



An  
Coimisiún  
Pleanála

## Inspector's Report

### ACP-322791-25

#### Development

The renovation of the existing red brick building (375m<sup>2</sup>) and its change of use from office / administration to a Local Day Service Facility including office, education, training and work placement. Construction of a bin store area; new internal circulation roads and footpaths for cars and pedestrians; car parking, electric vehicle charging points and cycle parking; landscaping works both hard and soft; crossing points; and a new boundary wall and railing along the roadside. Access to the development will utilise the newly constructed internal access road within the site. The development also includes signage associated with the ground floor uses in the proposed local day service facility. All associated works to complete the development including all necessary drainage works.

<b>Location</b>	Athgarvan Road, Newbridge, Co. Kildare.
<b>Planning Authority</b>	Kildare County Council
<b>Planning Authority Reg. Ref.</b>	2560148
<b>Applicant(s)</b>	Curtmount Properties Limited
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant subject to conditions
<b>Type of Appeal</b>	First Party v. Condition
<b>Appellant(s)</b>	Curtmount Properties Limited
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	19 <sup>th</sup> September, 2025
<b>Inspector</b>	Robert Speer

## 1.0 Site Location and Description

- 1.1. The proposed development site is located along the eastern side of the Athgarvan Road (also known as Military Road), approximately 180m south of the Whitewater Shopping Centre and c. 190m east of the Newbridge Shopping Centre, in a mixed-use area characterised by the transition between Newbridge town centre to the west and lower order retail and commercial uses to the east with the Cill Dara Industrial Estate further south / southeast. The surrounding pattern of development includes the Newbridge Silverware outlet / museum & restaurant to the northeast, the Merieux NutriSciences facility to the east, a Lidl foodstore to the west, further convenience and comparison retailing to the southwest, and a variety of lower order outlet stores and commercial premises (e.g. motor repairs) to the south.
- 1.2. The site itself has a stated site area of 0.288 hectares, is irregularly shaped, and is presently occupied by a vacant single-storey, red-brick building while the remainder of the lands are grassed or have been subject to site clearance works. The perimeter site boundary is defined by temporary security fencing although the roadside boundary to the northwest is also delineated by a row of trees which serve to separate the property from the adjacent grass verge (and the public footpath beyond). Access to the site is obtained via a private service road which extends from its junction with the Athgarvan Road alongside the southern site boundary and onwards to the neighbouring Merieux NutriSciences facility further east.

## 2.0 Proposed Development

- 2.1. The proposed development consists of the following:
  - The renovation of the existing red brick building (floor area: 375m<sup>2</sup>) and its change of use from office / administration to a Local Day Service Facility which will offer education, training and work placement opportunities to adults with intellectual disabilities (with “KARE” as the intended service provider).
  - Construction of a bin store area; new internal circulation roads and footpaths for cars and pedestrians; car parking, electric vehicle charging points and cycle parking; landscaping works; crossing points; a new boundary wall and railing along the roadside; and signage.

- A new entrance from the internal service road bounding the southern site boundary and an exit-only arrangement onto the access roadway serving Merieux NutriSciences to the east.
- All associated works to complete the development, including all necessary drainage works.

## 3.0 Planning Authority Decision

### 3.1. Decision

3.1.1. Following the receipt of a response to a request for further information, on 20<sup>th</sup> May, 2025 the Planning Authority issued a notification of a decision to grant permission for the proposed development, subject to 27 No. conditions. These conditions are generally of a standardised format and relate to issues including infrastructural / servicing works, waste management, external finishes, landscaping and construction management, however, the following condition is of relevance in the context of the subject appeal:

#### 3.1.2. Condition No. 2:

This planning permission is granted for a temporary period of five years from the date of the final grant of planning permission. After this time, the use hereby approved shall cease and all development associated with this permission shall be removed from the site and it returned to its former state, unless a separate grant of planning permission has first been made for the continuation of the use on the subject site.

*Reason:* In order to review the effect of the development on the area and in the interests of the proper planning and sustainable development of the area.

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Reports

An initial report details the site location, planning history, and the relevant policy considerations before assessing the appropriateness of the proposed change of use having regard to the applicable land use zoning objective (i.e. 'Q: Enterprise &

*Employment*'). Reference is made to the mix of office, education, training and work placement uses expected to be offered by the service provider, however, on the basis of the submitted information, it is stated that the end use of the proposed facility remains ambiguous and that greater clarity is required as regards this aspect of the proposal. The remainder of the assessment considers the future development of adjoining undeveloped lands along with the access and servicing arrangements for the proposed development. The report thus concludes by recommending that further information be sought in relation to the exact nature of the development proposed (including the type of services to be provided, hours of operation, and overall staff & user numbers) in addition to traffic and servicing considerations.

Following the receipt of a response to the request for further information, a final report was prepared which noted that the primary use of the proposed development would be to provide for 'workplace training' (Monday to Friday between 08:00 hours and 16:00 hours) with trade & employment fairs to be held approximately once a month over weekends. In this regard, it was considered that the proposed use could be considered on its merits having regard to the general policy provisions and zoning objectives applicable to the area. Accordingly, given the proximity of the site to the town centre, the nature of the use proposed and its comparability to that of an office type development, the intended hours of operation, and the anticipated limited number of employees, it was determined that the proposal would not conflict with the applicable land use zoning objective and would be compatible with the pattern of existing and permitted uses in the area. However, due to the nature of the use proposed, and as a review of the Newbridge Local Area Plan, 2013-2019 was underway (with the Newbridge Local Area Plan, 2025 – 2031 at pre-draft stage), it was decided that a 5-year temporary permission would be appropriate in this instance. The report thus concludes by recommending a grant of permission, subject to conditions.

### 3.2.2. **Other Technical Reports**

*Heritage, Biodiversity & Conservation Office:* No observations / comments.

*Water Services:* An initial report stated that the design of the proposed surface water management system was not compatible with the objectives set out in Section 6.6 of the Development Plan, with particular reference to Objective IN 024. It proceeded to

recommend that further information be sought as regards the surface water drainage arrangements, including an amended proposal which provided for the removal of the underground Cellular Attenuation System and its replacement with a nature-based above ground solution such as detention basins.

Following the receipt of a response to a request for further information, a subsequent report stated there was no objection to the proposal, subject to conditions.

*Kildare / Newbridge Municipal District Area Office:* No objection subject to conditions.

*Transport, Mobility & Open Spaces:* An initial report recommended that further information be sought in relation to a number of issues including revisions to the site layout (to provide for swept-path analysis, adequate car parking, signage, road markings etc.), the submission of an Acoustic Design Statement (given the site location adjacent to Local Road No. L-4079 which has been designated as a “Major Road” as defined under the European Communities Environmental Noise Regulations 2018, S.I. No. 549 / 2018), and the provision of a Draft Construction and Demolition Management Plan (incorporating a Construction Traffic Management Plan).

Following the receipt of a response to a request for further information, a subsequent report stated there was no objection to the proposal, subject to conditions.

*Environment:* No objection subject to conditions.

### **3.3. Prescribed Bodies**

None.

### **3.4. Third Party Observations**

None.

## **4.0 Planning History**

### **4.1. On Site:**

- 4.1.1. PA Ref. No. 2436. Was refused on 9<sup>th</sup> December, 2024 refusing Shawhill Property Developments Limited permission for a development consisting of Building 1: the

renovation of the existing red brick building (355m<sup>2</sup>) and its change of use from office/administration to day care facility including education, training and work placement. Building 2: the construction of a three-storey building (2,635m<sup>2</sup>) with warehouse incorporating a trade counter primarily sale of goods to trade (Unit A-500m<sup>2</sup>) and a store/depot/office/car repair and tyre depot at ground floor (Unit B-435m<sup>2</sup>) with two stores of offices on the upper floors (1,698sqms). The development also includes the car sales display area and use of an existing building for car sales office (22.4m<sup>2</sup>). The use of an area as a "self storage yard" with self storage containers (total area of 10 containers is circa. 138m<sup>2</sup>). A manned car wash and valet area and the conversion of the existing building to staff room (25.2m<sup>2</sup>) and a canopied structure for valet services. The proposed development includes the construction of a non-habitable, modular, display home within integrated sales office and a gross floor area of circa 80sqms. Construction of a bin store area; car parking; electric vehicle parking; new internal circulation roads and footpaths for cars and pedestrians; car parking and cycle parking; landscaping works both hard and soft; plaza space and crossing points; and a new boundary wall and railing along the roadside. Access to the development will utilise the newly constructed access road within the site. The development also includes signage associated with the ground floor uses in Buildings 1 and 2. All associated works to complete the development including all necessary drainage works.

- Having regard to the scale, form, design and layout of the proposed development, it is considered that the proposed three-storey structure would be contrary to the provisions of Section 15.9.2 of the Kildare County Development Plan, 2023-2029, and contrary to the provisions of good urban design as it would fail to achieve the objectives of the Newbridge Local Area Plan, 2013-2019 (extended to 2021) design framework plan for Design Brief 3 (Military Road and Athgarvan Road) which the site fronts onto and would contribute to a continuation of poor urban design in this area. Furthermore, the proposed mix of uses along the southern boundary would represent a haphazard, piecemeal development and constitute an overdevelopment of the site at this location and would represent a substandard form of development. It is considered that the proposed development would negatively impact on the amenity of the adjoining area, would set an undesirable precedent for

further such development and would therefore be contrary to the proper planning and sustainable development of the area.

- The proposed development is located on lands zoned as 'Q – Enterprise and Employment' in the Newbridge Local Area Plan, 2013-2019 (extended to 2021). It is considered that the proposed day care facility for people with additional needs proposed for the existing structure on site would be incompatible with the nature of the proposed contiguous sites within and the existing uses adjoining the subject site. The proposed development would, if permitted, contravene the zoning objective for the lands indicated on Newbridge Local Area Plan, 2013-2019 (extended to 2021) and would, therefore be contrary to the proper planning and sustainable development in the area.

4.1.2. PA Ref. No. 11609. Was granted on 5<sup>th</sup> April, 2012 permitting Tougher Oil Distributors Ltd. permission for the construction of a new single storey petrol service station comprising retail shop, delicatessen with seating, forecourt area, canopy, pump islands, signage, service area, ATM, 2 no. 40,000 litre and 4 no. 20,000 litre underground storage tanks, associated site development works including site entrances car parking and all ancillary works. All at Athgarvan Road, Newbridge, Co. Kildare.

#### 4.2. **On Adjacent Sites:**

4.2.1. PA Ref. No. 23324. Was granted on 10<sup>th</sup> July, 2023 permitting Shawhill Property Developments Limited permission for the retention of minor alterations to the west and (inner) east elevations, comprising of 2 No. additional windows on each of these elevations to that granted in planning application ref. no. 22/918 all at Athgarvan Road, Newbridge, Co. Kildare.

4.2.2. PA Ref. No. 22918. Was granted on 11<sup>th</sup> January, 2023 permitting Shawhill Property Developments Ltd. permission for a) Change of use of (1,932.8m<sup>2</sup>) existing engineering workshop and office areas to light industrial comprising a mixture of laboratory, laboratory support, office accommodation, customer area, meeting rooms, staff facility accommodation, delivery point and general service yard. b) Part demolition of single storey building (143.8m<sup>2</sup>) and reconstruction of a single flat roofed extension comprising additional floor area of 85.4m<sup>2</sup> to front (southwest

elevation) of existing building, parapet height of 5.5m. c) Construction of first floor (747.6m<sup>2</sup>) within existing building to northwest which shall comprise of office accommodation, store and plant room. d) Plant area at roof level space of 92.7m<sup>2</sup> gross floor area including escape stairway and access gantry system on back elevation (northeast elevation). e) Modification to existing car parking to include 83 car parking spaces, 27 bicycle parking and 7 No. electric vehicle parking. f) Alterations and modifications to existing elevations and proposed signage. g) New internal circulation roads, footpaths, landscaping, engineering, and site development works Access to the development is via the existing entrance on Athgarvan Road. All at Athgarvan Road, Newbridge, Co. Kildare.

4.2.3. PA Ref. No. 10471 / ABP Ref. No. PL09.237268. Was refused on appeal on 8<sup>th</sup> December, 2020 refusing Tougher Oil Distributors Limited permission for the construction of a new single storey petrol service station comprising retail shop, delicatessen with seating, forecourt area, canopy, pump islands, signage, service area, automated teller machine, two number 40,000 litre and four number 20,000 litre underground storage tanks, associated site development works including site entrances, car parking and all ancillary works at Athgarvan Road, Newbridge, Co. Kildare.

- It is considered that the proposed development, by reason of the additional traffic turning movements the development would generate at a point in close proximity to a major signalised junction and due to the potential for conflicting traffic movements to arise in the vicinity of this junction consequent on the development, would interfere with the free flow of traffic at this location, would undermine the efficient operation of the signalised junction and the Newbridge Inner Relief Road and would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- Due to the extent of a shop and delicatessen on a confined site, it is considered that the proposed development would lead to the creation of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

4.2.4. PA Ref. No. 09870. Was refused on 25<sup>th</sup> February, 2010 refusing Tougher Oil Distributors Ltd. permission for the construction of new single storey petrol service station comprising retail shop, delicatessen with seating, off licence, forecourt area, canopy, pump islands, signage, services area, ATM, 2 no. 40,000 litre and 4 no. 20,000 litre underground storage tanks, associated site development works including site entrances car parking and all ancillary works. All at Athgarvan Road, Newbridge, Co. Kildare.

- Traffic movements associated with the development would negatively impact on the capacity of the adjacent traffic signal controlled junction, and would therefore reduce the capacity of the Inner Relief Road. Traffic movements associated with the proposed development would therefore constitute a danger to public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- It has not been demonstrated due to the quality of information submitted that traffic movements within the site can be accommodated without constituting a danger to public safety by reason of traffic hazard as the applicant has rejected the independent Road Safety Audit recommendations citing “restrictions imposed by the client’s requirements’. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- The proposed development by reason of its nature, size, location, design, lack of landscaping and associated developments, including signage, would constitute the over development of a restricted site, would be seriously injurious to the visual amenity of the area and to adjoining properties in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
- The Retail Planning Guidelines envisage the provision of up to 100 square metres of net retail sales in association with a petrol filling station, but advise that any higher level of retailing should be subject to the usual assessments, including the sequential test. It has not been demonstrated due to the lack of submission of a sequential test that the size of the development proposed is

suitable for the site and does not contravene said guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

- The site is zoned for H: Industrial and Warehousing purposes in the Newbridge Local Area Plan 2003. The application includes the provision of an off-licence facility. It is considered that the proposed off-licence use is incompatible with the zoning designation of the site. The proposed development would consequently contravene materially the development objectives of the Plan and would therefore be contrary to the proper planning and sustainable development of the area.

## 5.0 Policy Context

### 5.1. Kildare County Development Plan, 2023-2029:

*Chapter 10: Community Infrastructure & Creative Places:*

*Section 10.6: Community Services and Facilities:*

It is an objective of the Council to:

**SC O6:** Protect and enhance existing social infrastructure/community facilities and increase the provision as required in accessible and sustainable locations including the development of new and expansion of existing facilities and services.

**SC O11:** Support and encourage the co-location and sharing of educational, community and sporting facilities for non-school purposes, to maximise the sustainable use of such infrastructure.

*Section 10.7: Social Inclusion, Spatial Justice and Community Development:*

It is the policy of the Council to:

**SC P3:** Promote social inclusion and spatial justice through equality of access to services and facilities and to assist in the removal of barriers to full participation in society.

It is an objective of the Council to:

SC O21: Work with all target groups, such as young people (including among other networks, Comhairle na nÓg), older people, people with disabilities, migrants, ethnic minorities, including Traveller and Roma communities, to advance, encourage and support their full participation in society.

SC O24: Ensure, where feasible, that facilities and services are located close to identified areas of deprivation, public transport links, and on walking/cycling routes in order to encourage use and participation.

Section 10.8: *Groups with Specific Design/Planning Needs:*

Section 10.8.2: *People with Disabilities*

Section 10.12: *Educational Facilities:*

It is the policy of the Council to:

SC P12: Continue to work with the Department of Education and other education authorities to promote and support the provision of primary, post-primary, and further education facilities in the County to reflect the diverse educational needs of communities.

Section 10.14: *Health Services:*

It is the policy of the Council to:

SC P14: Support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement.

*Chapter 15: Development Management Standards*

## 5.2. **Newbridge Local Area Plan, 2013-2019:**

(N.B. Kildare County Council has indicated that it will have regard to this Local Area Plan until such time as it is reviewed or another plan made).

### 5.2.1. *Land Use Zoning:*

The proposed development site is located in an area zoned as ‘Q: Enterprise & Employment’ with the stated land use zoning objective ‘To facilitate opportunities for employment and enterprise uses, manufacturing, research and development, light industry, employment and enterprise related uses within a high-quality campus/park type development’.

It is intended that these lands will be used for enterprise and employment uses in a high quality well designed environment. Sites facing Military Road shall be of high quality architectural design and landscaping in accordance with the principles set out in Design Brief 3 in Section 7.6. Heavy industrial proposals more suitable to Industrial and Warehousing zoned land and retail proposals more suitable to Town Centre zoned land will not normally be permitted.

#### 5.2.2. Other Relevant Sections / Policies:

##### Section 7.3: Enterprise, Industry and Economic Development:

It is the policy of the Council:

- ED 1:* To promote enterprise creation opportunities and initiatives, in line with the designation of Newbridge as a Primary Economic Growth Town.
- ED 3:* To engage with existing employers and potential new employers in creating and fostering enterprise and research and development in the town.

It is an objective of the Council:

- EDO 2:* To promote and facilitate the development of an enterprise and employment zone on the south side of Military Road on appropriately zoned lands ‘Q: Enterprise and Employment’. In order to redress the lack of enclosure and undefined building line, lands zoned ‘Q: Enterprise and Employment’ shall be the subject of a detailed design brief in advance of development. The brief shall include consultation with the appropriate landowners and shall achieve the following:
- High standard of layout, landscaping and design to create an attractive streetscape.
  - Key emphasis will be placed on creating an attractive, modern and high quality working and built environment.

- Investigate the possibility of delivering rear access via the Newbridge Industrial Estate.

Development of these lands will be the subject of Appropriate Assessment screening.

Section 7.6: *Urban Design and Town Centre Development:*

Section 7.6.3: *Proposed Urban Strategy*

Section 7.6.8: *Design Brief 3: Military Road and Athgarvan Road - Perimeter Blocks*

Section 7.10: *Community Facilities:*

Section 7.10.1: *Education, Community and Cultural Facilities*

It is the policy of the Council:

**CF 4:** To develop opportunities for career development, retraining and development of links between the employment and educational sectors.

**5.3. Newbridge Draft Local Area Plan, 2025-2031 (Proposed Variation 2: ‘Newbridge Settlement Plan’ of the Kildare County Development Plan, 2023-2029):**

**5.3.1. Land Use Zoning:**

The proposed development site is located in an area zoned as ‘*MU: Mixed Use*’ with the stated land use zoning objective ‘*To provide for a mix of uses to include residential and commercial: This zoning will allow for a wide range of uses including residential, commercial, office and cultural*’.

**5.3.2. Other Relevant Sections / Policies:**

*Chapter 4: Consolidation and Renewal of Central Newbridge:*

Section 4.3. *Public Realm Quality within the Town Centre:*

Section 4.3.1. *Projects in Newbridge Town Centre:*

Table 4.3: *Public Realm Projects on Athgarvan Road and Environs:*

<i>Athgarvan Road and Environs:</i>	
Access to Newbridge	Upgrade footpaths, plant new trees and a raised crossing table on the Athgarvan Road to allow for better pedestrian access to

Silverware Forecourt	Newbridge Silverware from the town centre (Objective TCO 3.4, refers).
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**TCO 3.4:** Facilitate the implementation of the urban renewal projects throughout the town centre outlined in Section 4.3.1 including the following in:

Athgarvan Road and Environs:

- Improved pedestrian and cycle crossing points across Athgarvan Road.

**Section 4.4. *Newbridge Central Settlement Consolidation Site:***

The Development Plans –Guidelines for Local Authorities (DHLGH, 2022) notes that settlements, particularly those with a population of more than 10,000 persons, would normally have sites within their built-up area of a particular size and scale that if developed would make a meaningful contribution to achieving National Planning Framework (NPF) policy objectives relating to consolidation and compact growth.

The Guidelines state that such 'Settlement Consolidation Sites' shall be:

- Located within the existing built-up area and in many cases be within or adjoining the core city or town centre of the settlement.
- Have the potential to develop significant housing provision or commercial or employment and/or mixed-use development.
- Have the potential for wider regeneration of the existing built-up area and in particular the core town centre area.

Having regard the criteria set out above, a Settlement Consolidation Site (SCS) has been identified for lands located within and adjacent to Newbridge Town Centre. The regeneration of this strategic 12.26 hectare site, hereafter referred to as Newbridge Central Settlement Consolidation Site (SCS), has the potential to make a significant contribution the continued consolidation and densification of the built-up area, thereby assisting in delivering compact growth and low carbon development objectives within the town.

**Section 4.4.1: *Locational Context, Development Constraints and Opportunities:***

Newbridge Central SCS is situated immediately to the south of Edward Street and extends across Athgarvan Road to encompass a portion of the Newbridge Industrial Estate to the southeast (see Figure 4.9). The lands are extensive in nature and are the location for a range of industrial, enterprise and service-based activities. The area exhibits an established industrial character; however, it is clear that many buildings are either approaching or have indeed passed their intended lifespan. The result is that levels of vacancy within both individual units and sites is high, and instances of outright dereliction being evident.

Regeneration opportunities for Newbridge Central SCS focuses on seven 'opportunity sites' which are either vacant and/or are derelict and therefore have the most potential for development over the life of the Plan (see Figure 4.9). It is noted that in addition to the former Machinery Yard (Site 2), and the County Kildare Central Fire Station, the local authority is owner of a number of sites and industrial units within Newbridge Industrial Estate. Whilst it is acknowledged that many of the units are currently occupied and leased from the Council, their redevelopment over the longer term (potentially beyond the life of the Plan) provides for some interesting opportunities for the area.

(The proposed development site is shown to form part of 'Opportunity Site 5' on Figure 4.9: 'Opportunity Sites within Newbridge Central SCS').

#### *Opportunity Site 5:*

This site which extends to 0.59ha in area is presently overgrown and contains a single-storey derelict industrial unit.

#### *Section 4.4.2: Vision and Envisaged Role:*

The Vision for Newbridge Central Settlement Consolidation Site (SCS) is that over the life of the Plan and beyond, the area will be transformed into a vibrant urban neighbourhood comprising a range of commercial, residential, employment and community uses, that consolidates the urban core and contributes to the long-term sustainable development of the town.

#### *Section 4.4.3: Newbridge Central SCS Urban Design Framework:*

*TCO 4.1:* Support and facilitate the regeneration of the Newbridge Central Settlement Consolidation Site for town centre uses and compact

growth development, in accordance with the Urban Design Framework set out in Sections 4.4.2, 4.4.3 and Figure 4.10.

**TCO 4.2:** Deliver a cohesive and integrated approach to the development of the Newbridge Central Settlement Consolidation Site. The delivery and realisation of the vision for the Central Settlement Consolidation Site is fully dependent on cooperation between all landowners. Piecemeal or uncoordinated proposals for individual sites will not be permitted where it does not adhere to an agreed masterplan and/or prejudice the delivery of the overall regeneration of the area. Where necessary Kildare County Council will facilitate the preparation of the masterplan (to include but not limited to infrastructure delivery and phasing) to guide and regulate the implementation of this strategic area of Newbridge.

*Chapter 5: Economic Development:*

*Section 5.4: Locations for Economic Development*

*Section 5.4.1: Town Centre and Environs*

*Chapter 6.0: Homes and Communities:*

*Section 6.4: Social Infrastructure:*

*Section 6.4.1: Assessment of the Existing Situation and Future Demand:*

*Section 6.4.1.1: Education and Training:*

**HCO 2.1:** Support and facilitate new schools and improvements/expansion of existing educational facilities, including special needs education and further educational opportunities which may arise, at appropriate locations, accounting for the 10-minute settlement concept.

*Section 6.4.1.6: Social and Community Services:*

Social and community facilities/services are varied in nature and can include general civic services and services targeted to specific sections of the community. There are 13 social and community services identified within Newbridge, which includes the library and garda station. Most of these facilities are located within the Newbridge Town Centre.

Submissions received during the pre-draft consultation stage of the Plan revealed a desire for more community centres/halls, and family resource centres. Similarly, the delivery of a multi-purpose community centre or resource centre was identified in many submissions, for shared use by multiple clubs and age groups.

*HCO 7.1:* Actively support the development of universally accessible community centres/halls that supports a wide range of uses for groups and clubs on lands zoned 'E (2) Community and Education', 'E (4): Community and Education' and a changing and community facility on lands zoned 'F (1) Open Space and Amenity'.

#### **5.4. Natural Heritage Designations**

5.4.1. The following natural heritage designations are located in the general vicinity of the proposed development site:

- Pollardstown Fen Special Area of Conservation (Site Code: 000396), approximately 1.9km west of the site.
- Pollardstown Fen Proposed Natural Heritage Area (Site Code: 000396), approximately 1.9km west of the site.
- Curragh (Kildare) Proposed Natural Heritage Area (Site Code: 000392), approximately 2km southwest of the site.
- Mouds Bog Special Area of Conservation (Site Code: 002331), approximately 3.3km north of the site.
- Mouds Bog Proposed Natural Heritage Area (Site Code: 000395), approximately 3.3km north of the site.
- Liffey Bank above Athgarvan Proposed Natural Heritage Area (Site Code: 001396), approximately 3.6km southeast of the site.
- Grand Canal Proposed Natural Heritage Area (Site Code: 002104), approximately 3.7km east of the site.

## 6.0 EIA Screening

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment (please refer to Form 1 and Form 2 in the appendices attached to this report). Having regard to the characteristics and location of the proposed development, and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

## 7.0 The Appeal

### 7.1. Grounds of Appeal

- The proposed development involves the provision of a local day service facility which will include education, training and work placement opportunities. In this regard, the intended end operator (“KARE”) delivers a range of community-based supports to children and adults with intellectual disabilities.

It is anticipated that the project would provide for dedicated purpose-made day services where people have opportunities to meet others, learn and develop. The service will also provide a supported employment programme where people are educated, trained and placed in supported employment, as well as clinical support teams including nursing, occupational therapy, social work, speech and language etc.

- The location of the proposed development is of particular importance and benefits from the proximity of the town centre along with its accessibility by various means of transport to the wider community in a central location. In this regard, the Commission is referred to the correspondence from ‘KARE’ lodged in support of the subject application wherein the suitability of the site is detailed:

*‘This building is ideal as its town centre location allows our service users to easily access public transport, vast employment and training opportunities*

*and be part of the community. It is a single storey building which allows for simple modifications to make the building accessible to all. The car parking and green area proposed around the building allows for KARE bus drop offs, accessible parking and a nice communal area for our service users to feel part of the community. The building is within easy access to our Central Services building situated adjacent [to] Newbridge Cutlery and the Link Local Service building situated in Newbridge Industrial Estate'.*

- The head office of 'KARE' is located on lands zoned as 'Q: Enterprise & Employment' a few hundred metres from the application site on the Athgarvan Road. It also rents space within the Newbridge Industrial Estate to provide day services along with workshops and training rooms.
- The Planning Authority has previously accepted 'KARE' services on lands zoned as 'H: Industrial and Warehousing' where the surrounding pattern of development is characterised by industrial / warehousing uses. In that instance, the Council did not question the suitability of the area or surrounding uses for the siting of services involving the training and caring of people with intellectual disabilities. By extension, if an industrial estate has previously been deemed a suitable location for 'KARE' services then lands zoned as 'Q: Enterprise & Employment' must surely also be suitable for development of the nature proposed. In any event, the expert opinion of 'KARE' (as opposed to that of the Planning Authority) is that the subject site is a suitable location for the development proposed.

Therefore, on the basis of the foregoing, along with the contents of the expert letter provided by 'KARE' which expressly confirms the appropriateness of the subject location for its services, the imposition of a temporary duration of permission is highly questionable.

- The proposed development will operate as a Local Day Service for c. 20-30 No. adults (aged 18+) with intellectual disabilities from within the Newbridge area who will use the facility as a base as they independently access employment and training opportunities. The central location is vital for service users to easily access employment, training and public transport as

independently as possible. The facility will also be used for training and workshops throughout the week with monthly trade & employment fairs.

Details of the support offered by 'KARE' with regards to training and employment via its day services include the following:

- 'KARE' supports individuals to access accredited training with QQI at Levels 1, 2 & 3 across a range of topics, including personal development, career preparation to health and exercise.
  - 'KARE' offers a work experience programme which is available to everyone supported by KARE as part of their individualised plan. It helps those who are interested in a career to get a feel for a workplace and find out what kind of area they may be interested in.
  - 'KARE's supported employment is a personalised model which helps people with an intellectual disability to secure and retain paid employment. Using a partnership strategy, it enables people with disabilities to achieve sustainable long-term employment and for businesses to employ valuable workers. Work plays a pivotal role in defining an individual's quality of life and can be an integral part of a person's overall life experience. 'KARE's Supported Employment team provides support, coaching and advice to those people in their service who wish to work in 'real' jobs.
- 'KARE' is bound by the 2030 Public Sector Climate Action Plan targets to reduce carbon emissions by 50% and, therefore, it is preferred to acquire buildings in central locations so that its service users and staff can easily access public transport etc. The central location of the proposed development next to potential employers will assist 'KARE' in reducing the use of its vehicle fleet and will also serve to reduce carbon emissions.
  - The central location proposed will promote independence for service users and will also make it easier for 'KARE' to integrate service users into day-to-day activities along with employment.
  - National Policy Objective 11 of the National Planning Framework states that *'there will be a presumption in favour of development that can encourage*

*more people and generate more jobs and activity within existing cities, towns and villages*'. The Planning Authority must start from a position of presuming in favour of development where that development will encourage more people to get training and to find real jobs in Newbridge town.

- The proposed development complies with the Regional Spatial and Economic Strategy for the Eastern and Midland Region:

*'At its core, the Regional Spatial and Economic Strategy sets out a settlement and economic growth strategy that seeks to ensure that the needs of the Region's citizens [including vulnerable groups in society] such as access to employment opportunities and services, ease of travel and overall well-being are met*'.

- The Core Strategy of the County Development Plan requires:

*'The central idea of 10-minute settlements is to create integrated communities that provide high quality and safe links to public transport, local shops and services, amenity areas, places of employment and to other neighbourhoods*'.

- The Commission's attention is drawn to the following objectives of the Kildare County Development Plan, 2023-2029:

- REO60: Support LEOs and local authorities to collaborate with the Regional Skills Forum managers, Higher Education Institutes, Education and Training Boards and local stakeholders to address skills shortages and life-long learning challenges.
- REO65: Support initiatives targeting unemployed people to access training, education and re-skilling that fits with business and employer needs.

- Workplace training is central to 'KARE's services and will form the primary use of the proposed building. The specific use is clearly related to the objectives of the 'Q: Enterprise & Employment' land use zoning. Central to employment and enterprise is training, education and gathering work experience as well as life experience (e.g. using public transport).

- Section 8.2 of the Newbridge Local Area Plan, 2013-2019 refers to 'Transitional Areas' and states that abrupt changes in scale and 'use' are to

be avoided. The proposed 'use' is suitable in both '*Town Centre*' and '*Enterprise and Employment*' zones and is an appropriate use at the subject location.

- "Offices" are listed as permitted in principle in the Newbridge Local Area Plan. Accordingly, based on the clarification provided by 'KARE', it is submitted that "offices" would be suitable for workplace training and thus would be acceptable in this instance.
- The proposed use is compatible with the '*Q: Enterprise and Employment*' land use zoning, the objective of which seeks to '*facilitate opportunities for employment and enterprise uses, manufacturing, research and development, light industry, employment and enterprise related uses within a high-quality campus / park type development*'.

It is the expert opinion of 'KARE', as the deliverer of training for vulnerable groups in the Newbridge area with the goal of placing them with employers and being located next to employment opportunities in the 'Q' land use zoning and centrally within the town, that this is the optimum location for the proposed development.

- The subject proposal will '*facilitate opportunities for employment*' of vulnerable persons by providing certified training, hosting job fairs and helping to place vulnerable adults in 'real' jobs.
- Without prejudice to the foregoing, although the Newbridge Local Area Plan, 2013-2019 expired in December, 2021, the applicant has been informed that the Planning Authority will 'have regard to' the contents of that plan. This is interpreted as meaning that while the Council may use the plan, it will not 'slavishly adhere' to its contents in the same manner as if the Plan were still valid. The County Development Plan then becomes the primary plan for the area. In this regard, it is submitted that the subject proposal complies with the County Development Plan.
- The imposition of a temporary duration of permission (by way of Condition No. 2) is inexplicable given that the proposed development is entirely consistent with the objectives of the County Development Plan. The justification offered by the Planning Authority is incoherent and inadequate while the vague

reference to a possible future Local Area Plan lacks any substantive planning basis. No clear explanation has been provided as to how any such plan might materially impact or conflict with the proposed development.

- The Planning Authority appears to have disregarded the '*Development Management, Guidelines for Planning Authorities, 2007*' which provide clear instruction as to the use of temporary permissions. The Guidelines explicitly limit the use of such permissions to exceptional circumstances and none of the applicable criteria have been met in this instance:

1. Permanent developments that comply with the Development Plan should not be subjected to temporary permissions:

The subject proposal is for a permanent use which is consistent with and supported by the zoning objective for the site. The Planning Authority has acknowledged that the proposed use does not conflict with existing and permitted uses and that it accords with the proper planning and sustainable development of the area.

2. Temporary conditions should not require removal of permanent structures:

The proposed development involves the refurbishment of a permanent structure along with the provision of associated permanent infrastructure such as roads, drainage, car parking etc. Condition No. 2 would necessitate the demolition and removal of these items contrary to the guidance.

3. Temporary permissions cannot be used to address uncertain or perceived impacts on amenities:

No adverse impacts on residential or community amenities have been identified or alleged. Any uncertainty that may have existed regarding the proposed use was addressed to the satisfaction of the Planning Authority by way of further information. Therefore, a temporary condition is not appropriate in this instance.

- Although the report of the case planner initially acknowledges that the proposal aligns with the town centre proximity, hours of operation, and development form, it subsequently engages in speculative reasoning linked to

a potential Local Area Plan review. This divergence lacks evidentiary support and amounts to arbitrary decision-making.

- The imposition of Condition No. 2 is:
  - inconsistent with the Development Plan;
  - contrary to Ministerial guidance;
  - unsupported by evidence or a coherent rationale; and
  - legally questionable due to its reliance on a non-existent policy framework (i.e. the pre-draft Local Area Plan).
- There is no sustainable, reasonable or rational basis for the application of a temporary 5-year permission in this instance.
- The proposed development is employment-based on employment lands, centrally located and close to public transport. The reuse of an existing building which is adaptable to the proposed use accords with good planning and sustainable development, compact growth, and the minimisation of carbon emissions.
- The Commission is requested to direct the removal of Condition No. 2 from the notification of the decision to grant permission as issued by the Planning Authority.

## **7.2. Planning Authority Response**

- The Planning Authority confirms its decision and refers the Commission to the planning reports etc. held on file which informed its assessment of the planning application.

## **7.3. Observations**

None.

## **7.4. Further Responses**

None.

## 8.0 Assessment

8.1. From my reading of the file, inspection of the site and assessment of the relevant local, regional and national policies, I conclude that the key issues raised by the appeal relate to the inclusion of Condition No. 2. Furthermore, in accordance with the provisions of Section 139 of the Planning and Development Act, 2000, as amended, I am satisfied that this appeal should relate only to the merits of the aforementioned condition.

### 8.2. Condition No. 2:

- 8.2.1. This condition specifies that the duration of the grant of permission will be for a temporary period of five years only after which time the permitted use is to cease and all associated development removed and the site returned to its former state, unless a separate grant of planning permission has first been made for the continuation of the use on site. The reason given for the imposition of this restriction is to allow for *'the effect of the development on the area'* to be reviewed at a later date. By way of further explanation, I would draw the Commission's attention to the final report of the case planner wherein it is stated that as the Newbridge Local Area Plan, 2013-2019 (as extended) is under review with the Newbridge Local Area Plan, 2025-2031 at pre-draft stage, and in light of the proposed use on site, permission should only be granted for a temporary period of five years.
- 8.2.2. Having reviewed the available information, it is of relevance at the outset to note that following clarification of the intended use of the proposed development by way of further information which established that "workplace training" is to be the primary function of the building throughout the week with trade & employment fairs to be held approximately once a month over weekends (the facility is to be operated by 'KARE' as a Local Day Service for c. 20-30 No. adults (aged 18+) with intellectual disabilities who will use the facility as a base from which to independently access employment and training opportunities), the Planning Authority determined that the proposed use could be assessed on its merits and would not conflict with either the applicable land use zoning objective (i.e. 'Q: *Enterprise & Employment*' as per the Newbridge Local Area Plan, 2013-2019) or the surrounding pattern of development / land use with the result that the proposal would accord with the proper planning and sustainable development of the area.

8.2.3. While I would acknowledge the reservations initially held by the Planning Authority as regards the appropriateness of siting a 'Local Day Service Facility' on lands zoned for enterprise & employment purposes, it is apparent that the additional information provided by the applicant has served to allay any such concerns. In this regard, I would concur with the assessment that the siting of a facility intended to provide education, training and work placement opportunities for adults with an intellectual disability so as to afford them the opportunity of gaining future employment would be permissible on lands zoned as '*Q: Enterprise & Employment*' where the stated land use zoning objective is '*To facilitate opportunities for employment and enterprise uses, manufacturing, research and development, light industry, employment and enterprise related uses within a high-quality campus/park type development*'. Further support is lent to the proposal by other policy provisions of the Newbridge Local Area Plan, 2013-2019, including Policy ED 1 which seeks '*to promote enterprise creation opportunities and initiatives, in line with the designation of Newbridge as a Primary Economic Growth Town*' and Policy CF 4 which aims '*to develop opportunities for career development, retraining and development of links between the employment and educational sectors*'. Similarly, the proposal finds wider support by reference to the broader strategic policy provisions of the Kildare County Development Plan, 2023-2029 (e.g. Objectives SC O6 & SC 021). In addition, I would suggest that there is likely to be a degree of synergy arising from the siting of a facility aiming to promote the employment prospects of a disadvantaged section of society within a mixed-used area offering potential employment opportunities.

8.2.4. Having regard to the nature and intended use of the proposed development, including the extent of the physical works that will be required to accommodate same, and noting that the proposed development has been found to accord with the applicable land use zoning objective and the broader policy context of both the Newbridge Local Area Plan, 2013-2019 and the Kildare County Development Plan, 2023-2029, I am unconvinced of the Planning Authority's rationale for the imposition of a temporary grant of permission. The reason for the inclusion of Condition No. 2 refers to a need to review '*the effect of the development on the area*' and would seem to imply that the proposal could potentially amount to a 'bad neighbour' or otherwise have an adverse impact on the amenities of the area. Considering the

intended use of the facility and its siting in a mixed-use area characterised by the transition between Newbridge town centre to the west and lower order retail and commercial & industrial uses to the east, it seems unlikely that the proposed development could give rise to any significant impact on the operation or development of neighbouring land uses. Indeed, it is of note that the subject site is proposed to be rezoned as *'MU: Mixed Use: To provide for a mix of uses to include residential and commercial'* in the Draft Newbridge Local Area Plan, 2025-2031 (Proposed Variation 2: 'Newbridge Settlement Plan' of the Kildare County Development Plan, 2023-2029) which is presently on public display until 16<sup>th</sup> October, 2025 and that said zoning will allow for a wide range of uses including residential, commercial, office and cultural.

8.2.5. While I would acknowledge that there is a desire on the part of the Planning Authority to promote the planned redevelopment of the subject site and surrounding lands according to a particular design brief in order to achieve an improved urban form (as set out in Section 7.6.8: *'Design Brief 3: Military Road and Athgarvan Road - Perimeter Blocks'* of the Newbridge Local Area Plan, 2013-2019 and Section 4.4: *'Newbridge Central Settlement Consolidation Site'* of the Draft LAP), this would not appear to have informed the imposition of Condition No. 2 and, in any event, it is my opinion that the limited nature and scale of the subject proposal would not in itself prejudice any such future redevelopment proposals.

8.2.6. On balance, I am satisfied that the proposed development is acceptable in principle and that the attachment of Condition No. 2 and the imposition of a five-year duration of permission would not be warranted in this instance. Accordingly, I would recommend that the Planning Authority be directed to remove Condition No. 2 in its entirety.

## 9.0 **AA Screening**

### 9.1. **Screening the need for Appropriate Assessment: Screening Determination (Stage 1, Article 6(3) of the Habitats Directive):**

9.1.1. I have considered ACP Ref. No. ACP-322791-25 in light of the requirements S177U of the Planning and Development Act, 2000, as amended.

- 9.1.2. The proposed development is located within the built-up and serviced area of Newbridge and comprises the renovation of an existing building and its change of use from office / administration to a Local Day Service Facility along with associated and ancillary site development works, all at Athgarvan Road, Newbridge, Co. Kildare. The closest European Sites, part of the Natura 2000 Network, are the Pollardstown Fen Special Area of Conservation (Site Code: 000396) located approximately 1.9km to the west and the Mouds Bog Special Area of Conservation (Site Code: 002331) c. 3.3km north of the proposed development site. No nature conservation concerns were raised in the planning appeal.
- 9.1.3. Having considered the nature, scale and location of the proposed development, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.
- 9.1.4. The reason for this conclusion is as follows:
- The small scale and nature of the proposed development;
  - The site location in a built-up urban area where public services are available;
  - The limited ecological value of the lands in question;
  - The distance between the appeal site and European sites and the absence of hydrological or other ecological pathways to any European site; and
  - The contents of the appropriate assessment screening report and conclusion statement completed by Kildare County Council.
- 9.1.5. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 9.1.6. Likely significant effects are excluded and therefore Appropriate Assessment (Stage 2) (under Section 177V of the Planning and Development Act 2000) is not required.

## 10.0 Water Framework Directive Screening

- 10.1. The subject site is located in a well-established mixed-use area to the immediate east of Newbridge town centre and approximately 360m west of the River Liffey. It is situated within the LIFFEY\_080 WFD River Sub Basin (IE\_EA\_09L011000) and the

Curragh Gravels East Ground Water Body (IE\_EA\_G\_017) which has 'Good' chemical, quantitative and overall GW status.

10.2. The proposed development comprises the renovation of an existing building and its change of use from office / administration to a Local Day Service Facility along with associated and ancillary site development works, including connection to the public foul & surface water drainage network and the public watermain. The overall surface water drainage system will convey runoff from roofs and paved areas serving the proposed development to interim attenuation benefits provided within the landscape features and pervious paving base course with surplus run-off being fed into the gravity sewer network to the outfall manhole and discharged via a controlled attenuated flow rate to the public sewer.

10.3. No water deterioration concerns were raised in the planning appeal.

10.4. I have assessed the proposed renovation of an existing building and its change of use from office / administration to a Local Day Service Facility along with associated and ancillary site development works at Athgarvan Road, Newbridge, Co. Kildare, and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and / or groundwater water bodies either qualitatively or quantitatively.

10.5. The reason for this conclusion is as follows:

- The small scale and nature of the development, including the low-impact nature of the physical works proposed and the anticipated usage of the proposed development; and
- The nature of the receiving environment.

10.6. *Conclusion:*

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a

temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

## 11.0 Recommendation

11.1. Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs Kildare County Council under subsection (1) of Section 139 of the Planning and Development Act, 2000, as amended:

- to **REMOVE** Condition No. 2 for the reasons and considerations set out hereunder:

### **Reasons and Considerations**

Having regard to the site location in a mixed-use area characterised by the transition between Newbridge town centre to the west and lower order retail and commercial uses to the east, the surrounding pattern of development, and the nature, scale and intended use of the proposed development, it is considered that the imposition of condition number 2 is not warranted and that the proposed development would accord with the applicable land use zoning and would not seriously injure the amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Robert Speer  
Senior Planning Inspector

22<sup>nd</sup> September, 2025

## Appendix 1 - Form 1

### EIA Pre-Screening

**[EIAR not submitted]**

<b>Case Reference</b>	ACP-322791-25
<b>Proposed Development Summary</b>	The renovation of the existing red brick building (375m <sup>2</sup> ) and its change of use from office / administration to a Local Day Service Facility including office, education, training and work placement. Construction of a bin store area; new internal circulation roads and footpaths for cars and pedestrians; car parking, electric vehicle charging points and cycle parking; landscaping works both hard and soft; crossing points; and a new boundary wall and railing along the roadside. Access to the development will utilise the newly constructed internal access road within the site. The development also includes signage associated with the ground floor uses in the proposed local day service facility. All associated works to complete the development including all necessary drainage works.
<b>Development Address</b>	Athgarvan Road, Newbridge, Co. Kildare.
	<b>In all cases check box /or leave blank</b>
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>  (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes,  - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input type="checkbox"/> No. No further action required.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input type="checkbox"/> Yes, it is a Class specified in Part 1.	

<p><b>EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.</b></p>	
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	
<p><b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b></p>	
<p><input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p><b>No Screening required.</b></p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p><b>EIA is Mandatory. No Screening Required</b></p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p><b>Preliminary examination required. (Form 2)</b></p> <p><b>OR</b></p> <p><b>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</b></p>	<p><u>Class 10(b)(iv):</u></p> <p>Threshold: Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</p> <p>Proposal: 0.288 hectares</p>

**4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?**

Yes

**Screening Determination required (Complete Form 3)**

No

**Pre-screening determination conclusion remains as above (Q1 to Q3)**

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

## Form 2 - EIA Preliminary Examination

<b>Case Reference</b>	ACP-322791-25
<b>Proposed Development Summary</b>	The renovation of the existing red brick building (375m <sup>2</sup> ) and its change of use from office / administration to a Local Day Service Facility including office, education, training and work placement. Construction of a bin store area; new internal circulation roads and footpaths for cars and pedestrians; car parking, electric vehicle charging points and cycle parking; landscaping works both hard and soft; crossing points; and a new boundary wall and railing along the roadside. Access to the development will utilise the newly constructed internal access road within the site. The development also includes signage associated with the ground floor uses in the proposed local day service facility. All associated works to complete the development including all necessary drainage works.
<b>Development Address</b>	Athgarvan Road, Newbridge, Co. Kildare.
<b>This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.</b>	
<b>Characteristics of proposed development</b>  (In particular, the size, design, cumulation with existing/proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	<p>The proposed development comprises the renovation and change of use of an existing building to a local day service facility with associated site development works. It will occupy an infill site in a built-up area to the immediate east of Newbridge town centre which is characterised by a mixed-use pattern of development. Given the surrounding pattern of development, the proposal is not considered exceptional in the context of the receiving environment.</p> <p>The standalone development is comparatively modest and does not require the use of substantial natural resources or give rise to any significant waste, emissions or pollutants. By virtue of the design, nature and scale of the development proposed, it does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no overt risk to human health.</p>
<b>Location of development</b>  (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and	The proposed development is located in a well-established mixed-use area. Water and drainage services are available via connection to the public mains.

<p>approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	<p>Screening for the purposes of appropriate assessment has concluded that the proposed development would not be likely to have a significant effect on any European site.</p> <p>There are no further environmental sensitivities in terms of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g. wetlands, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance.</p>
<p><b>Types and characteristics of potential impacts</b></p> <p>(Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the modest nature and scale of the proposed development, the site location on serviced lands in a built-up urban area, the availability of mains water and drainage services, the likely limited magnitude and spatial extent of effects, and the absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
<p><b>Conclusion</b></p>	
<p><b>Likelihood of Significant Effects</b></p>	<p><b>Conclusion in respect of EIA</b></p>
<p><b>There is no real likelihood of significant effects on the environment.</b></p>	<p><b>EIA is not required.</b></p>

**Inspector:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**DP/ADP:** \_\_\_\_\_ **Date:** \_\_\_\_\_

(only where Schedule 7A information or EIAR required)