

EIAR Screening report, construction of 33 social housing units at the Former Ambassador Site, Kill, Co. Kildare.

## **EIAR Screening Report Proposed construction of 33 social housing units at the Former Ambassador Site, Kill, Co. Kildare.**

**Proposal:**– Construction of 33 social housing units at the Former Ambassador Hotel Site, Kill, Co. Kildare. The area extends to C. 1.5 ha and currently contains mixed construction waste with some localised fly tipping and evidence of antisocial behaviour.

### **Re: Environmental Impact Assessment – Screening for Environmental Impact Assessment Report (EIAR)**

#### **Planning Legislation:**

Planning and Development Regulations 2001-2019, Schedule 5, Part 1 and 2

European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018

Article 75 which amends Article 120 of the Planning and Development Regulations 2001-2019

Planning and Development Act 2000 – 2019

#### **Characteristics of Project.**

Construction of 33 social housing units at the Former Ambassador Hotel Site, Kill, Co. Kildare on 0.99 ha with remaining area being zoned open space. The site was a former hotel and the below ground foundations are still extant.

#### **Location**

Located in the Town of Kill, Co. Kildare on the L2014 and bounded to the east and southeast by the Kill GAA club, to the north by a public road and to the west and southwest by residential/commercial development.

### **Type and characteristics of potential impact**

From assessing the documentation associated with the proposed development and considering the extent of works it is considered that the proposed development works, having regard to the environmental sensitivities of this area and the potential impacts based on the following environmental factors;

- Population and human health,
- Biodiversity, with particular attention to species and habitats protected under the Birds and Habitats Directives,
- Land, soil, water, air and the landscape,
- Climate,
- Interaction between above,
- Expected effects from relevant major accidents and / or disasters.

It is determined that an Environmental Impact Assessment Report is not required as there is little possibility that the proposed development may impact the local environment and furthermore it is of such a scale, will occupy heavily modified waste ground, utilize existing services, be undertaken in an area already subject to heavy disturbance. There will be no protected habitats or species impacted and no fragmentation of existing protected habitats.

### **Conclusion**

It is determined that based on the above preliminary examination, there is little likelihood of significant effects on the environment and local flora and fauna arising from the proposed development works at Kill and therefore it is recommended that an Environmental Impact Assessment Report is not required for this proposal.

## **Appendix**

### **Description of project and project area characteristics**

Habitats were identified using “Guide to Habitats in Ireland”, Fossitt J., Heritage Council 2000.

**There is one main habitat within the study area:**

#### **Recolonising Bare Ground (ED3)**

**Site fieldwork for this report was carried out 11/04/2022**

#### **Flora**

There are some mature coniferous (*Cupressus* spp.) and deciduous (*Acer* spp.) trees on the south western boundary.

Willow (*Salix* spp.)

Wych Elm (*Ulmus glabra*)

Birch (*Betula* spp.)

Nettle (*Urtica dioeca*)

Dock (*Rumex* spp.)

Buddleia (*Buddleja davidi*)

Gorse (*Ulex europeus*)

Briar (*Rubus* spp.)

#### **Fauna**

Fauna was identified by visual, and spraint evidence and the probable presence of certain species was ascertained by the availability of suitable habitat. Terrestrial vertebrate and invertebrate fauna on-site can be assumed to be mobile and capable of movement between the various habitats.

#### **Birds**

Pied wagtail (*Motacilla alba*)

Thrush (*Turdus philomelos*)

Blackbird (*Turdus merula*)

Blue Tit (*Parus caeruleus*)

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Great Tit (*Parus major*)

Chaffinch (*Fringilla coelebs*)

Magpie (*Pica pica*)

Jackdaw (*Corvus monedula*)

Hooded Crow (*Corvus corone*)

Rook (*Corvus frugilegus*)

Robin (*Erithacus rubecula*)

Wren (*Troglodytes troglodytes*)

Duncock (*Prunella modularis*)

Woodpigeon (*Columba palumbus*)

Goldcrest (*Regulus regulus*)

Greenfinch (*Carduelis chloris*)

Were all seen or heard.

## **Mammals**

No suitable roosting areas were seen for Bats (*Chiroptera*) within the site

Fox (*Vulpes vulpes*)

Rat (*Rattus norvegicus*)

Hedgehog (*Erinaceus europaeus*) (Red Data Book 2, Bern Convention 3)

Field mouse (*Apodemus sylvaticus*)

Pygmy shrew (*Sorex minutus*)

Can all be expected on-site.

There is no evidence of Badger`s (*Meles meles*) setts.

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P1 Overview of site



P2 Evidence of minor fly tipping



P3 Construction remnant waste on ground

