

EIAR Screening

1. Description of Project

The proposed development consists of 142no. apartments and ancillary crèche and an ancillary community room on a site extending to 2.16ha in area and falls below mandatory thresholds for EIA as set out a Schedule 5 (Parts 1 & 2) of the Planning and Development Regulations 2001 (as amended) in all respects including number of dwellings, floor areas and site area.

2. Brief Description of Project and Brief Description of possible effects on the Environment as a result of the proposed Strategic Housing Development highlighting any aspect of the development likely to have significant effects on the environment

Table 1 below follows Schedule 7 of the Planning and Development Regulations 2001 - 2018 '*Criteria for determining whether development listed in part 2 of Schedule 5 should be subject of an Environmental Impact Assessment*'¹. Table 2 follows the An Bord Pleanála Guidelines as set out at the advice note to Question 6 of SHD Pre-application Request Application Form.

Table 1 – Criteria for Determining Whether EIA is Required

1. Characteristics of Development	
Project Size and Design	142 apartments with a crèche and a community room. Site area is 2.16 hectares. Five buildings of 2-5 storey in height with associated car parking and site development works.
Cumulation with other existing or approved Development	Potential for permanent cumulative impacts on roads and traffic, landscape. Issues are addressed by way of TTA and Mobility Management Plan and a Landscape Plan. Site is not affected by any sensitive landscape designations such as views or trees to be protected. No significant cumulative impacts envisaged.
Nature of any associated demolition works	No demolition proposed.
Use of Natural Resources	Some regrading of proposed development site proposed.
Production of Waste	No large scale waste generated. Construction waste will be managed in accordance with a Construction and Waste Management Plan. Wastewater during operational phase will discharge to public mains system. Domestic waste will be disposed of by licensed operators during operational phase.
Pollution & Nuisances	No significant potential for pollution or nuisance anticipated.
Risk of major accidents and or disasters including those caused by climate change	No hazardous activities proposed during construction or operational phases. No major accidents or disasters including those caused by climate change.
Risk to Human Health	No significant potential risk to human health

¹ The assessment is based on the contents of Schedule 7 of the Planning and Development Regulations 2018

2. Location of proposed development	
Existing and Approved Land Use	Existing use is agriculture. Land is zoned for development.
Relative Abundance, availability, quality and regenerative capacity of natural resources in the area and its underground.	None identified.
Absorption Capacity of the natural environment paying particular attention to : (a) Wetlands, riparian areas, river mouths (b) Coastal Zones and the marine environment (c) Mountain and Forest Areas (d) Nature Reserves and Parks (e) Nature 2000 sites (f) Areas in which there has already been failure to meet the environmental quality standards laid down by EU (g) Densely Populated Areas (h) Landscapes and sites of historical, cultural or archaeological significance	Proposed development consists of the development of 142 no. dwellings on zoned and serviced lands within the defined settlement boundaries of the Dundalk and Environs Development Plan (2009-2015) (As Extended). <i>Natura 2000 Sites</i> – Site is not located within or abutting any Natura 2000 site. Dundalk Bay SAC (Site Code 000455) and Dundalk Bay SPA (Site Code 004026) located within 2km of site. Appropriate Assessment (AA) Screening of the Proposed Development has been undertaken (enclosed as part of the pre-application request documentation). AA Screening concludes proposed development either alone or in combination with other plans and projects will not give rise to any significant impacts on any Natura 2000 site or its qualifying interests. <i>RMP Sites</i> – No RMP sites are located with the proposed development site boundaries. The subject site has been subject to an extensive programme of archaeological testing (enclosed as part of the pre-application request documentation). This has involved both geophysical survey and test trenching (Licence No. 16E0567) <i>Strategic Views</i> – the application site is not affected by any strategic views. There is no potential for impact arising from the other criteria under this heading.
3. Types and Characteristics of potential impacts	
The magnitude and spatial extent of impact	Generally limited to the development site itself and its immediate vicinity. The site, at 2.16ha represents 0.03% of the land area within the Development Plan area.
Nature of impact	No significant impacts are envisaged
The transboundary nature of the impact	None. No cross border impacts envisaged.
Intensity and complexity of the Impact	No significant or complex impacts envisaged.
Probability of impact	No significant impacts anticipated.
The expected onset, duration, frequency and reversibility of impact	Construction impacts (noise, traffic, visual) will be temporary in nature. More long term impacts will be associated with the permanent and operational aspects of the development. The proposed development will result in a permanent landscape change.
The cumulation of impact with other existing and or approved projects	There is potential for cumulative impact on roads and traffic, however this potential has been addressed and resolved via the TTA and Mobility Management Plan.
The possibility of effectively reducing the impact	No significant impacts are envisaged.

Conclusion: Having regard to the location, nature and scale of the development and this Report no significant impacts on the environment are envisaged.

Table 2 – Environmental Factors

Environmental Factor	Significance of Possible Effect
Population and Human Health	No significant effect
Biodiversity	No significant effect
Land	Slight effect – Land use will change from agricultural to residential.
Soil, water, air, climate and the landscape	Moderate effect – The landscape will be altered but this does not affect any sensitive landscape designations.
Material assets, including the architectural and archaeological heritage and cultural heritage	No Significant effect
The expected effects deriving from the vulnerability of the project to risks of major accidents and/or disasters	Neutral effect - There is no potential for the proposed development to cause major accidents or disasters, including implications for human health, cultural heritage and the environment. The project developed as planned and used within the receiving environment will not result in any significant effects deriving from the vulnerability of the project to risks of major accidents and/or disasters.
The inter-relationship between the above factors	The interaction between possible effects of the different environmental factors as outlined above would not result in a significant environmental impact.

Conclusion: There are no significant environmental effects arising from the proposed development.