

Proposed Part 8 Residential Development
Oldtown Mill, Celbridge

Environmental Impact Assessment Screening Report

Kildare County Council

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1.0 INTRODUCTION

1.1 Background

This report has been prepared by HRA PLANNING Chartered Town Planning Consultants to support Kildare County Council in undertaking a screening determination for Environmental Impact Assessment in respect of a Part 8 proposal at Oldtown Mill, Celbridge. The proposed development seeks the construction of 60 no. residential units, including 20 no.1 bed units, 15 no. 2 bed units, 21 no. 3 bed units and 4 no. 4 bed units. In total 40 no. houses and 20 no apartment units are provided on land comprising 1.7 hectares in area. The site will be accessed from a single vehicular entrance road from the Oldtown Mill Road.

This report presents an assessment of the proposed development and, a recommendation as to the likelihood of significant effects on the environment, and the requirement or otherwise, for Environmental Impact Assessment (EIA). Specifically, the preliminary examination will firstly establish if the proposed development would be likely to have significant effects on the environment by virtue of the nature, size, or location of the development. Thereafter, a Screening Assessment and recommended determination is undertaken.

The author of this report holds qualifications in Environmental Impact Assessment Management and Town Planning. Mary Hughes has a Diploma in Environmental Impact Assessment Management from University College Dublin and has a Masters of Science Degree in Town Planning from Queen's University Belfast. Mary is a member of the Irish Planning institute and has over twenty six years' experience working in planning and in the area of Environmental Assessment. Over this period, Mary has been involved in a diverse range of project including contributions to and co-ordination of, numerous complex EIARs and EIA Screening Reports.

1.2 Legislation and Guidance

The EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 as amended.
- Planning and Development Regulations 2001 as amended.
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU.
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022.
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003.
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development

- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening-Practice Note

1.3 Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents. The local authority concludes, based on such preliminary examination, that:

- i. there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required;
- ii. there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination; or
- iii. there is a real likelihood of significant effects on the environment arising from the proposed development, it shall - (i) conclude that the development would be likely to have such effects, and (ii) prepare, or cause to be prepared, an EIAR in respect of the development.

1.4 Data Sources

The information is obtained from review of several online databases and public sources including:

- Geological Survey of Ireland (GSI) online dataset - <https://www.gsi.ie>
- Kildare County Development Plan 2023-2029
- Kildare County Council Planning Application Portal
- An Bord Pleanála Planning Applications
- EPA - <https://gis.epa.ie/EPAMaps/>
- GeoHive – <http://map.geohive.ie/mapviewer.html>.
- Office of Public Works (OPW) - <http://www.floodinfo.ie/map/floodmaps>

In addition to the above an Appropriate Assessment Screening prepared by NM Ecology and an Engineering Report prepared by Malone O'Regan was used to inform this document.

2.0 THE SITE AND SURROUNDINGS

2.1 Site Context

The site is located in Celbridge Town, located within Kildare County Council's administrative boundary. The settlement of Celbridge town had a population of 20,601 persons in 2022. Located to the northeast of County Kildare, the town is located to the south east of Maynooth (approx. 6.5km), to the south west of Leixlip (approx. 6.7km), to the northeast of Naas (approx. 19km) and to the west of Dublin City Centre (approx. 20km).

Celbridge is served by Dublin Bus and Bus Éireann. Hazelhatch Train Station located approximately 4.3km southeast of the subject site, is served by the Portlaoise/Limerick, Kildare/Waterford and Galway services from Dublin. There are several services operating daily to and from Dublin via Hazelhatch Train Station. Currently a feeder bus runs to and from the town centre of Celbridge to Hazelhatch Train Station

to connect with the Dublin rail services. A second train station, Leixlip Louisa Bridge Train Station, is located approximately 6.5km to the northeast of the subject site with services to and from Dublin and to and from Longford via Maynooth.

The site comprises an infill site adjacent to The Glen housing estate on the Oldtown Mill Road. To the north of the site lies newly constructed houses adjoining Ballygoran Court housing estate and to the south The Orchard. Open agricultural land extends westwards from the site. A neighbourhood shopping centre is located approximately 1.3 kilometres to the south east and Celbridge town centre lies approximately 2.2 kilometres to the south.

2.2 Site Description

The site comprises former agricultural fields that have since been used for the disposal of spoil overrun with colonizing vegetation. The overall site is defined by a mature hedge field boundary with some mature trees to the north and west. The southern portion of the site is level, however, there is a large mound of spoil material at the western end and a degree of standing water. A metal gate and wire fencing with intermittent hedgerow planting defines the interface between the site and the existing housing areas to the east.

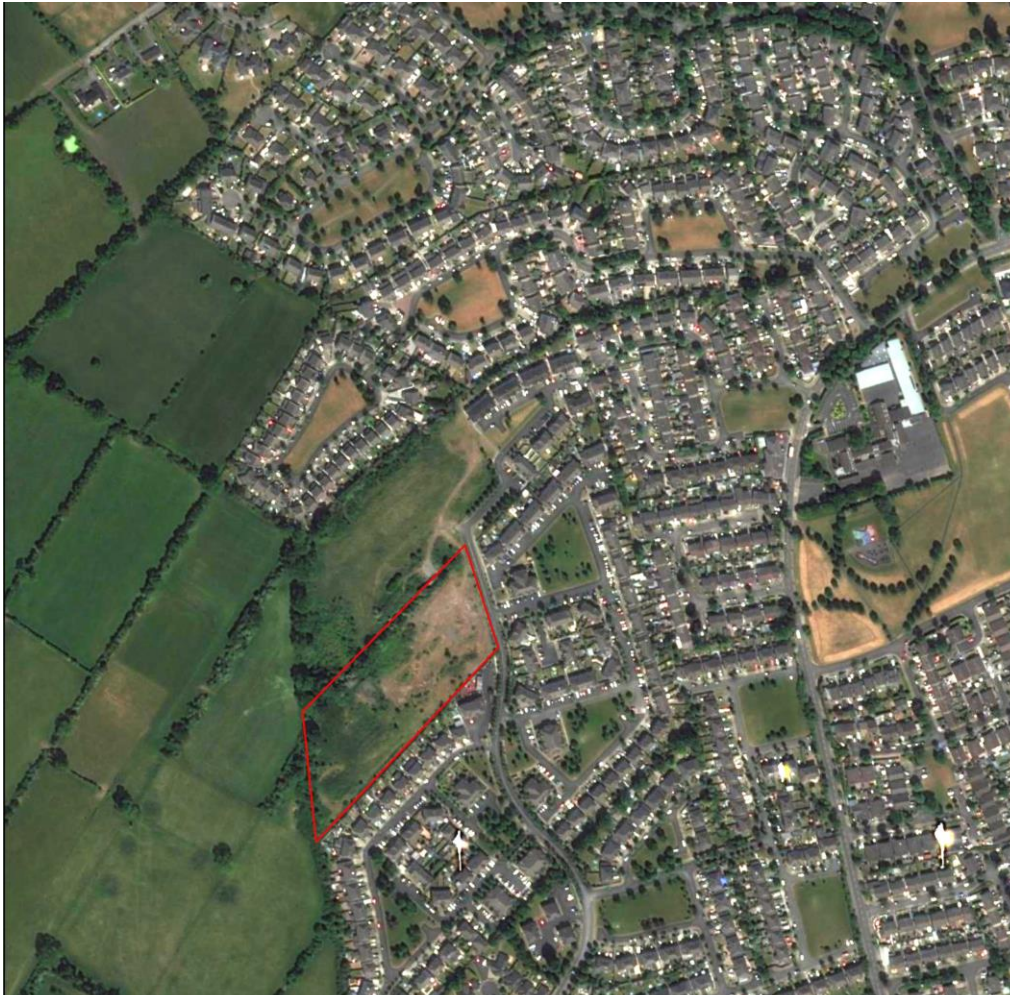


Figure 1.0 Site Context

2.3 Environmental Characteristics of the Site

The information set out below was derived from the data available within the EPA Mapping Tool, the Kildare County Council Planning Application Portal and the relevant local statutory planning

documentation, including the Kildare County Development Plan 2023 – 2029 (KDP) and the Celbridge Local Area Plan 2017-2023. Zoned as Objective C New Residential in the Celbridge Local Area Plan 2017 – 2023 the objective is “to provide for New Residential Development”. Objective CS 09 in the KDP seeks to “review and prepare on an ongoing basis a portfolio of Local Area Plans (LAPs) for the mandatory LAP settlements, including Celbridge”. The subject site is essentially an infill site within an established residential area and it is reasonable to anticipate that the subject land shall continue to be zoned in any forthcoming LAP.

2.3.1 Bedrock

According to an examination of the information available on GeoHive, the site is part of the Lucan formation with dark limestone and shale bedrock.

2.3.2 Soils

According to EPA Maps the subsoil type is sand and gravel, which are described as limestone till (Carboniferous).

2.3.3 Hydrology

The site is located c.3.8km south of Rye Water which forms part of the Rye Water Valley/ Carton SAC. The River Liffey is located south of the site. The proposed development is located in the Liffey and Dublin Bay WFD Catchment. Under the Water Framework Directive status assessment 2013-2018, the River Liffey is of Good Status; the Rye Water is of Moderate Status in the vicinity of Kilcock, but of Poor Status downstream of Maynooth.

A Desktop Flood Risk Assessment was prepared by Malone O Regan Engineers. The study was principally focused on examining flooding risks to the proposed site from the River Liffey and the Kilwogan Stream. The analysis and flood zone delineation undertaken as part of the study indicates that the proposed site is not expected to be impacted during the occurrence of a 0.1% AEP (1 in 1000 year) fluvial flood event.

2.3.4 Aquifer and Groundwater

The subject site is underlain by a Locally Important Aquifer which has High Vulnerability. The bedrock is Moderately Productive only in Local Zones.

2.3.5 Wellbeing

The site falls within an Air Quality Index Region where the index indicates that the air quality is ‘Good’ according to EPA Maps. The site is situated in Zone D Rural Ireland (EPA Mapping: Air Zone Designation, 2022).

About 1 in 10 homes in this area are likely to have high radon levels.

The Kildare Noise Action 2019 - 2023 provides Noise Maps and confirms that the subject site is located outside of the defined noise contours for major roads in the area.

2.3.6 Designated Sites

An Appropriate Assessment Screening Report prepared by NM Ecology has had regard to inter-alia; Part XAB of the Planning and Development Act 2000 (as amended) and appropriate best practice

guidance including: 'Assessment of Plans and Projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission, 2001); and, Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government (DoEHLG, 2010).

There are no designated sites within the subject site or directly adjoining the subject site. The nearest Natura 2000 site is the Rye Water Valley / Carton SAC which is an Annex I habitat: Petrifying springs with tufa formation Annex II species: *Vertigo angustior* (Narrow-mouthed Whorl Snail), *Vertigo moulinsiana* (Desmoulin's Whorl Snail).

2.3.7 Proposed Natural Heritage Areas (pNHA)

There are no pNHAs within the subject site or directly adjoining the subject site. The Royal Canal Greenway located circa 4.8km south of the site and the Rye Water Valley / Carton SAC located circa 3.8km north of the site are the closest proposed Natural Heritage Areas,

2.3.8 Archaeology

According to the Historic Environment Viewer there are no national monuments identified in or adjoining the site. The closest monument to the site is an Enclosure KD011-065---- located circa 750m west of the site.

An Archaeological Impact Assessment, prepared by John Purcell Archaeological Consultancy confirms that no archaeological remains are located within the site or its immediate environs. The report confirms that the site has been partially disturbed as a result of excavation works in the past. These works included deep excavation and removal of topsoil. Original fabric is only visible at the west of the site. The report concludes that no significant impact on the archaeological landscape is predicted.

2.3.9 Zoning of the Site

Site selection has taken a plan led approach to development having regard to the objectives in the Kildare Development Plan 2023 – 2029 (KDP), which seeks to promote compact development through the development of underutilised and brownfield sites. Zoned as Objective C New Residential in the Celbridge Local Area Plan 2017 – 2023 the objective is “*to provide for New Residential Development*”. Objective CS 09 in the KDP seeks to “*review and prepare on an ongoing basis a portfolio of Local Area Plans (LAPs) for the mandatory LAP settlements, including Celbridge*”. The subject site is essentially an infill site within an established residential area and it is reasonable to anticipate that the subject land shall continue to be zoned in any forthcoming LAP.

2.3.10 Ecology

There are no identified habitats or species of ecological note within the site. The mature tree line along the northern and western boundaries of the site are of moderate value. The remainder of the site is dry meadow, scrub and pioneer vegetation on mounds of building waste which is deemed to be of low value. The Ecological Impact Assessment Report prepared by NM Ecology confirms that the majority of the habitats on site are not of significance. The tree line on the northern and western boundaries of the site are considered to be of local importance. Whilst the hedgerow and treeline on the western / south western boundary is to be retained, the hedgerow to the north is to be removed on foot of a condition attached to the permitted development P19/1282.

3.0 PROPOSED DEVELOPMENT

3.1 Development Overview

The project characteristics are contained in the planning application proposal including the proposed development drawings and 'Architectural Design Statement' prepared by the project Architect (MCORM); and the Engineering Report and Flood Risk Assessment prepared by the project Engineer. Malone O'Regan. This examination has taken into consideration two main stages; construction and operation on the subject lands.

The proposed development includes:

- i. 60 no. residential units including 40 no. houses and 20 no. apartments comprising 20 no. one bed units; 15 no. two bed units; 21 no. three bed units; and 4 no. four bed units; with renewable energy design measures (which may be provided externally) for each housing unit.
- ii. Rear garden sheds serving the residential units;
- iii. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; and (c) new pedestrian and cycle connections;
- iv. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and
- v. all associated site development works, including removal of existing spoil from the site in advance of construction works.

The proposed development will meet current Department of Housing, Local Government and Heritage's specifications and Kildare County Council's housing standards as expressed through the Kildare Development Plan 2023 - 2029. The houses and apartments will be energy efficient and meet current Building Regs and NZEB requirements, achieving a BER A2 for dwellings.

With respect to surface water drainage, existing greenfield run-off of the development site will be calculated and used as the minimum benchmark for the SuDS design, thereby ensuring that the post development run-off will not exceed the greenfield run-off. The run-off calculation is based on the drained area of the new development. Surface water discharges will be retained within the various SuDS systems up to and including the 1 in 100-year event plus 20% for climate change. The proposed SuDS techniques have regard to nature based solutions through the provision of swales, rain gardens permeable paving and a wetland pond area.

The project is fully compliant with the Greater Dublin Drainage Study (GDDS), a policy document designed to provide for future drainage infrastructure in an integrated manner and to ensure long term improvement to the quality and quantity of storm water run-off in the capital. Surface water runoff from new internal road surfaces, footpaths, other areas of hard standing and the roofs of buildings will be collected within a gravity drainage network and directed towards the wetland pond at the southwest corner.



Figure 2.0 Proposed Site Layout

3.2 Construction

Subject to securing consent, it is intended for the main works to commence in 2025. No 'out of the ordinary' construction processes have been identified or are expected. Shallow strip foundations are proposed to construct the units.

The timeline is indicative at this stage and is subject to change depending on consent approval, the tender process and other external factors including existing supply chain constraints at the time of going to market. It is assumed that all construction related activity will be undertaken in accordance with best practice / industry guidance and shall adhere to relevant emission, discharge and noise limit thresholds during construction. A Construction & Environmental Management Plan (CEMP) has been prepared in support of the development proposal and will be implemented by the appointed Contractors on site.

Hours of Construction

Construction operations on site shall generally be limited to standard hours of operation for building sites as follows:

- Monday to Friday 07.00 to 18.00
- Saturday 08.00 to 14.00
- Sundays and Public Holidays no noisy work on site.

It may be necessary for some construction operations to be undertaken outside these times. For example, it may be necessary to make service diversions and connections outside the normal working hours. Deviation from these times may be permitted in exceptional circumstances, where prior written approval has been received from the relevant local authority.

3.3 Landuse Activity and Frequency/Duration

The proposed development comprises of 60 no. units incorporating 20 no.1 bed units, 15 no. 2 bed units, 21 no. 3 bed units and 4 no. 4 bed units. Based on recent Census of Population data, the average household size has been determined at 2.98 persons per housing unit in Kildare. Applying the 2.98 average household size to 2 bed+ units and maintaining the 1 bed at 1 person per unit, the proposed development is therefore likely to generate an additional population of circa 139 no. persons.

Whilst the construction phases of the development are temporary, the operational phase of the development and its residential use and associated services are permanent.

4.0 OTHER RELEVANT STUDIES / ASSESSMENTS

This assessment is cognisant of, and refers to a number of technical assessments submitted with the planning proposal, inclusive of relevant mitigation measures including;

- Architectural Design Report, prepared by MCORM Architects
- Daylight & Sunlight Analysis Report, prepared by Digital Dimensions
- Building Lifecycle Report, prepared by MCORM Architects
- Landscape Report & Biodiversity Management Plan, prepared by Mitchell & Associates
- Site Investigation Report prepared by Causeway
- Engineering Services Report, prepared by Malone O Regan Engineers
- Road Safety Audit prepared by ORS

- Traffic & Mobility Management Plan including Cycle Audit prepared by Malone O Regan Engineers
- Construction & Environmental Management Plan prepared by ORS
- Resource Waste Management Plan prepared by ORS
- Desktop Flood Risk Assessment, prepared by Malone O Regan Engineers
- Appropriate Assessment Screening prepared by NM Ecology
- Ecological Impact Assessment prepared by NM Ecology
- Archaeological Impact Assessment, prepared by John Purcell Archaeological Consultancy
- Tree Survey & Arboriculture Assessment prepared by CMK Hort + Arb Ltd.

5.0 PRELIMINARY EXAMINATION

5.1 Guidance on Environmental Impact Assessment Screening

The Office of the Planning Regulator (OPR) has issued guidance on EIA screening in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids planning authorities as the Competent Authority (CA) in this area. This report has had regard to the OPR guidance and methodology The proposed application is a project for the purpose of Environmental Impact Assessment (EIA) under Stage1 (a) of the OPR guidance.

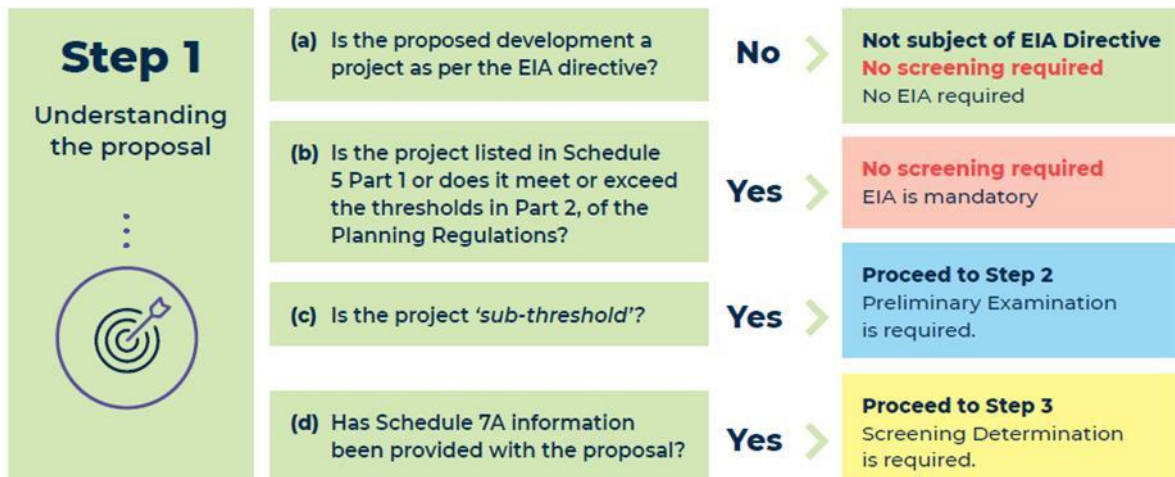


Figure 3.0 Extract from OPR EIA Screening Guidance Note

5.2 Sub-threshold Development

A list of the types or classes of development that require EIA or Screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. 'Sub-threshold development' comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

The following table assesses the proposed development in the context of the mandatory EIA threshold relevant to this project.

Legislative Provision	Mandatory EIA Threshold	Assessment	Is EIA required on this basis?
Planning and Development Regulations 2001 (as amended), Schedule 5, Part 2: Project Type 10. Infrastructure projects Class (b)(i) Paragraph 10: Class (b)(iv) Paragraph 10:	“Construction of more than 500 dwelling units”	The proposed development of 60 no. dwelling units is below the 500-unit mandatory threshold and represents 12% of the threshold number of dwelling units.	No
	“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 site area of the proposed development measuring circa 1.7 hectares in area is not situated within a business district and is significantly below the 10-hectare threshold for urban development ³ in the case of; ‘other parts of a built-up area’.	No

Table 1.0 Screening Matrix for Mandatory EIA

The proposed development is a project as per the EIA Directive, but it does not exceed any of the thresholds set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) that would trigger mandatory requirement to undertake EIA.

The project is thus under the threshold for Mandatory EIA and can thus be considered a ‘sub-threshold’ development for the purposes of EIA with reference to the above thresholds. Under Step 1(c) of the OPR guidance a preliminary examination is required under Step 2.

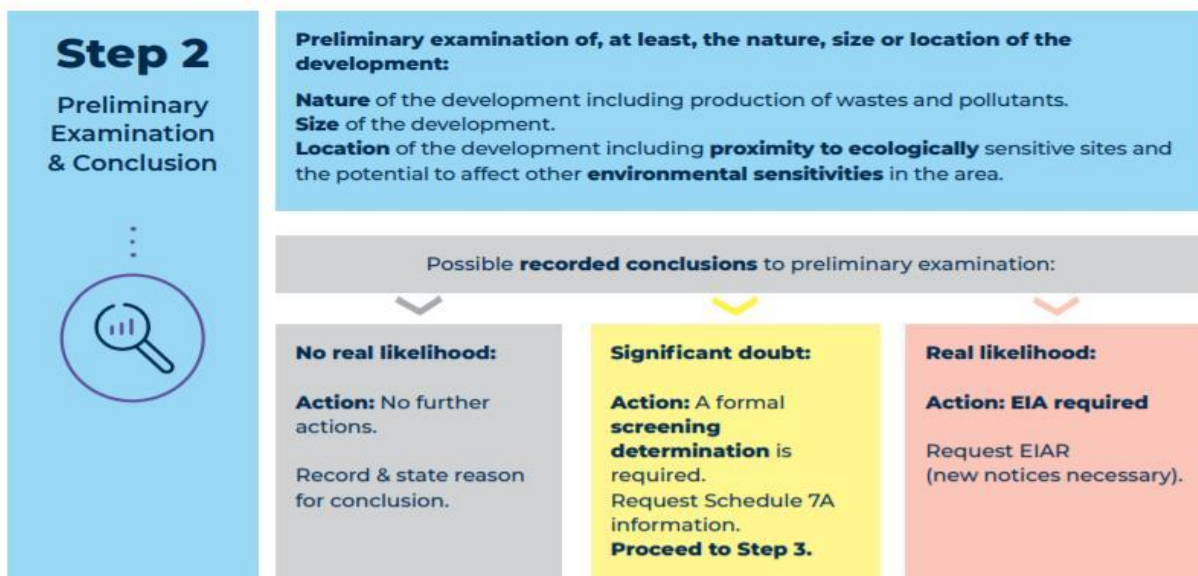


Figure 4.0 Extract from OPR EIA Screening Guidance Note

5.3 Preliminary Examination Considerations

The 'sub threshold' assessment is conducted pursuant to the provisions of Article 120(1) of the Planning and Development Regulations 2001 (as amended) in relation to 'Sub-threshold EIAR' which sets out the requirement for the Planning Authority, to carry out a **preliminary examination** of at least; *the nature, size and the location* of the development in order to determine a requirement for environmental impact assessment and the preparation of an Environmental Impact Assessment Report (EIAR).

The conclusions from the **preliminary examination** are intended to confirm one of the following:

- i. there is **no real likelihood** of significant effects on the environment arising from the proposed development, or
- ii. there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment arising from the proposed development; or
- iii. there is **a real likelihood** of significant effects on the environment arising from the proposed development.

Where there is no real likelihood of significant effects, it can be concluded that EIA is not required. Where there is significant and realistic doubt, the provisions of Article 120 dictate that the Authority shall prepare, or cause to be prepared, the information specified in Schedule 7A (of the aforementioned regulations) for the purposes of a screening determination. Where there is a real likelihood of significant effects, then the proposed development will be subject to environmental impact assessment and cause an environmental impact assessment report (EIAR) to be prepared.

5.3.1 Nature of the development

Is the nature of the proposed development exceptional in the context of the existing environment?

Development of the subject site for residential use is consistent with, and responsive to the statutory land use and spatial development objectives for the site and for the wider town as set out in the Kildare County Development Plan 2023 – 2029. The general area surrounding the site is residential nature including more established residential units to the south and residential development under construction to the north. The proposal has adopted a plan led approach to development, consistent with development in the existing environment.

Will the development result in the production of any significant waste, or result in significant emissions or pollutants?

The subject site comprises a number of spoil heaps comprising excavated material from neighbouring residential development sites. This fill, with an estimated volume of 35,000m³ will need to be disposed of to a licensed waste facility in proximity to the site. Although this 'waste' is not generated by the proposed development per se, it nonetheless does need to be disposed of as part of the proposed works on site, thereby giving rise to waste during construction / enabling works. Assuming the use of 30-tonne trucks operating at a schedule of 15 removals per day, an approximate timeline of removal works equates to 125 days or 21 weeks. This calculation is based upon a typical work schedule running from Monday-Friday.

Dust, noise and traffic controls shall be in accordance with the measures detailed in the accompanying Construction & Environmental Management Plan. The Main Contractor will be required to monitor the baseline noise levels at the site prior to commencement of the project, with a noise monitoring regime being developed for the duration of the construction works on site.

When occupied, it can be anticipated that the development will have negligible potential to cause any pollution or nuisance. Further to this, there are no sources for major accidents or hazards on or in the environs of the site.

Other waste generated during construction and operation can be anticipated to be typical for a medium scale residential development.

5.3.2 Size

Is the size of the proposed development exceptional in the context of the existing environment?

The size of the development is not exceptional in the context of the existing environment. The development will result in the provision of 60 no. residential units on a site of 1.7 hectares. Therefore, the proposed development is not considered exceptional in an urban context.

The residential numbers and tenure typology have been designed responsive to regional and national objectives on compact growth/sustainable development, which seek higher residential densities in urban areas and in proximity to public transport. The proposed development is consistent with local, regional and national policy, particularly in delivering compact growth within the existing built-up envelope of urban areas.

Are there cumulative considerations having regard to other existing and/or permitted projects?

Development is currently ongoing on the adjoining site to the north. The development was granted planning permission under planning ref. 19/1282 for the construction of 75 no. residential units. It is possible that this development may be complete or in the latter stages of completion once the proposed development commences on site in 2025. Having regard to the likely different stages of development, cumulative impacts are unlikely to occur. However, should development on the adjoining site be delayed, having regard to the scale and extent of development, significant cumulative impacts are unlikely to occur, as cumulatively both developments only result in the development of 135 no. units on an overall site of 3.9 hectares.

There is a current Strategic Housing Development (SHD) currently before An Bord Pleanála (ref 22312958) for 152 no. units on the Shackleton Road, circa 1km south of the site which has yet to be determined. Should planning permission be granted it is possible that this development could proceed at the same time as the subject site. However, the development is substantially removed from the subject site and is therefore not likely to result in cumulative impacts.

5.3.3 Location

The environmental sensitivity of the subject site and its receiving environment has been considered through examination of various technical and scientific assessments as detailed in section 2.3 of this report and listed in Section 4.0.

The proposed residential development is considered to be appropriately located on serviced urban land which benefits from a high level of supporting community services and infrastructure, including accessibility to the town centre which will benefit future residential occupants.

Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?

The subject site is not located within or located in proximity to a European site. The nearest Natura 2000 site is the Rye Water Valley / Carton SAC which is an Annex I habitat. An AA screening report confirms that there is no likelihood of significant impacts on any European sites, having regard to the fact that the site is not within or adjacent to any European sites, so there is no risk of direct effects; there are no surface water (or other) pathways linking the site to any European sites, so there is no risk of indirect effects; and there are no SPAs in the vicinity of the site.

The Ecological Impact Assessment prepared by NM Ecology confirms the habitats within the proposed development site include hedgerow, scrub, dry meadow and recolonising bare ground. The hedgerow is a mature feature of considerable age that is considered to be of local ecological importance, which has been incorporated into the development cognisant of condition 3 attached to the neighbouring development to the north, which conditions that a substantial part of the hedgerow on the northern boundary be removed. The EclA confirms that the other habitats have developed over the last 20 years due to the cessation of management at the site and they are considered to be of Negligible importance.

The report acknowledges that development of the site will require the clearance of scrub and dry meadow vegetation. Biodiversity enhancement features have been incorporated within the site to compensate, at least in part, for the loss of existing vegetation.

Does the proposed development have the potential to affect other significant environmental sensitivities in the area?

The environmental characteristics of the site are considered in section 2.3 of this report. There are no recorded monuments situated within the site boundary. There are no structures on the record of protected structures (RPS). The site does not lie within a zone of archaeological interest.

The absence of features of built, landscape heritage or visual amenity within or immediately adjacent to the subject site, confirms that there is no inherent landscape, cultural and heritage sensitivity of the subject site or its immediate environment.

The locational characteristics facilitate and support development specifically in the form of residential development and the delivery of the calculated housing need as identified in the LAP, at an appropriate, accessible location which has sufficient capacity to accommodate that development.

5.4 Conclusion of the Preliminary Examination

The preliminary examination confirms that there is no real likelihood that the proposed development, by reason of its 'nature, size and location' is likely to give rise to significant effects on the receiving environment. However, further consideration should be given to the likelihood of significant effects with removal of existing spoil from the site. Furthermore, having regard to the urban location of the development proposal, further consideration should be given to the likelihood of potential significant effects on the environment arising from the proposed development when considered by itself or cumulatively with other projects.

Thus, taking a precautionary approach and consistent with statutory provisions of Article 120 of the Planning Regulations, along with the published methodological guidance which this assessment is

based; the information specified in Schedule 7A (of the aforementioned regulations) for the purposes of a screening determination has been prepared.

6.0 SCREENING DETERMINATION – SCHEDULE 7 ASSESSMENT AND SCHEDULE 7A INFORMATION

Where the requirement to carry out EIA is not excluded at preliminary examination stage, because there is doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, the planning authority must carry out a screening determination.

In making its screening determination, the competent authority must have regard to:

- Schedule 7 criteria,
- Schedule 7A information,
- Any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant,
- Any mitigation measures proposed by the applicant,
- The available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account, and
- The likely significant effects on certain sensitive ecological sites

Step 3
Formal
Screening
Determination

Screening Exercise:
Is the proposal likely to have significant effects on the environment?

In making the determination, the planning authority must have regard to Schedule 7 criteria, Schedule 7A information, results of other relevant EU assessments, the location of sensitive ecological sites, or heritage or conservation designations. Mitigation measures may be considered.

Screening Determination: Recorded outcomes to screening determination must state main reasons and considerations, with reference to the relevant criteria listed in Schedule 7 of the Regulations and mitigation if relevant.

Figure 6.0 Extract from OPR EIA Screening Guidance Note

6.1 Schedule 7 Criteria & Schedule 7A Information

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development', groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three headings which correspond to the updated Schedule 7, including:

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

6.1.1 Characteristics of Proposed Development

Screening Criteria	Construction Impacts	Operational Impacts
Size of the proposed development	<p>The construction works are confined to an area of 1.7 hectares and will be completed over a 24 month period. A Construction & Environmental Management Plan (CEMP) has been prepared with standard industry mitigation measures to regulate and control development on site</p> <p>With mitigation measures detailed in the CEMP no significant negative impacts are likely.</p>	<p>The development proposes 60 no. residential units. The site adjoins other established urban uses including residential uses and is well connected in terms of public transport and pedestrian and cycle links.</p> <p>The residential numbers and tenure typology have been designed responsive to regional and national objectives on compact growth / sustainable development, which seek higher residential densities in urban areas and in proximity to public transport. The proposed development is consistent with local, regional and national policy, particularly in delivering compact growth within the existing built-up envelope of urban areas.</p> <p>Having regard to the size of the proposed development, which is zoned for a development purpose, the potential for significant impacts on the environment are unlikely.</p>
Cumulation with other proposed developments	<p>Section 5.3.2 of this report details the other planning permissions granted in the vicinity of the site. The development currently under construction on the adjoining site to the north is of most relevance. If all sites were to undergo construction at the same time, temporary negative impacts could accrue, primarily arising from noise, dust, visual impact and construction traffic.</p> <p>However, neighbouring permitted developments will be obliged to operate within acceptable, established environmental parameters which will mitigate the potential for adverse impacts. Further, development has been conditioned to be managed in accordance with a CEMP to be agreed with the planning authority.</p> <p>Accordingly, no significant impacts are likely.</p>	<p>The proposed development is located near other residential units and facilities within walking distance of the town centre. The sites which have the benefit of planning permission as detailed in Section 5.3.2 of this report have been identified for development within the Celbridge LAP.</p> <p>It is considered that the proposed development in combination with other permitted development in the area is likely to positively impact on the area, enhancing the visual appearance of the area and improving the public realm as well as providing for much needed housing and diversity in house type.</p> <p>No significant impacts are likely.</p>
Use of natural resources	<p>The nature of the proposed use and scale of development is such that its development would not result in a significant use of natural resources. The site was used as a deposition area for building spoil in approx. 2000 –</p>	<p>The site has been identified to facilitate the orderly and planned growth of the area and has been identified <i>'to protect, provide and improve residential amenities'</i>. The established use in the area is residential use and the site</p>

	<p>2005 and the north-eastern half of the site was used as a construction compound around the same time. The site consists of mounds of spoil and compacted spoil and building rubble. The site has been subject to significant intervention, although has been rewilding for some time. The site remains fenced and has hoarding defining its roadside boundary, thereby preventing access. The site is not subject to any beneficial use.</p> <p>During construction the contractor will be required to implement standard measures during the construction phase. According to the AA screening report, there are no intervening rivers, streams or drainage ditches linking the site with the river Rye, so a pathway via surface water can be ruled out. During construction the contractor will take all appropriate measures to protect against accidental spillages or pollution as outlined in the CEMP.</p> <p>Energy, including electricity and fuels, will be required during the construction phase. The construction process will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant impacts are likely.</p>	<p>represents a gap/infill site in an otherwise residential area. Water, consumption of electricity and energy related to the occupancy of the residential units and childcare facility will be required. No out of the ordinary use of natural resources are likely during the operation phase.</p> <p>No significant negative impacts are likely.</p>
<p>Production of Waste</p>	<p>All inert material and non-hazardous waste will be disposed of from the site in accordance with the categorisation of waste and in accordance with the relevant licensing and regulatory requirements. A Resource Waste Management Plan (RWMP) has been prepared to manage the disposal of waste from the site and to facilitate recycling and reuse.</p> <p>The construction process will result in some construction related waste. The removal of spoil and rubble with an estimated volume of 30,000m³ from the site will be disposed of to a licensed waste facility in compliance with the RWMP.</p> <p>No significant negative impacts are likely.</p>	<p>Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor.</p> <p>No significant negative impacts are likely.</p>
<p>Pollution and Nuisances</p>	<p>The construction phase of the project has the potential to be a source of pollution in relation to water, noise,</p>	<p>An Operational Waste Management Plan will be put in place with measures</p>

	<p>vibration, dust and traffic. There will likely be potential for localised dust and noise produced during the construction phases. This will be managed by ensuring construction work largely operates within the approved hours of construction. Standard dust and noise prevention mitigation measures will be employed and monitored.</p> <p>There will be vehicular movements to and from the site that will make use of existing roads. Due to the nature of these activities, there is potential for the generation of elevated levels of noise.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>	<p>to avoid and / or mitigate pollution from operational waste.</p> <p>There is also potential for noise pollution during the operational phase in the form of parking cars at the development. However, the ambient noise levels will mask this noise during the daytime.</p> <p>During the operational phase the principal form of air emissions relates to discharge from motor vehicles and heating appliances in the houses. However, due to the scale of the proposed development and the range of sustainable transport alternatives proximate to the site, this potential adverse impact will be mitigated.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>
Risk of Major Accidents	<p>None foreseen, subject to strict compliance with building regulations and environmental controls.</p> <p>The subject lands are not proximate to any Seveso site.</p> <p>No significant impacts are likely.</p>	<p>None foreseen, subject to strict compliance with building regulations and environmental controls.</p> <p>There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. There is no significant risk of accidents or disasters.</p> <p>No significant impacts are likely.</p>
Risks to Human Health	<p>The nature of the proposed development and the engineering provisions will not lead to the likelihood of any risk to human health. Any risk arising from construction will be localised and temporary in nature. The proposed development is of standard construction method and of appropriate scale and does not require the use of particular substances or use of technologies which of themselves are likely to give rise to significant environmental effects. There are no Seveso / COMAH sites in the vicinity of this location.</p> <p>With mitigation measures in place no significant impacts are likely.</p>	<p>Foul water will discharge to the public sewer. Surface water will discharge to the public sewer following attenuation. There is no direct or indirect pathway from the site and the River Rye. Therefore, the risk of contamination of any watercourses or groundwater is extremely low. There is no risk to human health within the meaning of the Directive.</p> <p>No significant impacts are likely.</p>

Table 2.0 Characteristics of the Proposed Development Matrix

Conclusion: No significant effects likely to arise associated with the characteristics of the proposed development.

Rationale: The scale and extent of the works proposed are relatively small in scale and size. Measures including SUDs, retention of the existing tree line where possible and minimising the loss of same, additional tree planting and the CEMP contribute to minimise adverse effects on biodiversity and water quality.

6.1.2 Location of Proposed Development

The proposed site is not located within any designated or protected sites under EU or National legislation. The following table, Table 3.0, assess the impacts of the proposed development in relation to its location.

Screening Criteria	Response
Existing and Approved Landuse	<p>The proposed development will result in the development of an existing brownfield site zoned for residential development and the provision of functional open space. The proposed use on site is compatible with the land use zoning of the subject lands. No significant impacts are likely.</p> <p>The proposed development is compliant with the objectives in the Kildare Development Plan 2023 – 2029 (KDP), which seeks to promote compact development through the development of underutilised and brownfield sites. Zoned as Objective C New Residential in the Celbridge Local Area Plan 2017 – 2023 the objective is “to provide for New Residential Development”. Objective CS 09 in the KDP seeks to “review and prepare on an ongoing basis a portfolio of Local Area Plans (LAPs) for the mandatory LAP settlements, including Celbridge”. The subject site is essentially an infill site within an established residential area and it is reasonable to anticipate that the subject land shall continue to be zoned in any forthcoming LAP.</p> <p>There are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment. The addition of this development is not considered to have a significant impact on the environmental sensitivities of the area.</p> <p>No significant negative impacts are likely.</p>
Abundance, Quality and Regenerative Capacity of Natural Resources	<p>Much of the site has been subjected to human intervention with significant ground compaction in the past and deposition of fill material. The site consists of mounds of spoil and compacted spoil and building rubble. The site has been significantly disturbed although has been rewilding for some time.</p> <p>The natural feature of greatest biodiversity importance within the site is the north-western hedgerow / tree line, which should be retained as part of the proposed development.</p> <p>An AA screening was prepared to accompany this application. An assessment of the project has shown that significant effects are not likely to occur at these areas alone or in combination with other plans or projects. The proposed development site contains no features of any ecological significance.</p> <p>The Lucan formation with dark limestone and shale bedrock underlays the site with subsoil type is sand and gravel, which are described as limestone sands and gravels (Carboniferous). Groundwater vulnerability at the subject site is of high vulnerability. The site is underlain by Locally Important Aquifer which has High Vulnerability. The bedrock is Moderately Productive only in Local Zones.</p> <p>No significant negative impacts are likely.</p>
Wetlands and Watercourses	<p>The development site is entirely composed of buildings and hard surfaces with areas of highly modified green space. It is surrounded on all sides by either roads or other buildings. There are no water courses in this vicinity.</p>

	<p>The proposed development will slightly increase the loading to the wastewater treatment plant (WWTP) in Lexlip, known as the 'Lower Liffey Valley Regional Sewerage Scheme'. The foul loading generated by the development is 1.7l/s at the connection point. The AA Screening report confirms that in the latest Annual Environmental Report 2022, it is reported that the WWTP is operating within its organic capacity and hydraulic capacity, and the effluent is compliant with the Emission Limit Values in its wastewater discharge licence.</p> <p>There are no wetlands or watercourses likely to be impacted by the construction or operation of the proposed development.</p>
Coastal Zones	The site is not located proximate to a coastal zone or marine environment.
Mountain and Forest Areas	This site is not located proximate to mountains or forested areas.
Nature Reserves and Parks	No Nature Reserves or Parks will be affected by the proposed development.
Nationally Designated Sites	<p>There are no national sites (i.e. Natural Heritage Areas (NHA) or proposed Natural Heritage Areas (pNHAs) within, or adjacent to the site. Similarly, there are no Recorded Monuments or features within the site.</p> <p>No nationally designated sites will be affected by the proposed development.</p>
European Sites	<p>As stated in the AA Screening Report accompanying the development proposal, the development site is not located within or directly adjacent to any Natura 2000 site (SAC or SPA). The nearest Natura 2000 site is the Rye Water Valley / Carton SAC which is an Annex I habitat:</p> <p>The AA Screening Report determined that significant effects are not likely to arise, either individually or in combination with other plans or projects to the Natura 2000 network. This conclusion is based on best scientific knowledge.</p> <p>No European sites will be affected by the proposed development.</p>
Environmental Quality Standards	<p>Under the Water Framework Directive Status Assessment 2013-2018, the River Rye is of Good status. The proposed development is considered unlikely to result in exceedance of Environmental Quality Standards. The potential for impacts on Environmental Quality Standards will be minimised through implementation of appropriate best practice measures and adherence to the CEMP.</p> <p>No significant impacts are likely.</p>
Densely Populated Areas	<p>The development is consistent with the objectives in the Kildare Development Plan 2023 – 2029 (KDP), which seeks to promote compact development through the development of underutilised and brownfield sites. Zoned as Objective C New Residential in the Celbridge Local Area Plan 2017 – 2023 the objective is “to provide for New Residential Development”. Objective CS 09 in the KDP seeks to “review and prepare on an ongoing basis a portfolio of Local Area Plans (LAPs) for the mandatory LAP settlements, including Celbridge”. The subject site is essentially an infill site within an established residential area and it is reasonable to anticipate that the subject land shall continue to be zoned in any forthcoming LAP.</p> <p>The town of Celbridge had a population of 20,601 persons in 2022 as per the Census of Population 2022. The proposed development is likely to generate an additional population of circa 139 no. persons only, which is small in the context of the overall population growth envisaged for the town up to 2029 as detailed in the Core Strategy population projections set out in the Kildare Development Plan..</p>
Landscapes of Historical, Cultural or	There are no protected structures, protected features or protected landscapes within the subject site.

Archaeological Significance	No landscapes of historical, cultural or archaeological significance are likely to be impacted by the proposed development.

Table 3.0 Location of Proposed Development Matrix

Conclusion: No significant effects likely to arise associated with the location of the proposed development.

Rationale: The proposed development is located in an urbanised environment, on a site unused for any specific purpose which was subject to significant intervention and disturbance. The proposed development will make use of serviced urban land, located in proximity to existing services and facilities and will accommodate a beneficial use on the site through the delivery of housing.

6.1.3 Characteristics of Potential Impacts

The characteristics of potential impacts arising from the proposed development are detailed in Table 4.0.

Environmental Parameters	Construction Impacts	Operational Impacts
Population & Human Health	Potential slight, shorter term, temporal negative impact to local residents during works phase, arising from traffic, noise and dust albeit temporary in nature. Compliance with the CEMP will mitigate any significant impacts arising.	The operational impact of the development will be positive, providing for much needed housing and affording diversity of tenure to existing and future populations. The public realm and provision of active recreational space will be significantly enhanced resulting in positive impacts to the immediate and surrounding urban area. Whilst the population in the area will intensify, the site and proposed development is within walking distance of all services and facilities and further is well connected by public transport. No likely significant impacts arise.
Biodiversity	The site has been subjected to human intervention with significant ground compaction in the past and deposition of fill material. The development will result in the removal of the natural re-growth that has occurred on site and the biodiversity therein. However, it is proposed to retain the most significant hedgerow and treeline on site to the north and west, thereby mitigating loss. Further, extensive landscaping is proposed on site to enhance biodiversity on site. Short-term negative impacts may arise due to noise and dust disturbance on biodiversity, but these shall be temporary in nature. No significant negative impacts are likely.	The proposed public realm and landscaping plan is likely to enhance biodiversity in the area over and above what exists at present. The operational stage is likely to have positive long term impacts. No significant negative impacts are likely to arise from the operational stage.

<p>Land & Soils</p>	<p>Circa 35,000m³ of spoil and rubble will need to be removed from the site to a nearby licensed landfill / waste permit facility. The closest landfill is Griffinrath landfill.</p> <p>Assuming the use of 30-tonne trucks operating at a schedule of 15 removals per day, an approximate timeline of removal works equates to 125 days or 21 weeks. This calculation is based upon a typical work schedule running from Monday-Friday.</p> <p>These traffic movements have been assessed as part of the TTA accompanying the application documentation.</p> <p>There are likely to be negligible impacts on land and soils, as significant areas of the site have already been subjected to significant areas of modern ground disturbance. Excavated soil will be reused for landscaping insofar as possible. The construction phase shall be monitored in relation to:</p> <ul style="list-style-type: none"> • Prevention of oil and diesel spillages; • Adequate runoff control of potential stockpiles of contaminated subsoil; • Cleanliness of the adjoining road network. <p>Mitigation measures are detailed in Section 4.4 of the CEMP. Significant impacts are not anticipated.</p>	<p>No likely significant negative impacts are likely to arise from the operational stage.</p>
<p>Water & Hydrogeology</p>	<p>Overall, the proposed development is relatively small in scale and poses a low risk to water quality during the construction period. Surface water during construction shall be attenuated on site as detailed in Section 3.1 of this report.</p> <p>Groundwater vulnerability at the site location is classified as high under GSI mapping. It is anticipated that the development site works and excavation proposals, will not be deep enough to intersect the underlying aquifer during the construction phase. The impact on the regional groundwater body is considered to be imperceptible.</p> <p>Given the absence of significant flood risk at the site, the Flood Risk Assessment report concludes that the proposed development will not have any impact on floodplain storage or</p>	<p>Surface water will be attenuated on site via SUDs measures before being discharged from the site at greenfield run off rates.</p> <p>Foul effluent from the development will be sent to the wastewater treatment plant at Lexlip known as the 'Lower Liffey Valley Regional Sewerage Scheme' which is operating within both its organic and hydraulic capacity. The foul loading generated by the development is 1.7l/s at the connection point.</p> <p>The likely impacts are neutral and positive longterm. No likely significant negative impacts are likely to arise from the operational stage</p>

	<p>conveyance and will therefore not have any impact off site.</p> <p>No likely significant impacts.</p>	
Air & Climate	<p>Data available from similar urban environments indicates that levels of nitrogen dioxide, carbon monoxide, particulate matter less than 10 microns and less than 2.5 microns and benzene are generally well below the National and European Union (EU) ambient air quality standards.</p> <p>The greatest potential for air quality impacts is from fugitive dust emissions arising during construction impacting nearby sensitive receptors. Impacts to climate can occur as a result of vehicle and machinery emissions.</p> <p>Any potential dust impacts can be mitigated through the use of best practice and minimisation measures as detailed in Section 4.3 of the CEMP. Therefore, dust impacts will be short-term and imperceptible at all nearby sensitive receptors.</p> <p>It is not predicted that significant impacts to climate will occur during the construction stage due to the nature and scale of the development.</p>	<p>Air quality and climate impacts will predominantly occur as a result of the change in traffic flows on the road links near the proposed development.</p> <p>Given the location of the development in a highly urbanised environment, proximate to public transport and within walking distance of services and amenities including the city centre, a significant increase in traffic emissions is not likely.</p> <p>No likely significant negative impacts are likely to arise from the operational stage</p>
Noise & Vibration	<p>Excavation works during construction phase will result in noise and vibration emissions. Proposed noise limits are detailed in Section 4.2 of the CEMP.</p> <p>The main site activities will include site clearance, building construction, road works, and landscaping. This phase has the greatest potential for noise and vibration impacts on the surrounding environment, however this phase will be of short-term impact.</p> <p>A schedule of noise mitigation measures including, noise limits and screening will be employed to ensure any noise and vibration impacts during this phase will be reduced as far as is reasonably practicable, as detailed in Section 4.2 of the CEMP. Noise limits will be applied to any sources of noise from the proposed development other than road traffic to include:</p> <ul style="list-style-type: none"> • Daytime (08:00 to 19:00 hrs) 70dB LAeq,1hr • Evening (19.00 to 23:00 hrs) 50dB LAeq,1hr • Night-time (23:00 to 08:00 hrs) 45dB LAeq,15min 	<p>No significant sources of outward noise or vibration are expected with the development. The primary source of outward noise in the operational context relates to any changes in traffic flows along the local road network and any operational plant noise.</p> <p>Significant impacts are not anticipated</p>

	Temporary not significant short term impacts are likely to occur.	
Landscape	<p>The existing visual appearance and public realm of the site is poor. Any potential negative impacts arising during construction will be temporary in nature.</p> <p>Significant adverse and long terms impacts are not anticipated.</p>	<p>The proposal will result in a change to the landscape although the impact is considered to be long-term, positive in nature, having regard to the existing appearance of the site with significant roadside boundary fencing.</p> <p>The most significant feature of the site is the trees and hedgerows on the northern and western site boundary, which are to be retained.</p> <p>No likely significant negative impacts are likely to arise from the operational stage</p>
Material Assets	<p>There could be potential temporary impacts to residences in the vicinity of the site during the construction period, but such impacts will be controlled and managed by the site contractor, in accordance with an agreed CEMP.</p> <p>Significant adverse and long terms impacts are not anticipated.</p>	<p>The site is well positioned adjoining existing services and facilities, in proximity to public bus transport. Whilst the occupation of 60 no. additional residential units is likely to result in an increase in population in the area, the possibility of significant long terms effects to intrinsic local resources of value of the location are not anticipated during operation phases. The subject site and the local neighbourhood are considered sufficiently serviced by utilities and local services and community amenity to accommodate requirements of the proposed development.</p> <p>No likely significant negative impacts are likely to arise from the operational stage</p>
Cultural Heritage	<p>There are no protected structures, protected features or protected landscapes within the subject site. The site has been heavily modified to accommodate waste from adjoining development. Significant adverse impacts are not anticipated.</p>	<p>No likely significant negative impacts are likely to arise from the operational stage</p>
Interactions	<p>There may be interaction between different environmental topics such as between the water environment and ecology and between ecology and landscape. However, no significant impacts due to interactions are anticipated given that a suite of best practice works measures have been incorporated into the project in accordance with the principles set out in the CDMP.</p>	
Probability of the Impact	<p>No significant environmental impacts are predicted for the proposed development. Implementation of the CEMP which will be prepared for proposed development by the contractor, will ensure that all applicable environmental health and safety regulation is complied with throughout the construction phase thereby ensuring that this phase will not result in significant effects on human health or the environment.</p> <p>During the Construction Phase noise is predicted while works are taking place. Mitigation measures have been recommended in Section 4.2 of the CEMP so that any negative impact may be reduced. It is not expected that a negative impact will occur on existing noise sensitive locations.</p>	

	The Operational Phase of the Proposed Development will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of accommodation in the surrounding area.
Duration, Frequency & Reversibility of the Impact	Any potential impacts associated with the construction phase of the development will be temporary and characteristic of a typical urban development project. The proposed development will cause permanent visual changes to the landscape, but this change will reflect new and ongoing development projects in the wider area. The proposed development will assist in providing a greater number of residential units and will contribute positively towards addressing the national critical shortage in housing supply.

Table 4.0 Characteristics of Potential Impacts on Environmental Parameters

Screening Considerations							
Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effect	Quality of Effect	Duration
Landscape	C	Loss of natural landscape but site dominated by spoil heaps and view from roadside has been obstructed with hoarding – loss mitigated with landscaping design	Local	Likely	Not significant	Neutral	Permanent
	O	Planting selection comprises mix of various species to ensure appropriate character for the area and enhance landscape at the subject lands	Local	Likely	Not significant	Positive	Permanent
Visual	C	Perceived negative changes due to emergence of plant and machinery and site clearance works	Local	Likely	Not significant	Negative	Short Term
	O	Changes to existing character of site with residential development	Local	Likely	Not significant	Positive	Permanent
Biodiversity	C	Loss of natural land and natural re-growth which has occurred over years – loss mitigated with landscaping design	Local	Likely	Not significant	Negative	Permanent
	O	Planting selection comprises mix of various species and provision of measures to enhance natural habitats and biodiversity	Local	Likely	Not significant	Positive	Permanent
Land & Soil	C	Loss of subsoil from site Potential contamination due to accidental spillage	Local	Likely Not Likely	Not significant Not significant	Negative Neutral	Permanent Brief
	O	None Predicted	-	-	-	-	--
Human Health	C	None Predicted	-	-	-	-	-
	O	None Predicted	-	-	-	-	-
Water	C	Accidental pollution events occurring to nearby canal or River Rye or the groundwater table	Local	Not Likely	Not significant	Neutral	Brief - Temporary
	O	Discharge of treated attenuated surface water to existing surface water network Discharge of foul and waste water to existing waste water network	Local	Likely	Not significant	Neutral	Permanent
Air Quality & Climate	C	Reduction of air quality as a result of construction traffic and HGVs, and emissions from construction and plant machinery	Local	Likely	Not Significant	Neutral	Permanent
	O	None predicted	-	-	-	-	-
Noise	C	Increase in noise as a result of construction activity, and operation of plant and machinery.	Local	Likely	Not significant	Negative	Temporary

	O	Increase in noise level as a result of vehicular movements in and out of residential development	Local	Likely	Not significant	Neutral	Permanent
Cultural Heritage: Built Heritage	C	None predicted	-	-	-	-	-
	O	None predicted	-	-	-	-	-
Cultural Heritage: Archaeology	C	Potential unknown subsurface archaeological remains	Local	Not Likely	Not significant	Neutral	Temporary
	O	None Predicted	-	-	-	--	-

Table 5.0 Screening Considerations

6.1.4 Schedule 7A information

1. Description of the proposed development, including in particular—

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

Refer to Section 3.1 and 6.1.1 of this report.

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

Refer to Section 2.3 and 6.1.2 of this report.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

Refer to Section 6.1.3 of this report.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

(a) the expected residues and emissions and the production of waste, where relevant,

Significant effects to the environment will be mitigated through adherence to best practice protocols and regulations in the construction phase of the project. Waste and emissions arising during the operational phase are not considered to be significant within the meaning of the Directive.

(a) the use of natural resources, in particular soil, land, water and biodiversity.

Refer to 5.1.1. of this report.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Please refer to section 6.1.1 of this report.

6.2 Available Results under Other EU Environmental Legislation

Other relevant EU environmental legislation may include:

- SEA Directive [2001/42/EC]
- Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]
- Water Framework Directive [2000/60/EC]
- Marine Strategy Framework Directive
- Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive
- Industrial Emissions Directive
- Seveso Directive
- Trans-European Networks in Transport, Energy and Telecommunication
- EU Floods Directive 2007/60/EC

Directive	Results
SEA Directive [2001/42/EC]	The proposed development is compatible with the strategic objectives of the Kildare County Development Plan. This plan has been subject to Strategic Environmental Assessment.
Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	An Appropriate Assessment (AA) screening report prepared by NM Ecology accompanies this Part 8 consent application. Taking into consideration the proposed development works and the operation of development; the lack of a direct hydrological pathway or biodiversity corridor link to conservation sites; and the dilution effect of surface runoff, it is concluded that this development would not give rise to any significant effects on designated sites. The AA screening report concludes that: "Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is clearly no likelihood of direct or indirect impacts on any European sites. Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be excluded on the basis of objective scientific information following screening, that the project, individually or in combination with other projects, will not have a significant effect on a European site. Appropriate Assessment is not required.
Water Framework Directive [2000/60/EC]	Foul water will discharge to the public sewer and to the operational wastewater treatment plant. Surface water will discharge to the public sewer following implementation of SUDs measures and attenuation on site. There is no potential for construction activities to give rise to water pollution as there are no watercourses in the vicinity of the site.
Marine Strategy Framework Directive	The site is located inland, away from the coast. There is no likely impact given the distance.
Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive	Not relevant to the proposed development
Industrial Emissions Directive	Not relevant to the proposed development
Seveso Directive	There are no Seveso sites in the vicinity
Trans-European Networks in Transport, Energy and Telecommunication	Not relevant to the proposed development
EU Floods Directive 2007/60/EC	The site is not located in a flood risk zone according to Flood Maps. The Desktop Flood Risk Assessment undertaken on the site confirms that the proposed site is not expected to be impacted during the occurrence of a 0.1% AEP (1 in 1000 year) fluvial flood event.

7.0 SCREENING CONCLUSION

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts;
- The potential impacts and proposed mitigation measures; and
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.