

Environmental Impact Assessment Screening Report

For a Proposed Large Scale Residential Development (LRD) on a site at Railpark, Maynooth, Co. Kildare

Prepared by MCG Planning
on behalf of Maynooth Montane Limited
December 2025

INTRODUCTION

On behalf of the applicant, Maynooth Montane Limited, Unit J1D, Maynooth Business Campus, Maynooth, Co. Kildare, this Environmental Impact Assessment (EIA) Screening Statement accompanies a LRD Planning Application to Kildare County Council under Section 32D of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 for a proposed Large Scale Residential Development at Railpark (West), Maynooth, Co. Kildare in accordance with the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

The Environmental Screening Report has been prepared to assess the potential impacts on the environment arising from the proposed development at the subject site.

The proposed development, as per the planning notices, will comprise the following:

139 no. units comprising 36 no. houses (ranging in heights up to 3 storeys), 95 no. apartments (5 no. blocks ranging in heights up to 5 storeys partially over podium parking 6 storeys in total) and 08 no. duplexes (in a 3-storey block).

The proposal includes for a new vehicular/pedestrian/cyclist access from the permitted Maynooth Eastern Ring Road (MERR) to the east, and pedestrian/cyclist access (and vehicular access for one of the proposed houses) to Parklands Grove/Old Railpark to the north of the site.

The development also includes all car and bicycle parking at surface and semi-basement level, new streets and footpaths, bin stores, residential private open spaces, public & communal open spaces, boundary treatments, waste management areas, landscaping and all associated site development works.

The statement is prepared with direct input from the design team, who include DQA Architects, Kavanagh Burke Consulting Engineers, Charles McCorkell Arborist, Landmark Design & Consultancy Ltd, JBA Consulting, Furey Consulting, TPS M Moran & Associates, Russell Environmental, Icon Archaeology, Traynor Environmental Engineers & Modelworks, and demonstrates that the possible effects on the environment have been examined through the process of an EIA Screening (detailed below) and confirms that the most appropriate form of development is delivered at this site.

PURPOSE OF THIS STATEMENT

The purpose of the Environmental Screening Statement is to demonstrate that there is no requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development and to identify any likelihood of significant effects on the environment that might arise. In the first instance it is noted that this development, in terms of scale/quantum and/or site area, is below any mandatory EIAR threshold prescribed by Directive 2011/92/EU, as amended by Directive 2014/52/EU (together 'the EIA Directive'), and as transposed into Irish law.

EIA SCREENING AND METHODOLOGY

The EIA Screening exercise has been guided by the following legislation and guidance:

- Planning and Development Act 2000 (as amended) ('the 2000 Act').
- Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.
- Planning and Development Regulations 2001 to 2025 ('the Planning and Development Regulations').
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub- Threshold Development (DoEHLG 2003).
- EIA Directive 85/337/EC (as amended by Council Directive 97/11/EC, Directive 2003/35/EC, Directive 2009/31/EC, Directive 2011/92/EU and Directive 2014/52/EU).
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) – transposed Directive 2014/52/EU into Irish law.
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017).
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017).
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022).
- Environmental Impact Assessment Screening Practice Note 2021 (Office of the Planning Regulator).

Using the above documents, it has been possible to carry out an EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development Act, 2000 (as amended) / Planning and Development (Amendment) (Large-scale Residential Development) Act 2021, and the Planning and Development Regulations 2001 to 2024.

The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in August 2018 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations.

EIA Thresholds

Schedule 5 of the Planning and Development Regulations outlines the thresholds for which if a project exceeds these limits, it then must be the subject of an Environmental Impact Assessment. Part 2 of Schedule 5 (10)(b)(i) identifies developments of more than 500 dwelling units, and (iv) identifies urban development which would involve an area of greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

The number of residential units proposed in this instance is 139 which is below the 500-unit threshold. Furthermore, the site area at c. 2.77 ha gross is below the 10ha threshold for “urban development” “in other parts of a built-up area” and 20 hectares for “elsewhere”.

Given the above, a mandatory EIAR is considered not required.

Sub EIA Thresholds Projects requiring an EIA

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow the planning authority to carry out proper screening to determine if an Environmental Impact Assessment Report is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact Assessment as set out below:

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

- A description of the physical characteristics of the whole project and, where relevant, of demolition works, and
- A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

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

- The expected residues and emissions and the production of waste, where relevant, and
- The use of natural resources, in particular soil, land, water and biodiversity.

4. Compilation of the above information at paragraphs 1 to 3 shall take into account, where relevant, the criteria in schedule 7.

Schedule 7, as referenced in Item 4 of Schedule 7A, provides a further list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

1. Characteristics of the Proposed Development;

- a. The size and design of the whole of the proposed development
- b. The cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- c. The nature of any associated demolition works;
- d. The use of natural resources, in particular land, soil, water and biodiversity;
- e. The production of waste;
- f. Pollution and nuisances;
- g. The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- h. The risks to human health (for example due to water contamination or air pollution).

2. Location of the Proposed Development;

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

- a. The existing and approved land use;
- b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- c. The absorption capacity of the natural environment:

- i. Wetlands, riparian areas, river mouth;
- ii. Coastal zones and the marine environment;
- iii. Mountain and forest areas;
- iv. Nature reserves and parks;
- v. Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive; and
- vi. Areas in which there has already been a failure to meet the environmental quality standards, laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
- vii. Densely populated areas;
- viii. Landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of the Potential Impacts

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

- a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);
- b. The nature of the impact;
- c. The trans-boundary nature of the impact;
- d. The intensity and complexity of the impact;
- e. The probability of the impact;
- f. The expected onset, duration, frequency and reversibility of the impact;
- g. The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
- h. The possibility of effectively reducing the impact.

EIA SCREENING STATEMENT

The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for EIA.

A DESCRIPTION OF THE PROPOSED DEVELOPMENT

Physical Characteristics of the Proposed Development

The development description as per the statutory planning notices is as follows:

We, Maynooth Montane Limited, intend to apply for a seven-year planning permission for a Large-Scale Residential Development (LRD) at this site "Railpark West", in the townland of Railpark, Maynooth, Co. Kildare.

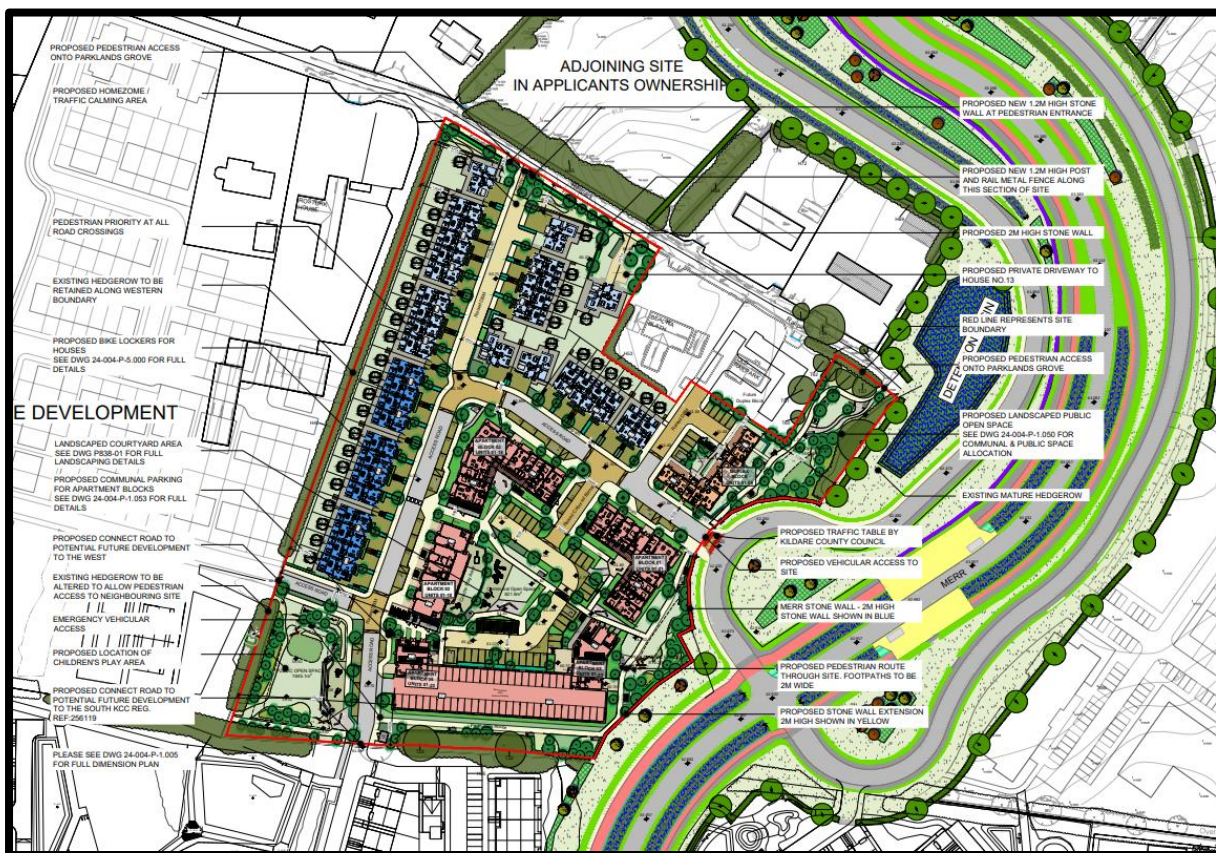
The application site is bounded to the northwest by the dwelling known as 'Rosturk House', Old Railpark/Parklands Grove (W23 X2F1), to the north by the dwelling known as 'Beal Na Bláth', Old Railpark/Parklands Grove (W23 N6E8) and to the northeast by an existing residential dwelling and outbuildings along Old Railpark/Parklands Grove (W23 CH89). The eastern boundary adjoins the permitted Maynooth Eastern Ring Road (MERR), and the southern boundary is bordered by agricultural lands.

The proposed development will consist of 139 no. residential units, a creche and all associated development, on a site of approximately 2.77 hectares. The development will consist of the following:

- 1. Demolition of all existing structures on the site (c. 253.9 sq.m of floorspace).*
- 2. Provision of a residential scheme of 139 no. units (26 no. 1-bed units, 62 no. 2-bed units, 24 no. 3-bed units and 27 no. 4-bed units) along with creche. The development will include for the following:*
 - 8 no. duplex units/apartments within a duplex block (2 no. 1-bed, 2 no. 2-bed, 4 no. 3-bed)(3-4-storey).*
 - 21 no. apartments in Block 01 (3 no. 1-bed, 17 no. 2-bed, 1 no. 3-bed)(3-5-storey).*
 - 18 no. apartments in Block 02 (3 no. 1-bed, 14 no. 2-bed, 1 no. 3-bed)(3-4-storey).*
 - 10 no. apartments in Block 03 (5 no. 1-bed, 5 no. 2-bed)(3-4-storey) with a creche (c.525.9 sq.m) at ground floor level.*
 - 23 no. apartments in Block 04 (9 no. 1-bed, 9 no. 2-bed, 5 no. 3-bed)(5-storey over undercroft - 6 storeys in total).*
 - 23 no. apartments in Block 05 (4 no. 1-bed, 15 no. 2-bed, 4 no. 3-bed) (5-storey over undercroft - 6 storeys in total).*
 - 5 no. detached, 4-bed, 2-storey houses (with convertible attic)(Types A1.1 and A1.2);*
 - 12 no. terraced, 4-bed, 3-storey houses (Types A2.1, A2.2 and A4)*
 - 6 no. semi-detached/end-terraced, 4-bed, 2-storey houses (Type A3)*
 - 13 no. terraced/end-terraced, 3-bed, 2-storey houses (with convertible attic)(Types B1.1 and B1.2).*

All duplex apartments and apartment units will be provided with a balcony, terrace or private garden on all elevations.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.



In terms of the environmental sensitivity of the site the following reports, which accompany the application, are specifically noted:

Company Name	Documents Prepared
McGill Planning Ltd	Application Form (Form 19)
	Planning Report
	Social & Community Audit

	EIAR Screening Report
DQA Architects	Architectural Drawing Pack
	Architectural and Urban Design Statement
	Rail Park Schedule (SOA)
	Housing Quality Assessment
	Drawing Register
Landmark Design & Consultancy Landscape Architecture	Landscape Drawing Pack
	Landscape Design Rationale
Kavanagh Burke Consulting Engineers	Civil Drawing Pack
	Civils Engineering Services Planning Report
JBA Consulting	Site-Specific Flood Risk Assessment (SSFRA)
Furey Consulting	Traffic Drawing Pack
TPS M Moran & Associates	Traffic Impact Assessment
Russell Environmental	AA Screening Report
	NIS Natura Impact Statement
	Biodiversity Management Plan
	Ecological Impact Assessment (EcIA) Report
	Bat Survey Report
John Morris Arboricultural Consultancy (arborist)	Arboricultural Report
	Tree and Hedge Survey Plan
	Tree and Hedge Works Plan
	Tree and Hedge Protection Plan
Icon Archaeology	Archaeological Assessment
Fallon Design	Public Lighting Report
	Climate Action & Energy Statement
	MandE Lighting Drawings
	Metro-Streetlight
	Octagonal Poles
Modelworks	Visual Impact Photomontages
Traynor Environmental	Operational Waste Management Plan
	Acoustic Noise Design Statement
Montane Developments	Construction & Environmental Management Plan
	Construction Stage Waste Management Plan
	Building Lifecycle Report
PBC Engineers	Daylight & Sunlight Assessment

Location of the Proposed Development

The subject site is located at Maynooth, Co. Kildare to the southeast of the town centre. More specifically the site is located to the east of Old Railpark and Parklands Grove, within the Railpark Key Development Area (KDA) as per the Maynooth and Environs Joint Local Area Plan 2025 – 2031 (JLAP). To the north of the lands is the Maynooth/Sligo – Dublin Railway Line and the Royal Canal with agricultural land to the south and east. The subject site consists of agricultural grassland and is bounded by existing hedging to the north, south and east.

The subject lands form an irregular shape, sited within close proximity to a number of detached dwellings, dispersed along Parklands Grove. In terms of topography the site is relatively flat, enclosed by field hedgerows

with one running northeast-southwest through the centre of the site. The site contains two existing buildings/structures located to the north east of the site.



The site is located a short distance from Maynooth town centre (<500m as crow flies) and <1km from Maynooth Train Station located to the west.

In terms of existing character, the subject site is located to the eastern periphery of the Maynooth Settlement. A cluster of dispersed detached dwellings are located to the immediate north and north west of the subject site. As you travel west along Railpark Grove, consists of a residential estates developed at different periods over the past 30 years, there is no prevailing residential design character, but with most dwellings being own door, and primarily consisting of a two-storey construction. The wider environs of the subject site is characterised by a mix of rural uses with lands in agricultural use to the immediate north, east and south of the site.

The site does not contain any protected structures or buildings of architectural merit as per the National Inventory of Architectural Heritage. The site is not located within or adjoining an Architectural Conservation Area or Zone of Archaeological Potential. There are no Tree Preservation Orders on the site and no protected views from adjoining roads across the site. The site is not located within a flood risk zone.

In terms of accessibility the site is approximately, the site is a 15-minute drive from Celbridge (R405), a 16-minute drive from Leixlip (M4/R449) and a 50-minute drive from Dublin City Centre via the M4 taking the Junction 07 exit.

Maynooth has benefitted from a significant increase in population in recent decades. In 2022, the population of the town was 17,259 rising by 18.3% from 14,585 in 2016. The town has a younger population than the county average, with only 7.8% of the population of Kinnegad over 65 compared to the county average of 19.7%.

A DESCRIPTION OF THE ASPECTS OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT

This section provides examines the possible effects on the environment under the topics prescribed by Directive 2014/52/EU. This approach provides a comprehensive description of the aspects likely to be affected by the proposed development that have not been identified.

This site is within an established, urban edge location. It is considered that the proposed development is likely to result in a long-term positive effect, in terms of providing for a comprehensive and integrated residential development on this designated, greenfield site. The impact of this proposed development is set out in the full application documents including landscaping, architecture, environmental, and engineering.

The following section should be read in conjunction with the detailed reports and assessments which accompany the planning application, as follows:

- Ecology Pack including NIS & AA Screening (Russell Environmental & Sustainability Services 2025)
 - o This pack provides a comprehensive assessment of the ecological value of the site, including habitats and species, and includes a Natura Impact Statement (NIS) and Appropriate Assessment (AA) Screening to evaluate potential impacts of the proposed development on designated European sites.
 - Transport Assessment (TPS M Moran & Associates 2025)
 - o This report provides an assessment of the impact the proposed development will have on traffic and transport in the area
 - Site Specific Flood Risk Assessment (JBA Consulting)
 - o This report provides a detailed assessment of the likely flood risk associated with the Development
 - Photomontages & CGIs (Digital Dimensions 2025)
 - o The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
 - Architectural & Urban Design Statement (DQA Architects 2025)
 - o This sets out the proposed works in detail.
 - Statement of Consistency within Planning Report (McGill Planning 2025)
 - o This report provides detail on the planning rationale, the compliance with existing planning policy and guidance.
 - Archaeological Report (Icon Archaeology 2025)
 - o This report provides details assessment and mitigation strategy undertaken to identify potential impacts that any proposed development may have on the archaeological Cultural Heritage resource.
- Daylight Sunlight Assessment (BPC Engineers 2025)
- o This report assesses the potential effects of the proposed development on daylight and sunlight levels to neighbouring properties and within the development itself, in accordance with relevant guidelines and best practice standards.

Environmental Noise Assessment (Traynor Environmental 2025)

- o This report assesses existing ambient noise levels at the site and evaluates the potential noise impacts arising from the proposed development, including construction and operational phases, and recommends mitigation measures where necessary.

Population & Human Health

The subject site is located to the eastern periphery of the Maynooth Settlement. A cluster of dispersed detached dwellings are located to the immediate north and north west of the subject site. As you travel west along Railpark Grove, consists of a residential estates developed at different periods over the past 40 years. The wider environs of the subject site is characterised by a mix of rural uses with lands in agricultural use to the immediate north, east and south of the site. These existing properties are appropriately set back from the northern and western edge of the application site.

During the construction phase there may be possible short-term nuisances to human beings from noise and dust during construction. Once mitigated in accordance with an agreed Construction Management Plan it is not anticipated that the construction works would result in significant environmental or amenity impacts for the local population and human health. An outline Construction Stage Waste Management Plan is submitted at LRD Stage and a final plan can be submitted as part of any forthcoming grant of permission and submitted for approval to the local authority prior to commencement of works by the main contractor.

There are no operational impacts associated with this predominantly residential accommodation development that would be likely to cause significant effects in terms of population and human health. The additional residential population created will have a positive impact on the area and will help sustain existing services and public transport and provide demand for additional.

The development will include a large creche which will provide retail, childcare services and employment opportunities for existing and future residents.

The proposed development will provide a positive visual improvement to the character and streetscape of the area and will not detrimentally impact existing residential amenity in terms of light and daylight.

Biodiversity

The site is greenfield site located eastern periphery of the Maynooth Settlement. The main habitats within the development site are neutral grassland, scattered trees and hedgerows/treelines. These habitats are common and widespread in the surrounding area and the neutral grassland and scattered trees are considered of negligible ecological importance. The hedgerows/treelines are of local importance due to the presence of bat roosts and as wildlife corridors, whilst also providing habitats for birds and invertebrates.

An Ecological Impact Assessment (EcIA) of the development has been prepared by Russell Environmental and Sustainability Services Limited Ecologists, and which was informed by on site surveys including bat and field surveys.

The EcIA concludes:

“The landscaping plan for the proposed development will include grassed areas that will utilise the existing soil and retain the current vegetation seed bank. Native and/or pollinator friendly trees will also be planted, together with new native hedgerows and shrub planting with pollinator species together with a number of SuDS measures to include bioretention areas”.

“A number of the existing hedgerows/treelines will be retained, and these will be enhanced with additional native planting to fill in any gaps. Planting of standard native trees will compensate for the loss of hedgerows/treelines that will be removed for the development. The SuDS measures will create new habitats. Thus, there will be no net biodiversity loss as a result of the proposed development and the biodiversity of the area will be enhanced hence, there will be an overall net gain for biodiversity”.

Russell Environmental and Sustainability Services also completed an Appropriate Assessment Screening and Nature Impact Statement (NIS) for the proposed development. This report concludes that:

“During this assessment a pathway for potential impacts on the Qualifying Interests of the nearby European Site were identified. These included potential indirect pathways that were identified as a result of connectivity with the groundwater network with the Rye Water Valley/Carton SAC and potential surface water runoff into the flow network of the Rye Water River. On this basis, mitigation measures to avoid the potential for any significant impact during the construction phase and during operation once the residential development is complete....

The proposed housing development will not adversely affect the integrity of any European site. It can be concluded that this development can be excluded from cumulative effects, on the basis of objective scientific information, that the project, individually or in combination with other plans or projects will not affect the integrity of any European Site”.

Lands and Soils

The site is a greenfield site. Ground investigations were undertaken on the site during December 2024. Trial pits were excavated in 12 locations to facilitate close examination of the upper soils. The descriptions and depths of the various soils encountered are shown on the trial pit records enclosed in Appendix 1 of the accompanying Drainage Design Report.

The pits revealed an upper layer of soft brown sandy clay overlying firm to stiff grey/brown sandy gravelly clay with cobbles and boulders. The pits were terminated in large angular boulders, possibly fragmented bedrock, at depths ranging from 1.4 to 2.5 metres below ground level.

The trial pits identified the upper soils as brown sandy clay with gravel and cobbles. This material became firm to stiff with depth. These soils had the appearance and condition of glacial till. Very coarse material (large boulders embedded in sandy gravel and cobbles) at the base of the trial pits had the appearance of a highly weathered and fragmented bedrock. The rotary holes confirmed the transition to structured limestone bedrock, which occurred in 3 boreholes within the depth range of 2 to 3 metres. Most notable was the increase in the overburden thickness to 10.6 metres at RC102. No water ingress was observed in the trial pits, although the boreholes recorded standing water at depths of between 3 and 6 metres at the end of drilling. Groundwater monitoring has shown that the groundwater rose to a shallowest depth of 2.2 metres at BH101 during the period December 2024 to March 2025.

Water ingress was limited to a slight seepage at the base of TP202 (1.9 metres). In addition, the trial pits remained stable during the period of excavation (typically 45 minutes).

The topography of the site is generally quite flat. While there are proposed alterations to the levels across the site to facilitate the underground infrastructure provision, the construction or operation of the scheme would not use such a quantity of soils to result in significant effects on the environment.

Water

A pre-connection enquiry was submitted to Uisce Éireann in June 2025 (Ref. CDS25004480), with a Confirmation of Feasibility issued in August 2025. Uisce Éireann confirms that a foul connection is feasible, subject to required network upgrades. The Maynooth Transfer Pipeline project (due Q2 2027) will provide the necessary capacity.

A Statement of Design Acceptance was subsequently received in November 2025 (Refer to Appendix E of the Engineering Report for Irish Water Correspondences including Confirmation of Feasibility Letter and Statement of Design Acceptance). The daily demand has been calculated as 56.4m³/day.

The water supply demand for the proposed development of 139 residential units has been estimated in accordance with the Irish Water Code of Practice for Water Infrastructure and the Pre-Connection Enquiry guidelines. Calculations are based on an average occupancy of 2.7 persons per dwelling, with each person using an average of 150 litres of water per day. This results in a total domestic demand of 56,400 litres per day, or approximately 0.653 litres per second as the average hourly water demand. Peak hour demand is taken as 1.25 times the average daily demand, giving a peak water demand of approximately 0.817 litres per second.

The proposed watermain system shall be constructed in accordance with the Irish Water “Water Infrastructure Standard Details” and to the satisfaction of the Local Authority Water Services recommendations.

With regards to wastewater, a connection is feasible subject to upgrades,

“In order to accommodate the proposed connection for this development, upgrade works are required to increase the capacity of the wastewater network in Maynooth. Uisce Éireann currently has a project on our current investment plan which will provide the necessary upgrade and capacity. This upgrade project (Maynooth Transfer Pipeline) is scheduled to be completed by Q2 2027 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after this date”.

The entire scheme incorporates Sustainable Drainage Systems (SuDS). A comprehensive SuDs plan for proposed development has been prepared by Kavanagh Burke Consulting Engineers in collaboration with Landmark Design & Consultancy.

The following SUDS measures are proposed to meet the objectives of Amenity, Quantity, Quality and Biodiversity:

- Green and blue roofs provided on the apartment blocks and the crèche.
- Permeable paving to car parking spaces and vehicular access routes within the home zones. Runoff from these areas has been incorporated into the surface water design calculations, including allowance for temporary ponding during extreme rainfall events.
- Hardstanding areas, such as roads and footpaths, will be directed towards adjacent soft landscaping areas via dropped kerbs and similar measures.
- Vegetated detention basins
- Tree pits / bio-retention areas
- Rain gardens
- Soakaways
- Flow control devices to limit discharge

Details of the proposed SuDS features are shown on drawings D1824-KB-XX-XX-DR-C-0001 and D1824-KB-XX-XX-DR-C-0002.

The Drainage Design Report prepared Kavanagh Burke Consulting Engineers provides further detail on the proposed surface water, foul water, and water supply for the site.

Air and Climate

Generally, the primary potential air quality impact or nuisance associated with construction activities is dust. Excavations and earth moving operations may generate quantities of construction dust, particularly in drier weather conditions. The extent of any construction dust generation depends on the nature of the construction dust (soils, sands, gravels, silts etc.) and the construction activity.

The potential for construction dust dispersion depends on the local meteorological conditions such as rainfall, wind speed and wind direction. The main potential sources of air borne dust from construction activities include Construction vehicles, construction traffic and haulage routes; Excavation works and earth-moving activities; Materials (particularly excavated soils) handling, storage and stockpiling.

There are no likely significant effects on air quality arising from the proposed development, except for the potential temporary effect arising from dust during the construction phase. The effects on human health arising from the construction phase of the proposed development is considered to be imperceptible in this regard. Standard environmental control measures will be employed in agreed Construction Management Plan.

The proposed development is not likely to have a significant effect on Air and Climate during the operational phase.

Noise and Vibration

Construction noise, while inherently noisy and disruptive, is temporary in duration. The works involving heavy machinery for the purposes of excavation, the preparation of building foundations and passing construction traffic usually cause the most disturbances to nearby residents. Noise control measures would be implemented by the construction works contractor for the duration of the construction of the proposed development.

The Outline Construction Management Plan prepared and submitted includes environmental control measures to manage the noise impact on the surrounding residential area where possible.

Traynor Environmental Ltd carried out an Environmental Noise Survey for the proposed large-scale residential development at Railpark, Maynooth, Co. Kildare. Two long-term noise meters monitored noise levels continuously from Wednesday 8th – Wednesday 14th February 2025, and three short-term noise meters monitored noise levels from 17th – 18th February 2025. All measurements were conducted at 1.5m above ground level under dry and calm weather conditions.

The Environmental Noise Survey concluded:

1. **Operational Noise Compliance:** The development will not be exposed to noise levels exceeding the thresholds of the Kildare County Council Third Noise Action Plan 2024–2028, provided mitigation measures are implemented, including the installation of acoustic barriers along the Maynooth Eastern Ring Road (MERR) and appropriate glazing.

2. **Construction Phase Mitigation:** Construction activities are predicted to generate noise and vibration within acceptable limits at nearby sensitive locations if mitigation measures are applied. Recommended measures include:
 - Selection of quiet plant
 - Noise control at source
 - Screening and hoarding
 - Liaison with the public
 - Noise and vibration monitoring
3. **Good Acoustic Design:** A Good Acoustic Design methodology has been applied to ensure internal noise levels meet the standards set out in BS 8233:2014. This includes mechanical ventilation systems to maintain indoor air quality without needing to open windows, and glazing specifications of 30–35 dB Rw+Ctr depending on exposure.

Overall, the report confirms that the proposed development will be fully compliant with BS 8233:2014 and the Kildare County Council Noise Action Plan 2024–2028. Therefore, there are no noise or vibration-related reasons that would preclude granting planning permission for the development.

Landscape & Visual

It is submitted that the overall development will have a positive impact on the landscape features of the site and the character of the area. The subject site is not within any of the Views to be Preserved as listed in Chapter 11 of the Kildare County Development Plan 2023-2029.

Modelworks has prepared seven verified views illustrating the proposed development from key vantage points, including neighbouring developments to the west, the Royal Canal Way, R148 and R405 roads, and viewpoints within the site itself.

In addition, seven CGIs have been provided to show the development in context, including its relationship with the permitted MERR infrastructure. These visuals demonstrate how the scheme will appear once constructed.

Please refer to the documentation prepared by Landmark Design & Consultancy Landscape Architecture, DQA Architects & Modelworks. The proposed development will not impact on any designated views or prospects within the Kildare Council Development Plan.

Traffic

The Traffic Impact Assessment Report, prepared by TPS M Moran & Associates, has considered the traffic and transportation implications of the proposed development. It demonstrates that the development can be readily accessed by existing and future sustainable modes of transport within the immediate vicinity of the site.

The projected traffic situation on the surrounding road network has been identified. The level of traffic impacts the proposed residential development is likely to have on this adjacent road network has also been assessed and it has been identified how the traffic associated with the proposed development can be accommodated within the existing and proposed road network.

Capacity assessments have been carried out on the critical junction, the proposed Railpark West site access with MERR which indicates that under the forecast future traffic conditions there will be sufficient practical reserve capacity at this junction to accommodate the traffic associated with the proposed residential development and future residential land uses accessing via this junction.

The report concludes:

“The proposed residential development can be regarded as having no material operational traffic impact on the MERR as the critical adjacent road link.”

With regards to parking provision it is proposed to provide driveways for 2 parking spaces adjacent to each housing unit, resulting in 72 car parking spaces. The 103 apartment/duplex would each have a dedicated single parking space with 6 visitor spaces. 8 parking spaces are proposed within the Crèche site area.

It is also proposed to provide bicycle lockers for each residential dwelling, and capacity for 195 long terms and 56 visitor cycle parking spaces. Individual bicycle stores have been provided for each of the apartment buildings, one for each block. In addition, individual secure bicycle stores have been provided at the front of all terraced houses, providing two secure bicycle spaces. Visitors bicycle parking is provided to both the front and rear entrances to the apartments.

18 cycle parking space are also proposed within the Crèche made of a 6 staff cycle space, and 12 spaces (including 6 cargo spaces) for parents or guardians.

The proposed development is not anticipated to have a detrimental impact on the local road network in terms of congestion and road safety

Material Assets

The land on which the site is situated is a material asset. The site is zoned for residential development and can accommodate the LRD scheme proposed. The use of this material asset in a manner compatible with the zoning designation is considered entirely appropriate. Once constructed, the operational residential development will provide an important material asset for the area in terms of accommodation.

Other material assets in terms of water services, electricity, and other utilities are all available in this residential area and the proposed development to readily connect to same. There are no strategic utilities running through the site which would be impacted by the proposed development.

Archaeology, Architecture and Cultural Heritage

The site does not contain any structures or features above ground or cultural heritage significance. There are no protected structures on or in the vicinity of the site. The nearest known cultural asset (lime kiln) is located 460m to the east of the subject site and the nearest recorded monument (KD005-023: Field Boundary) is located 980m to the west of the subject site.

The Archaeological Assessment prepared by Icon Archaeology notes the following:

“The proposed development will have no direct impact on known archaeological remains. The nearest recorded monument is KD005-023 (field boundary) located 980m to the west of the subject site.

- The proposed development will have no indirect (visual) impact on known archaeological or architectural remains. The nearest protected structure is a lime kiln 460m to the east.*
- Due to the scale of the proposed development, previously unknown sub-surface archaeological remains may be impacted by the development.*
- It is recommended that all groundworks be subject to archaeological monitoring under licence from the National Monuments Service”.*

Vulnerability of the project to risks of major accidents and/ or disasters.

Standard construction practices will be employed throughout the construction phase of the residential development. The subject lands are not proximate to any Seveso/COMAH designated sites.

In relation to floodrisk, JBA Consulting Engineers has carried out a Flood Risk Assessment for a Residential Development at Maynooth, Railpark (West). This report has been prepared to assess the flood risk to the site and adjacent lands as a result of the proposed development.

In conclusion the report found there are “no instances of historic flooding on-site. The site is located outside the zones of flooding for the 1% (Flood Zone A) and 0.1% (Flood Zone B) AEP fluvial events. The risks of flooding from coastal sources and the Royal Canal have been screened out. Similarly, the risk of groundwater flooding has also been excluded. This FRA has determined that the existing site is located in Flood Zone C, meaning it is at a low risk of flooding”.

The proposed development is not considered vulnerable to major accidents and/ or disasters, and therefore the expected effects are considered to be negligible.

Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor temporary effects are not in themselves considered significant nor will they cumulatively result in a likely significant effect on the environment.

A DESCRIPTION OF ANY SIGNIFICANT EFFECTS TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT

This includes information available on the environment including:

- (a) the expected residues and emissions and the production of waste, where relevant, and
- (b) the use of natural resources, in particular soil, land, water and biodiversity.

The proposed development is on a green field site in an urban edge location. Given the nature of the site and the proposed development it is not anticipated that there will be likely significant effects on land, water or biodiversity.

It is expected that there will be some residues/emissions created during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures will be employed and monitored. These measures will be set out in an agreed Construction Management Plan. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment.

An Operational Waste Management Plan (OWMP) accompanies the application, which sets out measures ensuring the maximise quantity of waste is recycled throughout the proposed residential development. The scheme will provide sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large-scale use of natural resources. The main use of natural resources will be land. The subject lands are greenfield lands which are zoned for residential use.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

COMPILATION OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT

Section 172(b)(i) and (ii) of the Planning and Development Act 2000, as amended, states that the competent authority can also require an EIA where a project is below the specified threshold due to the likelihood of significant effects on the environment.

Article 103(3) of the Planning and Development Regulations, 2001-2025 as amended states that in determining whether a proposed development would or would not be likely to have a significant effect on the environment, regard shall be given to the criteria set out in Schedule 7 of the Regulations.

The following assesses the development against the Schedule 7 criteria:

Characteristics of Proposed Development	
The size of the proposed development.	<p>The site is c. 2.77ha (gross) and the development is for 139 residential units. The development is sub-threshold for EIA.</p> <p>The proposed design, and anticipated impact of same, is fully detailed in the planning application plans and particulars submitted.</p>
The cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for	<p>The impact of the development in cumulation with existing developments adjacent the site has been fully considered within the plans and particulars of the planning application.</p> <p>There are existing residential developments to the west of the site and a residential development under construction to the south of the</p>

the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	<p>site (located along Celbridge Road). We also note the extant permission of the Part 8 MERR Scheme (Reg. Ref. P82019-08) which will run directly east of the subject site and the wastewater pumping station granted within the Railpark KDA lands.</p> <p>These have been considered, where appropriate, within the plans and particulars including architectural drawings, traffic assessment, visual assessment and amenity assessments.</p> <p>At this time there are no extant permissions for significant redevelopment (subject to EIAR) directly adjacent the site to be cumulatively assessed but regard is had to permitted development in the Railpark Lands in particular in relation to cumulative visual impact and traffic impact.</p>
The nature of any associated demolition works.	<p>All of the existing buildings on site will be demolished as part of the proposed development. These agricultural structures are detailed in the architectural drawings submitted and their demolition has been fully considered in various assessment reports including the Outline Construction Management Plan, Outline Construction Waste Management Plan, and Resource & Waste Management Plan.</p>
The use of natural resources, in particular land, soil, water and biodiversity.	<p>This is a greenfield site with planting and hedgerows on the site's perimeters. Its redevelopment for residential development on this site as an accessible location is deemed appropriate.</p> <p>An Ecological Impact Assessment (EclA) has been prepared in support of the LRD planning application. The site comprises neutral grassland, scattered trees and hedgerows/treelines, with the latter of local ecological importance due to their role as bat roosting habitat and wildlife corridors.</p> <p>Bat surveys confirmed the presence of three bat species roosting within mature trees in hedgerow/treeline H2, specifically Ash trees T22, T23 and T24. Works to these trees have been carried out strictly in accordance with an NPWS derogation licence, under which T24 was felled in December 2025 following confirmation that no bats were hibernating, while T23 was pollarded to prolong their lifespan. A number of hedgerows and trees will be retained and enhanced with native planting, with compensatory native tree planting proposed where removal is unavoidable. All mitigation measures, including licensed works, seasonal constraints and bat-sensitive lighting, will ensure no significant adverse ecological impacts arise from the proposed development.</p> <p>High quality landscaping, planting and SuDS measures are incorporated into the proposed development to sustainably control surface water.</p>
The production of waste.	<p>Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance.</p> <p>Operational waste for the residential development will be controlled by each household and dealt with by municipal services. The management company will address waste management in communal and public areas.</p>
Pollution and nuisances.	<p>The Resource and Waste Management Plan, AA, NIS and EclA submitted with the application assesses the impact of potential</p>

	pollution and nuisances and outlines a range of mitigation measures to deal with same.
The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	The site and the development are not considered to be at specific risk of major accidents or disasters. Specifically in relation to flood risk, a site specific floodrisk assessment has been prepared as part of the planning application and which confirms that the site is at low risk of flooding.
The risks to human health (for example, due to water contamination or air pollution).	As with any significant development proposal there are potential negative impacts at construction stage in terms of noise and dust if not properly mitigated. However, these will be short term in duration and in this instance will be fully mitigated in accordance with the measures.
Location of Proposed Development	
The existing and approved land use.	This site is currently vacant greenfield site, with some agricultural type structures in-situ. It is zoned and allocated for residential development in the Kildare County Development Plan and the Maynooth Joint Local Area Plan, 2025-2031.
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	This is a greenfield site that will be developed for high-density residential development appropriate to its location and accessibility to services and public transport. The provision of new open spaces with planting and vegetation will be positive for the biodiversity of the area. The use of SuDs measures on site is an additional benefit.
The absorption capacity of the natural environment, paying particular attention to the following areas: (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance.	<p>The site itself is not located within a wetland, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site.</p> <p>The site is not of cultural, historic or archaeological importance as confirmed by the Archaeological Assessment submitted.</p> <p>The proposed development is not within a designated conservation site. The nearest designated conservation site is the Rye Water Valley/Carton SAC is located approximately 1.15km northeast of the Subject site and north of the existing Dublin-Sligo Railway Line and the Royal Canal.</p> <p>The NIS concludes that the proposal, with appropriate mitigation measures, will not have a significant impact on Natura 2000 sites in the wider area.</p> <p>The Proposed Development is sited in an urban edge location with existing facilities and services in the vicinity to serve future residents. These are assessed within the application which demonstrates that there is sufficient provision to facilitate the additional population proposed. The development is not expected to have a significant negative impact on surrounding population as demonstrated in the amenity assessments submitted with the application.</p> <p>An Archaeological Assessment has been carried out for this site and no evidence of archaeological significance has been found.</p>
Types and characteristics of potential impacts	
The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	Given the existing context it is expected that the proposed development will not have any significant environmental impact beyond the site and immediate vicinity. The proposed residential use is in accordance with the zoning and planning objectives for the lands.

	All construction activities will be carried out in accordance with the measures outlined in the Construction Environmental Management Plan submitted.
The nature of the impact.	<p>The potential likely and significant impacts arising from the development will be typically those associated with a medium density residential development at an urban edge location designated for such provision. The nature of the impacts is expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The impact of the development at operational stage will be typical of this type and will not be significant, adverse or permanent.</p>
The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance that requires further assessment or notification of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed residential development on a greenfield, urban edge site, is not of significant intensity or complexity such that would be likely to cause significant effects on the environment beyond that which has been assessed in the various reports and studies submitted with this application.
The probability of the impact.	It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within the area are not unexpected or out of character, and working hours will be limited to hours set by the planning conditions.
The expected onset, duration, frequency and reversibility of the impact.	The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is not considered to be significant. The minor impacts associated with the construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.
The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	The subject site is zoned land designated for residential use. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.
The possibility of effectively reducing the impact.	Appropriate mitigations measures will be undertaken in order to ameliorate effects on the environment arising from the proposed development. Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance.

SUMMARY

The site is located on appropriately zoned lands and the proposed development is in accordance with the residential zoning and associated local and national planning policy. The proposed development includes for a 139-unit residential development, creche, new communal & public open space and associated works. It is considered that the characteristics of the proposed development, its location and the type and characteristics

of the potential impacts arising do not give rise to likely significant impacts. While temporary or short-term impacts in relation to construction noise and dust may arise, such impacts are typical of any construction phase, and any potential impacts on nearby receptors will be effectively managed through mitigation measures and standard best practice construction measures.

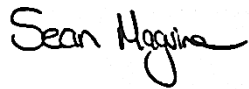
CONCLUSION

In conclusion, it is respectfully submitted that the proposed development is below the thresholds of a mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.

The screening exercise (for potential sub-threshold EIAR) has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.

It is considered that a sub threshold EIAR is not required for the proposed development as the proposal is below the thresholds of Schedule 5 of the Planning and Development Regulations; the proposal is unlikely to have effects on the Natura 2000 Network, either alone or in combination with other plans, the development will be connected to public services such as water and foul systems; standard construction practices can be employed to mitigate any risk of noise, dust or pollution, and no identified impact in this screening exercise either individually or cumulatively will have significant impacts on the environment.

Yours faithfully,



Sean Maguire

Senior Planner