B.DA.01, 3 Bed-Semi Detached 4 no. House Type 4A-4A.DA.01, 3 Bed-Terrace and associated private	Granted - Conditional	0.03 km south	08/11/2024

Planning Application Ref. No.	Applicant Name, Development Address, Brief Development Description	Application Status/ Outcome	Distance from Proposed Development	Date Planning Application Granted
	open space and residential car parking; (2) 4 no. public open spaces throughout the residential scheme (c. 521.3sq.m, c.403.3sq.m, 1,520.3sq.m & 550sq.m) comprising a total of 1,9007sq.m. (3) An internal road network to serve the proposed residential dwellings with access via an existing access from Tipper Road; and (4) All associated drainage arrangements, landscaping, boundary treatments, paths, lighting, Signalised Junction and site development works. Revised by Significant Further Information of: 6 No. of terrace dwellings and an open green space from application 23/750 have been included in this planning application, thus extended its boundary and area. The application area has increased to 20270.3sq.m. from 19006.7sq.m. Changes to the general site layout: 1. Introduction of uncontrolled pedestrian crossings throughout the site. 2. Re-alignment of the spine road running from the site entrance to the western boundary. 3. SuDs features have been implemented throughout the whole development, including but not limited to: open bio-retention areas, rain gardens & dry-basins incorporating nature- based play. Storm water strategy has been redesigned with SuDs and the attenuation system has been relocated to underneath of open green space measuring 550sq.m. Proposal for an interim signalised junction to be installed on the site access to Tipper Road until the completion of the Gallops Avenue. The proposed signalised junction includes for the provision of wider footpaths and pedestrian crossing facilities. Proposal for an new access junction from the Gallops Avenue. Ridge heights of house types 1A, 1B, 1A.DA.01, 11A.DA.02, 2A, 2B, 2C, 2D, 2B.DA.01,& 2A.DA.01 have been altered to achieve appropriate wall-to-roof ratios in elevation. Further elevation changes to house types 1A.DA.02, 2A, 2B, 2C, 2D, 2B.DA.01, 3A.DA.01, 3B.DA.01 & 3B.DA.02 in regards to fenestration. Additional windows have been provided to side elevations of all aforementioned buildings. Floor plans of house types 1A, 1B, 1A.DA.01, 1A.DA.02, 2A, 2B, 2C, 2D, 2B.DA.01, 2A.DA.01, 3A, 3B, 3A.DA.01, 3B.DA.01,3B.DA.02, 4A, 4B, 5A & 5B have been altered to include for more storage space within the household			
23750	**Tapeford Ltd., Land North of An Post Depot, East of Naas IDA Business Park, and West of Mountain View and The Paddocks, Naas, Co. Kildare** 65 no. residential units consisting of : 6no. two storey houses as follows: 1no. House Type 4A, 3 Bed-Terrace 1 no. House Type 4B, 3 Bed-Terrace	Granted - Conditional	0.23 km south	08/11/2024

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	2 no. House Type 5A, 2 Bed-Terrace 2 no. House Type 5B, 2 Bed-Terrace 27 no. maisonette apartments in 3 no. three storey blocks as follows: 9 no. Maisonette Apartment Type A, Ground floor Two Bed 18 no. Maisonette Apartment Type B, First/Second floor Two Bed 32 no. apartments in a single , 4 storey block, over basement car parking as follows: 6 no. Apartment Block Apartment Type C, One Bed 10 no. Apartment Block Apartment Type B, Two Bed 16 no. Apartment Block Apartment Type A, Two Bed and associated private open space and residential car parking ; (2) 2 No. public open spaces (c. 2115sq.m & 417sq.m) comprising a total of 2,532sq.m. (3) An internal road network to serve the proposed residential dwellings with access via an existing access from the adjoining IDA Business Park; and (4) All associated drainage arrangements, landscaping, boundary treatments, paths, lighting and site development works including importation of inert fill material(c.1,204m3) at land measuring approximately 1 hectare north of An Post Depot, East of Naas IDA Business Park and West of Mountain View and The Paddocks. Revised by Significant Further Information of: 6 No. of terrace dwellings and an open green space have been transferred to planning application 23/749, thus decreasing this application's boundary and area. The application area has decreased to 8821.0sq.m from 10081.0sq.m. Changes to the general site layout: a) Reorganization of the eastern half of site to break up the 3 no. maisonette blocks into 4 no. smaller blocks which integrate better with adjacent context. b) Introduction of a communal green space measuring 450sq.m. c) Drastic reduction of the number of parking spaces in development from 106 to 60. d) Realignment of path network to correspond with new layout of maisonette blocks, including introduction of new seating areas throughout the site. e) Relevant changes to landscaping to accommodate aforementioned changes. f) SuDs features have been implemented throughout the development, including but not limited to: open bio-retention areas, rain gardens & dry-basins incorporating nature-based play. Storm water strategy has been redesigned with SuDs and the attenuation system has been expanded accordingly. Proposal for upgrade works to existing IDA access roads to facilitate development, including improvement of pedestrian facilities and street lighting. A provision for the inclusion of a childcare facility has been introduced. Changes to proposed maisonette block units: a) Maisonette blocks have been reduced in length and height. b) All elevations			

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	have been altered with a new design. c) Floor plan of all proposed units have been altered to include more storage space. d) Ground floor unit private space boundary treatment has been altered to 1.2m metal railing from 2m timber fencing. e) 2 new variations of the maisonette block have been introduced, each with their own set of plans and elevations. Floor plan of apartment block containing units 83-114 have been altered: All apartments have been re-organized to include more storage space. Basement car parking has been removed			
21777	**Ballymore Land Ltd, Tipper West, Blessington Road, Naas, Co. Kildare** Extension of duration of planning permission Ref: 15/1060 & An Bord Pleanala Ref: PL09.24741, previously approved residential development: For development at a site of 21.85 hectares which is bounded by Tipper Road to the north, Blessington Road (R410) to the south; agricultural lands to the east; and The Paddocks and Mountain View residential estates to the west. The proposal comprises a residential development of 395 dwellings (39 No. 2 bedroom, 133 No. 3 bedroom, 200 No. 4 bedroom and 23 No. 5 bedroom dwellings); a neighbourhood centre of c. 1,978 sq. m. GFA; new vehicular and pedestrian access points; a temporary construction access point; and all associated site development works. The development will consist of: (1) 147 No. Type A1 4-bed 3 storey houses, 42 No. Type A2 3-bed 2 storey houses, 25 No. Type A3 3-bed 2 storey houses, 21 No. Type B1 4-bed 3 storey houses, 25 No. Type B2 3-bed 2 storey houses (including alternative option side elevation), 10 No. Type B3 4-bed 2 storey houses, 3 No. Type D 5-bed 3 storey houses, 20 No. Type E1 5-bed 3 Storey houses (including alternative option side elevation), 22 No. Type E2 4-bed 3 storey houses, 3 No. Type F2 2-bed 1 storey houses, 6 No. Type G 3-bed 2 storey houses, 18 No. Type H 3-bed 2 storey houses (including alternative option side elevation), 17 No. Type J 3-bed 2 storey houses (including alternative option side elevation), 34 No. Type K 2-bed 2 storey houses, 2 No. Type K2 2-bed 2 storey houses. All houses are provided with two car parking spaces within the site curtilage and solar panels to the front and rear. 50 visitor car parking spaces are provided. (2) Neighbourhood Centre of approx. 1,978 sq. m. GFA comprising a single storey crèche (990 sq. m.) with 8 No. set down car spaces and crèche play area; a two storey element comprising a retail unit, including a	Granted - Conditional	0.64 km south	27/07/2021

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	cafe (c. 362 sq. m.) at ground floor level (retail space to be flexible/sub-dividable); a gymnasium at first floor level (c. 432 sq. m.); 41 No. car parking spaces and 20 No. cyclist spaces; and a playground. (3) Vehicular, pedestrian and cyclist access to the proposed development is via a new signal controlled cross-roads junction on Blessington Road to tie in with existing Oakglade entrance/footpaths; a second vehicular pedestrian and cyclist access via a new three-way junction onto Tipper Road; a temporary construction access from Blessington Road; 2 No. pedestrian accesses at the south west of the site; alterations to Blessington Road to include pedestrian footpaths to tie in with existing footpaths at Oakglade and a new footpath on northern side of Blessington Road; SFI			
2461085	**Ballymore Land Ltd., Lands at Stonehaven, Phase 2, Blessington Road, Naas, County Kildare** for development and amendments relating to a previously permitted housing development under An Bord Pleanála Ref. PL09.247411 (Kildare County Council Ref. 15/1060) and as extended under Kildare County Council Ref. 21/777 on lands at Stonehaven, Phase 2, Tipper West, Blessington Road, Naas, County Kildare. The planning application site is confined to c. 2.46 ha within the overall permitted development and will comprise the change in house types relating to 62 no. units and provision of an additional 10 no. units, resulting in 72 no. units overall with minor modifications to the site layout and associated infrastructure. The proposed development and amendments will consist of the following: (i) The change of house types to 62 no. house units (8 no. 2-bed houses [Type K & K2], 21 no. 3-bed houses [Type A2, A3, & B2], 29 no. 4-bed houses [Type A1, B1, & E2], 4 no. 5-bed houses [Type E1], ranging in height from 2-to-3 storey) with 60 no. house units (comprising 36 no. 3-bed 2-storey houses [Type L], 24 no. 4-bed 2-storey houses [Type M and R]) and 1 no. 3-storey duplex units totalling 2 no. units (the duplex unit consists of 1 no. apartment [Type P1] on the ground-floor level and 1 no. duplex [Type P3] at the upper-floor level); (ii) Development of 5 no. 3-storey duplex units totalling 10 no. units (each duplex unit consists of 1 no. apartment [Type P1] on the ground-floor level and 1 no. duplex [Type P3] at the upper-floor level); (iii) The provision of ancillary in-curtilage and visitor car parking, bicycle parking and storage, bin storage and private open space	Granted - Conditional	0.63 km southeast	27/05/2025

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	(in the form of gardens or terraces) for all units; (iv) The proposed development will also include minor modifications to the site layout and associated infrastructure comprising revisions to the internal road layout, parking, drainage arrangements, boundary treatments, public lighting, landscaping, open space and all associated development and site work necessary to facilitate the proposed development; and, (v) Amending condition no. 3 of An Bord Pleanála Ref. PL09.247411 (KCC Ref. 15/1060) to provide for 10 no. additional units			
2460029	**Ballymore Land Ltd., Lands at Stonehaven, Phase 1B, Blessington Road,, Naas, County Kildare** for development and amendments to a Large-scale Residential Development relating to a previously permitted housing development under An Bord Pleanála Ref. PL09.247411 (Kildare County Council Ref. 15/1060) and as extended under Kildare County Council Ref. 21/777 at lands Stonehaven, Phase 1B, Blessington Road, Naas, County Kildare. The planning application site is confined to c. 2.02 ha within the overall permitted development and will comprise the replacement of 54 no. house units with 69 no. units (47 no. houses and 22 no. apartments), resulting in the provision of 15 no. additional residential units. The proposed amendments will consist of: The replacement of 54 no. houses (permitted as 10 no. 2-bed 2-storey houses [type K], 16 no. 3-bed 2- storey houses [type A2 & A3], 24 no. 4-bed 3-storey houses [type A1 & E2] and 4 no. 5-bed 3-storey houses [type D & E2]) with 47 no. houses (comprising 2 no. 2-bed 2-storey houses [type N], 25 no. 3-bed 2-storey houses [type L] and 20 no. 4-bed 2 to 3-storey houses [type Q, M & M1]), 22 no. apartment/duplex units (comprising 4 no. 1-bed apartment units [type O1 & O2] distributed in 2 no. 2- storey end of terrace blocks, 9 no. 2-bed apartment units [type P1], and 9 no. 3-bed duplex units [type P2 & P3] distributed in 9 no. 3-storey end of terrace blocks). • All house units will be provided with 1 no. in-curtilage car parking space and 10 no. car parking spaces for visitors, bin and bicycle storage. All apartments will be provided with private open space in the form of terraces and rear gardens, open spaces, and car parking (33 no. residents and 6 no. for visitors) and bicycle parking (49 no. residents and 11 no. for visitors). The proposed development will also include minor modifications to the site layout and associated infrastructure comprising revisions to the internal road layout, parking, drainage arrangements,	Granted - Conditional	0.71 km Southeast	23/04/2024

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	boundary treatments, public lighting, substation, landscaping, open space and all associated development and site work necessary to facilitate the proposed development. Amend condition no. 3 of An Bord Pleanála Ref. PL09.247411 (Kildare County Council Ref. 15/1060) to provide for 15 no. additional units			
21169	**Ballymore Development Ltd.,** **Oakglade, Blessington Road, Craddockstown, Naas, Co. Kildare** The construction of 3 no. two storey dwellings, comprising of 3 no. three bed terraced units. Each house to include option for solar panel on rear roofslope. The development will also include the provision of private amenity space, 6 on-site parking spaces, foul and SuDS drainage and all associated site development works necessary to facilitate the development	Granted - Conditional	1.03 km	10/09/2021
221478	**Red Rock Logistics Naas Limited, Monread Road, Maudlings Townland,, Naas,, Co. Kildare.** Development on lands measuring 4,829 hectares between the M7 motorway and Monread Road at Monread Road, Maudlings (Townland), Naas, Co. Kildare (adjacent to the Globe Retail Park): The development will consist of: Demolition of all existing buildings on the site including dwellings and barns (in ruins) and barn (c. 1,126sqm). Construction of 2 No. buildings for warehouse/logistics use (buildings A1 and A2). Building A1 will have a gross floor area of 5,072sq.m and will measure 14.895m high (from ground level to parapet level). It will have 2 storey ancillary offices (including reception, toilets and canteen), 2 No. at-grade doors, 6 No. dock levellers, internal plant at second floor level, elevation signage (2 No.), roof mounted solar panels and ground level air conditioning units. Building A2 will have a gross floor area of 12,102sq.m and will measure 14.895m high (from ground level to parapet level). It will have 2 storey ancillary offices (including reception, toilets and canteen) 4 No. at-grade doors, 15 No. dock levellers, internal plant at second floor level, elevation signage (2 No.), roof mounted solar panels and ground level air conditioning units. The proposed development includes a replacement access off Monread Road, widening of the Monread Road to accommodate a proposed additional lane (right turn pocket), new road markings, 172 No. car parking spaces (including disabled spaces and EV spaces), 108 No. cycle parking spaces. All associated siteworks including new vehicular entrance, drainage infrastructure, 1	Granted - Conditional	0.66 km north	16/10/2023

Planning Application Ref. No.	Applicant Name, Development Address, Brief Development Description	Application Status/ Outcome	Distance from Proposed Development	Date Planning Application Granted
	No. ESB substation, 2 No. bin stores and 2 No. recycle stores, boundary treatments, landscaping, service yards, internal roads, footpaths and cycle lane, lighting, internal gates, noise barrier, retaining walls to the west of Unit A2 and fire tender access route			
23683	**BNRG Kerdiffstown Ltd., Monread North, Naas, Co. Kildare** To amend the design of the approved development (Planning Reference 17/463) which comprises consent for a Solar PV Energy Development. Proposed amendments include; (1) Number of Transformer/Inverters to be reduced, (2) Change in length of deer fencing, (3) Slight alteration to the access tracks, (4) Temporary Construction Compound to decrease in size, (5) 2no. Storage Areas to be added to the layout, (6) Customer Substation to be removed from the layout, (7) Change in lifetime of the permission from 5 to 10 years	Granted - Conditional	1.03 km north	13/10/2023
201418	**Elgin Energy Services, Kerdiffstown and Monread North, Naas, Co. Kildare.** A proposed solar farm on an area of approximately 10.8 hectares, comprising photovoltaic panels on ground mounted frames, 4 no. single storey inverter/transformer stations, 1 No. onsite terminal station, storage containers and temporary site compound, security fencing, new and upgraded internal access tracks, CCTV and all associated ancillary development works. Elgin Energy Services Limited are applying for the proposed solar farm to have planning permission that is effective for 10 years (and an operational period of 40 years)	Granted - Conditional	1.62 km north	01/07/2025
2461154	**Edelvale Property Limited,** **The Former Donnelly Mirrors Site, Maudlins, Naas, Co. Kildare.** For the provision of a warehouse/logistics campus, including 2 no. warehouse/logistics buildings. Unit No. 1 has a gross floor area of c. 8,586sqm and an overall set height of 21.15m; a c. 374sqm ancillary office element and c. 414sqm ancillary staff facilities both provided across 3 no. storeys. Unit No. 2 has a gross floor area of c. 6,444sqm and an overall set height of 21.15m a c. 320sqm ancillary office element and c. 298sqm ancillary staff facilities both provided across 3 no. storeys. The site is to be accessed via an upgraded entrance to the Dublin Road (R445) to the west of the site. In addition, a new spine road, with new internal site roundabout, is proposed to connect the subject site to the Dublin Road Roundabout. This spine road has been designed in accordance with KCC Reg. Ref. 2460574 to allow both sites to be implemented independently.	Granted - Conditional	0.58 km north	12/09/2025

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	The proposed development is also comprised of the provision of 2 no. associated HGV yards with truck parking; car parking (including accessible parking and EV charging spaces); bicycle parking; LPG tank; 2 no. sprinkler tanks (c. 79sqm each); 2 no. pump houses (c. 68sqm each); ESB substation (c. 33sqm); plant; signage; street and flood lighting; PV Panels; SUDs; internal roads and footpaths; boundary treatments; hard and soft landscaping; cabling; piping and ducting; changes in level; and all associated site development works above and below ground			
2460574	**Petrogas Group Ltd,** **Former Cemex site, at Maudlins roundabout, Dublin Road, Link with Fishery Lane, Naas, Co. Kildare** For demolition of all existing buildings on the site (c.9,949sq.m) and north and north-western boundary wall. Provision of new Electric Vehicle Charging Hub for 36 vehicles (all under canopy measuring 3.22m high) along with 8 no. EV bus/HGV charging spaces. Construction of 8 no. buildings (total gfa 10,527.59sq.m) as follows: Distribution centre: single storey structure including offices (gross floor area 9,383.85sq.m) with a maximum height of 19.5m. It includes 13 no. loading bays, Service station – single storey building (759.5sq.m) including net retail area of 99.7sq.m, 3 no. food offers, seating area, drive-thru hatch, toilets, back of house area and external storage compound. The maximum height is 8.55m high. Drive-thru café – single storey building (256.70 sq.m) including kitchen, back of house, seating area and drive-thru hatch. The maximum height will be 6.24m. Substation (gfa 33.54sq.m). External generator (gfa 37.58sq.m) Service compound (gfa 37.58sq.m) Water pump house (gfa 12sq.m) Refuse compound (gfa 6.84sq.m) There will be signage on the distribution centre, service station and drive-thru café buildings. Free standing signage is also proposed within the site and a totem sign measuring 17.5m high and an information sign measuring 6.8m high at the perimeter of the site. All ancillary development including fuel pumps under canopy (5.6m high), underground tanks, vent pipes, HGV fuel pumps (5.6m high), modified vehicular entrance off Maudlins roundabout, replacement entrance off Johnstown Road with new slip lane, new spine road, car parking (169 – including EV parking and accessible spaces), cycle parking (46) with canopy over (3.1m high), HGV/Bus parking (16 no. – including 8 no. EV parking spaces, HGV only parking 3 no.), drainage infrastructure, boundary treatments, hard and soft	Granted - Conditional	0.61 km north	17/04/2025

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	landscaping (including detention basins), internal roads, footpaths and cycle lanes, outdoor exercise areas, outdoor eating/picnic areas, covered smoking area, overground tank, roof mounted solar panels, new internal roundabout junction, internal control sliding gate, underground fire water storage tank and lighting. All associate site works. The proposed development also includes works on lands in the ownership of Kildare County Council as part of the Key development Area Master Plan and Access Strategy agreed with Kildare County Council, to include: 1. Provision of a left slip lane from the R445 (Dublin Road) to the Monread Road at the Dublin Road Roundabout 2. Minor modifications to kerb line and carriageway to provide two lanes exit onto the R445 (north-east bound) at the Fishery Lane roundabout 3. Minor modifications to kerb line and carriageway to provide two lands exit from Dublin Road Roundabout onto the N7 eastbound slip lane			
23586	**Granning Ireland Ltd., Naas Industrial Estate, Naas, Co. Kildare** The erection of a new 436.5sqm single storey Warehouse building and associated site works	Granted - Conditional	0.39 km northeast	19/10/2023
20406	**Shorcontrol Safety Ltd., Naas Industrial Estate, Maudlings, Naas, Co. Kildare.** construction of light industrial unit including associated office, training and ancillary accommodation, car parking, yard vehicular entrances, site enclosures, landscaping, ancillary site works and services	Granted - Conditional	0.67 northeast	19/02/2021
221238	**Redman Fisher Ltd. Naas Industrial Estate, Fishery Lane, Naas, Co. Kildare.** the construction of a 545.9sqm industrial storage unit including all associated site works and services at our premises	Granted - Conditional	0.63 km northeast	24/05/2023
23245	**Amalgamated Hardware PLC, Topline, Naas Industrial Estate, Maudlings, Naas, Co. Kildare** the construction of a new warehouse building with external canopy, modifications to the existing entrances and boundary fence, upgrades to the existing storm and foul drainage, concrete yard improvements, and all associated site works. Two existing warehouses shall also be demolished as part of the development at their existing warehouse distribution facility	Granted - Conditional	0.32 km northeast	17/11/2023
2560210	**Cormac Kennedy Chairperson of Kill GAA, Kill GAA, Greenhills, Kill, Co. Kildare** or 1) A 10 Year Planning Permission for the Development. 2) To upgrade the surface to the existing access road and pedestrian paths from the clubhouse to the rear entrance leading onto	Granted - Conditional	3.23 km northeast	06/10/2025

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	Newtown Way. 3) Provide additional car parking spaces along this roadway at various locations. 4) To construct a two storey building with a ground floor area of 200 sq.m and a first floor mezzanine level with a floor area of 119 sq.m. The overall ridge height of this building is to be 7.00 m. The ground floor is to be used as a gym while the mezzanine level is to be used for activities complementary to the gym. This building will be located in the area between the existing skills wall and the playground. 5) Extension of existing new skills wall area surface with associated lighting, fencing and roof netting. 6) To construct a new synthetic astro platform 95 m by 56 m to be used as an all weather pitch at the location of the existing training pitch which is the closest to the clubhouse with associated fencing and lighting. 7) Realigning of Pitch No. 1 & 2 with inclusion of new floodlights, spectator fencing, ball stop netting & associated works. 8) Construction of a new viewing stand between Pitch No. 1 and Pitch No. 2. 9) Construction of dressing room block with public toilets to the ground floor with an area provided within the roof space to be used for club meeting room. The Ground Floor Area will be 324.59 sq.m. and the first floor area will be 137.19 sq.m. The overall ridge height will be 5.955 m. This building is to be constructed between Pitch No. 1 and Pitch No. 2 beside the proposed viewing stand. 10) To upgrade and modernise the existing mezzanine pitch platform (Pitch No. 3) 100m to 138m x 65m to 86m pitch platform which includes re-grading pitch surface levels, drainage, associated fencing, lighting, walking path and services in keeping in line with the proposed pitch development works at Kill Gaa. Upgrade surfaces of existing access road and pedestrian paths as per part of Kill Gaa planning application. 11) Construction of new walking paths and all ancillary site works in association with the above			
21481	**Naas Racecourse PLC, Tipper Road, Naas, Co. Kildare.** Extension of Duration of Planning Ref. No. 16/217 - sought for demolition of: (1) The existing small stand; (2) The binocular hire kiosk; (3) The part-demolition of the self-service restaurant, and for (4) The removal of the existing steel roof over the north stand. Permission is also sought for new works which comprise the construction of: (5) A new 624sqm two storey pavilion bar and restaurant with a 532sqm raised viewing terrace; (6) The change of use and renovation of the remaining 327sqm of the self-service restaurant for use as offices and drop-in childcare centre; (7)	Granted - Conditional	0.21 km east	12/04/2021

Planning Application Ref. No.	Applicant Name, Development Address, Brief Development Description	Application Status/ Outcome	Distance from Proposed Development	Date Planning Application Granted
	The erection of a new light-weight roof structure over the north stand; (8) The installation of 450sqm of solar panels on the stable roofs; (9) The construction of a new set-down area for the childcare centre; (10) The installation of an emergency back-up generator; (11) General landscape improvement works, and (12) All necessary site works associated with the above proposals			
20428	**Board of Management Meanscoil Iognaid Ris, Naas CBS, Naas CBS, Corbans Lane, Naas, Co. Kildare** Construction of a new 120m x 74m all-weather pitch including storage areas to replace an existing grass pitch and ball courts including new 2.4m high perimeter fencing, 6m high ball stop netting and up to 12m high ball stop netting, 6 no. new 18.3m high lighting columns around the new pitch and 1 no. new 6m high lighting column to the new car parking area, installation of a new 45kVA diesel generator in a new compound with 2.4m high perimeter fencing, new hard standing car parking spaces, erection of advertising signs around the perimeter of the new pitch, realignment of a portion of the existing emergency access road, retention and relocation of existing storage containers on the site, all associated site development works	Granted - Conditional	0.84 km southwest	27/01/2021
22113	**Trulife Limited, South House Stud, Newtown, Naas, Co. Kildare.** for the following works, planning permission for a) demolition of existing stables & shed, b) construction of new stable block incorporating 12nr stables, 2nr foaling units, tack room, plant rooms, medicine and feed rooms, c) manure pit and effluent tank, d) upgrading of existing residential entrance to new agricultural entrance detail with all associated site development and facilitating works. Revised by Significant Further Information which consists of proposed new Wastewater Treatment System to serve existing dwelling.	Granted - Conditional	4.05 km southwest	27/07/2022
22221502	**Westar Homes Limited, Finlay Park,, Naas,, Co. Kildare** LARGE SCALE RESIDENTIAL DEVELOPMENT: Planning permission for a Large Scale Residential (LRD) Development at this site (of c. 2.9 hectares) at lands within the townland of Naas West, 'Finlay Park', Naas, Co. Kildare. The proposed development will consist of the construction of 134 No. apartments (comprising a mixture of 70 No. 2 storey apartments and 64 No. single storey apartments) as follows: 22 No. 1 bedroom	Granted - Conditional	1.43 km west	19/05/2023

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	apartments, 77 No. 2 bedroom apartments and 35 No. 3 bedroom apartments with private open space provided in the form of balconies or terraces as follows: (A) Block A (4 storey apartment block) comprising 26 No. apartments (6 No. 1 bed units, 16 No. 2 bed units and 4 No. 3 bed units); Block B (part 4, part 5 storey apartment block) comprising 66 No. apartments (10 No. 1 bed units, 33 No. 2 bed units and 23 No. 3 bed units), with a commercial/health/medical unit (c. 247.6 sqm) at ground floor; Block C (part 4, part 5 storey apartment block) comprising 42 No. apartments (6 No. 1 bed, 28 No. 2 bed units and 8 No. 3 bed units); (B) Vehicular/pedestrian and cyclist access from the Old Caragh Road (in new arrangement) along with the provision of 201 No. undercroft and surface car parking spaces as well as 388 No. undercroft and surface cycle parking spaces; internal road and shared surface networks including pedestrian and cycle paths; (C) Public Open Space including proposed plaza, as well as central communal (courtyard) open space including outdoor playground area at podium level; (D) 1 No. temporary (for 3 No. years) 3-sided signage structure (c. 4.5m in height) at the entrance to the proposed development; (E) Provision of foul and surface water drainage, including relocation of existing foul main in northern part of site as well as green roofs; linear greenway path, bin stores; plant rooms; public lighting and all associated landscaping and boundary treatment works, site development and infrastructural works, ESB substations, and all ancillary works necessary to facilitate the development. A dedicated website has been set up for the LRD application which can be viewed at www.finlayparklrd.ie			
23942	**Westar Homes Limited, Finlay Park,, Naas,, Co. Kildare** a Large-Scale Residential Development (LRD) consisting of modifications to the LRD permitted under Kildare County Council Reg. Ref. 22/221502. The modifications to the previously approved development are proposed to achieve a second means of escape from upper floor units in compliance with Part B of the Building Regulations and will consist of: A) The replacement of the permitted duplex units at 2nd and 3rd floor levels with apartments in Blocks A, B and C resulting in an overall increase of 5no units from 134 to 139 no. units across the same original building footprints as approved under KCC Reg. Ref. 22/221502. B) Minor amendments to previously approved apartment units and provision of new apartment types to facilitate changes to corridor	Granted - Conditional	1.44 km west	19/01/2024

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	lengths and widths. C) Amendments to staircases in ground floor stair cores to include straight flights. D) Minor amendments to the fenestration arrangements on all elevations to accommodate new apartment layouts. E) Amendment to ground to first floor building height decreasing from 3.65m to 3.60m. F) Provision of Automatic Opening Vents (AOV) in apartment Blocks A, B and C. G) Provision of additional escape routes at ground floor and first floor podium level and protected lobbies between the parking area and circulation areas of apartment Blocks A, B and C. H) Provision of 14 no. natural vents at podium level. The overall permitted building footprints and wider layout remains as per the parent permission including road layout and services. The elevations, scale and massing will be similar to the permitted scheme.			
22313276	**The Land Development Agency, former Devoy Barracks, John Devoy Road, Naas, Co. Kildare** STRATEGIC HOUSING DEVELOPMENT (ABP DECISION) - construction of a residential development comprising of 219 no. residential units, containing 42 houses and 177 apartments/duplexes ranging in height from 2 to 5 storeys and a childcare facility with outdoor play area	Granted - Conditional	1.75 km southwest	13/10/2022
2460520	**Boran Packaging Limited, Millennium Business Park, Osberstown, Naas** for alterations to previously approved development planning reference number 20/840 consisting of elevational changes consisting of, omission of high elevations above production building, omission of glazing to North Elevation, reduction of glazing to East and West elevations, loading bay and plant room position moved on East elevation and all associated works	Granted - Conditional	1.98 km southwest	29/08/2024
211740	**Springwood Limited, Oldtown Demesne, Sallins Road, Naas, Co. Kildare**. proposed residential development of 50 no. units that will tie in to the existing permitted "The Orchard" Housing Development at Oldtown Demesne, Sallins Road, Naas, Co. Kildare. The development will consist of the following: a) Proposed vehicular access to the site will be provided by continuing the access road that is currently permitted to extend to the site boundary to the north-west of the proposed site (between permitted house nos. 21 and 22 in "The Orchard")	Granted - Conditional	0.93 km northwest	28/11/2022

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	into the site. b)Additional pedestrian and cyclist connection points to serve the site are proposed at the site boundary near permitted house no. 8 in "The orchard"; and at an existing opening in the stone boundary wall off the Sallins Road. c) 10 no. houses are proposed in Housing Block P comprising of 4 no. two storey semi-detached three bedroom houses (House Type F1 and F3), 2 no. two storey semi-detached three bedroom houses (House Type B1 and B2), 2 no. two storey end terrace three bedroom houses (House Type G1 and G4), and 2 no. two storey mid-terrace two bedroom houses (House Type G2 and G3). d)15 no. apartments are proposed in Apartment Block Q (three-four storeys in height) consisting of 14 no. 2 bedroom apartments and 1 no. 1 bedroom apartment. e)15 no. apartments are proposed in Apartment Block R (three-four storeys in height) consisting of 14 no. 2 bedroom apartments and 1 no. 1 bedroom apartment. f) 10 no. houses are proposed in Housing Block S comprising of 6 no. two storey semi-detached four bedroom houses (House Type A1 and A3) and 4 no. two storey semi-detached three bedroom houses (House Type F1 and F3). g) All associated site development works including landscaping, surface car parking, access roads, footpaths, boundary walls, bin storage and bicycle storage areas. The overall number of residential units proposed is 50			
23202	**Andrews Construction Limited, Sallins Road,, Oldtown Demesne,, Naas,, Co. Kildare** 58no. residential units at Sallins Road, Oldtown Demesne, Naas, Co. Kildare, on a site of circa 1.26Ha. the proposed development will consist of 44no. apartments/duplex units arranged in 3no. blocks comprising: Block A - 12no. apartments (6no. 1 bed, 3no. 2 bed & 3no. 3 bed) 3 storey height; Block B - 24no. apartments (4no. 1 bed, 17no. 2 bed & 3no. 3 bed) 4 storey height; Block C - 8no. apartments (4no. 2 bed apartments and 4no. 3 bed duplex units) 3 storey (pitched roof) height; 14no. houses comprising 6no. 4 bed semi-detached units; 6no. 3 bed semi-detached units & 2no. 4 bed detached units, the formation of a new vehicular access and a new pedestrian/cycle access from the Sallins Road (R407) through the existing "demesne curtilage" wall including the respective partial demolition(s) of this structure; Oldtown House and its curtilage wall is a Protected Structure (RPS no. NS19-072), the extension of a pedestrian/cycle access from the site to the north. The proposal includes all associated hard and soft landscaping, boundary treatments, footpaths an	Granted - Conditional	0.89 km northwest	30/10/2024

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	ESB Sub-Station, a surface water connection to the public network and all other ancillary works above and below ground			
22969	**The Board of Management of St. Mary's CollegeSt. Mary's College,, Sallins Road,, Naas, Co. Kildare., W91 VW90** 1) the phased demolition of existing school buildings (2) the phased construction of a new two and three storey school building with a total gross internal floor area of 10,870m2 incorporating 37no. general classrooms, a series of 20no. support and specialist classrooms, a special needs unit, a library, PE hall, staff rooms and all ancillary accommodation including photovoltaic panels at roof level and separate external storage sheds (50m2) and refuse sore (15m2), (2) to allow the school to remain operational during the construction period, the erection on site of new temporary school accommodation units along with the retention and relocation of the existing units and, on completion of construction works, the decommissioning and removal of all temporary school classrooms, (4) the erection, also on a temporary basis during the school construction period, of an airdome (1,050m2) on the proposed school ball courts, to be used for indoor sports use, (5) the school grounds will comprise the retained existing all weather pitch, 6no. ball courts, outdoor seating and breakout areas, sensory gardens, a covered construction store area, hard and soft landscaping throughout with footpaths, public lighting, landscaping and all associated boundary treatments. (6) the existing site access from Sallins Road is to be maintained, while parking and internal movement arrangements are to include modifications to the car and bus drop-off areas, 92no. car parking spaces, inclusive of 5no. disabled spaces and 2no. electric vehicle charge points, 40no. double stacked non sheltered bicycle stands and 85no. sheltered bicycle stands, together providing in total 330no. cycle parking spaces. (7) the proposal also includes new foul and surface water drainage system works incorporating SUDS measures, attenuation, rainwater harvesting, a new substation (28m2), Liquid Petroleum Gas (LPG) and Air Source Heat Pump (ASHP) compounds and all other associated site and development works	Granted - Conditional	1.05 km southwest	02/03/2023
23931	**Randelswood Holdings Ltd, Devoy Quarter, Naas West, Naas, Co. Kildare**	Granted - Conditional	1.6 km southwest	15/01/2024

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	For modifications to a previously permitted Strategic Housing Development (permitted under ABP-307258-20 and altered under ABP-31161-21 & ABP311825-21) on lands at Devoy Quarter, Naas West, Co. Kildare (under construction 'Rathvoy Park'). This application for the proposed modifications to the consented scheme is a Large-Scale Residential Development (LRD) as defined under section 2 of the Planning & Development Act 2000, as amended. The development will consist of: 1) Proposed external and internal modifications to the southern portion of previously permitted Block 1, to provide for the change of use of the additional storage room to residential use to provide for 1 no. 2-bedroom apartment, including an external west facing private open space area, this would result in an overall increase from 171 units previously permitted to 172 no. units in total. 2) Proposed external and internal modifications to previously permitted apartment no 8. in Block 4, from a 1-bedroom apartment to a 2 bedroom apartment. 3) Proposed external and internal modifications and change of use to previously permitted Community Use Building to provide for an additional creche facility, including the provision of an external play area.4) The addition of 1no. car-parking space and 10 bike spaces from that previously permitted. The proposed development will include modifications to previously permitted hard and soft landscaping; car-parking layout, including the provision of an additional set-down area to facilitate the change of use of the community use building; modifications to the location of the bin and bike storage; and all associated ancillary site development works necessary to facilitate the development			
22325	**Chadwicks Group Limited, Chadwicks Naas,, Newbridge Road,, Naas West,, Co. Kildare W91 XN7T.** for development which will consist of the installation of new external steel racking to the existing materials yard (the racking is to be mounted on top of the existing concrete hard standings) and all associated site works	Granted - Conditional	2.07 km southwest	29/06/2022
2043	**Star Primary Care, Junction of Newbridge Road and South Ring Road,, Naas,, Co. Kildare.** the demolition of an existing building on site and recladding the shared gable to match the remaining neighbouring building and the construction of a new three storey over basement	Granted - Conditional	2.1 km southwest	31/03/2021

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	mixed use development consisting of a basement car park and plant room, pharmacy unit, convenience store unit and retail unit at ground floor, 4 No. units of medical consultation suites at first floor and 1 unit of medical consultation suites with ancillary office space at second floor, ancillary car-parking, boundary treatments, new site entrances and ancillary siteworks			
2360126	**K Leisure,** **New Caragh Road,, Jigginstown, Naas, Co. Kildare, W91 VP27** for 1. Proposed new extension to existing public car park. 2. Relocation of entrance to existing car park and permanently closing existing entrance. 3. Reconfiguration of existing car park layout to create a one-way system within complete car park area. 4. Amendments to other entrance to car park to create an exit only. 5. Provision of 7 No. Electric car charging points. 6. Provision of extra bicycle parking. 7. Provision of public lighting to car park. 8. Reconfiguration of existing car park to facilitate car park extension and access road. 9. Provision of maintenance access route to existing 3G pitch. 10. Provision of service access road to existing buildings. 11. Relocation of pedestrian entrance to public play area. 12. Provision of regulatory signage to prohibit right turns on to the R409. 13. Provision of supplementary road markings in the form of TURN LEFT directional arrows and LEFT TURN ONLY text markings. 14. Provision of passively safe pencil bollards and reflective signage placed in the centre of the minor road to deflect traffic to the left on approach. 15. Provision of passively safe pencil bollards along the centreline of the R409 and parallel to the STOP line of the junction to discourage motorists from attempting an illegal right turn and all other associates site works.	Granted - Conditional	2.22 km southwest	22/11/2023
22322	**Bellingsfield Pipers Hill, Killashee, Naas** **Extension of Duration of Planning Ref. No. 16/635 - 243 houses, creche and associated site works.** The proposed development consists of 60 no. house type EE, a two storey three bedroom semi-detached house of 121m2. 88 no house type FF, a two storey four bedroom semi-detached house of 144m2. 31 no. house type GG, a two storey four bedroom detached house of 163m2. 3 no. house type G1, a three storey split level four bedroom detached house of 163m2. 3 no house type G1, a three storey split level four bedroom detached house of 204m2. 7 no. type G2, a two storey four	Conditional	2.37 km south	24/03/2022

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	bedroom detached house of 163m2. 1 no. house type G3, a two storey four bedroom detached house of 163m2. 3 no. house type G4, a three storey split level four bedroom detached house of 204m2. 18 no. house type JJ, a three storey four bedroom semi-detached house of 203m2. 8 no. house type HH, a three storey four bedroom semi-detached house of 203m2. 16 no. house type KK, a two storey three bedroom semi- detached house of 100m2. 8 no. house type LL, a two storey four bedroom semi-detached house of 119m2. Single storey crèche approximately 560m2. All associated siteworks			
22111	**Swordlestown North and Swordlestown South,, Co. Kildare** a 10 year planning permission for development at Swordlestown North and Swordlestown South, County Kildare. The development will consist of the construction of solar PV development on a c.129 ha site consisting of: 1. The installation of solar panels on ground-mounted frames, 51 no. single storey electrical inverter/ transformer units, security fencing, a CCTV system with pole mounted cameras and landscaping; 2. The upgrading of an existing farm entrance off the L2023 and the creation of a second, new entrance, directly opposite to the north of the existing; 3. The provision of a new internal access road of a distance of c.170 m to provide access to a temporary construction compound; and 4. All associated ancillary development works. The operational lifespan of the solar PV development will be 35 years. Revised by significant further information which consists of 1) Revised application site boundary due to omission of gliding club lands from application site with reduction in site area from 129ha to 112ha ; 2) Omission of originally proposed 110kV substation and replacement with additional solar panels and 2 x switchgear rooms on site; and 3) Revised glint and glare assessment to access impact of revised proposal on the retained gliding club and surrounding lands and the additional panels on the original proposed 110k V substation site	Granted - conditional	4.43 km south	02/02/2024
19885	**Cavan Developments, Hartwell Road, Kill, Co. Kildare** For development which will result in modifications to a previously permitted residential development granted under Planning Ref. 19/885 at Kilheale Manor, Kill, County Kildare. The proposed development consists of changes to permitted unit types which will result in 1 no. additional unit (i.e., an increase from 6 no. permitted houses to 7 no. proposed houses on the subject plots.) The	Granted – conditional	4.2 km northeast	30/08/2022

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	proposed changes to permitted unit types are as follows: - A change from 1 no. permitted 4 bed detached house (Type L unit) to 2 no. proposed 4 bed semi-detached houses (Type A unit & Type A unit). i.e., an increase of 1 no. unit on the site, at the site which has the approved naming and numbering of No. 9 Kilheale Heights – A change from 2 no. permitted 3 bed semi-detached houses (Type B unit & Type G unit) to 2 no. proposed 4 bed semi-detached houses (Type A unit & Type C unit) at the site which has the approved naming and numbering of No.'s 11 & 12 Kilheale Park. – A change from 1 no. permitted 2 bed semi-detached house (Type F unit), 1 no. permitted 3 bed semi-detached house (Type F unit), 1 no. permitted 3 bed semi-detached house (Type E unit) & 1 no. permitted 3 bed detached house (Type H unit) to 2 no. proposed 4 bed semi-detached houses (Type A unit & Type A) unit & 1 no. proposed 4 bed detached house (Type D1) at the site which has the approved naming and numbering of No's 6 to 8 Kilheale Park. The proposed development includes for all associated site development works on 3 no. plots at Kilheale Manor measuring c. 0.08 Ha, c. 0.05 Ha & c. 0.07 Ha (i.e., an overall site area of c. 0.2 Ha)			