

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

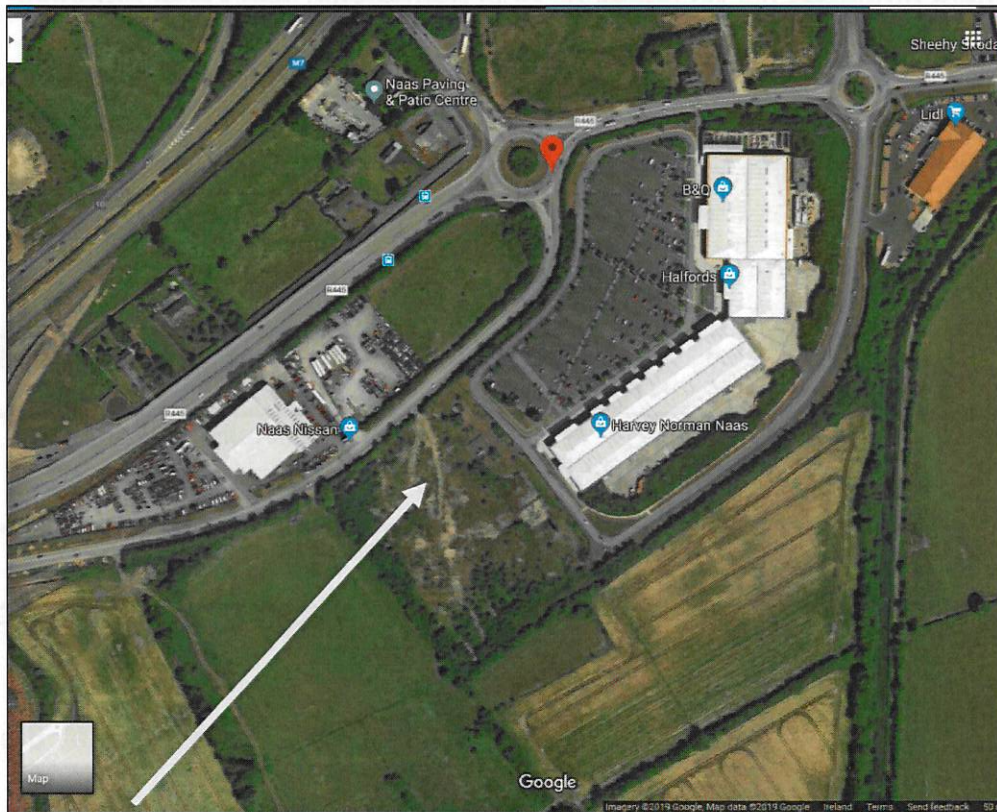
Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.

PI Ref P8 2019/01

| | |
|---------------------------------|--|
| Type of Development: | New Machinery Yard and Regional Salt Barn |
| Site address | Jigginstown, Newhall, Naas, Co. Kildare |
| Development proposed by: | Transportation Department |
| Display period: | Advertised in the Leinster Leader 26/02/2019 Part 8 site notices were fixed at the site on 25 th February 2019 Display period from 26 th February – 26 th March 2019 (inclusive) Submissions/observations due by 10 th April 2019 |
| Submissions/observations | Submissions received from internal Council Departments and prescribed bodies - details set out below. No third party submissions received. |

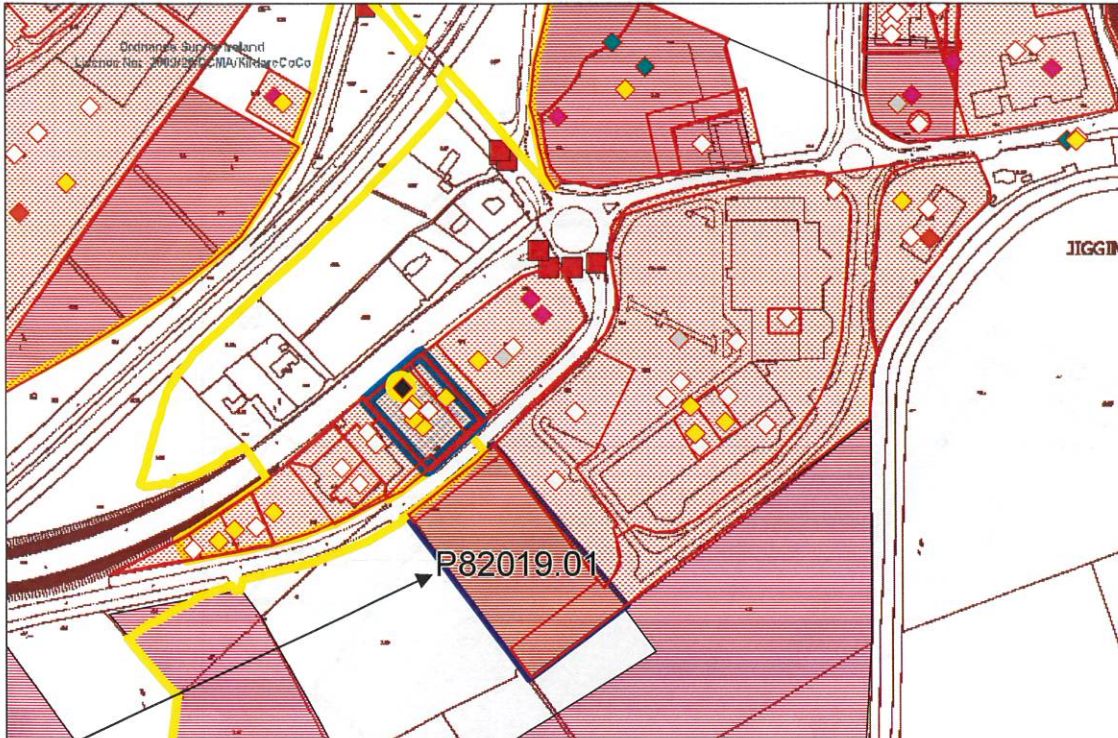
Site location & context

The site of the proposed development is located c.3km west of Naas Town Centre in the townland of Jigginstown. The site is located adjacent to and south west of the Newhall Retail Park, however, no access to the site is available from this location. The site is a disturbed site with uneven ground levels and is bounded to the north by the local road network/motorway link to southbound lane of the M7, to the south and west by greenfield lands in agricultural use and to the east by a greenfield/vacant site with the internal distributor road serving the Newhall Retail Park, located beyond. There are mature vegetation/field boundaries located to the south and west of the site. Adjacent land uses include a vehicle sales / vehicle storage facility located to the north of the site. Access to the site is via the public, local secondary, road to the north, which is currently being reconfigured as part of the M7 widening scheme. The site has a stated area of 1.88ha.



Site location

Source: Google Maps



Site location

Description of the proposed development

The proposed development, as advertised, comprises the following elements:

- Removal of inert soil;
- Provision of:
 - a two storey administrative building which includes:
 - storage areas;
 - welfare facilities;
 - canteen facilities;
 - offices;
 - training room
 - a four bay mechanical workshop including:
 - shot blasting;
 - spray painting;
 - welding facilities
 - a Regional salt barn and welfare facilities;
 - brine manufacture and storage facilities;
 - fuel storage;
 - external bitumen and road chipping storage areas;
 - covered truck wash area;
 - weighbridges;
 - car park, truck and van parking;
 - rainwater harvesting facilities;
 - landscaping, boundary treatment and
 - all associated site development works.

The site has a stated area of 1.88ha.



Proposed site layout Administration Building Salt Barn

Supporting Documents

The proposal is accompanied by the required plans and particulars. In addition, a number of documents have been included, namely:

- Statement to accompany Part 8 Public Consultation, prepared by Road, Transportation and Public Safety Section, Kildare County Council.
- Appropriate Assessment Screening Report, prepared by Kilgallen and Partners, Consulting Engineers.
- Appropriate Assessment (AA) Screening Determination, prepared by Chief, Executive Kildare County Council.
- Environmental Impact Assessment (EIA) Screening Report, prepared by Kilgallen and Partners, Consulting Engineers.
- Environmental Impact Assessment (EIA) Screening Determination, prepared by Chief Executive, Kildare County Council.
- Report on Civil Engineering Infrastructure, prepared by Kilgallen and Partners, Consulting Engineers.
- Report on Traffic Impact Assessment, prepared by Kilgallen and Partners, Consulting Engineers.
- Site Specific Flood Risk Assessment, prepared by Kilgallen and Partners, Consulting Engineers.

- Ecological Impact Assessment Report, prepared by Kilgallen and Partners, Consulting Engineers.
- Archaeological Impact Assessment Report, prepared by Byrne Mullins & Associates, Archaeological and Historical Heritage Consultants.
- Ground Investigation Report, prepared by IGSL, Ground Investigation and Geotechnical Specialists.

Referrals

The proposal was referred to a number of internal departments and prescribed bodies. Details of the referrals are set out hereunder.

Internal Kildare County Council

Transportation: No objection - recommendations
Environment: No objection - recommendations
Water Services: No objection - recommendations
Fire Service: No objection

Area Engineer: No comments received
Heritage Officer: No comments received
Conservation: No comments received
Housing: No comments received
Architects: No comments received
Community/Culture: No comments received
Health & Safety: No comments received
Climate Action: No comments received
NRO: No comments received
IT Section: No comments received

Prescribed Bodies

The following Prescribed Bodies responded to the correspondence issued.

Transport Infrastructure Ireland:
 No objection - recommendations.

Irish Water:
 No objection – recommendations.

Dept of Housing, Planning and Local Govt.
 Referred onwards.

Dept of Communications, Climate Action and Environment:
 No objection – recommendations.

Minister for Communications, Climate Action and Environment:
 Acknowledged receipt.

Inland Fisheries Ireland:
 No objection – suggests mitigation measures during construction.

Superintendent, Naas Garda Station:

No objection – recommendation/request for use of weighbridge.

An Garda Síochána, Garda HQ

Referred to Assistant Commissioner.

Health and Safety Authority.

No objection.

Irish Aviation Authority:

No objection.

No responses were received from the following Prescribed Bodies:

*National Transport Authority
Failte Ireland
An Taisce
Road Safety Authority
Health Services Executive
National Tourism Development Authority
The Heritage Council
Dept of Culture, Heritage and The Gaeltacht
Minister for Culture, Heritage and The Gaeltacht
Minister for Housing, Planning and Local Government
Dept of Transport, Tourism and Sport
Minister for Transport, Tourism and Sport
An Comhairle Ealaíon (The Arts Council)
Coras Iompair Éireann (CIE)
Bus Éireann
EIR Group HQ
ESB Head Office
IFA
Irish Wildlife Trust
Birdwatch Ireland
Eastern and Midland Regional Assembly
The Tree Council of Ireland
National Parks and Wildlife Service
Gas Networks Ireland
Ervia
Environmental Protection Agency
IDA
Dept of Business, Enterprise and Employment
Minister for Business, Enterprise and Employment
Geological Society of Ireland*

Response of the Housing Section to the reports received from internal Kildare County Council Departments and Prescribed Bodies

The Roads, Transportation and Public Safety Section has prepared a detailed report on the submissions received (detailed in Appendix 2 attached) and, where relevant, has given an undertaking that the issues/comments will be addressed by their incorporation into the detailed design stage of the project and the management of the proposed development.

Third Party Submissions/Observations

No third party submissions or observations were received.

Refer to Appendix 2 (attached) for details of all submissions and observations and the Roads, Transportation and Public Safety Section Response.

Relevant Development Plan Provisions

Kildare County Development Plan 2017 – 2023

Chapter 7 of the Plan sets out the policies and objectives of the Council in relation to Movement and Transport Policy NR7 specifically seeks to protect the capacity, efficiency and safety of the national road network.

The Roads, Transportation and Public Safety Section has prepared a report outlining how the proposed development is consistent with the proper planning and sustainable development of the area and the Kildare County Development Plan 2017-2023.

The site is somewhat unique in that it was previously located within the Naas Environs Plan of the Kildare County Development Plan 2011-2017 and was zoned NE 1 – Industry and Warehousing. Development of the type proposed, would have been in accordance with the provisions of the zoning objective of the lands as set out in the former County Development Plan.

The site is not included in the Environs Plans of the current Kildare County Development Plan 2017-2023. The land now falls within the development boundary of the Naas Local Area Plan. A Draft Naas Local Area Plan 2019-2023 is currently on public display.

Draft Naas Local Area Plan 2019-2023

The site is located within the development boundary of the Draft Naas Local Area Plan 2019-2023 on lands zoned Objective H – Industry and Warehousing – *to provide for industry, manufacturing, distribution and warehousing*. The purpose of the zoning is to provide for industrial and warehousing uses. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of the proposed development and may be acceptable in this zone. Where employment is a high generator of traffic, the location of new employment facilities at appropriate scale, density, type and location will be encouraged to reduce the demands for vehicular travel.

The site forms part of a larger portion of H zoned lands located to the south and west, with a specific objective, MTO6.1 to investigate the feasibility of providing an outer eastern relief road connecting Junction 8, Johnstown Interchange with Junction 10, Newhall Interchange, with the aim of providing an alternative route to relieve pressure on the town centre and eastern area of the town.

It is considered that development of the type proposed would be in accordance with the provisions of the zoning objective for the lands indicated in the Draft Naas Local Area Plan. Furthermore, having regard to the location of site adjacent to the national / motorway road network, to the intended use of the site for the Council's Machinery Yard and a Regional Salt Barn to serve the wider region, outside of County Kildare and to the character and context of surrounding development, it is considered that the proposed development would be consistent with the proper planning and sustainable development of the area.

Assessment/Evaluation

The proposed development comprises the following:

- a new Machinery Yard to replace the existing Machinery Yard currently located in Newbridge Town Centre;
- a Regional salt barn for use within and by local authorities in the region during cold weather spells

The proposal includes:

- Removal of inert soil;
- Provision of:
 - a two storey administrative building which includes:
 - storage areas;
 - welfare facilities;
 - canteen facilities;
 - offices;
 - training room
 - a four bay mechanical workshop including:
 - shot blasting;
 - spray painting;
 - welding facilities
 - a Regional salt barn and welfare facilities;
 - brine manufacture and storage facilities;
 - fuel storage;
 - external bitumen and road chipping storage areas;
 - covered truck wash area;
 - weighbridges;
 - car park, truck and van parking;
 - rainwater harvesting facilities;
 - landscaping, boundary treatment and
 - all associated site development works.

Principle of development

It is considered that the principle of the development is acceptable, having regard to the zoning of the site in the former Kildare County Development Plan 2011-2017 which identified the subject site as suitable for the development of the type currently proposed, the current Draft Naas Local Area Plan 2019-2023 and having regard to the nature, scale, purpose and location of the proposed development with easy access to the M7 Motorway and local road network.

Siting and Design

Removal of inert soil

The proposal includes the removal of surplus soil during construction, which is proposed to be transported to licensed facilities within the region. It is estimated that c. 20,000-25,000 cubic metres of soil will be removed from the site over a period of 3-4 months to licensed facilities within the Kildare region. Whilst no haul routes have been submitted with the proposal, it is noted that such routes are required to be agreed with the Transportation Section prior to the commencement of works.

Machinery Yard

It is submitted in the documentation that the new Machinery Yard will include a workshop and office buildings and will serve as a hub for the services and operations currently undertaken by the Council including coordination of winter maintenance, surface dressing operations, road repairs, street sweeping, bitumen storage, fuel storage (bundled), vehicle/plant repair and maintenance and management.

Access to the development is via a security gate/barrier close to the site entrance, with a second secure access point into to the yard and barn, located further south.

Provision is made in the proposal for internal, external and covered storage for materials associated with the machinery yard. Truck washing facilities are also proposed and provided for on site, with segregated water run off, to allow for recycling of water.

The administrative and workshop building is located towards the front (north) of the site, with the salt barn located at the rear, south of the site.

Regional salt barn

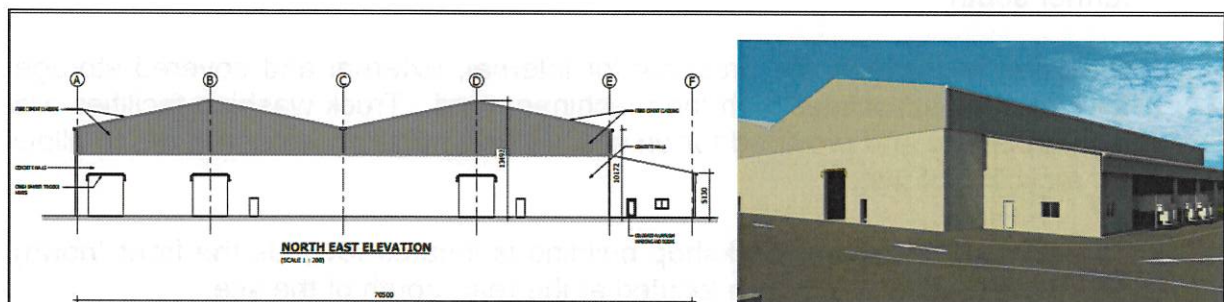
The proposed Regional salt barn will provide for the storage of 23,000 tonnes of salt for use by the Council and other local authorities in the region as part of their winter maintenance operations. The storage and distribution of salt will be operated by Kildare County Council on behalf of the Department of Transport, Tourism and Sport. The salt barn structure has 3,480 sq m floor area, with an open fronted lean to structure proposed for the side of the barn to be used for the storage of snow ploughs, gritters and other equipment and also includes a 58 sq m welfare unit for use by night time gritter drivers.

The structure is typical industrial style portal frame development, with “double A” roof profile, and fibre cement cladding over concrete walls. The barn has a ridge height of 13.5m and a finished floor level 0.5m higher than the finished floor level of the administrative building. The length of the structure is c. 70m, with a width of 58.6m.

Vehicular access to the structure is proposed at 4 no. locations, 2 no. on northern elevation and 2 no. on the south western elevation. An additional vehicular access is available on the north eastern elevation, providing access to a rock salt storage area, to be used for production of brine. It is indicated in the documentation, that heavy goods vehicles will be used to access the salt barn and access routes will be delineated on site.

It is envisaged that salt will be delivered using HGVs. The salt barn can hold up to 23,000 tonnes of salt, which will be delivered at a maximum rate of 2,000 tonnes per day. This will involve a maximum of 70 HGVs per day to fill the barn in approximately 12 days. This can be managed by Kildare County Council to reduce the number of HGVs per day if required. The delivery of 23,000 tonnes of salt in one period will only occur once. It is also envisaged that once the barn is initially filled to capacity, it will not be allowed to go below 50% capacity. Therefore after the initial fill, all subsequent replenishment will involve a maximum of 11,500 tonnes. At a delivery rate of 70 HGVs per day, it will take 6 days to replenish the barn.

The barn has been designed to consist of two compartments to facilitate its controlled replenishment. Gritters will be loaded using a teleporter. The gritters will be filled both inside and outside the barn - when the barn is full gritters will be loaded on the concrete apron in front of the doors. As the salt is used and space becomes available within the barn, the gritters will be loaded inside the structure.



Salt Barn

Brine manufacture/ storage

Brine storage is proposed on site. The submitted documentation does not indicate in detail the intended manufacturing details. However, it is understood that the brine production facility is a simple process that consists of two water storage tanks. Tank 1 approx. 10,000 litres – 2.26m diameter x 3.2m high and Tank 2 - approx. 25,000 litres – 2.75m diameter x 5m high. Tank 1 stores potable water. The potable water from tank 1 is mixed with salt in tank 2 to produce brine. The brine solution from tank 2 is used in road treatment during winter. The salt used in the brine production is stored in a

dedicated cubicle within the saltbarn (as per drawings) and is added to tank 2 as required.

Other siting and design matters

The scale and bulk of the buildings and structures on site are typical of industrial type buildings. The administrative building is a mix of office and industrial uses and the design, configuration and layout reflects same. It is considered that the scale and bulk of the development is acceptable. The site will be visible from the immediate locality, but not to an extent to cause significant detriment to surrounding land uses or amenity.

Boundary treatment at the site comprises the retention of the trees and hedges, supplemented by additional hedgerow planting and fencing. It is considered that the retention of the hedgerows is acceptable and in accordance with the recommendations set out in the Ecological Impact Assessment submitted with the proposal.

Staff and visitor parking provision is located along the site frontage, with additional vehicular parking located elsewhere on the site.

Technical Matters

A number of technical reports on the proposal have been received in relation to the proposed development. The details are indicated below:

Roads, Transportation and Public Safety

No objection, subject to recommendations to be agreed prior to commencement of the development, including, but not limited to:

- provision of a Construction Management Plan including the access to the site, proposed haul routes;
- provision of details in relation to turning movements on site including auto-track analysis;
- details of public lighting for the development.

Water Services/Irish Water

No objection subject to recommendations including:

- water and sewerage connection agreements with Irish Water;
- water services infrastructure to be in accordance with Irish Water Standard Details;
- surface water drainage to comply with Greater Dublin Strategic Drainage Study to incorporate Sustainable Urban Drainage Systems (SUDS);
- Rainfall runoff from the development to be segregated with salt storage area segregated from the remainder of the development.

Environment

No objection. Final details regarding the requirements of the Environment Department, shall be agreed by the Planning Authority prior to commencement of the development.

Appropriate Assessment (The Natura 2000 Network i.e. Special Areas of Conservation)

A Stage 1 Appropriate Assessment Screening has been prepared for Kilgallen and Partners Consulting Engineers and is submitted with the documentation. The report notes that the closest Natura 2000 site to the development is Mouds Bog SAC c.5.7km west of the site. The report concludes that no significant effects on Natura 2000 sites are likely and therefore a Natura Impact Statement (Stage 2) is not required.

A Kildare County Council determination and Chief Executive's Order has been prepared and concludes that a Stage 2 Appropriate Assessment is not necessary to inform the proposed development.

EIAR Screening

An Environmental Impact Assessment Screening report has been prepared by Kilgallen and Partners Consulting Engineers. The Screening Conclusion, formed on completion of the Environmental Impact Assessment Screening, states that, having regard to the nature, scale and location of the proposed development, by itself (sub threshold) and in combination with other plans and projects, an EIA is not required. A Kildare County Council determination and Chief Executive's Order has been prepared and concludes that the environmental effects arising from the proposed project will generally be localised minor in nature and occur principally during the construction phase and that EIA is not required.

Conclusion

Having regard to:

- The provisions of the former Kildare County Development Plan 2011-2017 (Naas Environs) and the current Kildare County Development Plan 2017-2023;
- The provisions of the Draft Naas Local Area Plan 2019-2023;
- Kildare County Council internal departmental reports;
- Prescribed Bodies reports;
- The AA Screening report and determination;
- The EIA Screening report and determination;
- The nature and extent of the proposed development;
- The modifications set out below;

It is considered that the proposal is:

- in accordance with the provisions of the Kildare County Development Plan 2017-2023;
- and would therefore be in accordance with the proper planning and sustainable development of the area.

Recommendation

It is recommended to the Mayor and Members of the Kildare County Council that the proposed development be proceeded with, subject to the modifications set out below.

Modifications:

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 26/02/2019, except where altered or amended by the following modifications.

2. Final details regarding construction management, haul routes, public lighting, foul and surface water and water supply requirements raised by the Transportation and Water Services Departments in their reports and responded to by the Transportation Department in its report on submissions, (included as Appendix 1 of this Report), shall be agreed with the ~~Planning Authority~~ ^{with the Services} ~~Authority~~ prior to commencement of development. *AG*

3. Final details regarding the requirements of the Council's Environment Department raised in its report and responded to by the Transportation Department in its report on submissions, (included as Appendix 1 of this Report), shall be agreed with the ~~Planning Authority~~ ^{Environment Dept} prior to commencement of development. *AG*

4. All necessary measures shall be taken, to ensure comprehensive protection of local aquatic ecological integrity. This shall be addressed by the incorporation, into the contract documents for the construction and management of the proposed development, of the relevant issues/comments/recommendations raised by Inland Fisheries Ireland.

5. All metal boundary railings shall be powder coated.

6. All boundary walls visible from public view shall be rendered or faced with selected brick.

7. In the interests of residential amenity the hours of construction activities on the site shall be restricted from Monday to Friday 08.00 - 18.00, Saturday 08.00 - 13.00 ~~or as agreed with the Planning Department.~~ No building activity shall be undertaken on Sundays and Bank Holidays under any circumstances. *AG*

8. Prior to the commencement of development, the ~~Council~~ ^{TRANSPORTATION DEPT} shall engage with An Garda Siochána with a view to agreeing the use of the weighbridges on site for Garda purposes if required, during the course of its duties. *AG*

Fiona Breen

Fiona Breen
Executive Planner
8/5/19

P. Conlon

Senior Executive Planner
08.05.2019.

A/ [Signature]

Director of Services
8/5/2019.

[Signature]

Chief Executive

APPENDIX 1

SUBMISSIONS REPORT PREPARED BY ROADS, TRANSPORTATION AND PUBLIC SAFETY SECTION



Comhairle Contae Chill Dara Kildare County Council

Kildare County Council

Part 8 - Report on Submissions.

Proposed Development Of A New Machinery Yard & Regional Salt Barn at
Jigginstown, Newhall, Naas, Co .Kildare – Planning Reference P82019.01



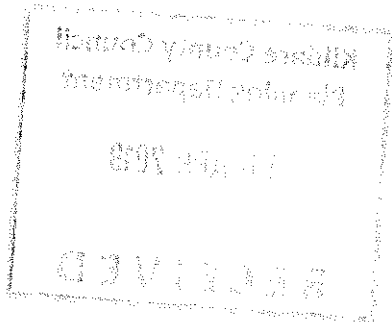
18th April 2019

Roads, Transportation and Public Safety Department,
Kildare County Council,
Level 4, Áras Chill Dara,
Devoy Park,
Naas, Co. Kildare

Contents

| | |
|--|----|
| Introduction. | 3 |
| Nature & Extent of Proposed Development | 4 |
| Pre Part 8 Consultations | 4 |
| Part 8 Referrals | 5 |
| 3 rd Party Submissions / Observations | 11 |
| Conclusion | 11 |

Appendix A



The following is a report prepared by the Roads, Transportation and Public Safety Department to detail the consultations and submissions which came about following the Part 8 display period regarding the proposed development Of A New Machinery Yard & Regional Salt Barn at Jigginstown, Newhall, Naas, Co Kildare. Planning Reference P82019.01

Introduction

The Part 8 plans and particulars of the proposed development of a New Machinery Yard & Regional Salt Barn were available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during public opening hours from **Tuesday 26th Of February 2019** until **Tuesday 26th March 2019**, at the following locations:

Kildare County Council,
Roads, Transportation and Public Safety Department,
Level 4, Áras Chill Dara,
Devoy Park, Naas,
Co. Kildare.
W91 X77F

Naas Community Library,
Harbour View,
Naas West,
Naas,
Co. Kildare.
W91 A997

Plans and particulars of the proposed development were also available to view on Kildare County Council's website at **www.kildare.ie/countycouncil**

Submissions and observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, were invited to be made in writing to:

Senior Executive Officer,
Roads, Transportation and Public Safety Department,
Kildare County Council,
Level 4, Áras Chill Dara,
Devoy Park, Naas,
Co. Kildare

Or by email to **<http://kildare.ie/countycouncil/PublicConsultations-Part8Schemes/roadsandtransportation/index.html>**

on or before **Wednesday 10th April 2019**.

One site notice was erected for inspection for the entire display period from Monday 25th February until Wednesday 27th March 2019. The location of the site notice has been indicated on the attached Site Location Map 17032-100 (Issue PL1) and Site Layout Plan 17032-101(Issue PL1).

Nature & Extent of Proposed Development (Brief Description):

- Removal of inert soil
- Provision of a two storey Administration Building which includes storage areas, welfare facilities, canteen facilities, offices and training room.
- A 4 bay mechanical workshop with shot blasting, spray painting, welding and machine room
- A Regional Salt Barn and Welfare facilities for drivers
- Brine manufacture and storage facilities
- Fuel Storage
- External Bitumen and Road Chippings storage areas
- Covered Truck wash area
- Weighbridges
- Car Park, truck and van parking
- Rainwater Harvesting Facilities
- Landscaping, Site Boundary treatments and all associated site development works.

Pre- Part 8 Consultations

As part of the Pre-application stage of the Part 8 process, the proposed scheme was presented to a number of representatives of various Departments of Kildare County Council by the Consulting Engineers – Kilgallen and Partners. These briefing sessions included an overview of the scheme. The nature of the issues raised included, inter alia, earthworks and soil removal, vehicular and pedestrian movements throughout the site compound, surface and foul sewer drainage works, Administration Building Cladding finishes and Office & Canteen Facilities, Zoning of the site, Landscaping plans, Evacuation plans from Building and Water Pressure required in the event of a fire, the addition of Swift boxes in the Regional Salt Barn, and Accessibility throughout the site. All these items will be addressed during the detailed design phase of the project.

PRE-PART 8 CONSULTATION DETAILS INCLUDING TIMES, DATES and PERSONS INVOLVED

Keadeen Hotel Technical Workshop / Briefing Session 7th Nov 2018 9.30am

Attendees:

| | |
|--------------------------------------|---|
| Machinery Yard Staff – | Mr Brendan Sinnott- Senior Executive Engineer, Mr Ken Hall-Machinery Yard Superintendent Ms Mary Lacey-Assistant Staff Officer - Machinery Yard Ms Deirdre Webster- Clerical Officer |
| Naas Municipal District – | Mr David Reel- Senior Executive Engineer |
| Maynooth Municipal District - | Mr Jonathan Deane-Senior Executive Engineer |

The Boardroom Level 7 KCC Offices Briefing Session- 19th December 2018 2pm

Attendees:

| | |
|------------------------------|--|
| Planning Department | Patricia Conlon -Senior Executive Engineer |
| Architects Department | Sharon Whelan-Project Architect |
| Roads Department | John Coppinger-Senior Engineer Evelyn Wright-Senior Executive Officer Diarmuid Donohoe-Executive Engineer (Planning) |
| Traffic Management | Jonathan Walsh-Chief Technician |
| Water Services | Ibrahim Fathalla-Senior Executive Engineer |

IT Department John Tracey-IS Project Leader

Roads Department Level 4- 22nd January 2019 2.30pm

Fire Service Celina Barrett-Chief Fire Officer

Level 6-23rd January 2019 3.00pm

Health & Safety Dept. Michael Hurley-H&S Officer and Disability Liasion Officer

Level 4- 24th January 2019 2.30pm

Planning Department Bridget Loughlin Hertiage Officer

Level 3 – 31st January 2019

Planning Department Liam McGree Senior Planner

Level 6 – 11th February 2019 10.30am

Environment Department Michael Holligan Senior Engineer
Ciara Corrigan Environmental Scientist

Part 8 Referrals

The Part 8 consultation period for the Development of a New Machinery Yard and Regional Salt Barn commenced on Tuesday 26th February 2019. The following prescribed bodies and interested parties were circulated with the plans and particulars of the proposed development, including the internal Kildare County Council departments and Elected Members. Copies of the Submissions received from circulated parties are included in Appendix A and are listed below.

| <u>Name</u> | <u>Comments</u> |
|---|--|
| 1. National Transport Authority | No comments or objections received. |
| 2. Fáilte Ireland Environment & Planning Unit | No comments or objections received. |
| 3. Transport Infrastructure Ireland | Response received with no objections.- No specific observation to make however recommend that the council takes cognisance of works arising from N7 Naas to Newbridge Bypass Upgrade Scheme. Comments noted and will be addressed if Project Proceeds to Construction |
| 4. An Taisce | No comments or objections received. |
| 5. Roads Safety Authority | No comments or objections received. |
| 6. Health Services Executive | No comments or objections received. |
| 7. Irish Water | Response received and the following observations were made. 1.The sewer network and |

- watermain adjacent to the site has not been taken in charge.
2.The volume of discharge from Salt Apron maybe subject to a discharge licence.
3. Low flows to flush out salt through the network may result in accumulations of salt over time which may cause damage to the pipe. Protection measures to be put in place. All the above will be addressed during the detailed design phase of the scheme.
8. National Tourism Development Authority
No comments or objections received.
9. The Heritage Council
No comments or objections received.
10. Department of Culture, Heritage and the Gaeltacht
No comments or objections received.
11. Minister for Culture, Heritage and the Gaeltacht
No comments or objections received.
12. Department of Housing, Planning and Local Government.
No comments or objections received. Referred to Relevant Section.
13. Minister for Housing, Planning and Local Government.
No comments or objections received.
14. Department of Transport, Tourism and Sport
No comments or objections received.
15. Minister for Transport, Tourism and Sport
No comments or objections received.
16. Department of Communications, Climate Action & Environment
Response Received from Geological Survey Ireland with No Objections,
Comments as follows.
1. Geoheritage - No CGS located within the vicinity of the proposed site.
2. Groundwater – Recommend using Map Viewer to show Groundwater Vulnerability within a specific area.
3. Geological Survey Ireland - have requested a copy of any proposed site investigation reports in the future and also any digital photographic record of significant new excavations be provided.
17. Minister for Communications, Climate Action & Environment
Receipt of proposal acknowledged by Minister's office.
18. An Comhairle Ealaíón (The Arts Council)
No comments or objections received.
19. Inland Fisheries Ireland
Response Received with no

- objections** - The following observations were made
1. The Site is located in the River Liffey catchment area. Comprehensive surface water management measures must be implemented at Construction Stage
Wheel wash facilities must be maintained and inspected regularly.
 2. All Yard surfaces must be impermeable.
 3. All receiving Foul and Storm water infrastructure must have adequate capacity.
 4. All discharges must be in compliance with the European Communities Regulations – Surface water 2009
Groundwater 2010
- All comments have been noted and will be addressed during the detailed design stage of the Project.
20. C  ras Iompair Eireann (CIE) No comments or objections received.
21. **The Superintendent, Naas Garda Station**
Response received with no objections. The following request was made that the The Garda   have use of the weighbridge occasionally. KCC have no objection to this request during normal working hours.
22. Bus Eireann No comments or objections received.
23. Eir Group HQ No comments or objections received.
24. **An Garda S  och  na, Garda HQ, Phoenix Park**
No comments or objections received. Referred to Assistant Commissioner.
25. ESB Head Office No comments or objections received.
26. IFA No comments or objections received.
27. **Health & Safety Authority**
Response Received and no observations.
28. Irish Wildlife Trust No comments or objections received.
29. Bird Watch Ireland No comments or objections received.
30. Eastern & Midland Regional Assembly No comments or objections received.
31. The Tree Council Of Ireland No comments or objections

| | |
|---|--|
| 32. National Parks & Wildlife Service | received. No comments or objections received. |
| 33. Gais Networks Ireland | No comments or objections received. |
| 34. Ervia (Bord Gais) | No comments or objections received. |
| 35. Environmental Protection Agency | No comments or objections received. |
| 36. Industrial Development Authority | No comments or objections received. |
| 37. Department of Business, Enterprise & Innovation | No comments or objections received. |
| 38. Minister for Business, Enterprise & Innovation | No comments or objections received. |
| 39. Irish Aviation Authority | Response Received and no observations. |
| 40. Geological Society Of Ireland | No comments or objections received. |
| Internal Kildare County Council Departments | |
| 1. Housing Department | No comments or objections received. |
| 2. Heritage Officer, Planning Department | No comments or objections received. |
| 3. Kildare County Fire Service | Response received -No observations. No comment. |
| 4. Architects Department | No comments or objections received. |
| 5. Roads, Transportation & Public Safety Department | Response Received and No objections Mr George Willoughby SEE All comments have been noted and will be dealt with as part of the detailed design process. |
| 6. Economic, Community and Cultural Development | No comments or objections received. |
| 7. Planning Department | No comments or objections received. |
| 8. Environment Section | Response Received and No objections Mr Liam Dunne SEO Comment has been noted. The proposed scheme cannot accommodate community wardens in its proposed layout. Mr Des Butler EE All comments have been noted and will be dealt with as part of the detailed design process |
| 9. Water Services | Response Received with no objections - The following design requirements were made 1. The applicant must sign a connection agreement with IW prior to commencement. 2. Applicant to make application |

to IW for both water and sewerage connections prior to commencement of development

3.All works to be carried out in accordance with IW's technical publications.

4.Only clean uncontaminated surface water discharged to the surface water system. Only foul sewer and soiled water to be discharged to foul system.

5.All surface water collected and disposed to soakways in accordance to relevant standards with inspection manhole covers.

6.The surface water drainage to designed in accordance with Greater Dublin Strategic Drainage Study.

Attenuation shall be provided.

6.Rainfall run off adjacent to the Salt storage and salt loading area shall be segregated from remainder of the development

All the above issues will be dealt with as part of the detailed design phase of project.

Proposed

No comments or objections received.

No comments or objections received.

No comments or objections received

No comments or objections received

No comments or objections received

10. Health & Safety Department

11. Conservation Officer

12. IT Department

13. Climate Action

14. National Roads Office

Elected Members & TDs

1. Councillor Aoife Breslin

No comments or objections received.

2. Councillor Brian Dooley

No comments or objections received.

3. Councillor Ivan Keatley

No comments or objections received.

4. Councillor Thomas Redmond

No comments or objections received.

5. Councillor Martin Miley Jnr.

No comments or objections received.

6 Councillor Mark Wall

No comments or objections

| | |
|--|--|
| 7. Councillor Suzanne Doyle | received. No comments or objections received. |
| 8. Councillor Paddy Kennedy | No comments or objections received. |
| 9. Councillor Mark Lynch | No comments or objections received. |
| 10. Councillor Fiona McLoughlin Healy | No comments or objections received. |
| 11. Councillor Joanne Pender | No comments or objections received. |
| 12. Councillor Sean Power | No comments or objections received. |
| 13. Councillor Mark Stafford | No comments or objections received. |
| 14. Councillor Morgan McCabe | No comments or objections received. |
| 15. Councillor Martin Aspell | No comments or objections received. |
| 16. Councillor Kevin Byrne | No comments or objections received. |
| 17. Councillor Bernard Caldwell | No comments or objections received. |
| 18. Councillor Ide Cussen | No comments or objections received. |
| 19. Councillor Anto Larkin | No comments or objections received. |
| 20. Councillor Joe Neville | No comments or objections received. |
| 21. Councillor Brendan Young | No comments or objections received. |
| 22. Councillor Michael Coleman | No comments or objections received. |
| 23. Councillor Réada Cronin | No comments or objections received. |
| 24. Councillor Tim Durkan | No comments or objections received. |
| 25. Councillor Daragh Fitzpatrick | No comments or objections received. |
| 26. Councillor Pádraig McEvoy | No comments or objections received. |
| 27. Councillor John McGinley | No comments or objections received. |
| 28. Councillor Teresa Murray | No comments or objections received. |
| 29. Councillor Naoise <u>Ó'Cearuil</u> | No comments or objections received. |
| 30. Councillor Paul Ward | No comments or objections received. |
| 31. Councillor Brendan Weld | No comments or objections received. |
| 32. Councillor Anne Breen | No comments or objections received. |
| 33. Councillor Fintan Brett | No comments or objections received. |

- | | |
|---|-------------------------------------|
| 34. Councillor Deborah Callaghan | No comments or objections received. |
| 35. Councillor Billy Hillis | No comments or objections received. |
| 36. Councillor Seamie Moore | No comments or objections received. |
| 37. Councillor Sorcha O'Neill | No comments or objections received. |
| 38. Councillor Robert Power | No comments or objections received. |
| 39. Councillor Darren Scully | No comments or objections received. |
| 40. Councillor Carmel Kelly | No comments or objections received. |
| 41. Martin Heydon TD | No comments or objections received. |
| 42. Sean O'Fearghail TD Ceann Comhairle | No comments or objections received. |
| 43. Fiona O'Loughlin TD | No comments or objections received. |
| 44. Frank O'Rourke TD | No comments or objections received. |
| 45. Catherine Murphy TD | No comments or objections received. |
| 46. Bernard Durkan TD | No comments or objections received. |
| 47. James Lawless TD | No comments or objections received. |
| 48. Senator Anthony Lawlor | No comments or objections received. |

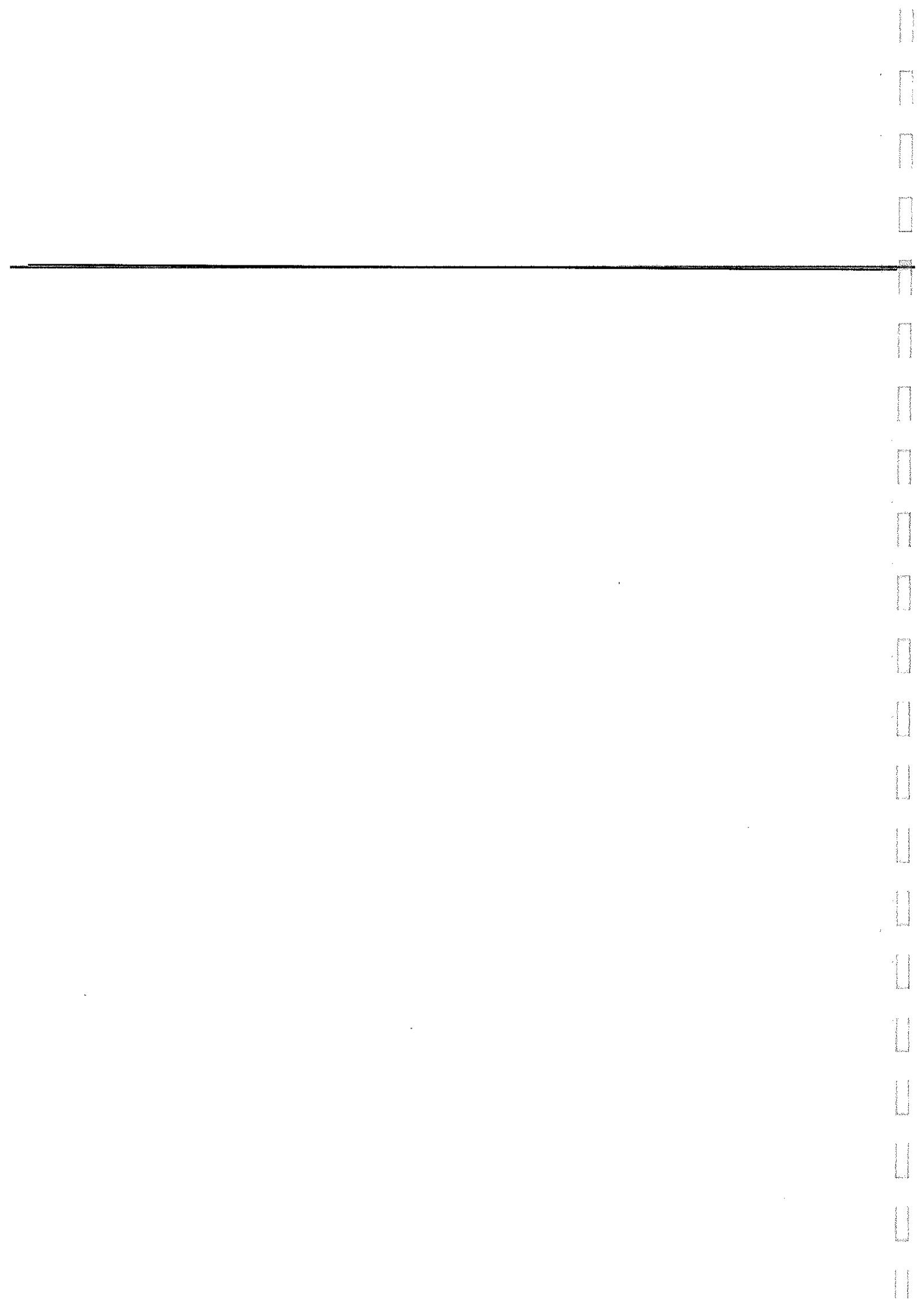
3rd Party Submissions / Observations.

There were no 3rd party submissions received.

Conclusion

The Roads, Transportation & Public Safety Department considers the proposed relocation of Kildare County Councils Machinery Yard and the provision of a new Regional Salt Barn to this site at Jigginstown, Newhall, Naas, to be a positive move for services provided by Kildare County Council. The site is ideally located in Central Kildare with ease of access to the M7 motorway and local roads network.


Mr John Coppinger
Senior Engineer,
Roads, Transportation & Public Safety Department.



COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

**Planning and Development Act 2000 (as amended) – Part XAB
Planning and Development Regulations 2001 (as amended) – Part 8**

**PROPOSED DEVELOPMENT OF A NEW MACHINERY YARD AND A REGIONAL SALT BARN,
AT JIGGINSTOWN, NEWHALL, NAAS, CO KILDARE
PLANNING REFERENCE: P82019.01**

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council proposes to develop a New Machinery Yard, a Regional Salt Barn and all associated site development works, at Jigginstown, Newhall, Naas, Co Kildare. The proposed development, which is the subject of this Part 8, will include the following:

- Removal of inert soil.
- Provision of a two storey Administration Building which includes storage areas, welfare facilities, canteen facilities, offices and training room.
- A 4 bay mechanical workshop including shot blasting, spray painting and welding facilities.
- A Regional Salt Barn and Welfare facilities for drivers
- Brine manufacture and storage facilities
- Fuel Storage
- External Bitumen and Road Chippings storage areas
- Covered Truck wash area
- Weighbridges
- Car Park, truck and van parking
- Rainwater Harvesting Facilities
- Landscaping, Site Boundary treatments and all associated site development works.

Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*" (published by the Department of Environment, Heritage and Local Government in 2009) and following an examination of the objective information provided in the "*Appropriate Assessment Screening Report*" (the Screening Report) prepared by SLR Environmental Consulting (Ireland) Limited on behalf of Kilgallen & Partners Consulting Engineers, Kildare County Council, as the Competent Authority, determines that the proposed development of a new Machinery Yard and a Regional Salt Barn at Jigginstown, Newhall, Naas, Co. Kildare, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European Sites, their conservation objectives or integrity, and therefore does not require an Appropriate Assessment.

The principal reasons supporting this determination include:

- A determination that there is no potential direct habitat loss within Moulds Bog SAC as a result of the proposed development as Moulds Bog is c.5.7km west of the subject site.
- There are no pathways between the subject site and Moulds Bog SAC which could result in indirect effects to the Natura 2000 site arising from emissions to air or water during the construction and operation of the proposed development.
- The distance between the subject site and any other designated European Sites, and the lack of any significant direct hydrological linkages between the subject site and any designated European Sites, ensures that no significant cumulative impact would be envisaged for the project alone or in combination with other projects.

Therefore a Stage 2: Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.



Liam McGree
Senior Planner

sch
↑
ORDER:

That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by SLR Environmental Consulting (Ireland) Limited on behalf of Kilgallen & Partners Consulting Engineers, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the proposed development of a new Machinery Yard and a Regional Salt Barn at Jigginstown, Newhall, Naas, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 25/2/19



Chief Executive

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

**Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) – Part 8**

**PROPOSED DEVELOPMENT OF A NEW MACHINERY YARD AND A REGIONAL SALT BARN,
AT JIGGINSTOWN, NEWHALL, NAAS, CO KILDARE
PLANNING REFERENCE: P82019.01**

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council proposes to develop a New Machinery Yard, a Regional Salt Barn and all associated site development works, at Jigginstown, Newhall, Naas, Co Kildare. The proposed development, which is the subject of this Part 8, will include the following:

- Removal of inert soil.
- Provision of a two storey Administration Building which includes storage areas, welfare facilities, canteen facilities, offices and training room.
- A 4 bay mechanical workshop including shot blasting, spray painting and welding facilities.
- A Regional Salt Barn and Welfare facilities for drivers
- Brine manufacture and storage facilities
- Fuel Storage
- External Bitumen and Road Chippings storage areas
- Covered Truck wash area
- Weighbridges
- Car Park, truck and van parking
- Rainwater Harvesting Facilities
- Landscaping, Site Boundary treatments and all associated site development works.

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in: *“Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development”* (published by the Department of Environment, Heritage and Local Government in 2003); *“Environmental Impact - Assessment of Projects - Guidance on Screening”* (published by the European Commission in 2017); *“Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment”* (published by the Department of Housing, Planning and Local Government in 2018); and on the basis of the objective information provided in the *“EIA Screening Report”* (the Screening Report) prepared by Kilgallen & Partners Consulting Engineers, Kildare County Council, as the Competent Authority, determines that the proposed development of a new Machinery Yard and a Regional Salt Barn at Jigginstown, Newhall, Naas, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

It is considered that the Screening Report has been carried out giving full consideration to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

As the proposed development is sub-threshold, it has, therefore, been assessed on a case-by-case basis in accordance with the criteria for determining whether or not a development would or would not be likely to have significant effects on the environment as outlined within Annex III of the EIA Directive.

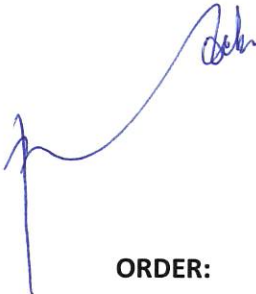
It is further considered that the Screening Report contains a fair and reasonable assessment of the likelihood of significant effects of the proposed project on the environment, having regard to the foregoing and in particular:

- The size and design of the subject proposal;
- The limited ecological impact of the proposed development;
- The lack of any archaeological, heritage or cultural impacts;
- The use of natural resources, in particular land, soil, water and biodiversity;
- Potential for pollution and/or nuisance;
- The risk to human health (for example due to water contamination or air pollution);
- Cumulation with other existing and/or proposed projects

It is considered that the environmental effects arising from the proposed project will generally be localised, minor in nature and occur principally during the construction phase.



Liam McGree
Senior Planner


ORDER: That Kildare County Council as the Competent Authority, having considered the EIA Screening Report prepared by Kilgallen & Partners Consulting Engineers, makes a determination that the proposed development of a new Machinery Yard and a Regional Salt Barn at Jigginstown, Newhall, Naas, Co. Kildare would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 25/2/19



Chief Executive