

EIA SCREENING REPORT

PROPOSED RESIDENTIAL DEVELOPMENT AT NEW NANGOR ROAD, CLONDALKIN, DUBLIN 22

May 2019

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Project:	Residential Development at New Nangor Road, Clondalkin, Dublin
Title:	EIA Screening Report
Issue Date:	3/5/19

This report is for the specific purpose to which it refers and has been based on, and takes into account, the instructions and requirements of our client. It is not intended for and should not be relied upon by any third party.

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1.0 INTRODUCTION

1.1 Purpose of Report

This EIA Screening Report is prepared on behalf of South Dublin County Council in the context of an application under Part VIII of the Planning & Development Regulations 2001 (as amended).

We have been instructed by Walsh Associates to provide an Environmental Impact Assessment Screening Report for the proposed development of 93no. dwelling houses and associated landscaped areas at New Nangor Road, Clondalkin, Dublin 22.

The purpose of the Report is to determine if EIA is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended (the Act), and Schedule 5 of the Planning and Development Regulations, 2001, as amended (the Regulations).

The requirement for a ‘sub-threshold’ development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA screening exercise outlined below have examined the project with reference to the relevant thresholds and criteria.

An Appropriate Assessment (AA) Screening report by NM Ecology, which assesses the potential of the proposed development to adversely affect the integrity of Natura 2000 sites (i.e. SPAs and SACs), has been prepared and will also be submitted to the competent authority as part of the Part VIII application.

1.2 Statement of authority

This report has been compiled by BMA Planning under the direction of Ray Ryan. Ray Ryan is a qualified town planner and Principal of BMA Planning, Planning and Development Consultants since 2004. He has an undergraduate degree from University College Cork and a Masters in Regional and Urban Planning (MRUP) from University College Dublin. He is a corporate member of the Irish Planning Institute and operates in accordance with their code of professional conduct. As a planning consultant for over 20 years, he has extensive experience in major urban development and infrastructure projects throughout Ireland, including various aspects of Environmental Impact Assessment.

2.0 THE PROJECT

2.1 The Site

A Site Location Plan showing the subject site in the context of the surrounding area is attached within Appendix A.

The proposed development is located at New Nangor Road, Clondalkin, Dublin 22.

The site comprises two discrete parcels – west and east. The western portion of the site is bounded to the north by the R134 New Nangor Regional Road, to the east by Clondalkin Tus Nua Treatment Centre, to the south by Nangor Medical Centre and to the west by Cherrywood Crescent Road.

The eastern portion of the site is bounded to the north by the R134 New Nangor Regional Road, to the east by the R113 Regional Road, to the south by the Old Nangor Road, existing residential dwellings and an Eircom Sub-station and to the west by Clondalkin Tus Nua Treatment centre. The total area of the site for the proposed development is 2.156 hectares.

Figure 1 below is an aerial view of the area with the site outlined in red.

Figure 1 – Aerial view of site



2.2 Development Plan / Zoning

Figure 2 below is an extract from South Dublin County Council Development Plan 2016 – 2022 which shows that the site is subject to Zoning Objective “*RES – To protect and / or improve residential amenity*”. There are no other site-specific objectives pertaining to the site.

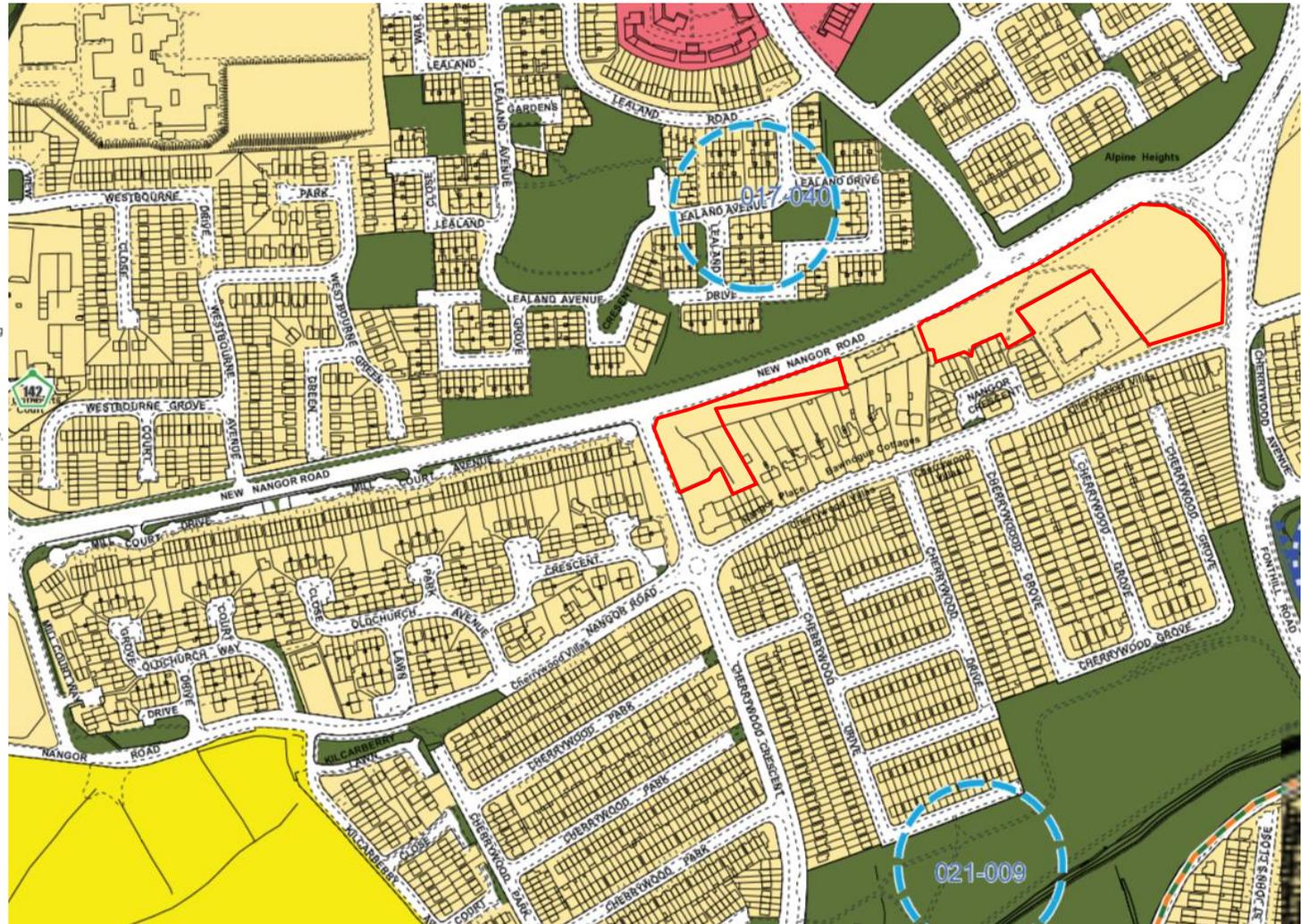
Figure 2 – Zoning Map from South Dublin County Council Development Plan 2016 – 2022

Use Zoning Objectives

- Objective RES To protect and/or improve residential amenity
- Objective RES-IN To provide for new residential communities in accordance with approved area plans
- Objective SDZ To provide for strategic development in accordance with approved planning schemes
- Objective REGEN To facilitate enterprise and/or residential-led regeneration
- Objective TC To protect, improve and provide for the future development of Town Centres
- Objective MRC To protect, improve and provide for the future development of a Major Retail Centre
- Objective DC To protect, improve and provide for the future development of District Centres
- Objective VC To protect, improve and provide for the future development of Village Centres
- Objective LC To protect, improve and provide for the future development of Local Centres
- Objective RW To provide for and consolidate retail warehousing
- Objective EE To provide for enterprise and employment related uses
- Objective OS To preserve and provide for open space and recreational amenities
- Objective HA (LV, DV, DM) To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
- Objective RU To protect and improve rural amenity and to provide for the development of agriculture

Conservation

- ★ To Preserve Prospects
- Tree Preservation Order (See Written Statement For Details)
- Record of Protected Structures (See Written Statement for Details)
- 017-021 Record of Monuments and Places (See Written Statement for Details) (For Areas of Archaeological Potential see Index Map)
- Protect and Preserve Significant Views
- G Geological Sites for Protection
- B Bohernabreena Reservoir Catchment
- A Architectural Conservation Areas (ACA)
- P Proposed Natural Heritage Areas (pNHA)
- S Special Protection Areas (SPA)
- L Liffey Valley Special Area Amenity Order 1990 (SAAO)
- C Special Area of Conservation (SAC)



2.2 Project Description

As illustrated in the plans presented as part of the current application (See Site Layout Plan included within Appendix A), 93no. dwellings are proposed as follows:-

- Block A: 6no. 1-bedroom apartment units – 49.6sq.m, 10no. 2-bedroom apartment units – 71sq.m, 2no. 3-bedroom apartment units – 90.1sq.m, 2no. 3-bedroom apartment units – 90.3sq.m, 8no. 3-bedroom apartment units – 97.7sq.m, 2no. 3-bedroom apartment units – 102.5sq.m
- Block B: 6no. 1-bedroom apartment units – 49.6sq.m, 10no. 2-bedroom apartment units – 71sq.m, 2no. 3-bedroom apartment units – 90.1sq.m, 2no. 3-bedroom apartment units – 90.3sq.m, 2no. 3-bedroom apartment units – 97.5sq.m, 6no. 3-bedroom apartment units – 97.7sq.m, 2no. 3-bedroom apartment units – 102.5sq.m
- Block C: 3no. 2-bedroom 2-storey houses – 101.4sq.m
- Block D: 2no. 2-bedroom 2-storey houses – 101.4sq.m
- Block E: 2 no. 2-bedroom, 2-storey houses – 101.4m²
- Block F: 6no. 2-bedroom, 2-storey houses – 102.3 m²
- Block G: 2no. 2-bedroom, 2-storey houses – 101.4 m²
- Block H: 6no. 2-bedroom duplex units – 106.9 m², 6no. 2-bedroom apartment units - 69 m²
- Block J: 3no. 2-bedroom duplex units – 106.9 m², 3no. 2-bedroom apartment units - 69 m²

A site layout plan of the proposed development outlining the location of each block and landscaping of the site can be found in Appendix A.

Some trees in the eastern portion of the site will be retained and incorporated into landscaped areas, with additional landscaping to the north of the site along the New Nangor Road.

Foul water and surface water will be discharged to local authority foul and storm sewers on adjacent roads.

3.0 RELEVANT EIA LEGISLATION

The EIA Directive, Council Directive 85/337/EEC of 27 June 1985 *on the assessment of the effects of certain public and private projects on the environment* is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of environmental effects prior to development consent being given. This Directive was amended by the following Directives:- Directive 97/11/EC of 3 March 1997, Directive 2003/35/EC of 26 May 2003, Directive 2009/31/EC of 23 April 2009, (codified in Directive 2011/92/EU of 13 December 2011) and most recently by Directive 2014/52/EU of 16 April 2014.

3.1 National EIA Legislation

EIA provisions in relation to planning permissions are contained in the Part X of the *Planning and Development Act, 2000*, As Amended (hereafter referred to as “the Planning Act”), and in Part 10 of the *Planning and Development Regulations, 2001*, As Amended.

The 2014 EIA Directive has been transposed into national planning law by the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018), with effect from 1 September 2018¹, and the *European Union (Planning and Development) (Environmental Impact Assessment) (No.2) Regulations 2018*, with effect from 8th October 2018.

3.2 EIA Guidance

The Department of Housing, Planning and Local Government (DHPLG) revised the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, in August 2018. These updated Guidelines deal with the new legislative provisions resulting from the 2014 EIA Directive and the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018)² and how they are to be addressed in practice.

The Environmental Protection Agency (EPA) prepared revised (draft) guidance to respond to the 2014 EIA Directive, including *Draft Guidelines on the Information to be contained in Environmental Impact Assessment Reports* (2017) and *Draft Advice Notes for Preparing Environmental Impact Statements* (2015). With the transposition complete, The EPA are due to finalise these Guidelines and Advice Notes.

Since the adoption of the 2014 EIA Directive, The European Commission has also prepared a suite of Guidance documents including “*Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*” (2017).

¹ A separate commencement date of 1 January 2019 is provided for the enhanced provisions for EIA screening in advance of making a planning application (Sections 176A to 176C)

² Hereafter referred to as the 2018 EIA Regulations.

4.0 EIA SCREENING EXERCISE

4.1 Methodology

To determine if an EIA is required, the first step is to determine whether the Project is a class set out in Annex I or II of the Directive. These classes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, As Amended, with national thresholds included for many of the Annex II classes.

If the project is not subject to a mandatory EIA, EIA may still be required to determine the likelihood of a sub-threshold project having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001, As Amended) to determine whether a sub-threshold development should be subject to an Environmental Impact Assessment.

4.1 Mandatory EIA Thresholds

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states:

“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

(a) the proposed development would be of a class specified in –

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either – I. such development would exceed any relevant quantity, area or other limit specified in that Part, or II. no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either – I. such development would exceed any relevant quantity, area or other limit specified in that Part, or II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and (ii) the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.”

Further to the above, Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of a housing development.

Under Part 2 of Schedule 5, in relation to Infrastructure projects, Class 10(b)(i) of Part 2 refers to housing developments as follows:

10. Infrastructure projects

(a)

(b)(i) Construction of more than 500 dwelling units.

(ii) Construction of car-parks providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of shopping centres with a gross floor space exceeding 10,000 square metres

(iv) 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. (In this paragraph “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The number of dwelling units proposed as part of the proposed housing development is 93 and will therefore be significantly below the threshold specified in Class 10(b)(i) of Part 2.

Having regard to the above, EIA is therefore not mandatory for the proposed development.

4.3 Sub -Threshold Screening

To determine whether the project described in Section 2 above should be subject to an EIA, the following assessment is completed on the basis of the Criteria in Schedule 7 of the *Planning and Development Regulations 2001, As Amended* and utilising the Screening Checklist provided in the ‘*Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*’ (EC, 2017).

The criteria are grouped under the following three headings in Table 4.1 below:

1. Characteristics of the Proposed Development
2. Location of Proposed Development
3. Characteristics of Potential Impacts

The assessment of the likelihood of significant environmental effects requires professional judgement. The DoEHLG Guidance Document '*Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development*' states that it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision. In this context, this screening exercise has relied on available information.

In addition to the above reference criteria, a further screening exercise was completed to assess the most significant potential impacts and Table 4.2 presents the sections that would be covered in any EIA as specified in the Directive and includes the aspects of the environment with the potential to be significantly affected by the project.

Table 4.1 : Screening Criteria

Screening Questions	Comment
Characteristics of the Proposed Development	
<i>Is the scale of the project considered to be significant?</i>	No. The scale of the proposed development of 93no. units on a site area of 2.156ha is in keeping with the scale of the receiving setting and surrounds in terms of size and design and is therefore not considered significant.
<i>Is the size of the project considered significant when considered cumulatively with other adjacent developments?</i>	No. The size and footprint of the proposed development (2.156ha) is considered small, and no permitted or proposed projects were identified with which the proposal would give rise to significant cumulative impacts.
<i>Will the project utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?</i>	No. The footprint of the dwelling units will occupy a small area within the proposed development site at New Nangor road, Clondalkin. The development will have no significant impacts on Natura 2000 sites. The proposed development will connect to the existing public sewer system.
<i>Will the project produce a significant quantity of waste?</i>	No. During the construction phase, normal construction waste will be collected by a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities. The waste management hierarchy will be implemented onsite, which prioritises prevention and minimisation of waste, followed by re-use and recycling. During the operational phase, waste will be sorted and collected a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities.
<i>Will the project create a significant amount or type of pollution?</i>	No. No significant water or air-borne pollution are envisaged as a result of the proposed development. The proposed housing development will connect to the existing public sewer system and is not a project type that will give rise to significant emissions or pollution.
<i>Will the project create a significant amount of nuisance?</i>	No. Limited disruption to local receptors may arise during the construction phase but this will be short-term in duration. The majority of the proposed works will take place within the site of the proposed development at New Nangor Road, Clondalkin.
<i>Will there be a risk of major accidents?</i>	No. The proposed development is not of a type that poses a risk of major accidents, having regard to substances or technologies used. The proposed construction works will employ best practice methodologies and be subject to the contractor's safety statements and risk assessments.
<i>Will there be a risk of natural disasters, including those caused by climate change?</i>	The potential natural disasters that may occur are limited to flooding and fire. Based on available data from the OPW's Catchment Flood Risk Assessment and Management (CFRAM), the proposed development site is not at risk of flooding.

	In terms of fire risk, the proposed development will comply with all relevant health & safety legislation. It is considered that the risk of significant fire occurring, affecting the proposed development and causing it to have significant environmental effects, is limited.
<i>Will there be a risk to human health (for example due to water contamination or air pollution)?</i>	No. There is the limited potential for negative effects on human health during the construction phase as a result of potential emissions to air of dust, or potential emissions to land and water of hydrocarbons. Best construction site practices will prevent any risk of pollution running off the site. A housing development is not a recognised source of pollution and is not an activity that falls within any thresholds requiring Environmental Protection Agency licensing. On this basis, the potential for negative health effects associated with the proposed development is negligible.
<i>Is the combination of the above factors likely to have significant effects on the environment?</i>	No. There are no factors above which when combined would result in the proposed development, due to its characteristics, have a significant effect on the environment
Location of the Proposed Development	
<i>Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?</i>	An Appropriate Assessment (AA) Screening Report for the site has been undertaken and concludes that no potential impacts arising from the proposed development are anticipated as there are no pathways for impacts from the proposed development to any Natura 2000 sites.
<i>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?</i>	No. There will be no negative direct or indirect impacts to or reduction in Annex I habitat area
<i>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?</i>	No. The proposed development will not have any significant effects on Natura 2000 sites and therefore no direct or indirect effects on Annex I habitats
<i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?</i>	No.
<i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?</i>	No.
<i>Has the proposed development the potential to impact directly or</i>	No.

<i>indirectly on any species listed as Annex I of the EU Birds Directive?</i>	
<i>Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?</i>	No.
<i>Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?</i>	No. The site is zoned R2 to ‘ <i>protect and/or improve residential amenity</i> ’ in the South Dublin County Council Development Plan 2016-2022. From a land use planning perspective, the proposed housing development can be assimilated into the receiving environment without any significant effects.
<i>Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?</i>	No. The proposed development can be accommodated on this site with no significant negative effects on the abundance, availability, quality or regenerative capacity of the receiving natural environment. Considering the nature and size of the site, the impacts associated with removal of grass cover, trees/ hedgerows will be negligible.
<i>Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?</i>	No. There are no Recorded Monuments affected. Clondalkin Enclosure Site (Recorded Monument 017 – 040) is to the north of the site, and Clondalkin Well (Recorded Monument 021-009) is to the south of the site. However, the proposed development would not have any adverse negative effects on these monuments.
<i>Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?</i>	No. The proposed development does not affect any listed or scenic views or protected landscapes.
Type and Characteristics of Potential Impacts	
<i>Would a large geographical area be impacted as a result of the proposed development?</i>	No. The site is within the Clondalkin urban area and the geographic extent of the proposed works is confined to the proposed development site (2.156ha).
<i>Would a large population of people be affected as a result of the proposed development?</i>	No. The proposed development site is within an existing built up suburban area and is consistent with the land use pattern in the general area.
<i>Are any transboundary impacts likely to arise as a result of the proposed development?</i>	No.

<i>Would the magnitude of impacts associated with the proposed development be considered significant?</i>	No. Having regard to the characteristics of the proposed development and the location of the proposed development site, there are no significant negative impacts associated with the proposed project. The proposed development will provide additional housing stock which is considered a significant positive impact on Human Beings.
<i>In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?</i>	No. The development is a typical housing development of a type found throughout the region. The development is also located in a predominantly residential area at New Nangor Road, Clondalkin.
<i>Is there a high probability that the effects will occur?</i>	Whilst temporary impacts relating to construction activities are likely to occur but are not significant.
<i>Will the effects continue for a long time?</i>	No likely significant negative effects on the environment have been identified as a result of the proposed development. The project will have a long-term positive impact on Human Beings, with regard to the provision of additional housing stock in area.
<i>Will the effects be permanent rather than temporary?</i>	The potential effects during construction are temporary. No significant permanent negative impacts are expected to result from the operational phase.
<i>Will the impacts be irreversible?</i>	No. No likely significant effects on the environment have been identified as a result of the proposed development.
<i>Will there be significant cumulative impacts with other existing and/or approved projects?</i>	No. The proposed project will not give rise to significant effects on the environment, and no permitted or proposed projects were identified with which the proposal would give rise to significant cumulative impacts.
<i>Will it be difficult to avoid, or reduce or repair or compensate for the effects?</i>	The construction process will avoid any significant effects of the proposed development through the implementation of standard best practice construction methodologies.

Table 4.2: Potential Impacts by EIA Topic

EIA Topic	Comment on Potential Impacts
Population and Human Health	<p>The potential impacts of the construction phase on human beings are not considered to be significant. During construction, there is the potential for temporary minor impacts related to traffic inconvenience, dust and noise to occur. However, the works will be short-term in duration. Standard best practice construction methodologies will limit disturbance to people in the area.</p> <p>Once completed, the proposed development will provide additional housing stock in an area of high demand which is considered a significant positive impact.</p> <p>The new development will provide for passive surveillance on the existing open space adjacent to the northern end of the site, in turn providing for a safer and more usable public amenity for residents of the area.</p>
Biodiversity / Species and Habitats	<p>The lack of any sensitive habitats and/or species means that the proposed development will not have any significant effect on flora and fauna. There are no Special Areas of Conservation (SAC's), Special Protection Areas (SPA's) or Proposed Natural Heritage Areas (NHA's) within the vicinity of the site.</p>
Land and Soils	<p>No significant impact; the development will be constructed in accordance with best practice environmentally sensitive methods and environmental management systems</p>
Water	<p>Good construction site practices will be in place to prevent any risk of pollution, e.g. from earthmoving works or chemicals used in construction such as hydrocarbons and cement - based products, running off the site. With best practice incorporated into the design and the construction works, the potential for significant run-off of pollutants is either eliminated or greatly reduced, and no significant residual impacts on water are anticipated. FloodInfo mapping shows that the site of the proposed development is not at risk of flooding. The proposed development will connect to the existing sewer, which eliminates the requirement for an onsite waste water treatment facility.</p>
Air & Climate	<p>During construction, there is the potential for short-term minor negative impacts related to dust to occur, however this will be short term in duration and limited to the works area. Best practice construction site management will minimise emissions.</p>
Noise & Vibration	<p>Potential short-term noise impact may arise during construction activities however this will be managed through best practice measures. No significant impact anticipated.</p>
Material Assets: Built Environment	<p>The proposed development will connect to existing public services (foul and watermains and utilities). There are no issues with capacity in the existing services.</p> <p>Possible effects include short term interruption to existing services, damage to existing systems during construction and possible pollution.</p>

	No significant effects arising.
Material Assets: Transportation	There will be no significant long-term impact on local traffic movements due to the scale of the proposed housing development. During the construction phase, appropriate traffic management and signage will be in place to ensure safe access and egress from the site, and the safety of other road users.
Waste Management	The development will involve limited excavation and land re-shaping. Possible effects include the re-use / recycle / disposal of excavated material as well as other waste generated on site i.e. construction and demolition waste, domestic waste once occupied. Any effects will be mitigated by the implementation of best practice in construction and demolition and operational waste management procedures. No significant effects arising.
Cultural Heritage	The proposed development at New Nangor Road, Clondalkin will not give rise to any significant impacts on cultural heritage.
Landscape	No significant impact. The site proposed housing development is located within an existing suburban area of Clondalkin and will not give rise to any significant landscape or visual impacts. There are no protected views or designated scenic routes pertaining to the site, and there will be no significant change in terms of site visibility.
Interactions	No Impact

4.3 Conclusions of Screening Exercise

It is concluded that the nature of the proposed development is not considered to have likely significant effects on the environment (direct or indirect).

The scale of the proposed development, when viewed individually and cumulatively, is small in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA.

The proposed development will involve the construction of 93no. dwelling units which is significantly less the EIA threshold of 500 dwelling units. Therefore, the characteristics of the proposed housing development are not of a nature and scale that will give rise to significant effects on the environment by way of its size or design.

In terms of other environmental sensitivities, e.g. landscapes/sites of historical, cultural or archaeological significance, the proposed development will not give rise to any significant effects, given its location.

From a land use planning perspective, the proposed housing development is on lands that are zoned for residential use and the development will be consistent with the relevant policy provisions of the local Development Plan and consistent with the existing /emerging pattern of development in the

general area. The proposed development is considered to represent a long-term and permanent positive impact in terms of the provision of additional housing stock in a suitable location.

The type of characteristics of the potential impacts are not considered likely to have significant effects on the environment during construction phase. Good construction site practices will be in place to prevent any risk of pollution to the receiving environment. Temporary disturbance in relation to noise levels, dust and traffic disturbance are typical of any construction phase, the proposed works will be confined to within the site of the proposed development and any potential impact on nearby sensitive receptors will be short-term and effectively managed through best practice measures. Therefore, it is proposed that a suite of best practice construction management and pollution prevention measures should be implemented during the construction phase to include, inter alia, the following:-

- The boundary of the site will be clearly outlined by a temporary fence. The construction compound and storage area will be located inside the site boundary.
- During the construction phase, noise limits, noise control measures, hours of operation and selection of plant items will be considered in relation to minimising disturbance.
- Reduced illumination of the site will be used where possible to prevent disturbance to local fauna that may potentially occur in the wider area.
- All plant and equipment for use will comply with the Construction Plant and Equipment Permissible Noise Levels Regulations (SI 359/1996).
- Fuels, oils, greases and hydraulic fluids will be stored in bunded compounds.
- Fuels, lubricants and hydraulic fluids for equipment used on the site will be carefully handled to avoid spillage, properly secured against unauthorised access or vandalism, and provided with spill containment in accordance with current best practice.
- In all circumstances, excavation depths and volumes will be minimised, and excavated material will be re-used where possible.
- All storage of plant, excavated material/topsoil and other materials required for construction/landscaping, will be held within the fenced area.
- All waste will be collected in skips and the site will be kept tidy and free of debris at all times.
- All construction waste materials will be stored within the confines of the site, prior to removal from the site by a permitted collector to a permitted waste facility.
- The construction works will be monitored to ensure that environmental best practice is fully adhered to and is effective.

The proposed development site can therefore accommodate the development without significant impact and a detailed EIAR is not required in this instance.

The Appropriate Assessment Screening confirms that there will be no significant effect to Natura 2000 sites as a result of the proposed development, alone or in combination with any other permitted or proposed project.

5.0 CONCLUSION

The proposed project is not a development for which an EIA is mandatory.

In terms of scale, the proposed housing development falls significantly below the threshold set out in Class10(b)(i) in Part 2 of Schedule 5 of the Regulations.

An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise has been informed by a desk study of the site based on the best available information.

No significant negative effects on the environment have been identified during the construction operational phase of the proposed development and the overall conclusion and recommendation of this screening exercise is therefore that there is no requirement for Environmental Impact Assessment of the proposed project.

BMA PLANNING

5th May 2019

Appendix A

Site Location Map and Site Layout Plan



