

## Environmental Impact Assessment

**Date:** 24/07/23

**Planning reference:** 22/1251

### **Development proposed:**

This application for planning permission to Meath County Council for the

This application seeks planning permission for

The development will consist of the following.

1. Construction of a new two-storey Nursing Home of 156 no. bedrooms with a Gross Floor Area (GFA) of 8,576m<sup>2</sup>, including vehicular drop-off area and service road.
2. Construction of a new three-storey Primary Care Centre (PCC) with a Gross Floor Area (GFA) of 3,049m<sup>2</sup>, including vehicular drop-off area.
3. The development includes a shared surface car park providing 161 no. car parking spaces (comprising of 151 no. standard car parking spaces and 10 no. accessible car parking spaces) and approximately 160 no. bicycle parking spaces.
4. Provision of foul and surface water drainage including an underground wastewater pumping station.
5. Connection to potable water supply at Kildare Bridge.
6. Provision of communal (semi-private) and public open space.
7. Provision of hard and soft landscaping including amenity equipment, fencing and gates.
8. Provision of substation and public lighting.
9. Proposed road improvement and realignment works along the R157 which abuts the Carton Demesne Wall which is a Protected Structure (RPS Ref 91556), including:
  - i. Construction of a new 2-way, 6m-wide access road from the R157 Dunboyne Road to include a priority T-junction on the R157 which includes a right-turn lane from the R157 into the access road,
  - ii. Upgrade works to a section of the R157 from the new site entrance south to Kildare Bridge on the R157 (representing delivery of a 15m-wide portion of the Maynooth Outer Relief Road (MOOR)), including creation

of a new 2m-wide footpath, 3m-wide cycle lane and pedestrian and cycle link adjacent to Kildare Bridge,

iii. Provision of pedestrian and cycle improvement measures.

10. All other site development works and services ancillary to the proposed development.

11. A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) will be submitted to the planning authority with the planning application.

It is noted that the Environmental Impact Assessment carried out by Mr Donal Farrelly EP detailed in the report dated 24/07/2023 and approved Mr Billy Joe Padden SEP and by Mr Des Foley Director, has been carried out giving full consideration to the Environmental Impact Assessment Report submitted with the application, all submissions and observations validly made in relation to the Environmental effects of the development.

It is considered that the report dated on 24/07/23 gives a fair and reasonable assessment of the likely significant effects of the development on the environment. The assessment as reported is adopted as the assessment of Meath Co Council.



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Donal Farrelly  
Executive Planner




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Billy Joe Padden  
Senior Executive Planner

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Des Foley  
Director



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Fiona Lawless  
Chief Executive