



EIAR Screening Report

Proposed KARE facility development

Craddockstown,

Naas, Co. Kildare

Verde Environmental Consultants Ltd



info@verde.ie

www.verde.ie

HEAD OFFICE

E7 Network Enterprise Park
Kilcoole, Co. Wicklow
A63 KV04
Tel +353 1 201 1260

CORK

U3 Airport East Business &
Technology Park, Farmers
Cross, Co. Cork T12 T854
Tel +353 21 236 4679

GALWAY

Block 7, Technology Park,
Parkmore, Galway H91
K2WP
Tel +353 91 660 202

MAYO

Breaffy Medical & Business
Centre, Breaffy, Castlebar,
Co. Mayo F23 T228
Tel +353 94 90 44391

NIGERIA

78 Ologun Agbege Street,
Victoria Island, Lagos,
Nigeria
Tel +234 903 919 9181

Verde Environmental Consultants Ltd is registered in Ireland no. 432891. Registered offices at The Bush, Dunshaughlin, Co. Meath - Part of the Verde Environmental Group.
Directors: P. Van den Bergh B.A, Dip. Mkt. Mgt. (Managing), H. P. Van den Bergh B.E., O Van den Bergh B.A., (Mod.) MSISS., K. Cleary BSc., MSc., FGS., Pgeo., EurGeol

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	Name	Signature	Date	Position
Created by	Joshua Copage		12/03/2020	Senior Environmental Consultant
Finalised by	Cyril Tynan		12/03/2020	Senior EHS Consultant
Approved by	Kevin Cleary		12/03/2020	Operations Director



LIMITATIONS

This report represents the result of a site inspection, desk study research and screening assessment conducted at the above referenced site. Best practice was followed at all times and within the limitations stated; works were undertaken according to budgetary considerations. This report is the property of Verdé Environmental Consultants Limited (Verdé) and cannot be used, copied or given to any third party without the explicit prior approval or agreement of Verdé.

Verdé performed no environmental sampling or analysis over the course of this screening exercise. All Information contained in this report is based on the information made available to Verdé, which we assume to have been provided in good faith.

Verdé makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to ownership of any property or the application of any law to the facts set forth herein.

Unless specifically requested by our Client, Verdé disclaims any obligation to update the report for the events taking place after the time during which we conducted our assessment.

EXECUTIVE SUMMARY

Verdé Environmental Consultants (Verdé) has been commissioned by KARE to complete an Environmental Impact Assessment Screening Report for a proposed residential development comprising three houses on Craddockstown Road, Craddockstown, Naas, Co. Kildare in accordance with the EIA Directive.

The Report is prepared in the context of an application under Part 8 of the Planning & Development Regulations 2001 (as amended). The purpose of the Report is to determine if an Environmental Impact Assessment (EIA) report is required for the proposed development. An Appropriate Assessment Screening (AA Screening) report (prepared by NM Ecology Ltd) has also been completed separately (and reviewed in this report) which assesses the potential of the proposed development to adversely affect the integrity of Natura 2000 sites (i.e. SPAs and SACs).

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

- The Appropriate Assessment Screening report reviewed for the site concluded that there will be no significant effect to Natura 2000 sites as a result of the proposed development, alone or in combination with any other permitted or proposed project.
- The proposed project is not a development for which an EIA is mandatory. In terms of scale, the proposed housing development falls significantly below the threshold set out in Class10(b)(i) in Part 2 of Schedule 5 of the Regulations.
- No significant negative effects on the environment have been identified during the construction or operational phases of the project warranting the completion of a sub-threshold EIAR.

It may be concluded on the basis of this screening exercise that there is no requirement for Environmental Impact Assessment of the proposed project. The above conclusions are made under the assumption that good design practice will be followed and good construction site practices will mitigate any risk of pollution to the receiving environment.

1 INTRODUCTION

1.1 Project Details

Verdé Environmental Consultants (Verdé) has been commissioned by KARE to complete an Environmental Impact Assessment Screening Report for a proposed residential development of three houses on Craddockstown Road, Craddockstown, Naas, Co. Kildare in accordance with the EIA Directive.

The Report is prepared in the context of an application under Part 8 of the Planning & Development Regulations 2001 (as amended). The purpose of the Report is to determine if an Environmental Impact Assessment (EIA) is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended and Schedule 5 of the Planning and Development Regulations, 2001, as amended (2018). The requirement for a 'sub-threshold' development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA screening exercise outlined below have examined the project with reference to the relevant thresholds and criteria.

An Appropriate Assessment Screening (AA Screening) report (prepared by NM Ecology Ltd) has also been completed which assesses the potential of the proposed development to adversely affect the integrity of Natura 2000 sites (i.e. SPAs and SACs). The AA screening report is referenced in this report and attached separately.

1.2 Overview of the proposed development

The proposed development site is located on the eastern side of the Craddockstown Road, approximately 1.5km southeast of Naas Town Centre, with an overall area of c.0.845 Hectares. The proposed development consists of three houses on the site with associated on-site infrastructure, as detailed below;

- Three two-storey houses/ dwellings;
- Foul water will be discharged into the existing drainage connections via the adjoining PPP site;
- 2.0m high rendered concrete site perimeter and dwelling boundary walls;
- Cul-de-sac driveway with associated footpaths;
- Site entrance onto Craddockstown Road;
- Access gate on northern boundary perimeter wall;
- Tarmac driveways for each dwelling unit.

1.3 Objectives and Work Brief

KARE and consultants acting on their behalf have had preliminary consultations with Kildare County Council Planning Department. Kildare Planning Authority have noted that the site is zoned "C10" "New Residential" in the Naas Town

Development Plan 2011-2017. This Plan remains valid pending the adoption of the forthcoming Naas Local Area Plan. They have also indicated that An Appropriate Assessment (AA) Screening and Environmental Impact Assessment (EIA) Screening are required in accordance with with Article 120 of the Planning and Development Regulations 2001-2018. In order to meet project objectives, Verdé's work brief included the following

- A review of existing site details and proposed development plans;
- Site inspection;
- A review of EIA requirements under Planning and EIA regulations, including site specific requirements;
- A review of available reports and figures including an Appropriate Assessment Screening Report;
- Desk study assessment of environmental sensitivity of the site location; and
- Review of development plans for lands adjacent to the proposed development.

2 EIA SCREENING LEGISLATION AND GUIDANCE

2.1 EIA Legislation

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

In Ireland, EIA provisions relating to planning permissions are contained in the Part X of the Planning and Development Act, 2000, As Amended (hereafter referred to as "the Planning Act"), and in Part 10 of the Planning and Development Regulations, 2001, As Amended. The 2014 EIA Directive has been transposed into national planning law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018), with effect from 1 September 2018, and the European Union (Planning and Development) (Environmental Impact Assessment) (No.2) Regulations 2018, with effect from 8th October 2018.

2.2 EIA Guidelines

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

The EPA published draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Aug 2017), which includes guidance on preparing an EIAR and the screening process. In addition, both the European Commission¹ and the Institute of Environmental Management and Assessment² (IEMA) have published guidance on various aspects of the EIA process which includes guidance on screening. This report has been prepared with reference to each of the above documents.

¹ Guidance on EIA: Screening, European Commission (2001) Luxembourg: Office for Official Publications of the European Communities.

² Environmental Impact Assessment Guide to: Delivering Quality Development, IEMA (2016) Lincoln, UK

3 EXISTING SITE DETAILS

3.1 Site Location and Setting

The proposed development site is located on the eastern side of the Craddockstown Road, approximately 1.5km southeast of Naas Town Centre. The site is an irregular shape with an overall area of c.0.845 Hectares. The site fronts onto the Craddockstown Road along a section of its western boundary where the sole, proposed site access is located. The Ordnance Survey of Ireland (OSI) X, Y ITM coordinates for the site are 690274, 718114. The adjacent land uses are listed in Table 3.1 below and a site plan is included in Appendix A.

Table 3.1 – Adjacent Land Uses

Boundary	Land Use
North	To the north, the site is bounded by agricultural pasturelands. To the northwest, the site is bounded by two rural residential properties, one with associated farm buildings and agricultural land to the rear (east).
West	To the immediate west of the site, beyond the Craddockstown Road, is relatively uninterrupted agricultural land. Aerial imagery of the fields 230m to the west of the site, suggest that there is pending/ongoing development activities. Planning records suggest this may be associated with the development of a large housing development (n=258)
East	To the east of the proposed site, is bordered by relatively small agricultural land parcels. Beyond these fields, approximately 120m to the east, is Craddockstown Golf Club.
South	Directly south of the proposed site are large agricultural or undeveloped land packages. Aerial imagery suggests that the field immediately to the south is used as an equestrian trotting circuit.

3.2 Site History & Planning Records

Primary sources used to research the history of the site included available extracts from historical Ordnance Survey Ireland (OSI) maps, aerial photographs and planning information from Myplan.ie. The maps consulted include the OSI 6-inch historic maps from 1837 to 1842, the OSI 25-inch historical maps surveyed between 1888 and 1913 and the OSI 6-inch Cassini map surveyed in early 20th century.

In summary, the historic maps and aerial imagery shows that no development or modification of note has occurred on or immediately adjacent to the proposed site since at least the mid 1850's. The most notable developments in the area are that of the construction of the Craddock house Nursing Home and the Bán Na Gréinne housing development to the northwest of the site between 2000 and 2005. The construction of the Naas Community College in 2013-2015 is also noted in the aerial imagery.

The Kildare County Council Planning Records have also been consulted for the purposes of this study and the results are summarised below in Table 3.2.

Table 3.2 Details of relevant planning applications

PLANNING REF. #	APPLICATION DESCRIPTION	SITE LOCATION	APPLICATION/ NOTICE DATE	CURRENT UPDATE
01500012	Construction of c.263 dwellings. Mix of blocks, houses and bungalows.	On Site	15/02/2001	Withdrawn 29/11/2002
P82017-005	Construction of 74 no. residential units comprising of	Adjacent site north of the proposed KARE site	14/02/2017 (Application) 01/05/2017 (Decision Date)	Started construction 10/04/2019 Project duration: 24 Months

The planning file was reviewed for the residential development on the neighbouring site (Planning ref P82017-005) where 74 no residential units are currently under construction. Planning files indicate that an EIA screening was undertaken as part of the planning process and it was concluded that the scale of the development did not exceed thresholds requiring a mandatory EIA. It was also concluded that the development did not pose significant impacts requiring the submission of an EIA for sub-threshold development.

3.3 Site Physical Setting

Information on the site location, hydrology, geology hydrogeology and ecology of the area has been obtained from records held by the Geological Survey of Ireland (GSI), Environmental Protection Agency (EPA), Ordnance Survey of Ireland (OSI), Water Framework Directive Maps, National Parks and Wildlife Service (NPWS) databases and on-line resources of Department of Environment, Community and Local Government (myplan.ie).

Details of the site physical setting are outlined in Table 2.3 which includes desk study findings and observations recorded during a site visit on 6th June 2019. Appendix B contains desk study maps and figures prepared during the desk study.

Table 3.3 – Site Physical Setting

FEATURE	DETAILS & COMMENTS
<p>Topography</p>	<p>Topography is generally flat over the site area with a gentle slope to the northeast from a high of approximately 120mASL in the southwest to 112mASL in the NE. There are no hydrographic features such as rivers or lakes close to the proposed site. Site levels are quoted from OSI national contours which reference the Malin Head Datum 1970.</p>
<p>Geology</p>	<p><u>Overburden:</u></p> <p>The EPA national soil database classifies the topsoil as shallow well drained mineral soil derived from mainly basic parent materials. The National Soil Information System (NIS) classifies the soils on the proposed site as fine loamy drift with limestones with moderate drainage. The GSI subsoil database classifies the soils on the site as sand & gravels overlain by well-drained soil.</p> <p><u>Solid Geology:</u></p> <p>The GSI Bedrock Geology (100k) layer information shows that the proposed site is underlain by the Silurian metasedimentary package of the Carrighill Formation. As stated in the GSI layers; this formation is typified by calcareous greywacke siltstone & shales.</p>
<p>Hydrogeology</p>	<p><u>Regional Classification:</u></p> <p>According to GSI data, the bedrock aquifer, titled Naas Bedrock South Urban is classified as Pu, bedrock which is generally unproductive. The Water Framework Directive Groundwater Body underlying the site is the Kilcullen GWB in which the majority of groundwater flow occurs in the top couple of metres. This flow is mostly in along a weathered zone in a lateral direction towards rivers and springs. A large portion of the surface recharge will be rejected because the rocks in this area are considered to be poor aquifers and hence do not have a high enough storativity to accept all the water. Therefore, the runoff component to streams will be higher; this must be taken into account when recharge calculations are being considered. An indication of this process can be seen in the very high drainage density in the area.</p> <p><u>Vulnerability:</u></p> <p>The GSI vulnerability map for the area describes the aquifer as having a high vulnerability rating across the site. Based on the Aquifer Vulnerability Mapping Guidelines provided by the GSI, this indicates greater approximately 3-10m depth of moderately permeable till.</p> <p>The bedrock aquifer’s general low permeability and conductivity in the area suggests that much of the surface water will run to nearby streams. As such, the pathway to GWB interaction is likely to largely occur as surface flow and in the up 1-3m of the bedrock and overburden.</p> <p><u>Well & Spring Search:</u></p> <p>Approximately 650m to the east of the proposed site, the GSI well database records a well in Craddockstown Demense where Craddockstown Golf Club is located. This well was drilled in 1973 and the yield of the well is relatively low at 32.7m³/day. The purpose and status of the well is not currently known. There are no wells, source protection areas or springs recorded within 500m of the proposed site.</p>

Hydrology/Ecology	<p><u>Surface Water Courses/ Abstractions</u></p> <p>Approximately 500m to the west of the proposed site, the small “Naas Hospital” river/steam feature flows northwards towards Naas town where it apparently goes underground. It is likely that it joins the Liffey catchment system several kilometres to the North.</p> <p>No river abstraction activities are currently mapped in the area of the proposed site.</p> <p><u>Water Framework Directive status:</u></p> <p>River: The Naas Hospital (WFD: IE_EA_09L011300) is currently does not have an assigned risk categorisation by the EPA.</p> <p>Groundwater: The Kilcullen GWB (ID: IE_EA_G_003) is currently classified as Good by the EPA.</p> <p><u>Protected Areas:</u></p> <p>There are no protected areas or European Sites within 2km of the proposed site. The closest conservation area is the Grand Canal Proposed National Heritage Area (pNHA). ID: 002104 several kilometres away.</p> <p><u>Flooding:</u></p> <p>According to OPW flood maps, the proposed site is not prone to flooding from either fluvial or pluvial (rainfall) events. See Appendix B for maps.</p>
Radon	<p>According to the GSI Radon Map of Ireland, the estimated percentage of homes/businesses in the region of the site above the reference level of 200Bq/m³ for radon is 10-20% (11.405%) making this a High Radon Area.</p>
Licences/Permits	<p>There are no licenced activities or waste permitted operations at this site or adjacent sites.</p>

3.4 Appropriate Assessment Screening Report

An Appropriate Assessment Screening report was completed for the proposed development by NM Ecology Ltd in October 2018. This report was commissioned in order to assess the potential of the proposed development to have “likely significant effects” on any Natura 2000 sites; in accordance with the planning obligations under the *European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011)*. This report contained; “a description of the proposed development, details of its environmental setting, a map of Natura 2000 sites in the surrounding area, and an appraisal of potential pathways for indirect impacts”.

The report was carried out to established standards, guidelines and best practices and followed the general steps of;

- Description of the project and local site characteristics;
- Identification of relevant Natura 2000 sites, and compilation of information on their qualifying interests and conservation objectives;
- Assessment of potential impacts upon Natura 2000 sites, including:
 - Direct impacts (e.g. loss of habitat area, fragmentation);
 - Indirect impacts (e.g. disturbance of fauna, pollution of surface water);
 - Cumulative / ‘in-combination’ effects associated with other concurrent projects;
- Screening Statement with conclusions.

The AA Screening carried out through this report found, in summary; that:

- No Natura 2000 sites were identified within 2km of the proposed development site
- No potential hydrological (or other) pathways to any Natura 2000 sites were identified
- The proposed development will not cause direct or indirect impacts on any Natura 2000 sites
- Further Appropriate Assessment is not required.

4 EIA SCREENING

4.1 Screening Methodology

The proposed development is evaluated to determine potential EIA requirements based on the characteristics of the development, site location sensitivity and characteristics of potential impacts. The first step is to determine whether the Project exceeds thresholds requiring a mandatory EIA as set out in Annex I or II of the EIA Directive. These classes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001-2018 with national thresholds included for many of the Annex II classes. If the project is not subject to a mandatory EIA, EIA may still be required to determine the likelihood of a sub-threshold projects having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001-2018) to determine whether a sub- threshold development should be subject to an Environmental Impact Assessment.

4.2 Mandatory EIA Thresholds

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states that “An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

- (a) the proposed development would be of a class specified in –
 - (i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either – (I) such development would exceed any relevant quantity, area or other limit specified in that Part, or (II) no quantity, area or other limit is specified in that Part in respect of the development concerned,
 - or
 - (ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either – (I) such development would exceed any relevant quantity, area or other limit specified in that Part, or (II) no quantity, area or other limit is specified in that Part in respect of the development concerned, or
- (b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and
(ii) the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.”

Further to the above, Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA. There is no class set out under Part 1 of Schedule 5 in relation to the provision of a housing development. Under Part 2 of Schedule 5, in relation to Infrastructure projects, Class 10(b)(i)

of Part 2 refers to housing developments, excerpts from the regulations most closely related to the proposed KARE development are listed below:

10. Infrastructure projects

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

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

(iv) Urban development which would involve an area greater than 2 hectares in the case of a Business District, 10 hectares in the case of other parts of a built-up area, and 20 hectares elsewhere. (In this paragraph "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)

The proposed KARE involves the development of three housing units with modest car parking space and therefore will be significantly below the threshold for mandatory EIA as specified in Class 10(b)(i) of Part 2.

4.3 Sub -Threshold Screening

To determine whether the project described in Section 2 above should be subject to an EIA, the following assessment is completed on the basis of the Criteria in Schedule 7 of the Planning and Development Regulations 2001-2018 and utilising the Screening Checklist provided in the 'Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)' (EC, 2017). The criteria are grouped under the following three headings in Table 4.1 below:

- Characteristics of the Proposed Development
- Location of Proposed Development
- Characteristics of Potential Impacts

The assessment of the likelihood of significant environmental effects requires professional judgment. The DoEHLG Guidance Document 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development' states that it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision. In this context, this screening exercise has relied on available information. In addition to the above reference criteria, a further screening exercise was completed to assess the most significant potential impacts and Table 4.2 presents the sections that would be covered in any EIA as specified in the Directive and includes the aspects of the environment with the potential to be significantly affected by the project.

Table 4.1: Screening Criteria

Screening Questions	
Characteristics of the Proposed Development	
Is the scale of the project considered to be significant?	No. The site area is small (0.845 ha) and comprises only 3 residential developments. The scale of the proposed development is in keeping with the scale of the receiving setting and surrounds in terms of size and design, and is therefore not considered significant.
Is the size of the project considered significant when considered cumulatively with other adjacent developments?	No. The size and footprint of the proposed development is small. A neighbouring site is currently under construction for 74 residential units which (based on a planning search) also did not require an EIA report following screening. The construction phase of the proposed KARE development would commence later than the neighbouring development. Considering the small scale of both developments. It may be concluded that the project would not give rise to significant cumulative impacts in terms of scale.
Will the project utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?	No. The footprint of the dwelling units will occupy a small area within the proposed development site. No significant impacts on Natura 2000 sites have been identified in the Appropriate Assessment report completed for the site.
Will the project produce a significant quantity of waste?	No. During the construction phase, normal construction waste will be generated and managed on site. The site is a greenfield site therefore contaminated soils is not expected to be an issue. During the operational phase, it is expected that a suitably licensed contractor will be utilized for routine municipal –type waste removal.
Will the project create a significant amount or type of pollution?	No. The proposed housing development is not a project type that will give rise to significant emissions or pollution.
Will the project create a significant amount of nuisance?	No. Limited disruption to local receptors may arise during the construction phase but this will be short-term in duration. The majority of the proposed works will take place within site of the proposed development.
Will there be a risk of major accidents?	No. The proposed development is not of a type that poses a risk of major accidents, having regard to substances or technologies used.
Will there be a risk of natural disasters, including those caused by climate change?	The potential natural disasters that may occur are limited to flooding and fire. According to OPW flood maps, the proposed site is not prone to flooding from either fluvial or pluvial (rainfall) events. In terms of fire risk, there are no planned operations during construction or operation that would lead to an elevated fire risk.
Will there be a risk to human health (for example due to water contamination or air pollution)?	No. There is a short term limited potential for negative effects on human health during the construction phase as a result of potential emissions to air of dust, or potential releases to ground. The scale and nature of the proposed development is however not likely to lead to significant human health impacts.
Is the combination of the above factors likely to have significant effects on the environment?	No. There are no factors above which when combined would result in the proposed development, due to its characteristics, have a significant effect on the environment.
Location of the Proposed Development	
Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?	No. The AA Screening Report completed for the site concludes that no significant potential impacts directly or indirectly on any protected Natura 2000 sites.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. The AA Screening Report completed for the site concludes there will be no negative direct or indirect impacts to or reduction in Annex I habitat area.

Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?	No. The AA Screening Report completed for the site concludes that the proposed development will not have any significant effects on Natura 2000 sites and therefore no direct or indirect effects on Annex I habitats in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. The AA Screening Report completed for the site concludes that the proposed development will not have any significant effects directly or indirectly on any species listed as Annex II in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?	No. The AA Screening Report completed for the site concludes that the proposed development will not have any significant effects directly or indirectly on any species listed as Annex IV in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex I of the EU Birds Directive?	No. The AA Screening Report completed for the site concludes that the proposed development will not have any significant effects directly or indirectly on any species listed as Annex I of the EU Birds Directive.
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. The AA Screening Report completed for the site concludes that the proposed development will not have any significant effects directly or indirectly on the breeding places of any species protected under the Wildlife Act.
Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?	No. The site is zoned "C10" "New Residential" in the Naas Town Development Plan therefore land use is compatible with surrounding lands.
Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?	No. The scale of the development is small and will have a limited impact associated with removal of grass cover, trees/ hedgerows. The proposed development can be accommodated on this site with no significant negative effects on the abundance, availability, quality or regenerative capacity of the receiving natural environment.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are no protected structures or areas located within or in close proximity to the proposed development site.
Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?	No. The proposed development does not affect any listed or scenic views or protected landscapes.
Type and Characteristics of Potential Impacts	
Would a large geographical area be impacted as a result of the proposed development?	No. The geographic extent of the proposed works is confined to the proposed development site.
Would a large population of people be affected as a result of the proposed development?	No. The proposed development site is within the existing urban area and is consistent with the land use pattern in the general area.

Are any transboundary impacts likely to arise as a result of the proposed development?	No.
Would the magnitude of impacts associated with the proposed development be considered significant?	No. The scale and type of development is not likely to pose any significant negative impacts.
In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?	No. The proposed development is a housing development and similar in type to those in adjacent lands.
Is there a high probability that the effects will occur?	Minor and temporary impacts relating to construction activities are likely to occur but are not significant.
Will the effects continue for a long time?	No likely significant negative effects on the environment have been identified as a result of the proposed development. The project will have a long-term positive impact on Human Beings, with regard to the provision of additional housing options in the area.
Will the effects be permanent rather than temporary?	The potential effects during construction are temporary. No significant permanent negative impacts are expected to result from the operational phase.
Will the impacts be irreversible?	No likely significant effects on the environment have been identified as a result of the proposed development.
Will there be significant cumulative impacts with other existing and/or approved projects?	No. The proposed project will not give rise to significant effects on the environment. Additional housing developments are under construction in adjacent lands but are also small in scale and therefore would not give rise to significant cumulative impacts.
Will it be difficult to avoid, or reduce or repair or compensate for the effects?	No likely significant effects are identified. Good management during the construction phase will minimise any potential short term impacts.

Table 4.2: Potential Impacts by EIA Topic

EIA Topic	Comment on Potential Impacts
Population and Human Health	The potential impacts of the construction phase on human beings are not considered to be significant. During construction, there is the potential for temporary minor impacts related to traffic inconvenience, dust and noise to occur. However, the works will be short-term in duration. Standard best practice construction methodologies will limit disturbance to people in the area. Once completed, the proposed development will provide additional housing availability which provides a significant positive impact.
Biodiversity / Species and Habitats	The AA screening report completed for the site did not identify any significant potential direct or indirect impacts to biodiversity /flora and fauna.
Land and Soils	No significant impact; the development will be constructed in accordance with best practice environmentally sensitive methods and environmental management systems.
Water	With best practice incorporated into the design and the construction works, the potential for significant run-off of pollutants is either eliminated or greatly reduced, and no significant residual impacts on water are anticipated. Flood mapping shows that the site of the proposed development is not at risk of flooding. Foul water will be discharged into the existing drainage connections via the adjoining PPP site.
Air & Climate	During construction, there is the potential for short-term minor negative impacts related to dust to occur, however this will be short term in duration and limited to the works area. Best practice construction site management will minimise emissions.
Noise & Vibration	Potential short-term noise impact may arise during construction activities however this will be managed through best practice measures. No significant impact is therefore anticipated.
Material Assets: Built Environment	The proposed development will connect to existing public services (watermains and utilities). Possible effects include short term interruption to existing services, damage to existing systems during construction and possible pollution. No significant impacts are anticipated with the proposed development.
Material Assets: Transportation	There will be no significant long-term impact on local traffic movements due to the scale of the proposed housing development. During the construction phase, appropriate traffic management and signage will be in place to ensure safe access and egress from the site, and the safety of other road users.
Waste Management	No significant effects are anticipated. The development will involve limited excavation and land re-shaping. Possible effects include the re-use / recycle / disposal of excavated material as well as other waste generated on site i.e. construction and demolition waste, domestic waste once occupied. Any effects will be mitigated by the implementation of best practice in construction and demolition and operational waste management procedures.
Cultural Heritage	The proposed development will not give rise to any significant impacts on cultural heritage.
Landscape	No significant effects are anticipated. The site proposed housing development is located within an existing urban area, and will not give rise to any significant landscape or visual impacts. There are no protected views or designated scenic routes pertaining to the site, and there will be no significant change in terms of site visibility.
Interactions	No significant effects are anticipated when considering interactions between all factors considered.

4.4 EIA Screening Conclusions

The proposed development is evaluated to determine potential EIA requirements based on the characteristics of the development, site location sensitivity. The following conclusions are made:

- The proposed development will involve the construction of 3 no. dwelling units in a residential area in Craddockstown, Naas and is compatible with the surrounding land use.
- A Mandatory EIA threshold of 500 dwelling units exists in legislation and the proposed development is significantly below this when viewed individually and cumulatively with adjacent projects;
- A Sub - Threshold EIA Screening Assessment examined the proposed development in terms of Characteristics of the Proposed Development, Location of Proposed Development and Characteristics of Potential Impacts.

The following conclusions are made:

- The characteristics of the proposed housing development are not of a nature and scale that will give rise to significant effects on the environment by way of its size or design.
- In terms of other environmental sensitivities, e.g. landscapes/sites of historical, cultural or archaeological significance, the proposed development will not give rise to any significant effects, given its location.
- The characteristics of the potential impacts are not considered likely to have significant effects on the environment during construction or operational phase.

The above conclusions are made under the assumption that good construction site practices will mitigate any risk of pollution to the receiving environment.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

The proposed project is not a development for which an EIA is mandatory. In terms of scale, the proposed housing development falls significantly below the threshold set out in Class10(b)(i) in Part 2 of Schedule 5 of the Regulations.

An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise has been informed by a desk study of the site based on the best available information. The Appropriate Assessment Screening report (completed separately) for the site concluded that there will be no significant effect to Natura 2000 sites as a result of the proposed development, alone or in combination with any other permitted or proposed project. No significant negative effects on the environment have been identified during the construction or operational phase of the proposed development warranting the requirement to complete a sub-threshold EIAR.

It may be concluded that the proposed development site can therefore accommodate the development without significant impact and a detailed EIAR is not required.

5.2 Final Comments and Recommendations

The above conclusions are made under the assumption that good design practice will be followed and good construction site practices will mitigate any risk of pollution to the receiving environment. Temporary disturbance in relation to noise levels, dust and traffic disturbance are typical of any construction phase, the proposed works will be confined to within the site of the proposed development and any potential impact on nearby sensitive receptors will be short-term and effectively managed through best practice measures. Best practice construction management and pollution prevention measures will need to be implemented to include the following:-

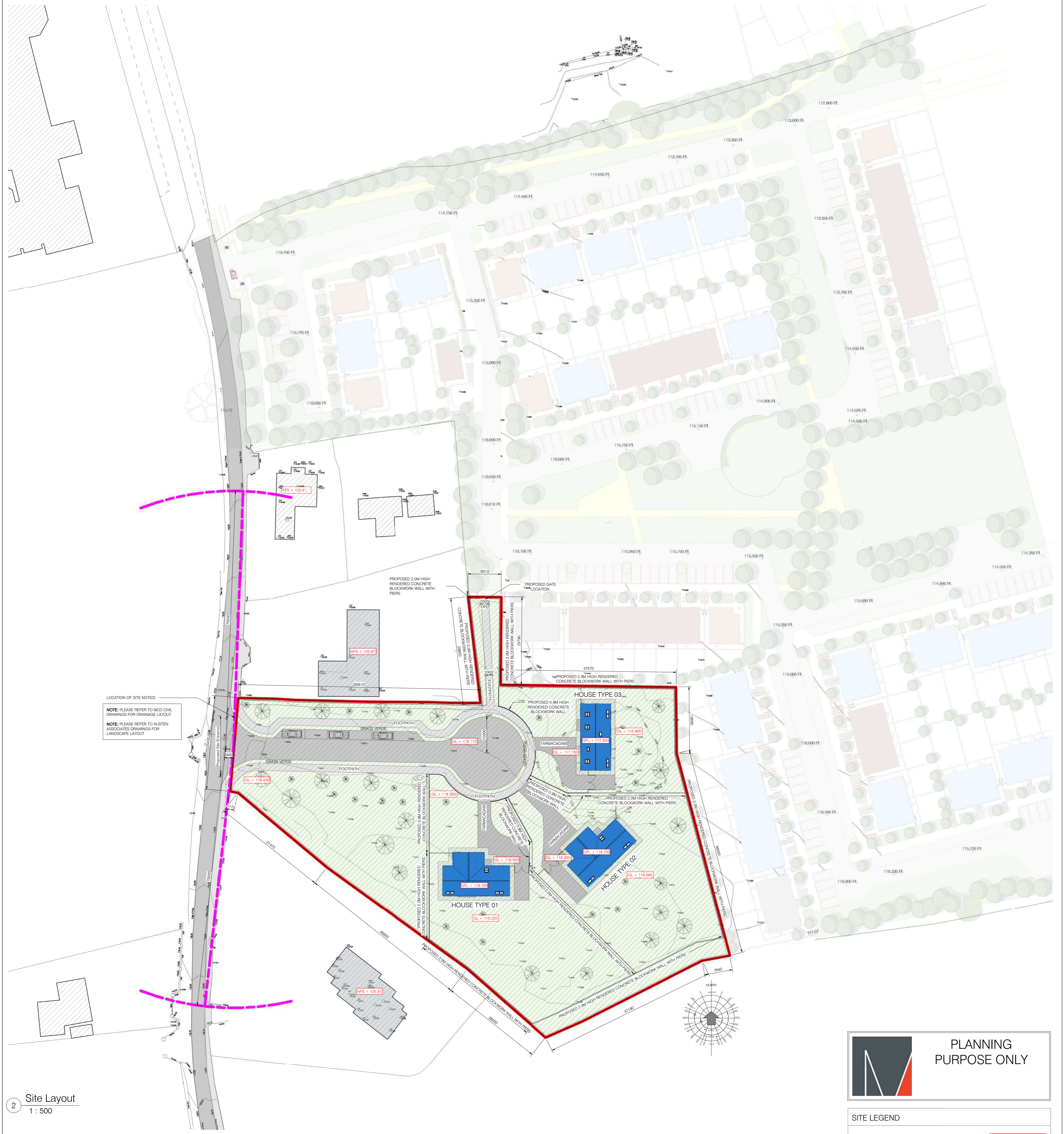
- The boundary of the site will be clearly outlined by a temporary fence. The construction compound and storage area will be located inside the site boundary.
- During the construction phase, noise limits, noise control measures, hours of operation and selection of plant items will be considered in relation to minimising disturbance.
- All plant and equipment for use will comply with the Construction Plant and Equipment Permissible Noise Levels. Construction operations should be undertaken in accordance with BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites.
- Fuels, oils, greases and hydraulic fluids will be stored in bunded compounds.
- Fuels, lubricants and hydraulic fluids for equipment used on the site will be carefully handled to avoid spillage, properly secured against unauthorised access or vandalism, and provided with spill containment in accordance with current best practice.

- Reduced illumination of the site will be used where possible to prevent disturbance to local fauna that may potentially occur in the wider area.
- In all circumstances, excavation depths and volumes will be minimised and excavated material will be re-used where possible.
- All storage of plant, excavated material/topsoil and other materials required for construction/landscaping, will be held within the fenced area.
- All waste will be collected in skips and the site will be kept tidy and free of debris at all times.
- All construction waste materials will be stored within the confines of the site, prior to removal from the site by a permitted collector to a permitted waste facility.
- The construction works will be monitored to ensure that environmental best practice is fully adhered to and is effective.



Appendix A

Proposed Site Plan



LOCATION OF SITE NOTICE

NOTE: PLEASE REFER TO MCD CIVIL DRAWINGS FOR DRAINAGE LAYOUT

NOTE: PLEASE REFER TO AUSTEN ASSOCIATES DRAWINGS FOR LANDSCAPE LAYOUT

2 Site Layout
1 : 500

Output Format: DWG, FULL

Output File: V_00_25236881_00000001.DWG

Map Series: 1:2500

3559-D
REVISION DATE = 14-Feb-2014
SURVEY DATE = 01-Jun-1997

Clip Extent:
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LRX,LRX = 690566,717899
ULX,ULY = 689983,718329
URX,URY = 690566,718329

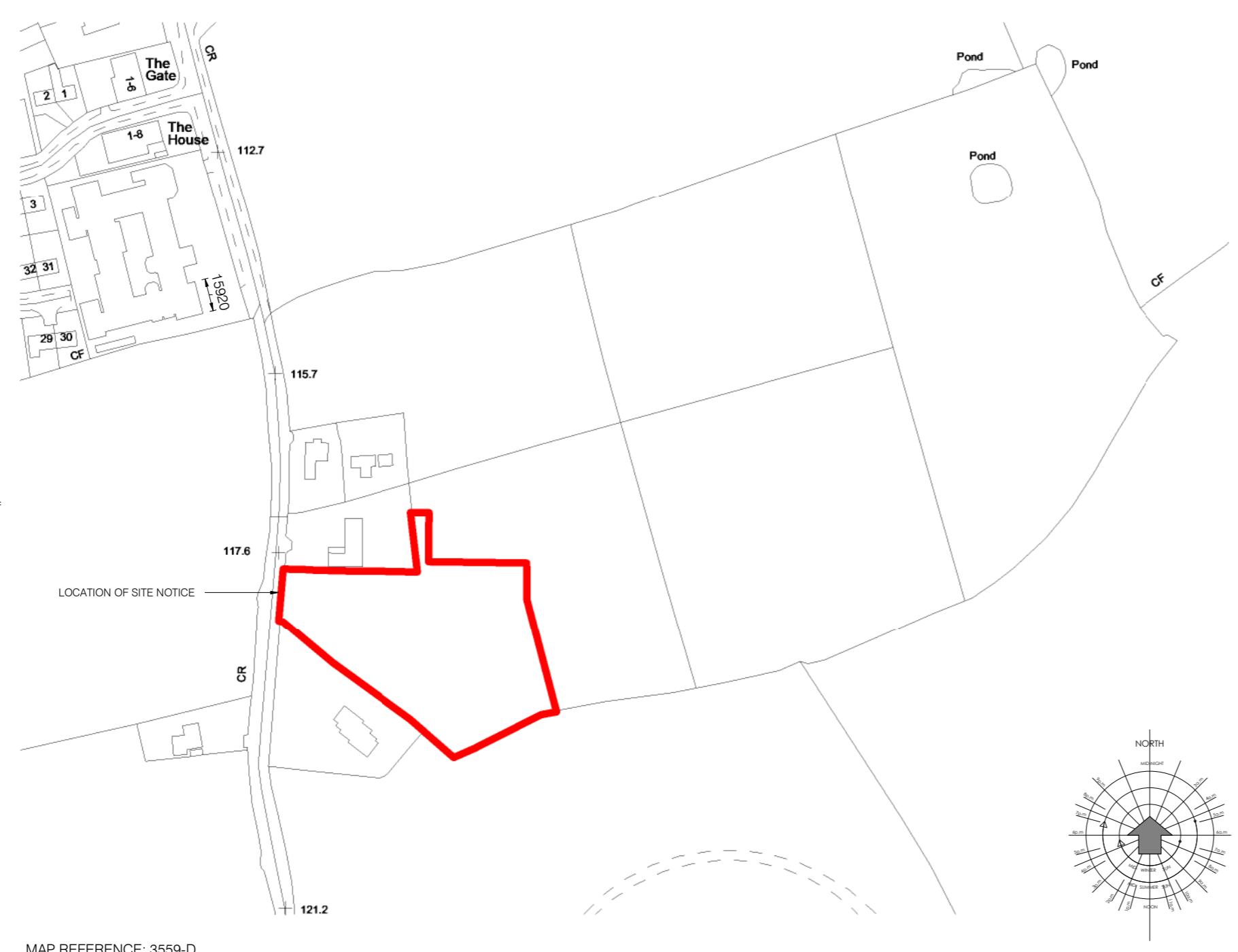
Projection: ITM

ITM Centre Point Co-ordinate:
X,Y = 690274,718114

Extraction Date: 06-Aug-2015

Copyright:
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© Ordnance Survey Ireland, 2015

Copyright:
© Suirbhíreacht Ordánais Éireann, 2010
© Ordnance Survey Ireland, 2010



1 Site Location Map
1 : 2500

MAP REFERENCE: 3559-D
ORDNANCE SURVEY IRELAND LICENCE NUMBER AR0064918
© ORDNANCE SURVEY IRELAND / GOVERNMENT OF IRELAND



PLANNING PURPOSE ONLY

SITE LEGEND

SITE BOUNDARY INDICATED THUS	
PROPOSED LINE OF SIGHT INDICATED THUS. LINE OF SIGHT IS MEASURED FROM 2.4m BACK FROM THE EDGE OF THE PUBLIC ROAD AT THE PROPOSED ENTRANCE AND TO 70.0m TO THE NEAREST EDGE OF THE PUBLIC ROAD IN ACCORDANCE WITH THE DESIGN MANUAL FOR ROADS AND BRIDGES	
EXISTING BUILDINGS INDICATED THUS	
PROPOSED BUILDINGS INDICATED THUS	

Rev.	Description	Date
<p>MC LOUGHLIN ARCHITECTURE</p> <p>Unit 4B, Millennium Park, Naas, Co. Kildare, Ireland.</p> <p>Telephone : (045) 854900 Fax : (045) 854894 e-mail : info@mclarchitecture.ie</p> <p>Client: KARE</p> <p>Project: KARE, Craddockstown, Naas, Co. Kildare</p> <p>Drawing Title: Proposed Site Layout & Site Location Map</p> <p>Drawing No. PLN - 001</p> <p>Drawn by Konrad Polawski Project Number 15 59</p> <p>Scale 1:2500, 1:500 Date 11-03-20</p>		

THIS DRAWING IS COPYRIGHT, USE DIMENSIONS ONLY - DO NOT SCALE CONTRACTORS MUST VERIFY DIMENSIONS ON SITE PRIOR TO STARTING WORK.



Appendix B

Desk Study Maps



Figure 1. Historic Six-Inch Map (OSi: 1837-1852)



Figure 2. Historic 25-Inch Map (OSi: 1888-1913)

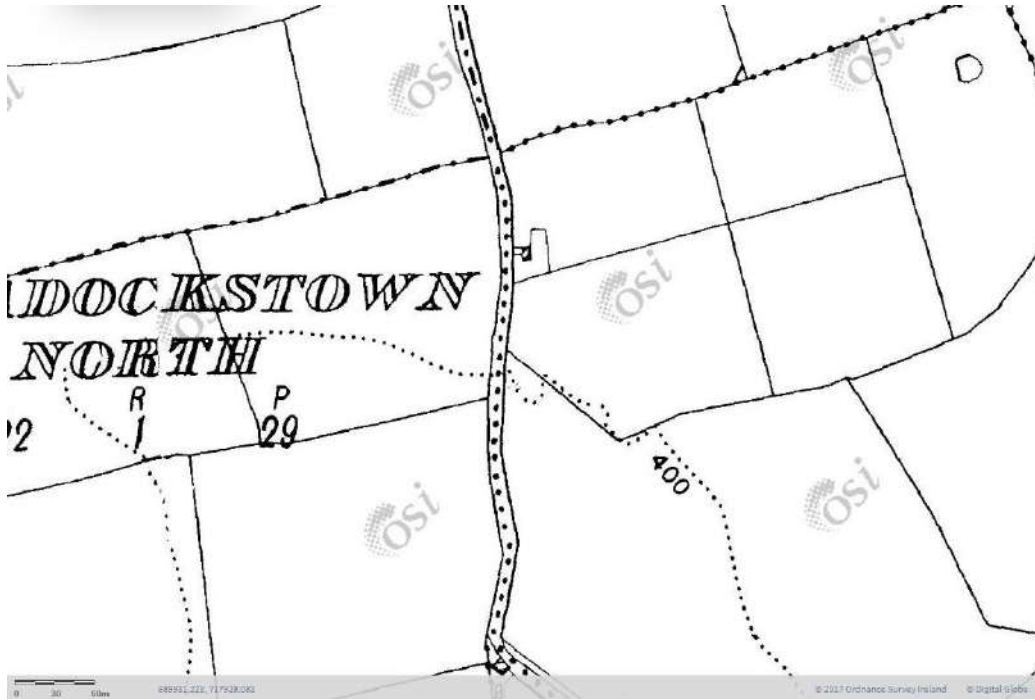


Figure 3. 6-Inch Cassini Map (OSi: 1830-1930)



Figure 4. Aerial Orthophotography (OSi:1995)



Figure 5. Aerial Photography (OSi: 2000)

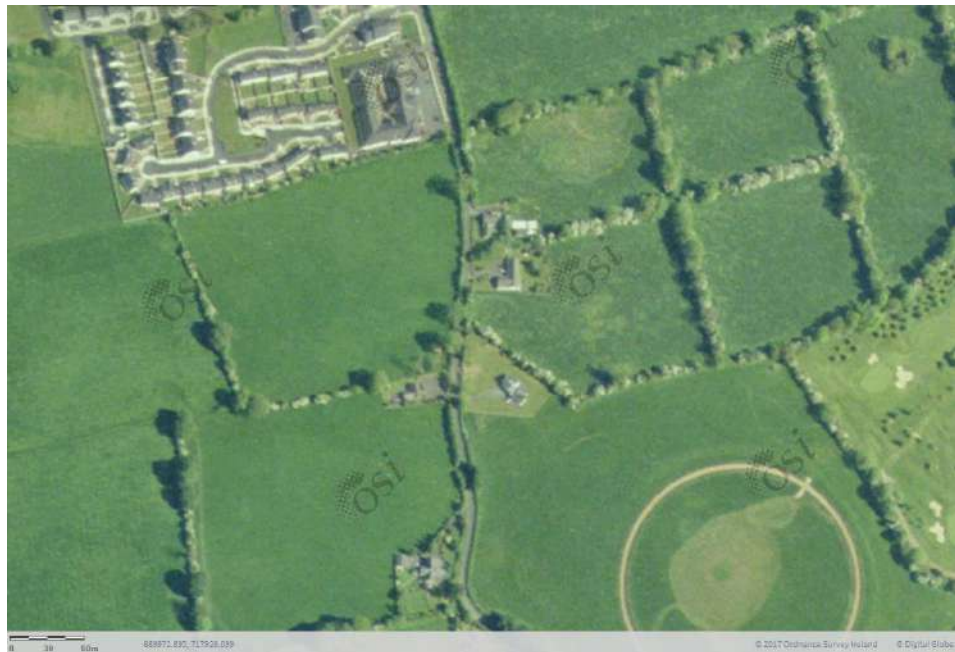


Figure 6. Aerial Photography (OSi: 2005)

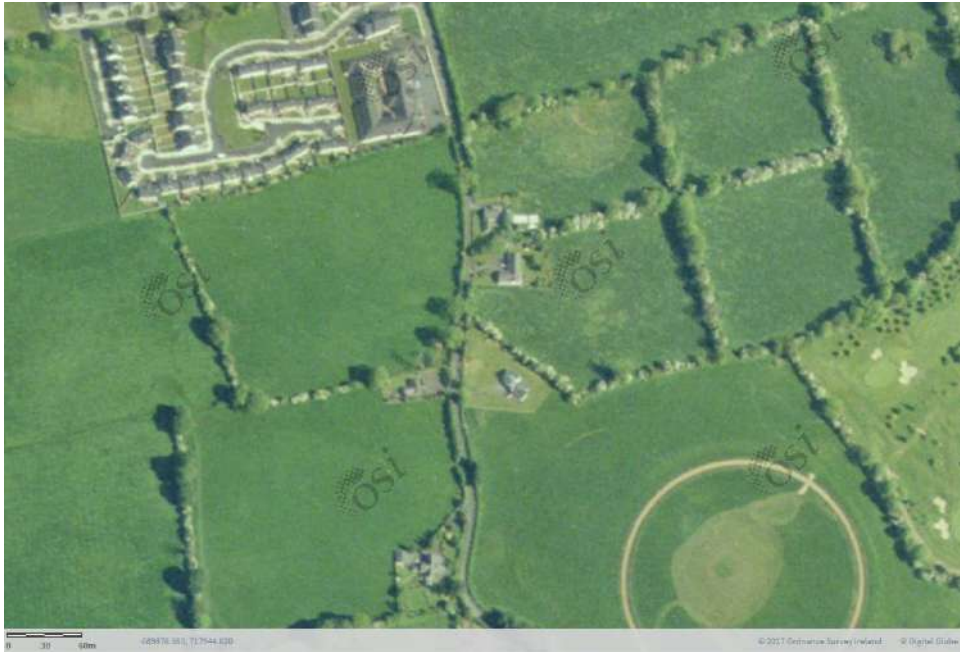


Figure 7. Aerial Imagery (Digital Globe 2011-2013)

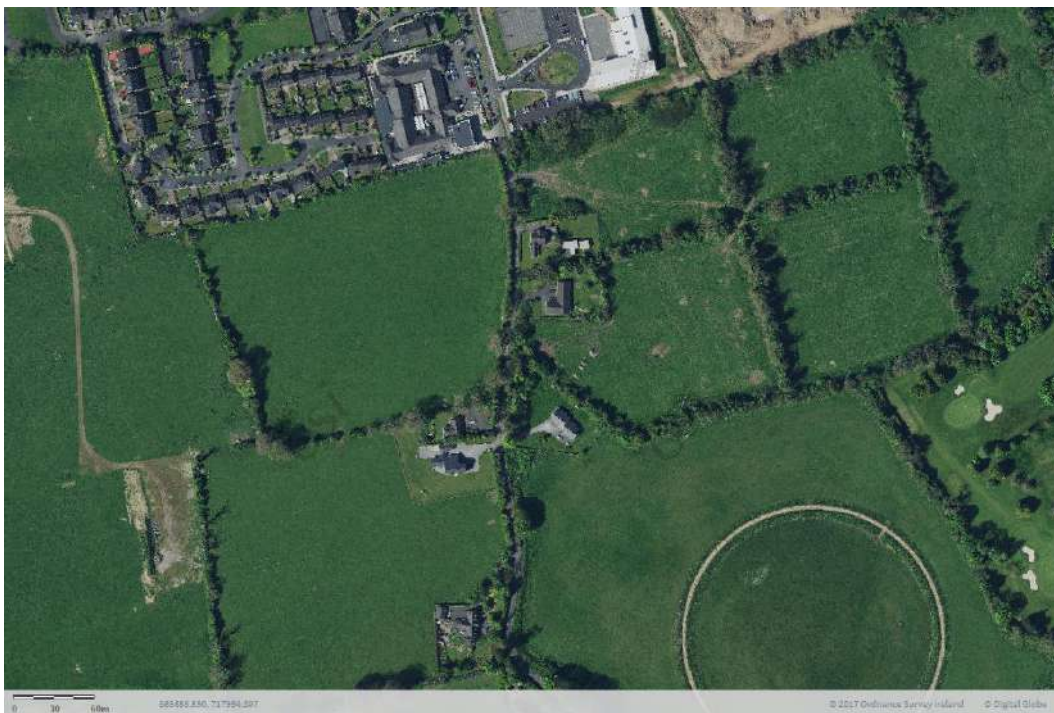


Figure 8. Aerial Imagery (OSi Premium: 2017)



Figure 9. GSI Bedrock Geology 100K Map (GSI 2019)

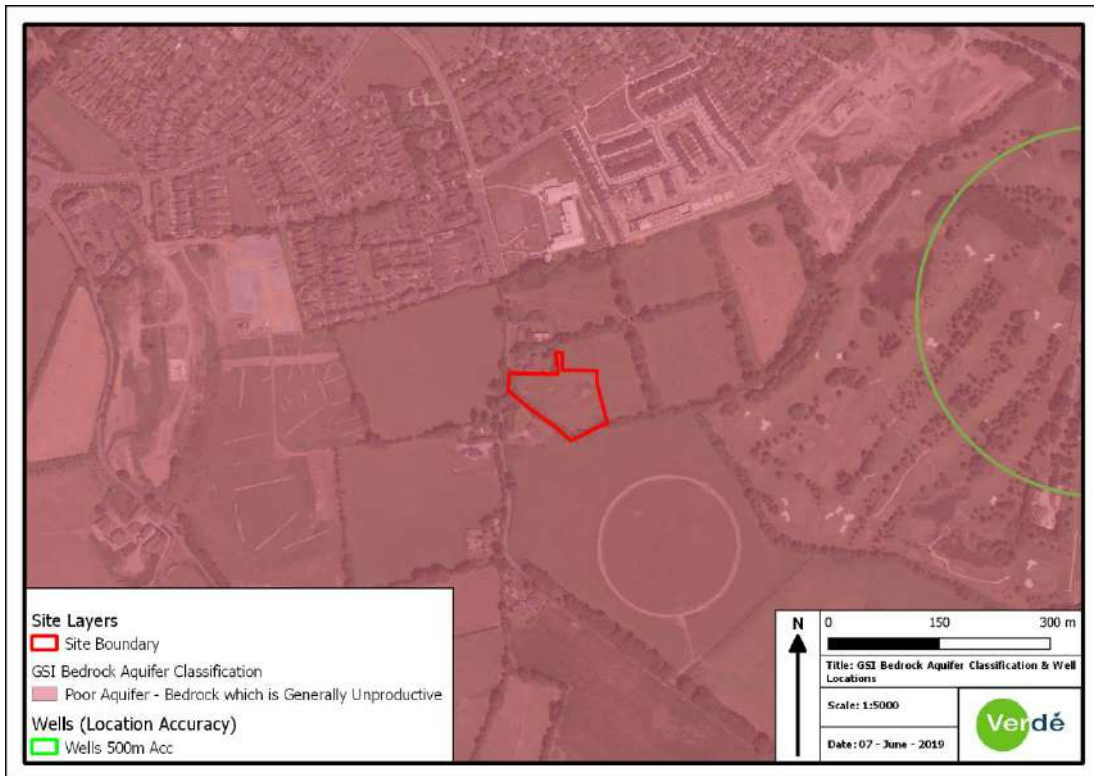


Figure 10. GSI/EPA Groundwater Aquifer Classification and GSI Groundwater Well Location (GSI-EPA 2019)

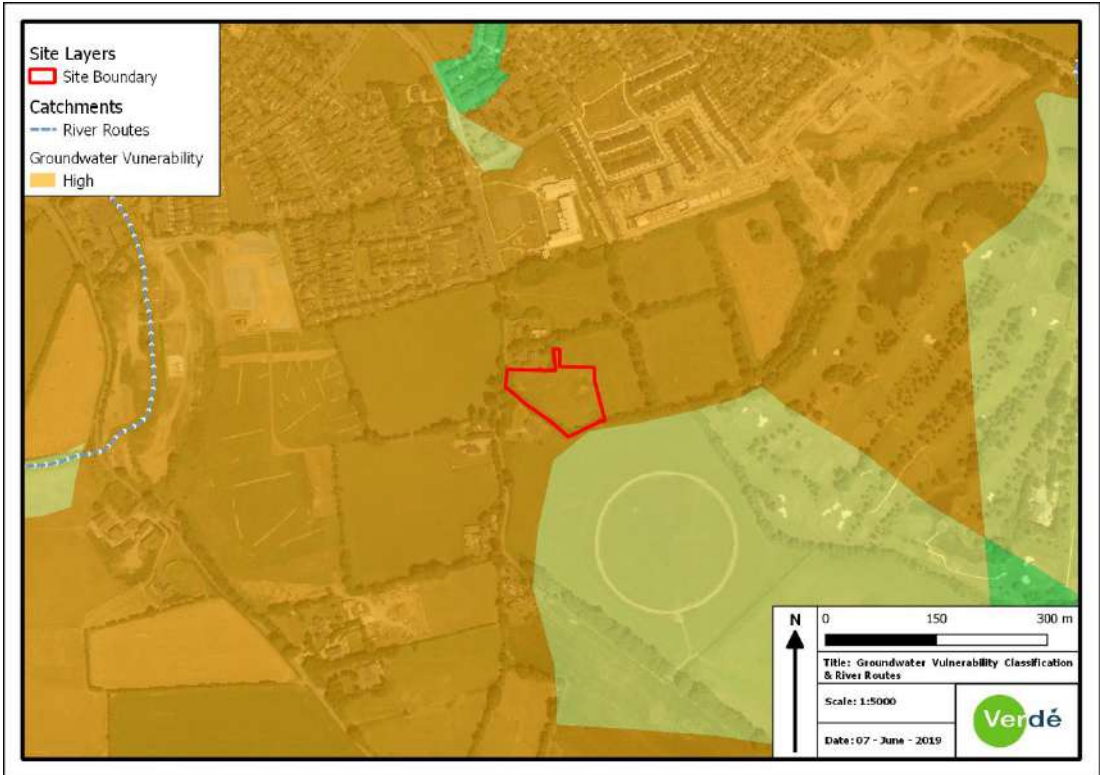


Figure 11. Groundwater Vulnerability Classification (GSI)

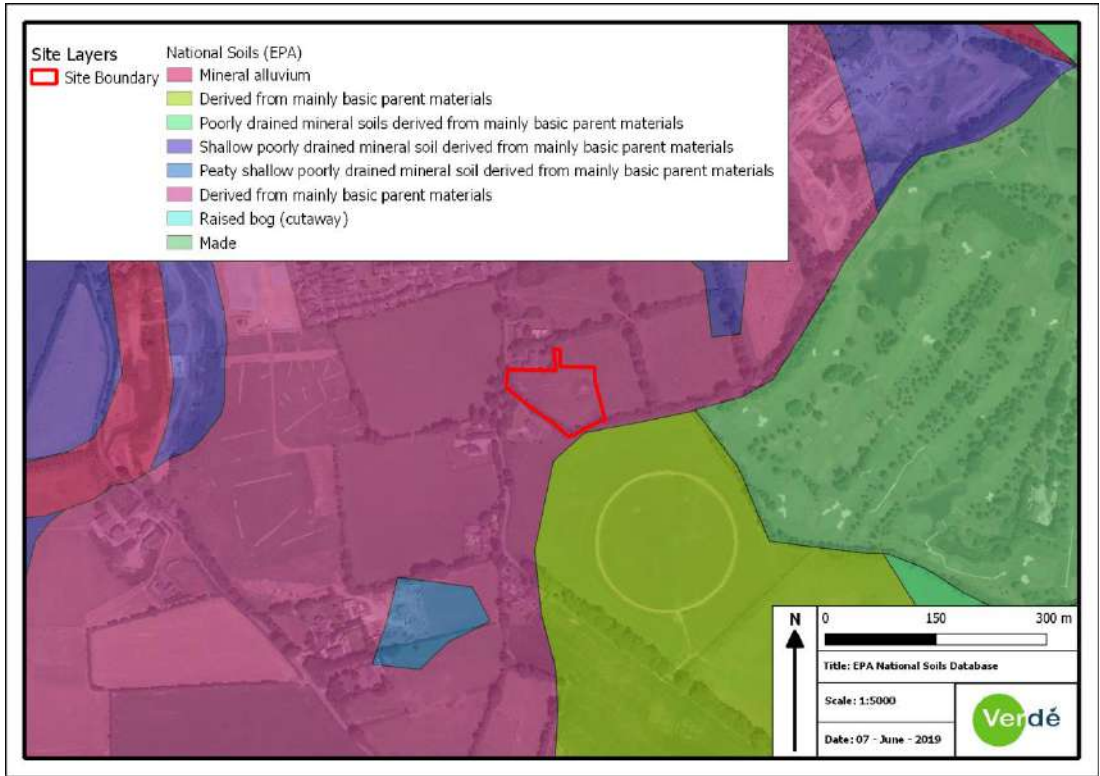


Figure 12. EPA Soil Classifications (EPA 2019)

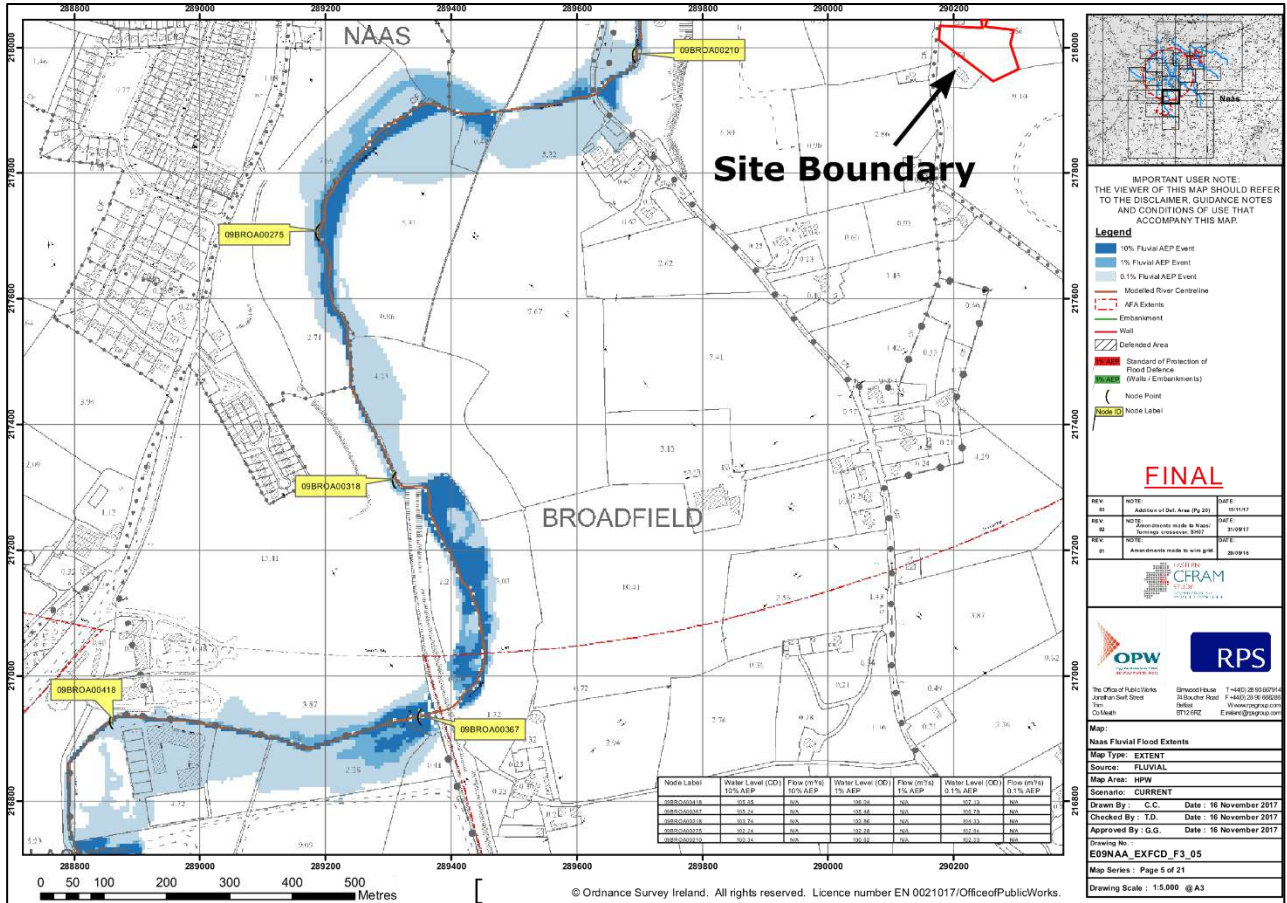


Figure 13. OPW Flood All Scenario Fluvial Risk Maps. (OPW 2019).