

Environmental Impact Assessment Screening Report

Proposed development of 65 social housing units consisting of one, two and three bed units at the Old Greenfields site, Maynooth. Co.Kildare

Proposal:– proposed development of 65 social housing units consisting of one, two and three bed units at the Old Greenfields site, Maynooth.

The area currently occupies C.1.9 hectares and is a brown field site with some services evident. It is bounded by the Straffan Road (R 406) and existing housing on all sides.

There are no badger (*Meles meles*) setts within the curtilage of the proposed development.

No bat (*Chiroptera*) roosts are evident and no disturbance is anticipated.

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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:

- a) Proposed development of 65 social housing units consisting of one, two and three bed units at the Old Greenfields site, Maynooth with all associated site works. All drainage will follow Sustainable Urban Drainage Systems (SUDS) and existing flood risk management guidelines (2009) will be followed.

Location

Located in Maynooth, Co. Kildare just off the Straffan Road (R406).

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 Directive
- 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 a heavily modified brown field site, utilize existing services, be undertaken in an area already subject to heavy disturbance and will follow the guidance of:

- Kildare County Development Plan 2017-2023 Volume 1.
- Kildare County Development Plan 2017-2023 Volume 2 (where there is a contradiction
- Kildare County Development Plan Volume 1 supersedes this document)
- Maynooth Local Area plan 2013-2019 or the latest draft local area plan at the time of launching the part viii application.
- Kildare County Council Third Noise Action Plan 2019 -2023
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) (2009).

- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities
- Design Manual for Urban Roads and Villages (2009).
- Government Policy on Architecture 2009-2012 (2009).
- Quality Housing for Sustainable Communities (2007) (where there is a contradiction the Kildare County Development plan will supersede this document).
- The Design Manual for Urban Roads and Streets (DTTS and DECLG 2013)
- The Planning System and Flood Risk Management Guidelines for Planning Authorities 2009,
- Sustainable Urban Drainage Systems (Suds) described in the greater Dublin Strategic Drainage Study 2005.
- Kildare County Council Disability Strategy
- Employer's Requirements : General Standards of Materials, Fittings and Finishes for Social and/or Affordable Housing/Apartment Developments, including guidance on Preliminary Items
- Any other relevant guidance documents published during the lifetime of this project.

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 Old Greenfield, Maynooth and therefore it is recommended that an Environmental Impact Assessment Report is not required for this proposal.

Appendices

Description of project and project area characteristics

Proposed development of 65 social housing units consisting of one, two and three bed units at the Old Greenfields site, Maynooth, Co. Kildare.

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

There is one main habitat within the study area:

Spoil and bare Ground (ED2)

Site fieldwork for this report was carried out 21/02/2022

Flora

Briar (*Rubus* spp)

Nettle (*Urtica dioeca*)

Dock (*Rumex* spp)

Hedge Mustard (*Sisymbrium officinale*)

Grasses (*Poa annua*, *Dactylis glomerata*)

A different floral complexity could have been evident if field work had been undertaken during different times of the year.

None of the floral cover currently exceeds 50%.

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*)

Great Tit (*Parus major*)

Chaffinch (*Fringilla coelebs*)

Magpie (*Pica pica*)

Jackdaw (*Corvus monedula*)

Hooded Crow (*Corvus corone*)

Rook (*Corvus frugilegus*)
Sparrow Hawk (*Accipiter nisus*)
Robin (*Erithacus rubecula*)
Wren (*Troglodytes troglodytes*)
Dunnock (*Prunella modularis*)
Woodpigeon (*Columba palumbus*)
Goldcrest (*Regulus regulus*)
Bullfinch (*Pyrrhula pyrrhula*),
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*)
Rabbit (*Oryctolagus cuniculus*)
Can all be expected on-site.
There is no evidence of Badger`s (*Meles meles*) setts

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P1 Current ground cover



P2 Existing boundaries



P3 View over brown field site



P4 Ground condition 21/02/2022



P5 View from Old Greenfield Road

