



**ENVIRONMENTAL IMPACT ASSESSMENT
SCREENING STATEMENT**

In respect of

**LANDS AT DAWSON'S DEMENSE
ARDEE**

Prepared by

GENESIS PLANNING CONSULTANTS

On behalf of

MAY ARD DEVELOPMENTS LTD

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1 INTRODUCTION

- 1.1 On behalf of the applicant, May Ard Developments Ltd., we have prepared this Environmental Report to assess the potential impacts of the proposed development on the environment.
- 1.2 The development will consist of the construction of 122no. residential units, a crèche building along with ancillary car parking and site works.
- 1.3 This report will accompany the planning application. The possible effects on the environment have been examined through the process of an EIAR Screening which is set out below.
- 1.4 This report is submitted to demonstrate for the Planning Authority the potential impacts of the proposed development on the environment.
- 1.5 This report should be read in conjunction with application documents including the Planning Report and Statement of Consistency, Appropriate Assessment Screening Report, Ecological Impact Assessment, Construction Environmental Management Plan and the Infrastructure Design Report.
- 1.6 Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the impacts of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.
- 1.7 In addition, a 'sub-threshold' EIA may be required, if the competent authority determines that the development would be likely to have significant impacts on the environment. Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant impacts on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.
- 1.8 Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.
- 1.9 Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:
 - '1. A description of the project, including in particular:
 - a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.
 - b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
 2. A description of the aspects of the environment likely to be significantly affected by the project.
 3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:
 - a) the expected residues and emissions and the production of waste, where relevant.
 - b) the use of natural resources, in particular soil, land, water and biodiversity.
 4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.'

- 1.10 Schedule 7A of the Planning and Development Regulations details the criteria the competent authority must consider in determining whether a sub-threshold EIA should be undertaken.
- 1.11 This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory.
- 1.12 Accordingly, the pro-forma included in section 5 of this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU and in accordance with schedule 7A of the Planning and Development Regulations.

2 SITE DESCRIPTION & CONTEXT

- 2.1 The site is in a strategically important location to the east of Ardee Town Centre at Dawsons Demesne.



Figure 1 Site area as existing (refer to attached site location plans for specific site area)

- 2.2 In terms of local context the area is a combination of residential and civic uses, with an industrial unit located on adjacent lands to the east.
- 2.3 Boundaries of the site are predominantly defined to the perimeter by existing hedges to the north, east and southern aspects, with a fence line defining the western boundary.
- 2.3 In terms of environmental context, the site is bounded by the Castleguard Manor residential development on it's northern boundary, with the east of the site occupied by the Ardee industrial estate.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Project description

3.1.1 The proposed residential development provides for a total of 122no. residential units with a mixture of residential types which ranges from detached houses to one bed apartments.

3.1.2 As per the project description the development will consist of:

- (a) Site excavation works to facilitate the proposed development to include excavation and general site preparation works.
- (b) The infilling, raising and reprofiling of ground levels within the site as required with inert materials.
- (c) The provision of a total of 48no. residential dwellings which will consist of 2 no. 2 bed units, 44no. 3 bed units and 2no. 4 bed units. The dwellings range in height from single storey to three storey.
- (d) The provision of a total of 74no. apartments/duplex units consisting of 17no.1 bed units, 32no. 2bed units and 25no. 3bed units. The apartment blocks range in height from two storey to three storey in height.
- (e) Provision of a creche at ground floor within apartment block H.
- (f) Provision of associated car parking at surface level via a combination of in-curtilage parking for dwellings and via on-street parking for the creche, duplexes and apartment units.
- (g) Provision of electric vehicle charge points with associated site infrastructure ducting to provide charge points for residents throughout the site.
- (h) Provision of associated bicycle storage facilities at surface level throughout the site and bin storage facilities.
- (i) Creation of a new access point from Castleguard Road with associated works to include for a cycleway and footpath to the southern and eastern site boundaries.
- (j) Provision of internal access roads and footpaths and associated works.
- (k) Provision of residential communal open space areas to include a formal play area along with all hard and soft landscape works with public lighting, planting and boundary treatments to include boundary walls, railings & fencing.
- (l) Provision of 1no. ESB substation.
- (m) Internal site works and attenuation systems which will include for provision of a hydrocarbon and silt interceptor prior to discharge into the surface water network in Castleguard Manor.
- (n) All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul, water and ESB networks.

3.1.3 In terms of services direct connection will be made to the existing foul sewer, water and ESB networks, and surface water will be discharged to ground via attenuation.

3.1.4 Vehicular access to the proposed development is to be provided from Castleguard Road, via a new entrance point. From this entrance point an internal link road is to be provided to serve the proposed development.

3.1.5 Pedestrian/cycle pathway and linkages to the proposed development will also be provided from Castleguard Road and Hale Street. Parking provision within the site will be at street level throughout.

3.1.6 For further detail on the proposal please refer to the architectural drawings, design statement and the landscape drawings and particulars which accompany the planning application.

3.2 Description of aspects of the Environment likely to be affected by the project

3.2.1 The most significant possible negative impacts on the environment, without appropriate mitigation measures in place, are likely to be:

- Construction traffic contributing to traffic congestion and road safety hazards on the local road network.
- Additional traffic on local road network once scheme is operational.
- Adverse health and amenity impacts arising from noise pollution during demolition and construction phase.
- Potential to damage unrecorded, sub-surface archaeological features that may exist on the subject site.
- Possible landscape and visual impacts.
- Possible impacts include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units.
- A lack of capacity in the water and sewer networks could result in shortages, outages, and disruptions in services for local residents.

3.2.2 These matters have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:

- Provision of detailed Landscape Design Proposals
- Provision of an Appropriate Assessment Screening Statement and Ecological Assessment
- Provision of a Traffic and Transport Assessment
- Preparation of a Construction and Environmental Management Plan
- Infrastructure assessment and design acceptance with Irish Water and utility providers.

3.3 Expected Residues / Emissions / Production of Waste

3.3.1 It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant impacts on the environment.

3.3.2 Construction will be guided by a Construction and Environmental Management Plan. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. It will be disposed of using licensed waste disposal facilities and contractors.

3.3.3 The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant impacts on the environment. During the operational phase, everyday waste and recycling from residential dwellings will be disposed of by approved licensed waste disposal contractors.

3.3.4 There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant impacts on the environment in order to complete the proposed scheme. Any

mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

3.4 Use of Natural Resources – Soil/ Land / Water / Biodiversity

- 3.4.1 There will be no significant likely impacts on the environment in relation to natural resources in the area.
- 3.4.2 The main use of natural resources will be land. However, the land is in an urban context, zoned and the use of the lands for the proposed development was subject to a Strategic Environmental Assessment under the development plan process.
- 3.4.3 The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely impacts on the environment.
- 3.4.4 The development will not result in high demand for water use.
- 3.4.5 The accompanying Appropriate Assessment Screening Statement prepared by Enviroguide considers (i) construction and (ii) operational impacts in relation to the identified Natura 2000 sites which are connected via source pathway connectors. In summary the appropriate assessment screening has found that given the relatively small size and scale of the proposed development, the physical separation from Natura 2000 sites within 15km it is not considered the proposed development has the potential for significantly affecting the integrity of any Natura 2000 designated site(s) or their associated conservation objectives.

4 EIA SCREENING METHODOLOGY

4.1 Legislation & Guidance

4.1.1 Environmental Impact Assessment (EIA) requirements derive from EU Directives, the most recent of which is EU Directive 2014/52/EU. The requirements of the EU Directives have been transposed into Irish Legislation, within the Planning & Development Act 2000 (as amended) and the Planning & Development Regulations 2001 (as amended).

4.1.2 The latest amendment to the Planning & Development Regulations incorporated the provision of the European Union Planning & Development (Environmental Impact Assessment) Regulations 2018 (SI 296/2018).

4.1.3 This screening report is drafted based on the requirements of the planning legislation. Also this screening exercise has been undertaken with reference to the following documents:

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001 (as amended);
- Department of Housing, Planning, Community and Local Government (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018);
- Department of Housing, Planning, Community and Local Government (2017) Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems;
- Department of Housing, Planning, Community and Local Government (2017) Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive): Advice on the Administrative Provisions in Advance of Transposition;
- Department of the Environment, Heritage and Local Government (2003) Environmental Effect Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development;
- Environmental Protection Agency (2017) Revised Guidelines on the Information to be contained in Environmental Impact Assessment Reports (Draft August 2017);
- Environmental Protection Agency (2015) Advice Notes for Preparing Environmental Impact Statements Draft November 2015;
- Environmental Protection Agency (2003) Advice Notes on Current Practice in the Preparation of Environmental Impact Statements;
- Environmental Protection Agency (2002) Guidelines on the Information to be contained in Environmental Impact Statements;
- European Commission (2017) Guidance on EIA Screening;
- European Commission (2015) Interpretation of definitions of project categories of Annex I and II of the EIA Directive;
- Office of Planning Regulator (2021) Practice Note PN02 Environmental Impact Assessment Screening; and
- Transport Infrastructure Ireland (2008) Environmental Impact Assessment of National Road Schemes – A Practical Guide.

4.1.4 On the basis of the above legislation and guidelines it has been possible to carry out a screening exercise using the available guidance whilst also having regard to the applicable legislation and

thresholds. In order to ensure all relevant environmental matters are considered for the purposes of this report this screening exercise is carried out in accordance with Directive 2014/52/EU and relevant matters for consideration set out therein.

4.2 EIAR Thresholds

4.2.1 For planning applications/projects Article 93 and Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets out the thresholds for which projects, must be subject to an Environmental Impact Assessment. (or what is now known as an EIAR)

4.2.2 Specifically, part 2 of Schedule 5 sets out the following that may be relevant to the proposal:

'10. Infrastructure projects –

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

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

(b)(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).'

15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7."

4.2.3 In response to what are considered to be the relevant thresholds to this project we submit:

- the proposal relates to the construction of 122no. residential units along with a creche building.
- given the site area is 4.0015 hectares it is submitted the proposed development is significantly below the threshold(s) for a mandatory EIAR requirement of 10 hectares in such areas; (ie 'other parts of a built-up area').
- There are no demolition works proposed.

4.2.4 We also note that class no. 15 of the 2001 Regulations relates to projects likely to have significant effects on the environment having regard to Schedule 7. The following section 5 is to screen for the requirement of EIAR on a sub-threshold project as the proposal does not exceed any other threshold in Schedule 5.

4.3 Sub-threshold projects requiring EIAR

4.3.1 We note that in some circumstances development which is below the threshold of requiring an EIAR as set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) may however still require an EIAR. (referred to as sub-threshold projects).

4.3.2 Section 92 of the Planning and Development Regulations 2001, as amended defines sub-threshold development as 'development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

4.3.3 The proposed development is a type set out in Part 2 Class 10 (b)(i) and (iv) of Schedule 5 as described above but it does not exceed the relevant quantity, area or other limit specified in that Part. Therefore, it is a sub-threshold development and requires to be screened for EIA as detailed below.

4.3.4 Section 103 of the Planning and Development Regulations 2001, as amended sets out the requirements for screening a sub-threshold planning application for EIA as follows:

'103.

(1) (a) Where a planning application for sub-threshold development is not accompanied by an EIAR, the planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the planning authority concludes, based on such preliminary examination, that—

(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in Schedule 7A for the purposes of a screening determination unless the applicant has already provided such information, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—

(I) conclude that the development would be likely to have such effects, and

(II) by notice in writing served on the applicant, require the applicant to submit to the authority an EIAR and to comply with the requirements of article 105.

(1A) (a) Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.

(b) Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.'

4.3.5 On this basis we consider it appropriate to screen the proposed development against the criteria for determining whether there are likely to be any significant effects on the environment emanating from the project.

4.3.6 Accordingly for the purposes of this report we consider it appropriate to assess the likelihood of significant effects on the environment against the criteria and particulars set out in Annex III of the EIAR Directive as defined under 2014/52/EU at a European level.

4.3.7 For ease of reference, the criteria are listed under four broad headings:

- Characteristics of projects;
- Location of projects; and
- Types and characteristics of the potential impact; and
- Other Considerations of Significant Likely Effects

4.3.8 This report here-under will address these headings and this information will assist the competent authority to make a screening determination under Section 103 of the Planning and Development Regulations 2001, as amended.

5 EIA SCREENING EXERCISE

5.1 Introduction

5.1.1 The following sub-sections assess the development against the criteria for determining whether there are likely to be any significant effects on the environment emanating from the project both during construction and at operational phase.

5.2 Characteristics of Proposed Development

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
1. Characteristics of proposed development		
<i>Could the size and design of the whole proposed development be likely to cause significant effects on the environment?</i>	The proposed development is for 122 residential units along with an ancillary creche on a site of 4.0015 hectares. This is not considered to be a large scale project in an urban context. The construction will be carried out in accordance with best practice as per the Construction Environmental Management Plan. No significant negative impact likely.	Impacts will include the height and built form which is acceptable for the lands in terms of relationship with adjacent properties. No significant negative effects likely
<i>Could the development in culmination with other proposed and/or approved developments be likely to cause significant effects on the environment?</i>	The subject lands are in an urban context. Notwithstanding the adjacent CastleGuard Manor residential scheme as constructed we note the cumulative site area(s) do not exceed 10ha as provided for in terms of the threshold for EIA's in an urban context. On this basis the likely environmental effects of the neighbouring authorised developments have already been assessed by the Planning authority and An Bord Pleanala respectively. Further on review we consider the environmental safeguards and project plans set out therein and the nature of each respective project will mean no adverse impacts on the environment from that proposal, or in combination with our submitted application given the size, nature and design of the proposals is in keeping with the planned development for Ardee Town as set out under the relative zonings. No significant negative impact likely.	The proposed uses are consistent with the land use zoning of the site and compatible with adjacent land uses. The development will positively integrate with Ardee Town once operational. No significant negative effects likely.
<i>Could the nature of any associated demolition works be likely to cause significant effects on the environment?</i>	No; there are no demolition works proposed and no impacts at either construction or operational stages.	No negative effects.
<i>Could the use of natural resources in relation to the proposed development, in particular, land, soil, water and biodiversity be likely to cause significant effects on the environment?</i>	No. The main use of resources will be the construction materials used. The scale and relatively small site area means development works will not be of a scale such that would cause concern in relation to significant effects on the environment during construction. Also the raising of ground levels via importing of inert material (soils) for other construction sites will not adversely impact on the environment. No significant negative impact likely.	At operational stage the development will be a typical residential development and not result in excessive use of resources. No significant negative effects likely.
<i>Could the production of waste in relation to the proposed development be likely to cause significant effects on the environment?</i>	No. In respect of any waste generated during construction, it will be disposed of using licensed waste disposal facilities and contractors. No significant negative impact likely.	During the operational phase (ie. when occupied), everyday refuse and waste will be disposed of by an approved licensed refuse company. No significant negative effects likely.
<i>Could pollution and nuisances generated by the proposed development be likely to cause significant effects on the environment?</i>	As with any project there will be potential for dust and noise produced during the construction phases. However, this will be managed by ensuring construction work operates within the provisions of a project management plan. In this regard we consider that pollution and nuisances are not considered to likely have the potential to cause significant effects on the environment. No significant negative effects likely.	The proposal will give rise to an increase in traffic and visitor numbers to/from site. We refer to the accompanying TTA which details how the local infrastructure can facilitate the additional traffic/visitors. An operational waste management plan will also be put in place by the management company to avoid pollution from operational waste. No significant negative effects likely.

<p><i>Could the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge be likely to cause significant effects on the environment?</i></p>	<p>No; best-practice construction methods will be employed throughout the construction phase. In respect of flood risk the lands are zoned under the LCDP and have been subject to a Strategic Flood Risk Assessment and Strategic Environmental Assessment. In summary the associated informed scheme design has not highlighted any cause for concern in terms of flood risk to the proposal as no aspect of the project is located in either flood zones A or B as defined under the Flood Risk Management Guidelines. Overall no significant negative effects likely.</p> <p>No significant negative effects likely.</p>	<p>None anticipated, subject to compliance with building and fire regulations.</p> <p>In respect of flood risk the lands are zoned under the LCDP and have been subject to a Strategic Flood Risk Assessment and Strategic Environmental Assessment. In summary the associated informed scheme design has not highlighted any cause for concern in terms of flood risk to the proposal as no aspect of the project is located in either flood zones A or B as defined under the Flood Risk Management Guidelines. Overall no significant negative effects likely.</p> <p>No significant negative effects likely.</p>
<p><i>Could the risk to human health (for example due to water contamination or air pollution) be likely to cause significant effects on the environment?</i></p>	<p>No. Aside from the construction phase which will be carried out in accordance with a project management plan, at operational stage the proposal is to be connected to public foul and storm water systems and no significant effects are to arise on the environment thereafter.</p> <p>No significant negative effects likely.</p>	<p>None. The project will not involve the use, storage or production of substances or materials which could be harmful to people or the environment.</p> <p>No significant negative effects likely.</p>

5.3 Location of Proposed Development

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
2. Location of proposed development		
Could the environmental sensitivity of geographical areas be likely to be affected by the proposed development, having regard to:		
-The existing land use	<p>No. The proposed development is located in an urban environment on land zoned for residential development.</p> <p>In respect of impacts on the Natura 2000 network, the Natura Impact Statement and Ecological Impact Assessment Report accompanying the application concludes that the integrity of such sites can be protected using best-practice construction methods. Thereafter when operational there will be no emissions which will affect environmentally sensitive sites.</p> <p>The proposal is therefore 'plan led'. No significant negative effects likely.</p>	<p>The proposal will develop a strategically important parcel of zoned lands, consistent with the zoning and bringing it into active use.</p> <p>No significant negative effects likely.</p>
-The relative abundance, quality and regenerative capacity of natural resources in the area	<p>The site is not located within any statutory designated area.</p> <p>In respect of impacts on the Natura 2000 network, the Appropriate Assessment Screening Statement and Ecological Impact Assessment Report accompanying the application concludes that the integrity of such Natura 2000 sites, their qualifying interests and also ecology in the area can be protected using best-practice construction methods.</p> <p>No significant negative effects likely.</p>	<p>The operational phase will not have any out-of-the ordinary impact on natural resources.</p> <p>No significant negative effects likely.</p>
<p>-The absorption capacity of the natural environment, paying attention to the following areas:</p> <ul style="list-style-type: none"> (a) Wetlands (b) Coastal Zones (c) Mountain and forest area (d) Nature reserves and parks (e) Areas classified or protected under legislation, including special protection area designated pursuant to 79/409/EEC and 92/43/EEC (f) Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded. (g) Densely populated areas. (h) Landscapes of historical, cultural or archaeological significance. 	<ul style="list-style-type: none"> (a) The proposed development is not within or directly connected to wetlands, riparian areas or river mouths. There are no known pathway connectors between the site and these areas. (b) The proposed development is not within or directly connected to coastal zones or the marine environment. (c) The proposed development is not within or directly connected to any mountain or forest areas. (d) The proposed development is not within or directly connected to any nature reserves or parks. (e) The proposed development is not within any protected environments. In respect of the pathway connector between the subject site and the Natura 2000 sites, this is addressed comprehensively in the Natura impact Statement which accompanies the application and concludes the integrity of connected European sites will not be adversely affected by the proposal. (f) Not applicable. (g) The regeneration of this infill site will provide a residential scheme on a valuable land resource. The site is zoned and the use is compatible with the existing development and uses in the vicinity. Therefore, there are no anticipated likely significant effects on the environment in relation to any densely populated areas. (h) The proposal will not adversely affect the integrity of the landscape(s) of historical, cultural or archaeological significance. <p>No significant negative effects likely.</p>	<p>The operational phase will not have any out-of-the ordinary impact on the natural environment.</p> <p>No significant negative effects likely.</p>

5.4 Types and characteristics of potential impacts

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
4. Types and characteristics of potential impacts		
The potential significant effects of the proposed development in relation to the criteria set out in sections 1, 2 & 3 above and having regard to:		
<i>Could the type and characteristics of the magnitude and/or extent of the impact (for example on a geographical area and/or size of the population likely to be affected) be considered to be likely to cause significant effects on the environment?</i>	<p>The proposed development is located in an urban area. The works during construction phase are not of such a scale or extent that would be considered to be likely to cause significant effects on the environment in the locality. A construction traffic management plan will be put in place to mitigate negative impacts on traffic flow.</p> <p>No significant negative effects likely.</p>	<p>The proposal is 'sub threshold' for the purposes of an EIA, consistent with the zoning objectives and will not be visible over a wide area.</p> <p>No significant negative effects likely.</p>
<i>Could the type and characteristics of the transboundary nature of the impact be considered to be likely to cause significant effects on the environment?</i>	<p>Any minor impacts will be contained in the immediate vicinity of the site. Given the location of Ardee Town no transboundary impacts are likely.</p> <p>No significant negative effects likely.</p>	<p>No operational phase transboundary impacts are likely.</p> <p>No significant negative effects likely.</p>
<i>Could the type and characteristics of the intensity and complexity of the impact be considered to be likely to cause significant effects on the environment?</i>	<p>The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment</p> <p>No significant negative effects likely.</p>	<p>The proposed development, by its nature will be of low intensity and complexity and the impact of the development will be moderate and will actively managed.</p> <p>No significant negative effects likely.</p>
<i>Could the type and characteristics of the probability of the impact be considered to be likely to cause significant effects on the environment?</i>	<p>As with any urban project relatively minor emissions of noise and pollution will be generated during the construction phase; however this is normal and working hours will be limited generally to hours set by condition or as otherwise agreed to ensure best practice is adhered to.</p> <p>No significant negative effects likely.</p>	<p>The operational phase will inevitably change the local environment. Measures will be in place to avoid, reduce, or mitigate any likely negative impacts.</p> <p>No significant negative effects likely.</p>
<i>Could the type and characteristics of the expected onset, duration, frequency and reversibility of the impact be likely to cause significant effects on the environment?</i>	<p>Any of the impacts identified would occur during the construction phase but will be temporary. Post construction and operation stage no significant effects are likely in the long term.</p> <p>No significant negative effects likely.</p>	<p>Once constructed, the proposal will result in landscape and visual impacts that will be permanent and non-reversible. These have been assessed as part of a Landscape and Visual Impact Assessment and have been deemed acceptable.</p> <p>No significant negative effects likely.</p>
<i>Could the type and characteristics of the cumulation of the impact with the impact of other existing and/or approved projects be likely to cause significant effects on the environment?</i>	<p>The development and regeneration of land is to be expected in an urban context. Any additional projects to be assessed separately under the planning process to ensure each project is correctly assessed and no adverse impacts on the recipient environment.</p> <p>No significant negative effects likely.</p>	<p>The development of the subject site is supported by adopted Development Plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas</p> <p>No significant negative effects likely.</p>
<i>Could the type and characteristics of the possibility of effectively reducing the impact be likely to cause significant effects on the environment?</i>	<p>No. We refer to associated Project Construction Management Plan for full details which sets out how measures to reduce impacts on the environment are standard and accepted best practice.</p> <p>No significant negative effects likely.</p>	<p>The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes the promotion of sustainable travel patterns and the inclusion of SUDS.</p> <p>No significant negative effects likely.</p>

5.5 Other Considerations of Significant Likely Effects

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
3. Other Considerations of Significant Likely Effects		
<i>Population & Human Health</i>	<p>During construction stage(s) there may be possible short term nuisances to human beings from noise and disturbance. These are not likely to be at such a quantity or of such a degree that would warrant the completion of a sub threshold EIAR. Noise and dust or pollution will be subject to standard mitigation measures as per typical urban projects. Post construction works it is not considered there are any operational impacts that would be likely to cause significant effects on the recipient population and human health.</p> <p>No significant negative effects likely.</p>	<p>None anticipated, subject to compliance with building and fire regulations.</p> <p>No significant negative effects likely.</p>
<i>Biodiversity</i>	<p>The subject site is not included in any Natura 2000 site and does not support any of the habitats or species of interest. (refer to ECIA by EnviroGuide). In addition the AA screening statement prepared by Enviroguide satisfactorily demonstrates the proposed development will not adversely affect the integrity of any Natura 2000 sites.</p> <p>Further, the habitat survey and accompanying Ecological Impact Assessment as carried out by Flynn Furney concludes:</p> <ul style="list-style-type: none"> • No high-value habitat receptors have been identified within the project site and the loss of these habitats will represent at most a minor residual impact. • A range of measures will be implemented to ensure surface water quality is not perturbed during the construction and operation phase of the proposed development. It is predicted that the proper implementation of these measures will prevent residual impacts to surface water quality. • There will be some potential temporary residual impacts to commonly occurring bird species as a result of disturbance during the construction phase. This will be a short term effect that will not significantly effect the future conservation of these species • There will be no significant residual impacts to non-volant mammal species and bat species. • No evidence indicating the presence of non-volant protected mammal species were identified within the project site and the proposed development will not have the potential to result in any residual impacts to such species. <p>No significant negative effects likely.</p>	<p>None anticipated.</p> <p>No significant negative effects likely.</p>
<i>Land and soils</i>	<p>No; best-practice construction methods will be employed throughout the construction phase. The accompanying AA screening statement considers (i) potential construction/operational run off impacts in relation to Natura 2000 sites and (ii) operational wastewater discharges and concludes that with application of mitigation measures outlined in the project details then no significant effects are likely to occur in relation to identified Natura 2000 sites.</p> <p>Also, there is not likely to be significant effects on the environment either during construction works or in the long term with regard to land and soils as best practice is to be followed during construction stage as per the attached PCMP and at operational stage no discharge of polluting matters due to the site being connected to public foul and storm networks.</p> <p>No significant negative effects likely.</p>	<p>None anticipated.</p> <p>No significant negative effects likely.</p>

<i>Water</i>	<p>Subject to best practice during construction phase it is considered that in relation to water there are no anticipated significant effects on the environment arising from the proposed development.</p> <p>No significant negative effects likely.</p>	<p>None anticipated.</p> <p>No significant negative effects likely.</p>
<i>Air & Climate</i>	<p>Subject to best practice during construction phase it is considered that there are no anticipated significant effects on the air or climate arising from the proposed development.</p> <p>No significant negative effects likely.</p>	<p>None anticipated.</p> <p>No significant negative effects likely.</p>
<i>Noise & Vibration</i>	<p>Subject to best practice during construction phase it is considered that there are no anticipated significant effects in this regard arising from the proposed development.</p> <p>No significant negative effects likely.</p>	<p>None anticipated.</p> <p>No significant negative effects likely.</p>
<i>Landscape</i>	<p>It is not considered that there will be likely significant effects on the environment in relation to landscape. We refer to the visual impact assessment which accompanies the application.</p> <p>No significant negative effects likely.</p>	<p>None anticipated.</p> <p>No significant negative effects likely.</p>
<i>Material Assets</i>	<p>The proposal is 'plan led' and consistent with the zoning; no impacts are envisaged which have not been considered through the statutory forward plan stage(s).</p> <p>No significant negative effects likely.</p>	<p>None anticipated.</p> <p>No significant negative effects likely.</p>
<i>Interaction of Foregoing</i>	<p>We submit that any of the aforementioned relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.</p> <p>No significant negative effects likely.</p>	<p>None anticipated.</p> <p>No significant negative effects likely.</p>

6 SUMMARY & CONCLUSIONS

- 6.1 This environmental report has been prepared to accompany the residential development for the provision of 122 no. residential units as well as a creche and associated site works.
- 6.2 The report has assessed the potential impact of the proposed development on the environment. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.
- 6.3 This report has assessed the potential impact of the proposed development on the environment. In summary we submit the proposed development is below the thresholds for a mandatory EIA.
- 6.4 Further, it is submitted on the basis of our professional consideration that a sub-threshold EIA is not required for the proposed mixed-use development for the following reasons as set out in this report:
- The proposal falls significantly below the relevant thresholds of Schedule 5 of the Planning and Development Regulations 2001 (as amended).
 - The proposal is in keeping with the planned development for Ardee Town as set out under the relative zoning.
 - The development will be connected to public services such as water, foul and storm sewers.
 - Standard construction practices can be employed to mitigate any risk of noise, dust or pollution.
 - No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.
- 6.5 In respect of impacts on the Natura 2000 network the accompanying Appropriate Assessment Screening Statement prepared by Enviroguide considers (i) construction and (ii) operational impacts in relation to the identified Natura 2000 sites which are connected via source pathway connectors. In summary the appropriate assessment screening has found that given the relatively small size and scale of the proposed development, the physical separation from Natura 2000 sites within 15km it is not considered the proposed development has the potential for significantly affecting the integrity of any Natura 2000 designated site(s) or their associated conservation objectives
- 6.6 In conclusion, it is considered that the proposed development will not have any significant impacts on the environment. Standard best practice(s) will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the recipient environment.



Ronan Woods
Director