PURSER

EIA Screening

1 Maddenstown Terrace, The Curragh, Co. Kildare

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Contents

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1.0 Introduction

1.1 EIA Screening Statement

Purser has prepared this Environmental Impact Assessment (EIA) Screening Report on behalf of the Kildare County Council in respect of proposed works to be undertaken at No. 1 Maddenstown Terrace, The Curragh, Co. Kildare (hereafter referred to as 'the subject site). The subject site is illustrated in Figure 1.1.

The proposed development includes demolishing an unauthorised two-storey rear extension, constructing a new single-storey rear extension with internal alterations, and implementing retrofit fabric upgrades to the existing dwelling. Additionally, it involves erecting new 2.1 m high rear garden walls, installing a new masonry bin store in the front garden, and carrying out related site development works.

The purpose of this report is to provide information for the relevant competent authority to carry out screening for Environmental Impact Assessment (EIA). EIA Screening is a critical first step in the EIA process. It involves an initial assessment to determine whether a proposed development is likely to have significant effects on the environment, thereby requiring a full EIA. This screening process is essential for ensuring that developments with potentially significant environmental impacts are identified and subjected to EIA, while projects with minimal or no significant effects can proceed without further evaluation.

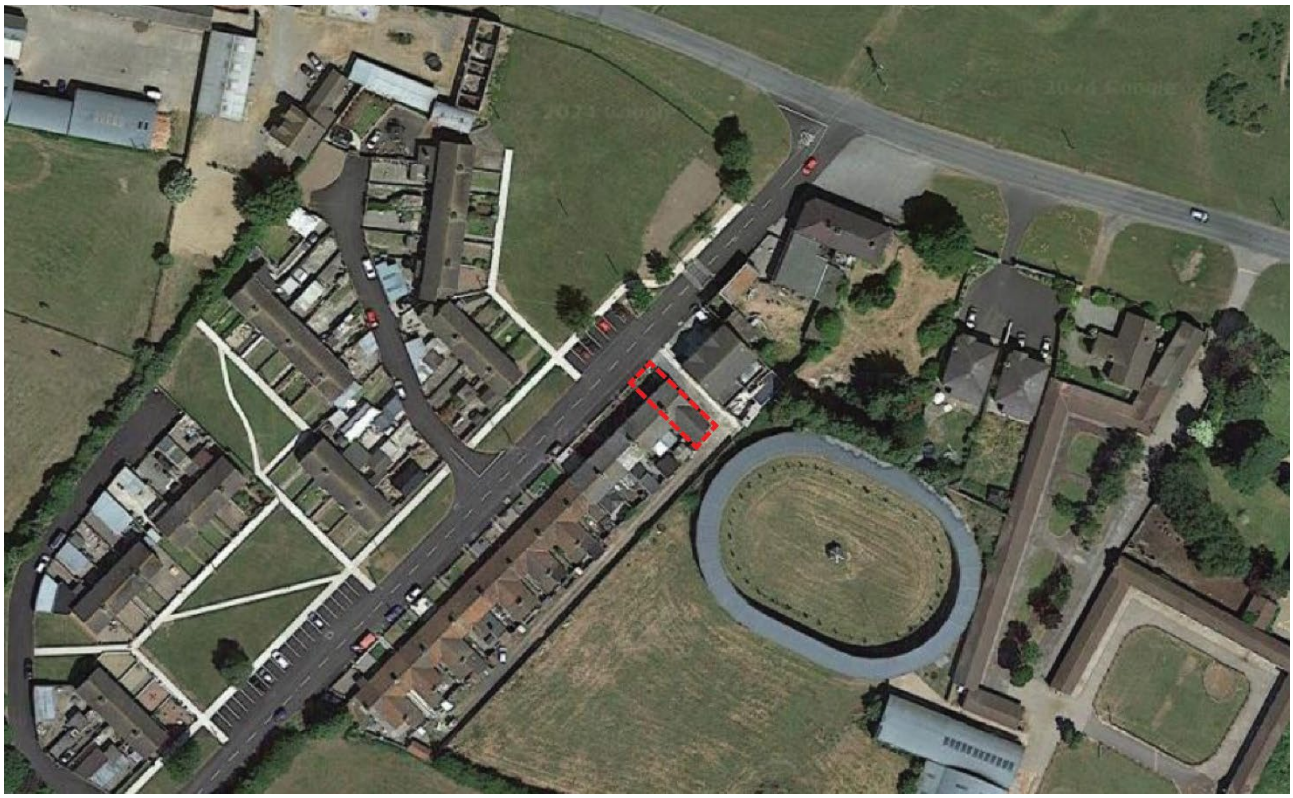

Figure 1.1: Location of the subject site. Site boundary indicated by a red dashed line (Source: Google Maps.)

1.2 Screening Objective

The overall objective of an EIA Screening is to identify and assess the potential for likely significant environmental effects associated with the proposed development and to determine if a statutory EIA is required. The requirement for a statutory EIA is set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 (as amended) (the Regulations).

Projects listed in Schedule 5, Part 1, of the Regulations, will be subject to mandatory assessment (Article 4(1) of Directive 2011/92/EU as amended by Directive 2014/52/EU (together, the EIA Directive)) as they are deemed as projects which are likely to have a significant effect on the environment. Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and criteria and for projects that fall below these thresholds and criteria, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR)) is required. Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in likely significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision of this screening exercise. The following documents were consulted:

- Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (EPA 2003);
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA May 2022);
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2017);
- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017);
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013);
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (European Union 2017);
- European Commission 2017. Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU);
- EU Commission Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive (2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018);
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of
- Housing, Planning, Community and Local Government 2017);

- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999);
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003); and
- Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note (2021).

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and as transposed by the Act and the Regulations and follows the format as per Section 3.2 of the EPA Guidelines (2022). The potential for significant effects of the proposed Project has been considered against the criteria under Annex II A of the EIA Directive 2011/92/EU as amended by 2014/52/EU and Schedule 7 of the Planning and Development Regulations, 2001 as amended.

1.3 Screening Methodology

The screening process followed in this report is in accordance with the EIA Directive 2011/92/EU of the European Parliament and of the Council as amended by 2014/52/EU and follows the format as per Section 3.2 of the EPA Guidelines (2022). The key steps to screen for an EIA is set out in Section 3.2 of the EPA Guidelines are as follows:

1. Is the development a type that that requires EIA?
2. Is it of a type that requires mandatory EIA?
3. Is it above the specified threshold?
4. Is it a type of project that could lead to effects? and/or
5. Is it a sensitive location? and/or
6. Could the effects be significant?

The information required to be submitted by the developer for the Competent Authority to make a determination on EIA Screening is set out in Schedule 7A of the Regulations of 2001 (see also Annex IIA of the EIA Directive).

However, it is important to note that Schedule 7A states 'The compilation of the information at paragraphs 1 to 3 [of Schedule 7A] shall take into account, where relevant, the criteria set out in Schedule 7.' Having regard to this for the purposes of compiling the relevant information on the likely effects of the proposed development and in order to address points 4 to 6 above, an evaluation of the characteristics of the project, the sensitivity of the location of the proposed development, and the potential for significant impacts has been made with regard to Schedule 7 of the Regulations. Schedule 7 of the Regulations sets out the criteria for the Competent Authority to determine whether a development would or would not be likely to have significant effects on the environment. The criteria are broadly set out under the three main headings:

"1) Characteristics of proposed development

a) *the size and design of the whole of the proposed development,*
b) *cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of Section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,*
c) *the nature of any associated demolition works,*
d) *the use of natural resources, in particular land, soil, water and biodiversity,*
e) *the production of waste,*
f) *pollution and nuisances,*
g) *the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and*
h) *the risks to human health (for example, due to water contamination or air pollution).*

2) Location of proposed development

a) *the existing and approved land use,*
b) *the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,*
c) *the absorption capacity of the natural environment, paying particular attention to the following areas:*
    i. wetlands, riparian areas, river mouths;
    ii. coastal zones and the marine environment;
    iii. mountain and forest areas;
    iv. nature reserves and parks;
    v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;
    vi. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
    vii. densely populated areas;
    viii. landscapes and sites of historical, cultural or archaeological significance.

3) Types and Characteristics of Potential Impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in Section 171A of the Act, taking into account—

a. *the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),*
b. *the nature of the impact,*
c. *the transboundary nature of the impact,*
d. *the intensity and complexity of the impact,*

e. *the probability of the impact,*
f. the expected onset, duration, frequency and reversibility of the impact,
g. the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of Section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
h. the possibility of effectively reducing the impact."

However, it is important to note that Schedule 7A states 'The compilation of the information at paragraphs 1 to 3 [of Schedule 7A] shall take into account, where relevant, the criteria set out in Schedule 7.' The main body of this report (Sections 4.0, 5.0 and 6.0) will cover Schedule 7A fully, but it has been set out to present the information under the headings provided for in Schedule 7 in order to assist in the screening assessment.

2.0 Proposed Development

2.1 Site Location and Description

The proposed development is located at No. 1 Maddenstown Terrace, Maddenstown North, Curragh, Co. Kildare, R56 T183. Maddenstown is a small, rural settlement located in the Curragh, Co. Kildare. Nestled within the expansive and historic landscape of the Curragh Plains, Maddenstown enjoys a tranquil setting characterised by open fields, rolling grasslands, and a strong connection to the area's equestrian traditions. The nearest settlements to the subject site are Kildare Town, approximately 3.77 km to the north-west and Curragh Camp (army base and military college), approximately 1 km to the north-east. (See Figure 2.1)

The subject site comprises approximately 0.11 hectares, which is largely occupied by the existing terraced two-storey house and rear extension. The site perimeters are defined by the existing dwelling to the side and rear, while the front is defined by boundary walls and railings that enclose a front garden.

2.2 Project Description

The proposed development consists of:

- Demolition of an unauthorized two storey rear extension;
- Construction of a new single storey rear extension and internal alterations;
- Provision of retrofit fabric upgrades to the existing dwelling;
- Boundary walls including - new 2.1m high rear garden walls, new masonry bin store to the front garden; and
- Associated site development works.

2.2.1 Drainage and Water Supply

2.2.1.1 Surface water

Surface water from the proposed site will drain from the yard areas at both the rear and front of the development. Two rain gardens are planned—one in the rear yard and one in the front—both of which will be integrated into the surface water drainage system. Any excess surface water from the site will be directed to the surface water network beneath Maddenstown Terrace Road. During exceptional rainfall events, overflow will be directed to a field within Curragh Camp, located approximately 1.8 km east of the proposed development. Under normal weather conditions, surface water will be treated at the Upper Liffey Valley Wastewater Treatment Plant.

2.2.2 Sustainable Drainage / Nature-based Solutions

2.2.2.1 Raingarden

The proposed development will include two rain gardens located in the rear and front yards of the site. These rain gardens will absorb a portion of the rainwater on-site, allowing it to percolate into the ground and helping to prevent overloading the surface water network.

2.2.2.2 Foul Drainage

Foul water from the kitchen and bathroom areas, located approximately in the centre of the proposed development, will flow towards the alleyway to the east of the site, where it will connect with the main foul drainage network. This network leads to the Upper Liffey Valley Wastewater Treatment Plant (WwTP) for processing.

The Upper Liffey Valley WwTP is currently operating below capacity and complies with the Water Framework Directive (WFD). It is anticipated that the plant's capacity will not be exceeded between 2022-2025, and the discharge from the WwTP does not have a noticeable negative impact on the WFD status (Source: Uisce Éireann, 2022)

(For further detail on the design approach please refer to the architectural drawings, design statement and the engineering drawings and report which accompany the application. This application is supported and informed by the accompanying application documents including an Appropriate Assessment Screening prepared by Enviroguide Environmental Consultants.)

2.2.3 Construction Management

A Construction Management Plan will be developed to guide the project during the construction phase.

The construction phase is expected to last approximately 9 months.

2.3 Planning History

Purser carried out a planning history search in relation to the subject site and adjacent lands using the Kildare County Council (KCC / the Council) and An Bord Pleanála (ABP / the Board) online planning search tools.

2.3.1 Subject Site

Purser carried out an online planning history search for the subject lands. No relevant applications were identified in respect of the subject site.

2.3.2 Other Nearby Sites

A search of planning applications located within a 300m radius of the subject site was conducted. Any planning applications listed as granted or decision pending from within the last five years were assessed for their potential to act in-combination with the proposed development and cause likely significant effects on the environment. Long-term developments granted outside of this time period were also considered where applicable.

It is noted that the majority of the few developments within the vicinity of the Site of the Proposed Development are applications granted for residential developments. The larger developments in the vicinity of the Proposed Development are outlined in Table 2.1:

Reg. Ref.	Location	Development Description	LA Decision	ABP Decision
21264	Old French Furze Stables, Maddenstown, The Curragh	Modifications to the previously granted permission, (granted for an extension to the existing cottage), granted under planning register reference no. 97/1547	Grant Permission	N/A

Table 2.1: Planning History of adjacent and nearby sites.

3.0 EIA SCREENING

3.1 Overview

The purpose of the EIA Screening Process is to identify any potential effects associated with the Proposed Development that may arise during construction and/or operational phases and seek to identify these likely significant effects to confirm whether or not the need for an EIA is triggered. Screening is defined in Environmental Protection Agency (EPA) Guidelines on the information to be contained in Environmental Impact Assessment Reports as:

> *"The process of assessing the requirement for a project to be subject to Impact Assessment based on project type and scale, as well as the significance or environmental sensitivity of the receiving environment.' (EPA, May 2022)"*

3.2 Legislative Requirements for an EIA

Directive 2011/92/EU (as amended by Directive 2014/52/EU (together, the EIA Directive)) was enacted as a means to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex 1 of the EIA Directive defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II of the EIA Directive lists projects which do not necessarily have significant effects but can be subject to case-by-case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2001, as amended, provides the legislative basis for mandatory EIA. It states the following:

> *"An environmental impact assessment shall be carried out by the 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 equal or exceed, as the case may be,] 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 [(other than subparagraph (a) of paragraph 2)] of Schedule 5 of the Planning and Development Regulations 2001 and either —*

(I) such development [would equal or exceed, as the case may be,] 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 F594 [does not equal or exceed, as the case may be,] the relevant quantity, area or other limit specified in that Part, and

(ii) it is concluded, determined or decided, as the case may be, —

(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940 , that the proposed development is likely to have a significant effect on the environment."

3.3 Screening Evaluation

3.3.1 Is the development a project?

The first step in screening is to examine whether the proposal is a project as understood by the EU Directive. For the purposes of the EU Directive, 'project' means:

- the execution of construction works or of other installations or schemes, or
- other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources.

Each element of the proposed development has been examined and the development clearly meets the definition of a 'Project' as understood by the EU Directive.

3.3.2 Is the development a project that requires a mandatory EIA?

The next step is to determine if the proposed development is of a project type that requires mandatory EIA (i.e., is the proposed development of a project type in which a threshold do not exist). The types of projects to which thresholds do not apply are types that are considered to always be likely to have significant effects.

An EIA is mandatory under Section 172 of the Act for development which exceeds the relevant threshold for the classes of projects set out in Schedule 5. This list was developed from Annex I and Annex II of the EIA Directive.

In considering the wider context and the component parts of the project the proposed development, in our opinion the thresholds of relevance to the proposal from Part 2 of Schedule 5 are Class 10, Class 14 and Class 15.

For the project types Class 10 (a) to (m) an EIA is mandatory only if the project equals or exceeds, as the case may be, a limit, quantity or threshold set out; therefore, the next screening step is to determine whether the project exceeds the specific project threshold. Project Classes 14 and 15 do not set out any thresholds and a case-by-case assessment is required to be undertaken.

3.3.3 Is the project above the threshold for EIA?

An EIAR is required to accompany an application for permission of a class set out in the Schedule 5 Part 1 and Part 2 of the Regulations which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. A development that does not exceed a limit, quantity or threshold set for that class of development in Schedule 5 of the Regulations is known as a 'sub-threshold development'.

The proposed development and component parts have been considered against the thresholds outlined in Schedule 5, Part 2, Class 10 (a) to (m). The most relevant project type in the context of the proposed development are Class 10 (b)(i) and Class 10 (b)(iv):

> *"10. Infrastructure projects –...*
>
> *(b)(i) Construction of more than 500 dwelling units;*
>
> *(b)(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)."*
>
> *14. Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7*
>
> *15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.*

The total number of residential units to be constructed for the Proposed Development is 1 No. Therefore, it is less than the 500 dwelling unit threshold and accordingly a mandatory EIA is not required. The site is located within the settlement of Maddenstown at the site of an existing dwelling. As such, the subject site is not classed as a business district hence the area threshold of 2 hectares does not apply. The Site is located in "other parts of a built-up area" and thus, the area threshold of 10 hectares applies. The area of the Proposed Development is c. 0.11 hectares. Therefore, it is less than the 10 hectares threshold and accordingly a mandatory EIA is not required.

3.3.4 Conclusion – Sub Threshold Development

The proposed development is 'of a type set out in Part 2 of Schedule 5 [in the Planning and Development Regulations, 2001 (as amended)] which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development'. The development is sub-threshold for the relevant project type.

An EIA Report is required by Section 172 of the Act, and Schedule 5, Part 2, Class 14 and 15 of the Regulations to accompany a planning application for sub-threshold development which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The remainder of this report presents the information required by Schedule 7A to demonstrate the likely effects on the environment, having regard to the criteria set out in Schedule 7.

The following Sections will provide information on the characteristics of the proposed development, the location and context, and its likely impact on the environment. These sections present the information required under Schedule 7A of the Regulations, broadly set out in the structure Schedule 7 to ensure that each aspect for consideration is robustly addressed.

4.0 Characteristics of the Proposed Development

This section addresses the characteristics of proposed development by describing the physical characteristics of the whole proposed development and, where relevant, of demolition works; and a description of the location of the proposed development with regard to the environmental sensitivity of geographical areas likely to be affected.

4.1 Size and Design of the Proposed Development

The proposed development consists of:

- Demolition of an unauthorized two storey rear extension;
- Construction of a new single storey rear extension and internal alterations;
- Provision of retrofit fabric upgrades to the existing dwelling;
- Boundary walls including - new 2.1m high rear garden walls, new masonry bin store to the front garden; and
- Associated site development works.

The proposed development is a relatively small project and the proposed design is sympathetic to the surrounding context. The development has been designed to integrate with the surrounding buildings. The architectural design of the proposed development utilises high quality materials and reflects the existing pattern of development in the surrounding area.

4.2 Cumulation with other existing and/or approved projects

This section outlines the potential cumulation with other existing or permitted development. As part of the assessment of the impact of the proposed development, account has been taken of any relevant developments that are currently permitted, or under construction and substantial projects for which planning has been submitted within the surrounding areas, as well as existing local land uses. (Please refer to Section 2.0 above.)

These proposed and permitted developments have been, where relevant, considered as a part of the overall project impact. It is important to note that each project currently permitted is subject to an EIA and/or planning conditions which include appropriate mitigation measures to minimise environmental impacts.

The review of the online planning tool noted a large number of insignificant small extensions, changes of use, retention and other minor alterations in the vicinity of the proposed development. These minor proposed and permitted developments have not been included within the list as they are irrelevant and not notable, minor projects do not have the potential to combine with the proposed development and result in cumulative impacts.

4.3 Nature of any associated demolition works

The proposed development will require the demolition of an existing two-storey rear extension to No. 1 Maddenstown Terrace (c. 91 sq m). Estimates on the generation of waste from the demolition works are set out in Section 4.5 below. The demolition areas are identified in the planning drawings submitted as part of this application.

The Construction Management Plan, to be prepared post planning, will set out a method statement for site clearance and demolition of existing buildings. The waste generated during the demolition phase will be managed as per the Construction Management Plan (which also addresses waste management).

4.4 Use of natural resources (soil, water and biodiversity)

This section describes the proposed development in terms of the use of natural resources, in particular land, soil, water, biodiversity. The proposed development will consume minimal amounts of natural resources during construction and operation.

There will be no large use of natural resources. The main use of natural resources will be land. However, it is noted that the subject lands are brownfield which are already used for residential development.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

Land and Soil

The proposed land use is acceptable within the context of the existing and planned land uses and the wider residential land uses in the surrounding area. The site is already developed as an existing two storey residential building and associated front garden.

There will be a requirement for deliveries of importation of construction materials. Other construction activities will include site storage of cement and concrete materials, fuels for construction vehicles.

The proposed development will require excavation for the purposes of levelling, excavation for foundations, landscaping, access and services. No soil will be exported off-site.

Water Consumption

The construction or operation of the scheme will not use such a quantity of water to cause concern in relation to significant effects on the environment. During construction of the scheme, water will be required for offices and welfare facilities, this will be provided by temporary connection to the public main by agreement between the Main Contractor and Uisce Eireann. The construction phase will not use such a quantity of water to cause concern in relation to significant effects on the environment.

Once the development is completed and the development is occupied, there will be a water primary demand domestic and commercial consumption. Records indicate a public watermains adjacent to the development site on Maddenstown Terrace. There is no proposed extraction of groundwater at the site for drinking water purposes.

Biodiversity Resources

Investigations into the implications on existing biodiversity including species and habitats has been undertaken through the Appropriate Assessment (AA) Screening Report that have been prepared by Enviroguide. The accompanying AA Screening Report has assessed the potential for significant impacts of the construction and operational phases of the proposed development on Natura 2000 sites and habitat loss/alteration, habitat/species fragmentation, disturbance and/or displacement of species, change in population density and changes in water quality. The accompanying AA Screening Report concludes that:

> *"On the basis of the screening exercise carried out above, it can be concluded, on the basis of the best scientific knowledge available and objective information, that the possibility of any significant effects on the above listed European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of the above listed European sites' conversation objectives. Thus, there is no requirement to proceed to Stage 2 of the Appropriate Assessment process; and the preparation of a NIS is not required."*

In respect of the foregoing; the low local ecological value for the site; the low Importance for roosting, commuting and foraging bats; the lack of impact pathways between the site and Natura 2000 sites; and brownfield / developed nature of the site; the proposed development is not considered to consume/use biodiversity resources.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of Use of natural resources (soil, water and biodiversity). Therefore, a requirement for subthreshold EIA does not arise.

4.5 Production of Waste

Demolition Phase

Total the expected waste from the demolition will be c. 27m^3 / c.9.5 tonnes.

Construction Phase

During the construction phase, waste will be produced from surplus materials such as broken or off-cuts of timber, plasterboard, concrete, tiles, bricks, etc. Waste from packaging (cardboard, plastic, timber) and oversupply of materials may also be generated. The construction contractor will be required to ensure that oversupply of materials is kept to a minimum and opportunities for reuse of suitable materials is maximised.

Waste will also be generated from construction workers e.g., organic/food waste, dry mixed recyclables (wastepaper, newspaper, plastic bottles, packaging, aluminium cans, tins and Tetra Pak cartons), mixed non-

recyclables and potentially sewage sludge from temporary welfare facilities provided onsite during the construction phase. Waste printer/toner cartridges, waste electrical and electronic equipment (WEEE) and waste batteries may also be generated infrequently from site offices. It should be noted that until final materials and detailed construction methodologies have been confirmed it is difficult to predict with a high level of accuracy the construction waste that will be generated from the construction of the proposed development as the exact materials and quantities may be subject to some degree of change and variation during the construction process.

Operational Phase

The proposed development will give rise to a variety of everyday waste and recycling from the development during the operational phase, i.e. when the project is completed, and fully operational. The typical non-hazardous and hazardous wastes that will be generated at the proposed development will include the following:

- Dry Mixed Recyclables (DMR)
- Organic waste
- Glass; and
- Mixed Non-Recyclable (MNR)/General Waste.

In addition to the typical waste materials that will be generated at the development on a daily basis, there will be some additional waste types generated less frequently / in smaller quantities which will need to be managed separately including:

- Green/garden waste may be generated from internal plants or external landscaping;
- Batteries (both hazardous and non-hazardous);
- Waste electrical and electronic equipment (WEEE) (both hazardous and non-hazardous);
- Printer cartridges/toners;
- Chemicals (paints, adhesives, resins, detergents, etc.) ;
- Lightbulbs;
- Textiles (rags);
- Waste cooking oil (if any generated by the residents); and
- Furniture (and from time to time other bulky wastes).

Wastes should be segregated into the above waste types to ensure compliance with waste legislation and guidance while maximising the re-use, recycling and recovery of waste with diversion from landfill wherever possible.

Waste arising from the development is dealt with in compliance with the provisions of the Waste Management Act 1996, as amended, associated Regulations, the Litter Pollution Act 1997 and the EMR Waste Management Plan (2015 - 2021). It will also ensure optimum levels of waste reduction, reuse, recycling and recovery are achieved.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of waste. Therefore, a requirement for subthreshold EIA does not arise.

4.6 Pollution and Nuisances

There are potential short-term nuisances such as dust, noise, as well as the potential for pollution of groundwater associated with construction activities. These construction activities shall only take place in accordance with standard construction times or permitted times as conditioned as follows: 8am – 6pm Monday to Friday; 8am – 2pm Saturdays, with no works Sundays or on Public Holidays.

Deliveries of materials to site will generally be between the hours of 07:00 and 19:00, Monday to Friday, and 08:00 to 14:00 on Saturdays. There may be occasions where it is necessary to make certain deliveries outside these times, for example, where large loads are limited to road usage outside peak times.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of pollution and nuisances. Therefore, a requirement for subthreshold EIA does not arise.

4.7 Risk of major accidents and/or disasters

During the construction stage there is a potential for accidents that could affect human health or the environment. Specific controls have been put in place to manage risks in line with HSA requirements.

The risk of accidents associated with the proposed development would not cause unusual, significant or adverse effects of a type that would individually or cumulatively require EIA. Standard construction practices will be employed throughout the construction phase. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment.

The subject site is located within Flood Zone C. There has been no highlighted cause for concern in terms of flooding allowing for climate change.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development. Therefore, a requirement for subthreshold EIA does not arise.

4.8 Risks to human health

The characteristics of the proposed development, in terms of the risks to human health (for example, due to water contamination or air pollution) have been considered. The primary potential impacts of the proposed development on human health would be increased air pollution, noise, or pollution of groundwater/watercourses as a result of the proposed development. Visual impact and traffic are also potential but perhaps lesser significant impacts (based on the location and the nature of the proposed development).

A Construction Management Plan will be prepared post planning, which shall incorporate best practice construction methodologies for the control of dust generation, traffic, and noise, as well as the management of impacts on groundwater or the existing drainage ditches during the construction phase. Any impacts associated with dust generation, traffic, and noise will be short term. With regard the construction phase, standard best practice environmental mitigation measures are incorporated in the Construction Management Plan. These specific measures will provide protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures and they have not been taken into account in AA screening undertaken by Enviroguide Consulting.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of risks to human health. Therefore, a requirement for subthreshold EIA does not arise.

5.0 Location of Project

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to the:

5.1 Existing and approved land use

The proposed development is situated in Maddenstown North, a small rural settlement characterised by low-density housing and proximity to the Curragh Plains. The area is primarily residential, and the proposed project—demolishing an unauthorized extension and constructing a new single-storey rear extension—aligns with the existing land use.

5.2 Relative abundance, availability, quality and regenerative capacity of natural resources

The area surrounding the proposed development has a moderate abundance of natural resources, including soil, land, water, and biodiversity associated with the Curragh Plains. However, the site itself is a small residential plot with limited direct impact on these resources. The proposed development involves minor construction activities that are not expected to significantly affect the regenerative capacity of natural resources in the area.

5.3 Absorption capacity of the natural environment

The natural environment's ability to absorb the proposed development has been considered, particularly in relation to the following sensitive areas:

5.3.1 Wetlands, riparian areas, river mouths

The proposed development is not within or directly connected to wetlands, riparian areas or river mouths. There is no known pathway between the site and these areas.

5.3.2 Coastal zones and the marine environment

The site is located inland, far from any coastal zones or marine environments. Therefore, there is no anticipated impact on these areas. It is not within or directly connected to coastal zones or the marine environment.

5.3.3 Mountain and forest areas

The site is not located near any mountain or forest areas. The Curragh Plains, though not a forested area, is a significant open landscape, but the proposed development is consistent with existing residential uses and is unlikely to affect the broader landscape. The proposed development is not within or directly connected to any mountain or forest areas. There is no known pathway between the site and mountain or forest areas.

5.3.4 Nature reserves and parks

The proposed development is not situated within or near any designated nature reserves or parks. The Curragh Plains is a protected landscape, but the small-scale nature of the project and its location within an already developed area minimize any potential impacts.

5.3.5 Areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC

The Proposed Development is not directly connected with or necessary to the management of European sites. The AA Screening Statement prepared by Enviroguide concludes that the proposed development without mitigation measures, will not have any adverse effects on the integrity of any European site(s).

5.3.6 Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure

The site is not known to be located within or connected to such an area.

5.3.7 Densely populated areas

The proposed development is small in scale and in keeping with the surrounding residential character, so it is unlikely to create any significant environmental impacts associated with densely populated areas.

5.3.8 Landscapes and sites of historical, cultural or archaeological significance

The subject lands are not within or proximate to any Architectural Conservation Area, Protected Structure or a protected view or prospect. The Curragh Plains is an area of historical and cultural significance. However, the proposed development is modest in scale and located within an existing residential area. It is not expected to adversely affect the broader landscape or any sites of historical, cultural, or archaeological significance.

A review of the Heritage Council's online database (https://heritagemaps.ie/) determined that there are no recorded archaeological sites or monuments within the proposed development lands. A suitably qualified archaeologist could oversee any ground disturbance work if deemed necessary by the planning authority.

The proposed development does not require any significant construction works or any additional land-use changes therefore the impact of the minimal construction works will be short-term, imperceptible and neutral. It is concluded that the proposed development will not have a significant effect on archaeology or cultural heritage and the proposed project would not warrant preparation of an EIA on cultural heritage grounds.

6.0 Type and characteristics of the potential impact

This section sets out the likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (as set out in Sections 4 and 5 above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in Section 171A of the Act (as amended).

The quality, magnitude and duration of potential impacts are defined in accordance with the criteria provided in the Guidelines on Information to be Contained in Environmental Impact Assessment Reports (EPA, 2017)

6.1 The Nature of the Impact

The nature of the impact is primarily construction-related, involving demolition and new construction activities. The impacts are typical of residential development projects and include temporary disturbances such as noise, dust, and increased traffic during construction. Given the scale and scope of the development, any impacts are expected to be localised and manageable.

6.1.1 Population and Human Health

The proposed development involves demolishing an unauthorized two-storey rear extension and constructing a new single-storey rear extension, along with internal alterations and boundary works. The site is approximately 0.11 hectares and located within a small, residential settlement. The geographical area affected is minimal, confined to a single residential property. The development is unlikely to significantly impact the surrounding population or extend beyond the immediate residential area.

The potential impacts of the proposed development on population and human health during the construction and demolition phase are short term nuisances such increased air pollution (dust), noise, traffic, and visual impacts. The likely potential impact of the proposed development with respect to population and human health during the construction phase can be considered to be negative, not significant and short-term.

In order to avoid and prevent construction phase nuisances that may impact on human health the, a Construction Management Plan will be prepared which sets out mitigation measures in the form of requirements and standards in relation to construction noise, traffic, and dust generation that must be met during the construction stage.

All mitigation measures outlined therein will be implemented, as well as any additional measures required pursuant to planning conditions which may be imposed.

The residual impact of the proposed development with respect to population and human health during the construction phase after the implementation of mitigation measures set out in this report, are **negative**, **not significant** and **short-term**.

The potential impacts of the proposed development on population and human health during the operational phase are long term and positive. The proposed development provides for the demolition of an unauthorised extension and the construction of a rear extension and retrofit of the existing structure. The proposed development will provide high-quality residential accommodation in Maddenstown. It will also improve the residential amenity of adjacent properties, as well as improving the visual amenity of the area.

The overall residual impact of the proposed development with respect to population and human health during the operational phase are **positive, not significant** and **long-term**.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of population and human health impacts during the operational phase. Therefore, a requirement for subthreshold EIA does not arise.

6.1.2 Land, soils, geology, hydrogeology, hydrology

Land clearing, earthworks and excavations will be required construction phase operations to facilitate site clearance, construction of new buildings, foundations and installation of services. The residual impact as a result of the potential for increased sediment and runoff from excavation works on, land, soils, geology, hydrogeology, and hydrology during construction phase is considered to be negative, imperceptible and temporary.

Foul wastewater from the proposed development will be of domestic origin and will connect to mains supplies that will be treated off-site at Upper Liffey Valley Wastewater Plant (WWTP). The residual impact on land, soils, geology, hydrogeology, and hydrology during operation is considered to be neutral, imperceptible and short-term.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of land, soils, geology, hydrogeology, and hydrology during the construction or operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

6.1.3 Biodiversity

The potential impact from the proposed development on biodiversity with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive has been considered as a part of the Appropriate Assessment (AA) Screening Statement prepared by Enviroguide.

The Proposed Development site is not located adjacent or within a European site, therefore there is no risk of habitat loss or fragmentation or any effects on QI habitats or species directly or ex-situ. There are no significant effects predicted from the proposed development on habitats, flora, fauna or biodiversity.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of biodiversity during the construction or operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

6.1.4 Air Quality and Climate

During the construction phase of the proposed development at No. 1 Maddenstown Terrace, traffic and machinery will be the primary sources of greenhouse gas emissions, including CO2 and N2O. However, due to the short duration of construction (approximately 9 months), the overall impact on climate will be minor and temporary.

Mitigation Measures will likely include vehicle management - Engines of on-site and delivery vehicles will not be left idling to reduce emissions; material management - Efficient use of materials to minimize waste and embodied carbon; dust control - The distance between the site and sensitive receptors (e.g., nearby residences) limits the potential for dust impacts. However, dust suppression measures such as road sweeping, wheel washing, and covered vehicles will be implemented to prevent dust nuisances.

Residual Effects: Negative, slight, and temporary effects are anticipated during construction. Continuous monitoring and prompt action will mitigate any dust issues.

Operational Phase: Once operational, the development is expected to have negligible emissions of air pollutants and greenhouse gases. The operational phase will not significantly affect air quality or climate.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of air quality impacts during the construction or operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

6.1.5 Noise and Vibration

During construction phase it is expected that there will be some temporary impact on the nearest residential receptors, due to noise emissions from the plant equipment required for construction. Noise and vibration effects on the environment following the implementation of standard construction mitigation measures, the residual impact can be characterised as negative, slight to moderate, and temporary for the construction phase.

The operation of the proposed development will remain consistent with the residential area and activity of the surrounding area. The proposed development will give rise to additional road traffic on public roads; this additional traffic from residential developments can give rise to imperceptible impacts in respect of noise to residential receptors. There is no likelihood of potential significant effects, and therefore no mitigation measures are proposed during the operational phase for noise and vibration. The residual effects on noise and vibration are considered to be neutral, imperceptible, and short term for the operational phase.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of noise and vibration impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

6.1.6 Landscape and Visual Impact

Construction phase - The change of use of the site from its existing use to that of a construction site will give rise to short term and substantially localised effects on landscape character. The initial construction operations created by the clearance of the Site and the construction of the modular buildings will give rise to short-term impacts on the landscape character, through the introduction of new structures, machinery, ancillary works etc. There will also be a change to the landscape character as a result of a land-use change. It is likely that construction equipment will be visible from the Site during construction. This will have a temporary slight negative impact.

The residual impact on landscape and visual impact during demolition and construction will be neutral to negative, moderate, and temporary in duration.

Operational Phase- It is considered that the proposed development will provide enhanced landscape and visual amenity. Landscape impacts beyond the immediate context of the site are heavily diminished by the relatively contained nature of the development, which will only be visible from its immediate surrounding landscape.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of landscape and visual impacts during the operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

6.1.7 Cultural Heritage and Archaeology

A review of the Heritage Council's online database (https://heritagemaps.ie/) determined that there are no recorded archaeological sites or monuments within the proposed development lands. A suitably qualified archaeologist could oversee any ground disturbance work if deemed necessary by the planning authority.

The proposed development does not require any significant construction works or any additional land-use changes therefore the impact of the minimal construction works will be short-term, imperceptible and neutral. It is concluded that the proposed development will not have a significant effect on archaeology or cultural heritage and the proposed Project would not warrant preparation of an EIA on cultural heritage grounds.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of cultural heritage and archaeology impacts during the construction or operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

6.1.8 Material Assets

Prior to construction works, the appointed Contractor will be supplied with accurate service drawings and site investigations will be carried out, if necessary, to ensure services are not damaged during construction works. It is anticipated that affected services will be protected in-situ, where possible. When service suspensions are required during the construction phase, reasonable prior notice will be given to the residencies and commercial premises in the area. The disruption to services or outages will be carefully planned so the duration is minimised. During the construction phase of the Proposed Development, some realignment or replacement of services and utilities may be required in conjunction with or to accommodate the proposed works. These works could potentially result in suspension of services during the construction phase, which could likely result in a temporary and negative effect on existing utilities networks.

6.1.9 Traffic & Transport

It is assumed all construction materials, will be sourced locally where possible and brought to site by road. Construction materials will be transported in clean vehicles and lorries/trucks will be properly enclosed or covered during transportation of friable construction materials and spoil to prevent escape of material along the public roadway. Traffic volumes associated with the proposed development are relatively low in number and relate primarily to the delivery of construction equipment, materials and operations. The implementation of a Construction Management Plan, put in place by the appointed Contractor prior to construction, will minimise the potential for traffic and transport impacts during construction activities, consequently, it is not anticipated to cause significant environmental effects.

Operational phase traffic will be negligible and limited to routine maintenance.

Having regard to the foregoing, there is no likelihood of significant effects on the environment arising from the proposed development in respect of material assets impacts during the construction or operational phase. Therefore, a requirement for sub-threshold EIA does not arise.

6.1.10 Assessment of potential impacts from interactions

The interaction of the foregoing impacts, described above, would not give rise to any significant negative impacts on the environment. The principal cumulative effect with other existing or approved development will be during the construction phase. It is considered that there will be no likely significant interactions which would warrant preparation of an EIAR.

6.1.11 Assessment of potential for cumulative impacts

Cumulative impacts are those impacts that relate to incremental / additive impacts of the planned development in addition to historical, present or foreseeable future actions. Cumulative impacts can be thought of as occurring

through two main pathways: first, through persistent additions or losses of the same materials or resource, and second, through the compounding effects because of the coming together of two or more effects.

Based on the assessment of the environmental sensitivities in the existing environment and consideration of potential cumulative impacts, it is concluded that there are no likely cumulative environmental impacts which would warrant preparation of an EIAR.

6.2 Transboundary nature of the impact

The proposed development does not have transboundary impacts. It is contained within the boundaries of the site and does not affect areas outside of Ireland or neighbouring regions. The impacts are restricted to the immediate vicinity of the development.

6.3 Intensity and complexity of the impact

The intensity of the impact is low. The development involves minor residential modifications, with limited complexity. The construction works are straightforward and do not involve large-scale or complex processes that could lead to significant environmental concerns.

6.4 Probability of the impact

The probability of significant adverse impacts is low. The proposed works are consistent with existing residential land use, and the scale of the development is modest. Potential impacts such as temporary construction disturbances are expected to be minor and manageable.

6.5 Expected onset, duration, frequency and reversibility of the impact

- Onset: The impacts will be immediate during the construction phase.
- Duration: The construction phase is estimated to last approximately 9 months. Post-construction impacts, if any, will be short-term and related to final adjustments.
- Frequency: Impacts will occur primarily during the construction phase and are not expected to be frequent once construction is complete.
- Reversibility: Any construction-related impacts are reversible. Once construction is completed, any temporary disturbances will cease, and the site will return to its normal residential function.

6.6 Cumulation of the impact with the impact of other existing and/or approved projects

The proposed development is small in scale and located in a residential area with limited ongoing or planned large-scale developments in the immediate vicinity. The cumulative impact with other existing or approved projects is expected to be minimal, given the low impact of the proposed works.

6.7 Possibility of effectively reducing the impact

Mitigation measures can be implemented to effectively manage and reduce potential impacts:

- Construction Management Plan: To manage construction-related noise, dust, and traffic.
- Site-Specific Measures: For controlling runoff and preventing any potential localised environmental issues.

Given the nature and scale of the proposed development, effective mitigation measures can ensure that potential impacts are minimized, making the likelihood of significant adverse effects low.

7.0 Findings and Conclusions

On the basis of the evaluation set out in Section 2.0 an EIA for the proposed Project is not mandatory.

The proposed project is considered to be a sub-threshold development and therefore it is required to assess whether the proposed development is likely to have significant effects on the environment in order to determine whether the submission of an EIAR is required.

The information necessary to enable this screening assessment has been provided in this report and the methodology used has been informed by the available guidance, legislation and directives.

It is concluded having regard to the nature, scale and location of the subject site, there is no real likelihood of significant effects on the environment arising from the proposed development on the environment (direct, indirect or cumulatively with other development) and therefore it is considered that the requirement for sub-threshold EIA does not arise.

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