



**ENVIROPLAN CONSULTING
LIMITED**

Title

**ENVIRONMENTAL IMPACT ASSESSMENT
SCREENING REPORT**

Development Description

“This application sets out proposals for construction of 3 no. housing units comprising of 2 no. 2 bed single storey semi-detached unit and 1 no. 2 bed single storey detached unit . The proposal represents an ideal infill opportunity within the confines of the town 50 kph speed limit zones whilst the land benefits from direct access onto the Galway Road and existing water and power services. The area for this proposed site is 1,221m². The proposed density is 25 units/Ha. The Loughrea LAP (2012-2022) advises a plot area ratio of 0.1-0.5. The proposal provides for a plot area ratio of 0.20. Externally the dwellings will reflect the design of the existing dwellings in the estate to provide for consistency in this small cul de sac.”

Location

Hillcrest, Loughrea, County Galway

Applicants

Galway County Council

Prepared by:

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1 INTRODUCTION

This Environmental Impact Assessment Screening Report has been prepared on behalf of Galway County Council who propose; *“construction of 3 no. housing units comprising of 2 no. 2 bed single storey semi-detached unit and 1 no. 2 bed single storey detached unit . The proposal represents an ideal infill opportunity within the confines of the town 50 kph speed limit zones whilst the land benefits from direct access onto the Galway Road and existing water and power services. The area for this proposed site is 1,221m². The proposed density is 25 units/Ha. The Loughrea LAP (2012-2022) advises a plot area ratio of 0.1-0.5. The proposal provides for a plot area ratio of 0.20. Externally the dwellings will reflect the design of the existing dwellings in the estate to provide for consistency in this small cul de sac.”* at Hillcrest, Loughrea, County Galway.

This application is accompanied by;

- An Appropriate Assessment Screening Report (October 2023) prepared by Enviroplan Consulting Limited,
- Drawings prepared by Galway County Council,
- This Screening Report comprises a desktop EIA screening exercise based on relevant legislation (inc. Schedules 5, 7 and 7A of the Planning & Development Regulations, as amended).

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This Screening Report has been prepared by Colette Casey (BSc (Hons)) in partnership with James O'Donnell, Planning Consultant (BA, MRUP, Dip APM).

Colette Casey is an experienced and qualified ecologist. She has obtained a Bachelor's degree in Environmental Science (BSc Hons) at the National University of Ireland, Galway. She has been involved in the completion of numerous Appropriate Assessment Screening Reports (AASR's), Natura Impact statements (NIS's), Construction Environmental Management Plans (CEMP's), Otter, Hen Harrier and Bat Surveys in the Republic of Ireland. She is an active member of Birdwatch Ireland, Bat conservation Ireland. Colette is a registered member of CIEEM and has been issued a Bat Surveying license by National Parks and Wildlife services. Colette has particular experience in the preparation of EIA Screening Reports for a wide range of public and private projects in the Republic of Ireland.

James O' Donnell is a qualified Town Planner and Project Manager with over 24 years planning experience in both the public and private sector in the west of Ireland, including 6 years experience as a local authority planning officer. James has extensive experience in the project management and delivery of a wide range of complex planning applications requiring environmental and ecological assessment, in accordance with the requirements of the EU Habitats Directive and EIA Directives. James has particular experience with EIA Screening Reports for a wide range of public and private projects in the Republic of Ireland.

1.1 PURPOSE OF SCREENING REPORT

The purpose of this Screening Report is to determine if an EIA is required for the proposed development as set out in the relevant provisions of the Planning and Development Act 2000 (as amended) (the 'Act'), and Schedules 5, 7 and 7A of the Planning and Development Regulations 2001 to 2021 (as amended) (the 'Regulations').

1.2 METHODOLOGY

This EIA Screening Report conforms to the provisions of Article 103 and Schedule 7A of the Regulations. This EIA Screening Report has been prepared with regard to the following documents (where relevant and/or applicable):

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001-2021 (as amended);
- Directive 2011/92/EU¹ as amended by 2014/52/EU²;
- EPA (2015) Advice Notes for Preparing Environmental Impact Statements – Draft September 2015
- EPA (2017) Guidelines on the information to be contained in Environmental Impact Assessment Reports – Draft August 2017;
- EPA (2021) Good Practice Guidance on Cumulative Effects Assessment in Strategic Environmental Assessment;
- European Commission (1999) Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions;
- European Commission (2017) Environmental Impact Assessment of Projects – Guidance on Screening;
- DoEHLG (2003) Environmental Impact Assessment (EIA) - Guidance for Consent Authorities regarding Sub-Threshold Development; and
- DoHPLG (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment – August 2018.
- Office of the Planning Regulator (June, 2021) “*OPR Practice Note PN02 – Environmental impact Assessment Screening.*”

This Screening Report comprises a desktop EIA screening exercise based on relevant legislation (inc. Schedules 7 and 7A of the Regulations), the best practice guidance and the Screening Checklist provided in the European Commission (2017) Environmental Impact Assessment of Projects – Guidance on Screening.

¹ Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment

² Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

1.3 LEGISLATION

As further described in Section 4 of this Screening Report, this project consists of the “*construction of 3 no. housing units comprising of 2 no. 2 bed single storey semi-detached unit and 1 no. 2 bed single storey detached unit . The proposal represents an ideal infill opportunity within the confines of the town 50 kph speed limit zones whilst the land benefits from direct access onto the Galway Road and existing water and power services. The area for this proposed site is 1,221m². The proposed density is 25 units/Ha. The Loughrea LAP (2012-2022) advises a plot area ratio of 0.1-0.5. The proposal provides for a plot area ratio of 0.20. Externally the dwellings will reflect the design of the existing dwellings in the estate to provide for consistency in this small cul de sac.*” at Hillcrest, Loughrea, County Galway

As it pertains to the proposed development, the requirement to complete an EIA as per Directive 2014/52/EU amending Directive 2011/92/EU is transposed into Irish legislation primarily via the:

- Planning and Development Act 2000 (as amended) (the ‘Act’); and
- Planning and Development Regulations 2001 (as amended) (the ‘Regulations’).

Pursuant to Article 81(ca) of the Regulations 2001, a Planning Authority must indicate its conclusion under article 120(1)(b)(i) (a preliminary examination) or screening determination under article 120(1B)(b)(i) in the public notices that form part of a Section 179 process.

Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

Where the local 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 prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, 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) prepare, or cause to be prepared, an EIAR in respect of the development.

2 THE SUBJECT SITE

2.1 SITE LOCATION & CONTEXT

The application site is located to the 1.6km to the west of Loughrea Town. The proposed development site lies to the north of the Galway Road. The site is an infill site that lies within the Hillcrest estate. There are no potential Source-Pathway-Receptor links between the application site and any SAC or SPA. The application site has no hydrological connections or risks in relation to flooding.



Figure 2.1: Aerial photo extract showing location of subject site in Loughrea.

2.2 ENVIRONMENTAL SENSITIVITIES OF THE SITE

2.2.1 Soils

The Geological Survey of Ireland (GSI) website was consulted for available geological / hydrological information. The site is underlain by limestone till. Topsoil consists of fine loamy drift with limestones.

The groundwater vulnerability within the site is classified as Extreme to Rock at or near Surface or Karst. Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease at which groundwater may be contaminated by human activities.

2.2.2 Hydrology

The closest major water feature in the area is Lough Rea (Rea Lake waterbody), which is located c. 350 metres south from the application site. The EPA has rated the value of the river as 'Poor' for the Ecological Status or Potential under the SW 2016 _2021 and has a medium confidence value.

The application site is located on the Ennis Groundwater waterbody. The EPA has rated the overall waterbody status as 'Good'.

There are there are no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies.

2.2.3 Aquifer

The GSI Bedrock Aquifer code is Rkc which is a Regionally Important Aquifer in which the degree of karstification limits the potential to develop groundwater. The groundwater vulnerability within the site is valued as Extreme to Rock at or near Surface or Karst. Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease at which groundwater may be contaminated by human activities.

2.2.4 Air Quality

The Air Quality Index Regions indicate that Air Quality Index is 3 – _Good (updated Tue 25-May-2021). The Area is listed at Small Towns, Region 4.

2.2.5 Natura 2000 Network

No impacts/effects are predicted on the Lough Rea SAC and SPA, which lie 367 meters to the south of the application site. Given the intervening urban environment with associated physical barriers (including stonewalls, roads & buildings), no direct connector/receptor pathway has been identified.



Figure 3: Application site in relation to the Lough Rea SAC & SPA

As per the “*Appropriate Assessment Screening Report*” prepared by Enviroplan Consulting Limited, there is no identifiable pathways and no identifiable connectivity to any European Sites considered in the assessment. This report concludes, inter alia that “*no significant effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 site, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area.*”

2.2.6 Natural Heritage Areas

There are no Natural Heritage Areas (NHA's) or proposed NHA's (pNHA's) within in the vicinity of the proposed development. The nearest pNHA to the proposed development is Lough Rea pNHA which is located 367 meters to the south. The nearest NHA to the proposed development is Raford River Bog NHA which is located 11.3km to the northeast. It should be noted that there is no ecological and/or hydrological connection between the application site and NHA/pNHA's.



Figure 4: Extract from <https://www.npws.ie/> showing the Lough Rea pNHA

2.2.7 Ecology

The application site is an infill site within an existing residential estate. There is existing vegetation to the north of the application site.

2.2.8 Built Heritage

No recorded archaeological monuments exist on or adjacent to the subject site. No Protected Structure (RPS) exists on site and the subject site is not located within the curtilage of a Protected Structure. There is no structure as listed under the NIAH directory located on or in close vicinity of the subject site. The subject site is not located within the Ennis Town Centre Architectural Conservation Area (ACA).

The closest recorded heritage feature is GA105-184, which is a Children's burial ground at St Laurencesfields.

2.2.9 Development Plan Provisions

Under Loughrea Local Area Plan 2012-202 the entirety of the subject site is zoned "*Residential*". Therefore, it is considered that the principle of the proposed development is consistent with the provisions of the Statutory Plan for the area.

It is noted that the Draft Loughrea Local Area Plan 2024-2030 has also been zoned “Residential Infill” Therefore, it is considered that the principle of the proposed development is consistent with the provisions of the Statutory Plan for the area.

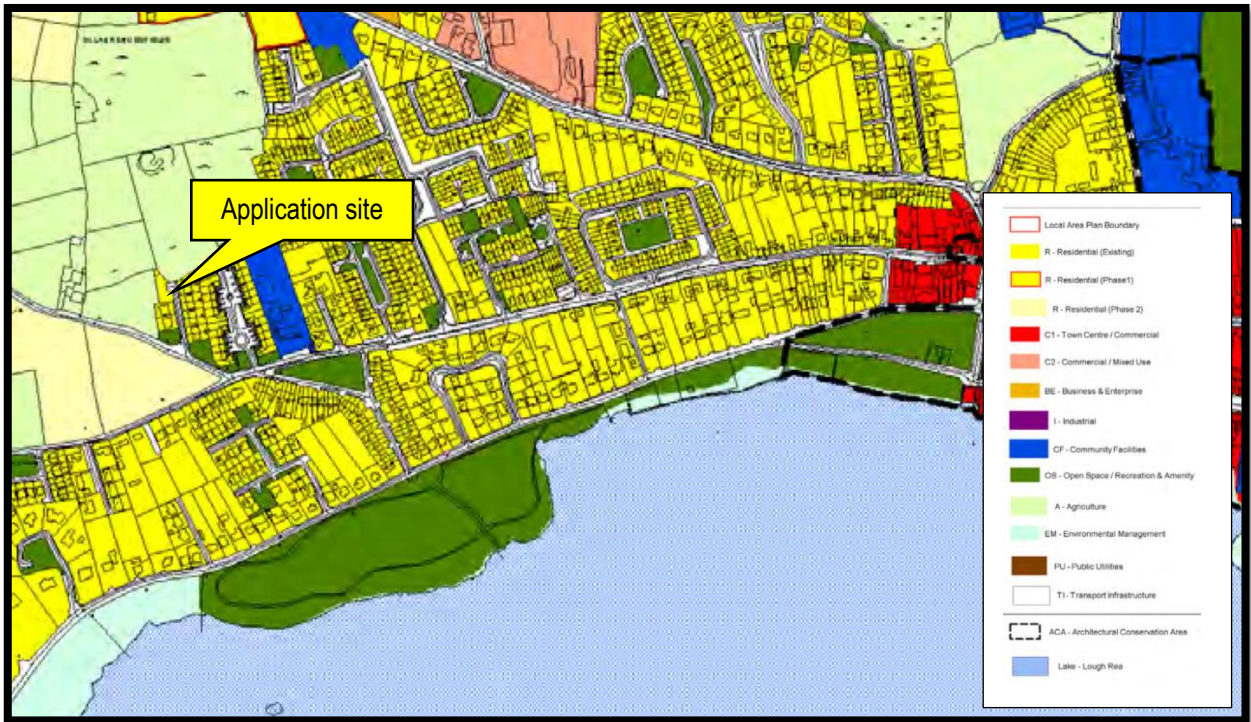


Figure 6: Extract from Loughrea Local Area Plan 2012-2022

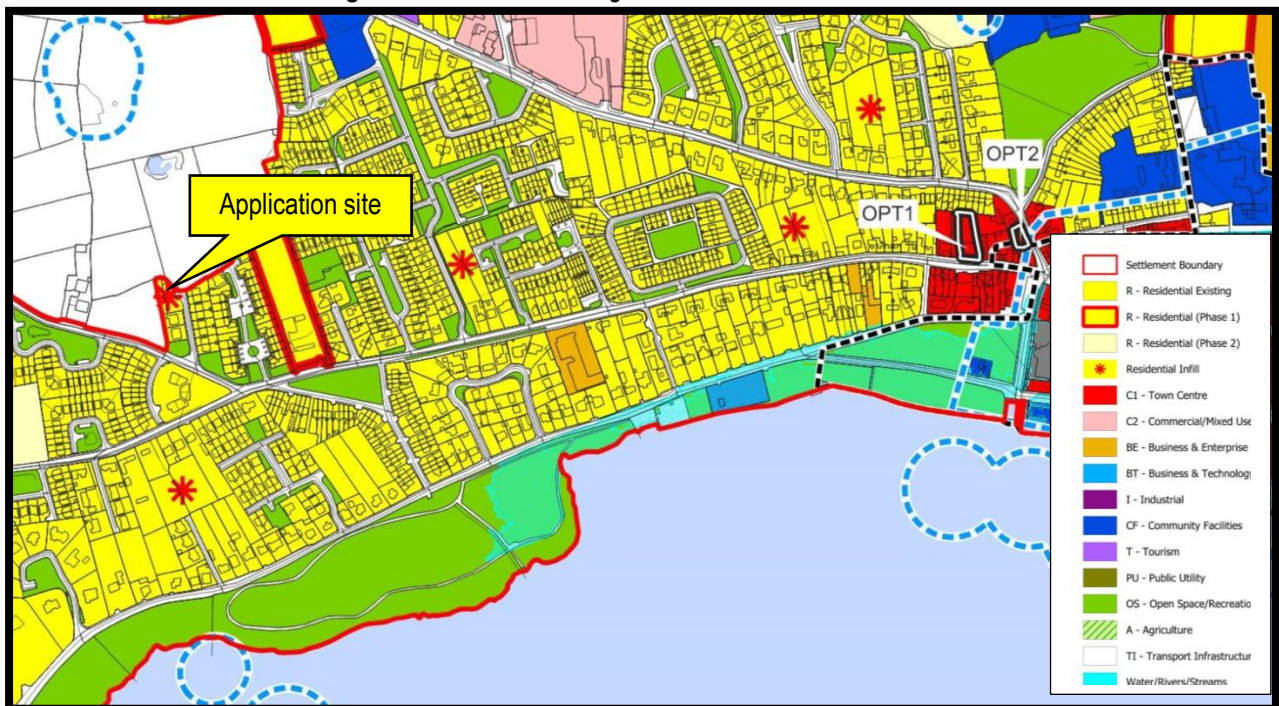


Figure 6: Extract from Draft Loughrea Local Area Plan 2024-2030

4 RELEVANT LEGISLATIVE CONTEXT

Section 172 of the Act (as amended) states:

(1) An environmental impact assessment shall be carried out by the 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 equal or exceed, as the case may be, 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 equal or exceed, as the case may be, 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 equal or exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and

(ii) it is concluded, determined or decided, as the case may be, —

by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(I) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(II) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

- (III) *by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,*
- (IV) *in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or*
- (V) *by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940, that the proposed development is likely to have a significant*

5 MANDATORY EIA THRESHOLD SCREENING

As per Step 1(b) of the OPR Guidance, an assessment as to whether a Mandatory EIA is required, needs to be carried out.

Schedule 5 of the Planning & Development Regulations 2001 (As amended) prescribes the classes and scale of development which require EIA.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of "Housing".

It is noted that class 10(b)(i) refers to;

"Construction of more than 500 dwelling units."

In response, the proposed development is for 3 dwelling units and therefore does not exceed this 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."

In response, the proposed site area is 0.3 ha, and therefore does not exceed this threshold.

Finally, it is noted that class 13 refers to;

"(a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would: -

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than –

- 25 per cent, or

- an amount equal to 50 per cent of the appropriate threshold, whichever is the greater."

In response, owing to the modest scale of the proposed development, it would not result in the development being of a Class listed in Parts 1 or 2 of Schedule 5.

Having regard to the above, the project is not of a class of development in Schedule 5, Parts 1 and 2. Accordingly, there is no mandatory requirement for EIA in this case.

6 SUB-THRESHOLD EIA SCREENING

Article 103(1) of the Regulations states:

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.

In accordance with Article 103(1)(a)(ii), the provision of “*information specified in Schedule 7A for the purposes of a screening determination*” has been prepared in the interest of due diligence.

In this regard it should be noted that the DoEHLG Guidance³ with respect to EIA Sub Threshold Screening 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 relies on available information.

³ DoEHLG (2003) Environmental Impact Assessment (EIA) - Guidance for Consent Authorities regarding Sub-Threshold Development.

7 SCREENING EXERCISE

7.1 LEGISLATIVE CONTEXT

Schedule 7A of the Regulations also requires that the following information is provided:

“1. A description of the proposed development, including in particular—

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

(b) a description of the location of the proposed development, 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 proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

(a) the expected residues and emissions and the production of waste, where relevant, and

(b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.”

Where relevant and in accordance with Article 103 (1A)(b) of Regulations⁴, the information provided below 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”*.

7.2 EIA SCREENING ASSESSMENT

The checklist for EIA Screening Assessment is set out in Table 1 below. This is adapted from OPR EIA Screening Guidance⁵. This checklist is designed to address the requirements of Schedules 7 and 7A of the Regulations and to inform the Planning Authority's EIA determination in this case.

⁴ As inserted by SI 296 of 2018 *European Union (Planning and Development)(Environmental Impact Assessment) Regulations 2018*

⁵ OPR Practice Note PN02 Environmental Impact Assessment Screening

Table 1: Checklist for EIA Screening Assessment

Screening Determination		
Planning Register Reference:	N/A	
Development Summary:	" <i>Proposed Infill Development</i> "	
	Yes/No/N/A:	Comment (If Relevant):
Does the application include information specified in Schedule 7A?	Yes	In accordance with Article 103(1)(a)(ii), the provision of "information specified in Schedule 7A for the purposes of a screening determination" has been prepared in the interest of due diligence.
Other relevant information submitted:	Yes	<ul style="list-style-type: none"> An Appropriate Assessment Screening Report (Decemeber 2023) prepared by Enviroplan Consulting Limited
Does the application include a NIS and/or other reports to enable AA screening?	Yes	An Appropriate Assessment Screening Report has been prepared.
Is an IED/IPC/Waste Licence or Waste Water Discharge Authorisation (or review of licence/ authorisation) required from the EPA for the subject development?	No	N/A
If YES has the EPA been consulted?		N/A
Have any other relevant assessments of the effects on the environment been carried out pursuant to other relevant Directives –for example SEA or AA?		An Appropriate Assessment Screening Report prepared by Enviroplan Consulting Limited. This does not indicate any identifiable connector/receptor pathway from the application site to the Lough Rea SAC and SPA.
B. Examination		
1. Characteristics of proposed development- (Including demolition, construction, operation, or decommissioning):		
	If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):	
a) The size and design of the whole of the proposed development (including any demolition works):	<p>" <i>Proposed Infill Development</i>"</p> <p>The application site is located to the 1.6km to the west of Loughrea Town. The proposed development site lies to the north of the Galway Road. The site is an infill site that lies within the Hillcrest estate. There are no potential Source-Pathway-Receptor links between the application site and any SAC or SPA. The application site has no hydrological connections or risks in relation to flooding.</p>	
(b) Other existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects:	<p>No cumulative impacts have been identified due to previously permitted developments. No impacts are predicted on the environment in this regard.</p> <p>The proposed development will connect to the existing foul sewer network.</p>	

	<p>As the land has been zoned residential infill and assessed in the Draft Loughrea Local Area Plan, no impacts are predicted in this regard.</p> <p>Therefore, no cumulative impacts are predicted.</p>
(c) Use of natural resources, in particular land, soil, water and biodiversity: Will construction or the operation of the proposal use natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?	The site is infill, within an existing residential estate. Given that it is an infill site within an existing residential estate no impact are predicted in terms of biodiversity and in the use of natural resources.
(d) Production of waste: Will the proposal produce solid wastes during construction, operation, or decommissioning?	The site area is relatively small/modest. Topsoil and limited C&D waste will be disposed of in accordance with a “ <i>Construction Waste Management Plan</i> ” (CWMP), which is a standard feature of a development proposal. In accordance with best practice, any waste from the proposed development will be recycled or reused where possible. If recycling or reuse is not possible waste should be disposed of by an authorized waste facility.
(e) Pollution and nuisances: Will the proposal release pollutants to ground or surface water, or air (including noise and vibrations) or water, or lead to exceeding environmental standards set out in other Directives?	<p>As with any residential development, there is potential dust and noise pollution during construction, including construction related traffic is anticipated. No deep excavations are required; therefore, no significant noise impacts are anticipated. However, the construction phase is likely to be short term and owing to the location, no significant impacts are predicted in this regard.</p> <p>The proposed development is designed to connect to the existing sewer. On this basis no impacts are predicted in this regard.</p>
(f) Major accidents and disasters: In accordance with scientific knowledge, is there a risk of major accidents and/or disasters which are relevant to the project, including those caused by climate change?	None. No COMAH or Seveso sites are located within the vicinity.
(g) Risks to human health, for example due to water contamination or air pollution:	<p>Construction impacts including noise, dust, construction and haulage traffic. No adverse impacts are predicted in this regard.</p> <p>At operational stage, the proposed residential development could give rise to noise and increased lighting. No adverse impacts are predicted in this regard.</p> <p>Having regard to the nature and extent of the proposed development at this location, no significant risks to human health are identified.</p> <p>The proposed development is designed to connect to the existing sewer and discharge via gravity. On this basis no impacts are predicted in this regard.</p>
2. Location of proposed development:	
The environmental sensitivity of geographical areas likely to be affected by the proposed development: If relevant, briefly describe the characteristics of the location (with particular regard to the (a) existing and approved land use, (b) the relative abundance, availability, quality and regenerative capacity of natural resources, and (c) the absorption capacity of the environment):	
(a) Generally, describe the location of the site and its surroundings:	The application site is located to the 1.6km to the west of Loughrea Town. The proposed development site lies to the north of the Galway Road. The site is an infill site that lies within the Hillcrest estate. There are no potential Source-

	Pathway-Receptor links between the application site and any SAC or SPA. The application site has no hydrological connections or risks in relation to flooding.
(b) Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations: — European site — NHA/pNHA — Designated Nature Reserve — Designated refuge for flora or fauna — Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/ local area plan/ draft plan or variation of a plan.	<p>The application site is located approximately 367 metres to the north of the Lough Rea SAC and SPA . There is no identifiable hydrological/ecological connector/receptor pathway between the application site and the Natura 2000 site. An Appropriate Assessment Screening Report has also been submitted as part of this application.</p> <p>There are no Natural Heritage Areas (NHA's) or proposed NHA's (pNHA's) within in the vicinity of the proposed development. The nearest pNHA to the proposed development is Lough Rea pNHA which is located 367 meters to the south. The nearest NHA to the proposed development is Raford River Bog NHA which is located 11.3km to the northeast. It should be noted that there is no ecological and/or hydrological connection between the application site and NHA/pNHA's</p>
(c) Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?	No.
(d) Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?	No, the proposed development is located within the existing Hillcrest estate and is bounded by residential housing estates to the east, south and west of the site. The subject site is located within the designated urban envelope of Loughrea. The topography of the site is flat and is not located on a landscape that is of high value.
(e) Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?	No.
(f) Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities that could be affected by the proposal?	Yes, the subject site is bounded by residential houses to the east, south and west of the site. Surrounding land uses would not be adversely affected by the proposed residential development at this location.
(g) Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the proposal?	No.
(h) Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the	No. The WFD Rahasane Turlough groundwater quality status is 'Good.'

proposal e.g. the status of water bodies under the Water Framework Directive?	The WFD Rea Lake Ecological Status is 'Good'. However, due to the nature of the proposed development, the built-up intervening environment, no impacts/effects are predicted in this regard.
(i) Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?	No
(j) Are there any additional considerations that are specific to this location?	No.

3. Types and characteristics of potential impacts:

If relevant, briefly describe the characteristics of the potential impacts under the headings below. (Including where relevant the magnitude and spatial extent of the impact (e.g., geographical areas and size of population likely to be affected), nature of impact, intensity and complexity of impact, probability of impact, and duration, frequency and reversibility of the impact):	If relevant, briefly describe any mitigation measures proposed to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment?
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Population and human health:

In the absence of standard construction phase mitigation measures, there may be possible short-term nuisances to human beings in neighbouring properties from noise and dust during the construction phase. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub-threshold EIA. Noise and dust or pollution will be subject to standard mitigation measures as per typical construction projects.	Standard construction phase control measures.	No. The residual construction impacts are temporary and are not considered to be significant. The operation impacts are not likely to be significant due to the noise and increase in traffic.
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Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive: *

Impacts on bird populations from loss/fragmentation of habitat, disturbance, displacement or risk of collision are not likely to occur due to the proposed development, given the significant distance between the SPA and subject site. No impacts are predicted on habitats/species associated with the Lough Rea SAC due to the proposed development, given the significant distance between the SAC and the subject site, the built-up intervening environment and the stone wall acting as an additional barrier between the application site and the SAC. No species recorded on site are listed under the Habitats Directive and/or the Birds Directive.	N/A.	No. This is due to the lack of connectors/receptors and significant distance between the SPA and the subject site.
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The removal of vegetation on site may result in short-term disturbance to local bat populations, however, standard construction phase control measures and a landscaping plan will reduce potential impacts/effects.	Standard construction phase control measures.	No. The residual impact is not considered to be significant.
Land, soil, water, air and climate:		
The loss of grassland is not considered to be significant.	N/A	No
The flat nature of the land and ground conditions mean that there is no likelihood of soil erosion or impact on soil stability. Construction will be at near surface reducing the need for large scale excavation.	N/A	No
Potential risk to water quality of groundwater.	The proposed development will connect to the existing foul sewer network.	No.
Material assets, cultural heritage and the landscape: *		
In terms of material assets, the most relevant in this case is the existing road network. In this regard, the site is easily accessed from the existing road which leads into the Hillcrest estate.	No mitigation proposed.	No.
Cumulative Effects:		
No cumulative effects are identified.	N/A	No
Transboundary Effects:		
The site is remote from any transboundary location and the nature of the development is such that any impact would not effect a large geographical area.	N/A	No
4. Additional Considerations:		
Further relevant information, if any, relating to how the results of any other relevant assessments of the effects on the environment have been taken into account (e.g. SEA, AA screening, AA):	The AA Screening Report submitted concluded that <i>"no significant effects are expected on the qualifying interests or conservation objectives of the surrounding Natura 2000 sites, as a result of the proposed development in question, alone or in combination with the other plans and projects in the area."</i>	
Other relevant information/ considerations of note:	No	
C. Determination:		
No real likelihood of significant effects on the environment.	<input checked="" type="checkbox"/>	EIAR is not required
Real likelihood of significant effects on the environment.	<input type="checkbox"/>	EIAR is required
D. Main Reasons and Considerations:		
See Conclusions below		

8 CONCLUSIONS

The proposed development consists of the construction of the housing development on a site size of c0.3ha has not triggered the threshold for mandatory EIA/EIAR as set out in EU Directive 85/337/EEC, (as amended).

As noted in Section 3, owing to the nature and scale of the proposed development, there is no mandatory requirement for EIA to be completed under the relevant legislation in this case. In accordance with Article 103(1)(a)(ii), the provision of “*information specified in Schedule 7A for the purposes of a screening determination*” has been prepared in the interest of due diligence.

Given the scale and nature of the project and taking account of the documentation which accompanies the project, the overall probability of impacts on the receiving environment arising from the proposed development (during the construction or operational phases) is considered to be low.

Significant environmental impact has not been identified as part of the proposed development. Given the intervening environment and distance between the application site and the Lough Rea SAC and SPA, as part of the application an Appropriate Assessment has been submitted.

This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the location, nature, and scale of the proposed development. The subject site is not located an environmentally sensitive site. In any event, the proposed development will implement best practice construction methodologies to avoid any significant impacts.

No significant environmental impacts are likely to occur once the proposals outlined in the application are implemented.

The information provided in this EIA Screening Report can be used by the competent authority, to conclude and determine that an EIA is not required for the proposed development relating to the proposed development as there will be no significant effects.

9 APPENDIX B – SITE LAYOUT PLAN

