

**Environmental Impact Assessment Screening Report for residential infill
development at Patrician Avenue, Naas, Co. Kildare**

REPORT FOR KILDARE CO. COUNCIL DEC 07 2021

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1. Introduction

The EIA Directive 85/337/EEC, as amended aims to determine the likely significant effects of a project on the environment. EIA Screening determines whether an EIA is required for a specified project. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended. In the case of development which is under these thresholds, planning authorities are required under Article 103 of the 2001 Regulations, (as amended) to request an EIS where it considers that the proposed development is likely to have a significant effect on the environment. Screening involves appraisal of impacts from the proposed development according to three main criteria:

1. Characteristics of the project
2. Location of proposed project
3. Characteristics of potential impacts.

Schedule 6 of the Planning and Development Regulations, 2001 (as amended), outlines the aspects of the environment likely to be significantly affected by a proposed development. These are: human beings, flora and fauna, soil and geology, water, air & climate, landscape, material assets, cultural heritage and the inter-relationships between the range of environmental criteria.

Sources Used

Plans and specifications for the proposed development including the Report for Screening for Appropriate Assessment Proposed residential infill development at Patrician Avenue, Naas, Co. Kildare (2021)

Bedrock, soil, subsoil, surface water and ground water maps from the Geological Survey of Ireland web mapping service (www.gsi.ie/mapping.htm),

National Biodiversity Data Centre (<http://maps.biodiversityireland.ie/>),

Environmental Protection Agency web viewer (<http://gis.epa.ie/EPAMaps/>)

The Kildare County Development Plan 2017-2023, and details of permitted or proposed developments from the local authority's online planning records.

Statement of Authority

The assessment is carried out by Mary O'Connor, who has a PhD. in plant ecology and over 20 years professional experience as an ecologist/environmental scientist. She has worked for public and private sector clients and has several years' experience of ecological/environmental assessment and input into Environmental Impact Assessment and Appropriate Assessment Report

2. Project Description The proposed development comprises of the following works:

The site is located in an urban setting in the south of Naas. It currently contains a semi-detached dwelling, a separate single-storey garage / dwelling (part of the same landholding), and a garden. The eastern boundary is formed by an adjacent dwelling, the northern boundary by Patrician Avenue, the western boundary by Kilcullen Road, and the southern boundary by a car sales facility. The surrounding area is characterised predominantly by housing estates.

Geology and soils

The underlying bedrock is sedimentary (mudstone / siltstone/sandstone), which is a poor aquifer.

Soils and subsoils are made ground.

Hydrology There are no rivers, streams or drainage ditches within or adjacent to the proposed development site. The closest watercourse on the EPA Rivers Database is the 'Naas Hospital' stream, which is located approx. 150 m east of the proposed development site. There is no connection between the proposed development site and this stream. It is a small and highly modified watercourse that originates in farmland to the south of Naas, and flows north into the grounds of Naas Hospital, where it has been enlarged to form three large ponds. It then enters a culvert, which appears to discharge to the Castlesize River approx. 400 m away. The Castlesize River is a tributary of the River Liffey. Water quality in the 'Naas Hospital' stream is not monitored as part of the Water Framework Directive status assessments. The Castlesize River and downstream sections of the River Liffey are of Good status.

Habitats of the proposed Development Site

The habitats of the development site are entirely of an urban character, comprising buildings and artificial surfaces and urban gardens.

Ecological Value

The site is highly modified and urban with derelict buildings and walls and a small area of scrub of low ecological value.

Overall Ecological Value

The location of the proposed is in a highly modified urban area which is of low habitat and species diversity and of low ecological interest.

No annexed habitats or species of conservation interest occur within the footprint of the development.

The proposed redevelopment is located at least 8.5 kilometres from nearest SAC and impact to any European Site i.e. SAC or SPA was screened out in the Screening for Appropriate Assessment Document included with this application, which concluded no significant impact to any European Site as a result of this work.

Description of the proposed development

The proposed development will involve an extension and renovation of the existing semi-detached dwelling. The single-storey garage / dwelling will be demolished, and a new structure containing 2 no. apartments will be constructed in its place. An enlarged parking area and shared garden will be provided to the front (north) of the dwellings, and each dwelling will have a private rear garden. Foul water will be discharged to an existing foul sewer on Kilcullen Road. Surface water will discharge to two soakaways within the site boundary.

Location and Layout

See Site Location, Layout and Architectural Drawings attached in **Appendix 1**.

3. Screening Assessment

Table 1. Characteristics of proposed development

Is the size and design of the proposed works significant?	No
Potential for impacts from project in cumulation with other existing and/or approved projects	No
Use of natural resources in particular land, soil, water and biodiversity?	No
Will the works produce waste?	No
Will the works create a significant amount of pollution or nuisance?	No
Risk of major accidents and/or disasters relevant to the project including those caused by Climate Change in accordance with scientific knowledge?	No
Risks to human health (water contamination, air pollution)	No
Potential for cumulative impacts with other existing and/or approved projects?	No

Table 2. Location of Proposed Development

Environmental Sensitivity of project in relation to existing and approved land use.	The site is at a significant remove and is not ecologically connected to any site designated for Conservation, the nearest European site Mouds Bog SAC is at a remove of over 10km from the site and the nearest NHA the Grand Canal NHA over a kilometre from the site.
Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	Development will not impact on site regenerative capacity for natural resources (including soil, land, water and biodiversity) in the area and its underground
Absorption capacity of the natural environment including wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain and forest area	Not Applicable
Potential of works to impact directly or indirectly on sites designated for nature conservation (NHA/SAC/SPA)	None
Potential for impacts directly or indirectly on Habitats or Species listed on Annex I, II and IV of the Habitats Directive	None (no annexed habitat or species occurs within the proposed development site)
Potential for impacts on breeding places of any species protected under the Wildlife Act?	None
Potential to impact directly or indirectly on any listed ACA in the County Development Plan?	None
Potential to impact directly or indirectly on any protected structure or recorded monuments and places of Archaeological Interest	None
Potential to impact directly or indirectly on listed or scenic views or protected landscape in the County Development Plan?	None
Potential to impact on areas in which there has already been a failure to meet the environmental quality standards and relevant to the project, or in which it is considered that there is such a failure	None
Potential to impact on densely populated areas.	None

Table 3. Characteristics of Potential Impacts

Human Beings	No impacts are identified
Flora and Fauna	No habitat loss will be incurred by the proposed development
Soils and Geology	No impact on existing soil characteristics by the proposed development
Water	The site development will use of the existing drainage systems
Air and Climate	No impact on air quality by the proposed development
Noise and Vibration	Noise and Vibration levels will be restricted during the works, no potential impacts following construction
Landscape	The site is within the core urban fabric of Naas and the proposed development will not have a negative impact on the existing landscape.
Material Assets	The proposed development will not have any significant impact on material assets including public utilities and natural resources
Cultural Heritage	None
Interaction of Foregoing	No significant effects likely to arise associated with the characteristics of the potential impacts.

Table 4. Discussion of Potential Impacts

Will a large geographical area be impacted as a result of the proposed works?	No
Will a large population be impacted as a result of the proposed works?	No
Are any trans-frontier impacts likely to arise from proposed works?	No
Is the intensity and complexity of impacts associated with the proposed works considered significant?	No
Is there a high probability that the impacts will occur?	Conservation led design will provide safeguards in relation to potential impacts ensuring low probability that impacts will occur
What is the expected onset, duration, frequency and reversibility of the impact?	Conservation led design will provide safeguards in relation to potential impacts ensuring low probability that impacts will occur
Cumulation of the impact with the impact of other existing and/or approved projects?	It is considered that no significant cumulative effects will arise
Will it be difficult to avoid, or reduce or repair or compensate for the effects?	The proposed plan aims to reduce effects of any potential impact

4. Conclusion

The DoEHLG Guidance Document “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development” notes that “The greater the number of different aspects of the environment which are likely to be affected and the greater the links between the effects, the more likely it is that an EIS should be carried out. Where 5 complexity of impacts is deemed to apply in the case of a specific sub-threshold development proposal, there should be a predisposition towards the preparation of an EIS”.

In consideration of the above involving appraisal of characteristics and location of proposed development and characteristics of potential impacts and having regard to Annex III criteria of the EIA Directive it is concluded that an EIAR is not required for the proposed development.

Appendix 1. Site Location Map, Layout and Architectural Plans