

Comhairle Chontae Chill Dara Kildare County Council



PROPOSED DEVELOPMENT OF A NEW MACHINERY YARD & REGIONAL SALT BARN AT JIGGINSTOWN, NEWHALL, NAAS, CO. KILDARE.

Planning Reference: P82019.01

EIA SCREENING REPORT

**Kildare County Council
Transportation Department
Áras Chill Dara
Devoy Park
Naas
County Kildare**

17-032-EIA Screening

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1. INTRODUCTION

- 1.1 This report has been prepared for the purposes of assessing the potential impacts on the environment of a proposed industrial type development at Jigginstown, Newhall, Naas, Co. Kildare. The possible effect on the environment has been examined through the process of an Environmental Impact Assessment (EIA) Screening. The report provides relevant information to inform the EIA screening process to be carried out by Kildare County Council.
- 1.2 The Screening Report references a number of other reports that will be submitted with the Part 8 planning application and which will provide additional information on certain environmental factors including:-
- Report on Civil Engineering Infrastructure - Kilgallen & Partners Consulting Engineers.
 - Traffic Impact Assessment - Kilgallen & Partners Consulting Engineers.
 - Site Specific Flood Risk Assessment – Kilgallen & Partners Consulting Engineers;
 - Appropriate Assessment Screening Report – SLR Environmental Consulting (Ireland) Limited;
 - Ecological Impact Assessment (EcIA) Report – SLR Environmental Consulting (Ireland) Limited;
 - Archaeological Heritage Impact Assessment – Byrne Mullins & Associates;
 - Ground Investigation Report (March 2018) – IGSL Limited.
- 1.3 The report has been prepared having regard to the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018*, which transpose the 2014 EIA Directive into Irish law. The report has also considered the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018)*.

2. SITE DESCRIPTION

- 2.1 The proposed development site ("the Site") (see Figure 1) is located within the townland of Jigginstown which is situated near Newhall in the western environs of Naas, approximately 2.5 km from the town centre. It is centred at approximate Irish Transverse Mercator (ITM) coordinates 686530 E 718354 N and measures 1.88 hectares in area.
- 2.2 Adjacent lands in the surrounding area north-west and north-east of the Site all serve retail and commercial activities, while lands to the south-west and south-east are currently in agricultural use. It is located opposite the existing Nissan Garage and adjoins Newhall Retail Park.
- 2.3 The Site abuts the Regional Road that currently leads onto the southbound lane of the M7 Motorway. Upon completion of the M7 Naas to Newbridge Bypass Upgrade Scheme, which is currently under construction and scheduled for completion during 2019, this road will be downgraded to a Local Road and will no longer provide access to the M7 Motorway.

- 2.4 A significant area of the Site appears to have been raised as part of previous works. Anecdotal information indicates that surplus soil materials arising from the construction of the adjacent Newhall Retail Park may have been deposited here between ten and twelve years ago.
- 2.5 IGSL Limited conducted geotechnical investigations in 2017 / 2018 at the Site. These investigations comprised cable percussive boreholes, trial pits, soakaway tests and slit trenches. They were executed in accordance with BS 5930, Code of Practice for Site Investigations (2015) and EN 1997-2 Eurocode 7 Part 2 Ground Investigation & Testing. The fieldworks were supervised by an IGSL geotechnical engineer and by Kilgallen & Partners, who commissioned the investigations on behalf of Kildare County Council.
- 2.6 Geotechnical laboratory testing was carried out on selected samples of the materials encountered on the Site. Environmental tests (WAC analysis) were also performed on samples to classify the soils in terms of waste acceptance criteria (WAC) for off-site disposal of any surplus soils to licensed facilities. These samples were analysed for compliance with the criteria set out in the 2002 European Council Decision (2003/33/EC) and proved compliant with inert Waste Acceptance Criteria.



Figure 1

3. DESCRIPTION OF THE PROPOSED DEVELOPMENT

- 3.1 The proposed development will comprise two main elements, namely a new Machinery Yard to replace the existing facility currently located in Newbridge town centre and a new Regional Salt Barn. Ancillary perimeter and internal walls and fencing together with dedicated parking for staff and for operational vehicles will also be provided.
- 3.2 The Machinery Yard, which will include workshop and office buildings, will serve as the hub for a range of services and associated operations that are currently undertaken by Kildare County Council. These include:
- Coordination of winter maintenance,
 - Coordination of surface dressing operations, road repairs and street sweeping;
 - Bitumen storage;
 - Fuel Storage for own use. The fuel storage tank will be bunded. The design, inspection and certification of the bund will be in compliance with the EPA 'Guidance Note on Storage and Transfer of Materials for Scheduled Activities'. The bunds will provide a storage capacity equivalent to 110% of the tank capacity of the tank it protects;
 - Vehicle / plant repair, maintenance and management.
- 3.3 The Regional Salt Barn will provide storage for approximately 23,000 tonnes of salt for use by Kildare County Council and a number of other local authorities in the region as part of winter maintenance operations. The storage and distribution of the salt will be operated by Kildare County Council on behalf of the Department of Transport, Tourism and Sport.
- 3.4 The two main structures to be constructed on the site are:-
- An Administration Building & 4-Bay Workshop. The Administration Building will consist of offices on the first floor (350 m²) over storage & ancillary accommodation on the ground floor (320 m²). The 4-Bay Workshop (630 m²) will be attached to the Administration Building.
 - A 23,000 tonne (3,480 m²) Regional Salt Barn. An open-fronted lean-to (415 m²) is proposed at the side of the salt barn for the storage of snow ploughs, gritters and other equipment associated with the operation and management of the salt storage and distribution operation. A small welfare building (52 m²) is proposed for use by night time gritter drivers.
- 3.5 Ancillary structures / elements that also form part of the development are:
- Entrance and Weighbridges.
 - Perimeter fences/walls and internal fencing to secure storage areas.
 - Fuel storage and dispenser for use by Kildare County Council.
 - 30,000 litre raised bitumen tank with access stairs and platform.
 - 2no. 10m x10m aggregate storage bays.
 - 1no. covered 10m x 10m covered ancillary storage bay.

- Covered truck wash area with raised platform. Run-off from the truck wash-down will be segregated from surface water run-off. Water used in the wash-down will be recycled, with the recycling tank supplemented by mains water. Surplus run-off will go to the foul water network.
- Brine storage tankage.

3.6 Surface Water

The collection and discharge of surface water run-off will comply with the requirements of the Greater Dublin Strategic Drainage Study.

Surface water run-off will discharge to an existing open drain approximately 160 metres south west of the Site.

The permeability of sub-soils is relatively low and so it will not be possible to infiltrate run-off from heavier rainfall events to ground. However, measures will be incorporated into the surface water drainage network to maximise treatment of the 'first-flush' run-off from rainfall events. These will include the use of catchpit manholes with sumps to trap silts and the use of infiltration beds below the underground storage that is required for attenuated surface water. Hydrocarbon separators with integrated silt chambers will be installed immediately upstream of outfalls to the receiving drain. These separators will be designed in accordance with IS EN 858.

3.7 Wastewater

Wastewater from the development will discharge to a network of sealed sewer pipes discharging to new pumping station within the Site, from which the wastewater will be pumped to an existing Irish Water sewer. Run off from the saltbarn aprons and associated areas will go to foul water network in winter when salt is being handled and to the surface water network during summer.

3.8 Soil Disposal

Surplus excavated material will be transported to licensed waste facilities for soil recovery such as those at Kildare Sand & Gravel Rathangan, N&C Enterprises Kilmeague and / or Walshestown Restoration Punchestown. These surplus soils will be handled in accordance with waste management regulations.

3.9 Full Details of Development

Full details of the proposed development can be found in the plans and particulars submitted with the application.

4. PLANNING CONTEXT POLICY

- 4.1 The subject site was identified as a strategically important site and zoned NE1 (Industry/Warehousing) in the Kildare County Development Plan 2011-2017, which has since been superseded by the Kildare County Development Plan 2017-2023.
- 4.2 The purpose of this zoning objective was to provide sites for industrial, and in particular warehousing uses, at locations which are outside the built-up area of Naas, and which are, or could be made with appropriate road improvements, readily accessible to the national road network.
- 4.3 Table 18.2 of the Kildare County Development Plan 2011-2017 lists the various land uses that would be either permitted in principle, open for consideration or not permitted in the various land use zones identified in the plan. The proposed Road Maintenance Depot at Newhall would comprise a number of uses including workshop, store/depot, utility structures and heavy commercial vehicle parking as well as associated offices and car parking. The land use zoning matrix at Table 18.2 lists all of these uses as permitted in principle in areas zoned NE1 - Industry/Warehousing. Such uses are also considered to be permitted in principle on lands zoned NE1 (Industry/Warehousing) in the Kildare County Development Plan 2017-2023.
- 4.4 Therefore having regard to the policies and objectives of the Kildare County Development Plan 2011-2017 which identified the subject site as suitable for development of the type currently proposed, the policies and objectives of the Kildare County Development Plan 2017-2023, the pattern of development and adjacent land uses in the vicinity, it is considered that the proposed development would be consistent with the general development plan policies and objectives for this area.

5. **EIA SCREENING**

5.1 Screening is the term used to describe the process for determining whether a proposed development requires an EIA by reference to mandatory legislative threshold requirements or in the case of sub threshold development, by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving baseline environment.

5.2 The first step is to consider whether the project is of a type listed in Annex I or Annex II of the EIA Directive (or any transposing national legislation). If this does not provide a clear screening outcome then the nature and extent of the project and the site and the types of potential effects are examined. The totality of the project is considered, including off-site and secondary projects as well as indirect, secondary and cumulative impacts.

5.3 ***Project Type***

Projects requiring EIA are defined in Article 4 and set out in Annexes I and II of the Directive.

All projects listed in Annex I require an EIA. For projects listed in Annex II, national authorities may set thresholds/criteria or determine effects on a case by case basis.

Where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the project having significant effects on the environment needs to be considered. This is done by reference to the criteria specified in Annex III of the Directive.

5.4 ***National Thresholds***

Schedule 5 of the Planning and Development Regulations 2001 (as amended) transposes Annex I and Annex II into Irish law.

5.5 ***Mandatory EIA***

Since none of the Annex 1 projects listed in Schedule 5 Part 1 are relevant to the subject proposed development, it does not therefore trigger an automatic mandatory EIA requirement.

Schedule 5 Part 2 identifies the following Annex II infrastructure projects and thresholds that are of relevance to the proposed development:-

"10. Infrastructure projects

*(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.)

Built-up area means a city or town (where "city" and "town" have the meanings assigned to them by the Local Government Act, 2001) or an adjoining developed area."

The predominant land uses in this western environs of the town of Naas is development on lands that have been previously zoned for use as Industrial / Warehousing and lands used for agricultural purposes. The subject site is not

located within a business district within the meaning of Schedule 5 Part 2 of the Planning and Development Regulations 2001.

The proposed development site as outlined in red extends to 1.88 hectares and is below the 10 hectare threshold for development in a built-up area.

A mandatory EIA is not therefore required in respect of 10(b)(iv).

5.6 ***Sub-threshold Projects***

Schedule 5 Part 2 of the Planning and Development Regulations, 2001 (as amended) requires further consideration of projects that do not exceed thresholds. This derives from paragraph 15 of Part 2, which stipulates the following:-

"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."

These criteria for evaluation are grouped under three headings as follows:-

1. Characteristics of Proposed Development

The characteristics of proposed development, in particular -

- (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

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—

- (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.

Schedule 7A of the Planning and Development Regulations, 2001 (as amended) sets out the information to be provided by the Applicant or Developer for the purposes of screening sub-threshold development for Environmental Impact Assessment. The required information is as follows:

1. *A 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*
 - (b) *a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*
2. *A description of the aspects of the environment likely to be significantly affected by the proposed development.*
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, and*
 - (b) *the use of natural resources, in particular soil, land, water and biodiversity.*
4. *The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

5.6.1 The following sections 5.6.2 to 5.6.4 of this EIA Screening Report provides an assessment of the proposed New Machinery Yard and Regional Salt Barn development at Jigginstown, Newhall, Naas, Co. Kildare, taking into account the requirements to assess it against the Schedule 7 criteria for determining likely significant effects on the environment and the information required under Schedule 7A.

5.6.2 Characteristics of Proposed Development

The characteristics of projects must be considered with particular regard to:

Criteria	Information
(a) the size and design of the whole of the proposed development	<p>The proposed development will comprise two main elements, namely a new Machinery Yard and a new Regional Salt Barn.</p> <p>The development will include two main buildings:</p> <ul style="list-style-type: none"> ➤ An Administration Building & 4-Bay Workshop. The Administration Building will consist of offices on the first floor (350 m²) over storage & ancillary accommodation on the ground floor (320 m²). The 4-Bay Workshop (630 m²) will be attached to the Administration Building. ➤ A 23,000 tonne (3,480 m²) Regional Salt Barn. An open-fronted lean-to (415 m²) is proposed at the side of the salt barn for the storage of snow ploughs, gritters and other equipment associated with the operation and management of the salt storage and distribution operation. A small welfare building (52 m²) is proposed for use by night time gritter drivers.

	<p>Other ancillary elements include:</p> <ul style="list-style-type: none"> ➤ site development works, site clearance, drainage, perimeter and internal walls and fencing together with dedicated parking for staff and for operational vehicles, ➤ Weighbridges, ➤ 30,000 litre raised bitumen tank with access stairs and platform, ➤ 2no. 10m x10m aggregate storage bays, ➤ 1no. covered 10m x 10m covered ancillary storage bay, ➤ Covered truck wash area with raised platform. Run-off from the truck wash-down will be segregated from surface water run-off. Water used in the wash-down will be recycled, with the recycling tank supplemented by mains water. Surplus run-off will go to the foul water network, ➤ Fuel Storage for own use. The fuel storage tank will be bunded. The design, inspection and certification of the bund will be in compliance with the EPA 'Guidance Note on Storage and Transfer of Materials for Scheduled Activities'. The bunds will provide a storage capacity equivalent to 110% of the tank capacity of the tank it protects; ➤ Brine storage tankage. <p>The size and design of the project is not likely to cause significant negative effects on the environment.</p>
(b) cumulation with other existing and/or approved projects	<p>A review of extant planning applications indicates that developments locally are mainly of a minor nature. No recent planning applications have been lodged for lands directly adjacent to the subject site.</p> <p>It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant negative effects on the environment.</p>
(c) the nature of any associated demolition works	<p>The proposed development does not require any associated demolition works.</p>
(d) the use of natural resources, in particular land, soil, water and biodiversity	<p>The project will involve the development of c. 1.88 hectares of land previously zoned NE1 (Industry/Warehousing) in the Kildare County Development Plan 2011 – 2017.</p> <p>The application is accompanied by an Ecological Impact Assessment Report which concludes the following:</p> <ul style="list-style-type: none"> (a) There is a single designated site within 2 k of the Site - The Grand Canal pNHA. There is no potential for direct impacts and effects such as habitat loss within the pNHA as a result of the proposed development as there is no overlap of the Site and the boundary of the Grand Canal pNHA. It was also considered that the lack of connectivity between the sites removed potential for indirect impacts or effects to the pNHA. (b) The dominant habitats within the Site is disturbed ground (ED) and immature woodland (WS2). The remaining habitats within the Site are composed of bordering habitat such as hedgerow (WL1) and drainage ditch (FW4). The drainage ditch forms the western boundary of

	<p>the Site and flows in a northern direction within the site. Immediately downstream of the Site the ditch is diverted west and incorporated into the surface water management of a motorway slip road. The drainage ditch may provide suitable habitat for amphibians; however, none were reordered during the site visit. Several wintering snipe were recorded adjacent to the Site. There were a small number of mammal tracks noted during the site visit that are likely to be rabbit. There were no other signs of mammals noted and there was no resting or breeding places present. There are no features with the potential to support roosting bats within the Site and similarly the foraging and commuting opportunities for bats are negligible.</p> <p>(c) There will be a permanent loss of disturbed ground and immature woodland within the site, but as this is a common and widely occurring habitat that doesn't provide suitable breeding and / or foraging opportunities for mammals and birds, this loss will only be significant at the level of the Site.</p> <p>(d) Overall the residual effects are not anticipated to be significant</p> <p>The use of water during construction or operation will not be significant.</p> <p>No negative impacts arising from the use of land, soil or water are anticipated</p>
(e) the production of waste	<p>A significant area of the Site was raised using imported inert soils that were excavated as part of previous adjacent works. In this regard, anecdotal information indicates that surplus soil materials arising from the construction of the adjacent Newhall Retail Park was deposited on the Site between ten and twelve years ago.</p> <p>As part of geotechnical investigations conducted at the Site in 2017 / 2018 by IGSL Limited, environmental tests were performed to classify these soils in terms of waste acceptance criteria (WAC) for off-site disposal of any surplus soils to licensed facilities. These samples were analysed for compliance with the criteria set out in the 2002 European Council Decision (2003/33/EC) and proved compliant with inert Waste Acceptance Criteria.</p> <p>The surplus soils will be disposed of at licensed waste facilities for soil recovery such as the facility at Kildare Sand & Gravel Rathangan, N&C Enterprises Kilmeague and / or Walshestown Restoration Punchestown.</p> <p>Construction waste will be disposed of using licensed waste disposal facilities and contractors.</p> <p>During operation, household waste will be disposed of by licensed waste disposal contractors.</p> <p>Stormwater Drainage</p> <p>The collection and discharge of surface water run-off will comply with the requirements of the Greater Dublin Strategic Drainage Study.</p> <p>Surface water run-off will discharge to an existing open drain approximately 160 metres southwest of the Site.</p>

	<p>The permeability of sub-soils is relatively low and so it will not be possible to infiltrate run-off from heavier rainfall events to ground. However, measures will be incorporated into the surface water drainage network to maximise treatment of the 'first-flush' run-off from rainfall events. These will include the use of catchpit manholes with sumps to trap silts and the use of infiltration beds below the underground storage that is required for attenuated surface water. Hydrocarbon separators with integrated silt chambers will be installed immediately upstream of outfalls to the receiving drain. These separators will be designed in accordance with IS EN 858.</p> <p>Wastewater Strategy</p> <p>Wastewater from the development will discharge to a network of sealed sewer pipes discharging to new pumping station within the Site, from which the wastewater will be pumped to an existing Irish Water sewer. Run off from the saltbarn aprons and associated areas will go to foul water network in winter when salt is being handled and to the surface water network during summer.</p> <p>The production of waste is not likely to cause significant negative effects on the environment.</p>
(f) pollution and nuisances	<p>Standard best practice methods will be employed during construction to mitigate potential impacts from pollution on the environment during construction.</p> <p>There will be potential for noise and dust nuisance during construction. Standard noise and dust prevention measures will be employed. These will be described in the Outline Construction & Environmental Management Plan.</p> <p>Significant negative effects on the environment are not likely to arise due to pollution or nuisance.</p>
(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,	<p>Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso site.</p> <p>The application is accompanied by a Flood Risk Assessment, which confirms that the Site is outside lands at risk from pluvial, fluvial or coastal flooding and the development is within Flood Zone C. The development will not be at risk from flooding and will not lead to flooding elsewhere.</p>
(h) the risks to human health (for example, due to water contamination or air pollution).	<p>Foul water will discharge to the public sewer. Surface water will discharge to a local roadside drain following attenuation and standard construction stage treatment.</p> <p>No impact on air quality is envisaged due to the nature and scale of the project.</p>

5.6.3 Location of Proposed Development

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

Criteria	Information
(a) the existing and approved land use;	<p>The existing use of the land is currently unused agricultural land that was infilled with inert soils from adjacent development about ten to twelve years ago. This will be displaced to facilitate the proposed New Machinery Yard and Regional Salt Barn.</p> <p>Having regard to the policies and objectives of the Kildare County Development Plan 2011-2017 which identified the subject site as suitable for development of the type currently proposed, the policies and objectives of the Kildare County Development Plan 2017-2023, the pattern of development and adjacent land uses in the vicinity, it is considered that the proposed development is consistent with the general development plan policies and objectives for this area.</p>
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	<p>There will be a permanent loss of disturbed ground and immature woodland within the site, but as this is a common and widely occurring habitat that doesn't provide suitable breeding and / or foraging opportunities for mammals and birds, this loss will only be significant at the level of the Site.</p> <p>Overall the residual effects are not anticipated to be significant.</p>
(c) the absorption capacity of the natural environment, paying particular attention to the following areas: <ul style="list-style-type: none"> 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; 	<p>Surface water will discharge to a local roadside open drain following standard construction stage treatment for suspended solids and hydrocarbons.</p> <p>The proposed development is not located close to wetlands, coastal zones, mountains and forest areas, nature reserves or parks.</p> <p>The proposed development site is not hydrologically connected to the marine environment.</p> <p>The proposed development site is not within or directly connected to any mountain or forest areas.</p> <p>The proposed development is not within or directly connected to any nature reserves or parks.</p> <p>The AA Screening Report submitted with the application concludes:-</p> <p>There are no pathways between the Site and Mouds Bog SAC which could result in indirect effects to the Natura 2000 Site arising from emissions to air or water during the construction and operation of the proposed road maintenance depot. As Mouds Bogs SAC is approximately 5.7 km from the Site it is too distant to be affected in any other way by the construction and operation of the proposed development.</p> <p>There are no impacts and effects to Natura 2000 sites predicted to occur as a result of the proposed development and therefore no consideration of in-combination effects with other plans or projects is required as there is no scope for cumulative effects.</p> <p>It is considered that there is no potential for effects on any Natura 2000 sites and as a result there are no likely significant effects to these Natura 2000 sites as a result of the proposed development.</p>

<ul style="list-style-type: none"> 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. 	<p>The Ecological Impact Assessment Report submitted with the application concludes that there will be a permanent loss of disturbed ground and immature woodland within the site, but as this is a common and widely occurring habitat that doesn't provide suitable breeding and / or foraging opportunities for mammals and birds, this loss will only be significant at the level of the Site. Overall the residual effects are not anticipated to be significant.</p> <p>The Site is not located within such an area.</p> <p>The Site is not located within a densely populated area.</p> <p>The Archaeological Assessment submitted with the application concludes as follows under the three headings, Physical Impacts, Visual Impacts and Discussion and Suggested Mitigation:</p> <p>Physical Impacts</p> <p>There are no Recorded Monuments located within, or in the immediate environs of the subject development site, the closest being approx. 1000m to the southwest (KD019-035; Ringfort – Rath; Ladytown Td).</p> <p>Part of the site was topsoil stripped as part of the development of the adjacent Newhall Retail Park, and such work was monitored by an archaeologist. Nothing of archaeological potential was uncovered by such works either within the area of the subject site or in the wider retail park area.</p> <p>Given the above and the existing nature of the site, it is considered that the subject site is of very low archaeological potential for the discovery of subsurface archaeological features.</p> <p>Visual Impacts</p> <p>There are no Recorded Monuments located within, or in the immediate environs of the subject site. The nearest extant archaeological monuments are located a minimum of 1km from the site and, consequently, it is envisaged that the development does not have the ability to impact on the settings of such monuments.</p> <p>DISCUSSION AND SUGGESTED MITIGATION</p> <p>As noted above, it is not considered that any elements of the development proposals will cause any direct or visual impacts with respect to previously recorded and/or extant archaeological monuments. In addition, given the nature of the site, and the results of previous archaeological investigations in the immediate area, it is considered that the subject lands are of low archaeological potential. Consequently, it is suggested that no further archaeological interventions are required in respect of the development.</p>
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5.6.4 Types and Characteristics of Potential Impacts

The likely significant effects on the environment of the proposed development in relation to the criteria set out Schedule 7 of the Planning and Development Regulations, 2001 (as amended) [as discussed herein in Paragraphs 5.6.2 and 5.6.3], 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:

Criteria	Information
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),	The development works will be confined to a 1.88 hectare site in a location that is not predominantly residential.
(b) the nature of the impact,	<p>Human Beings, Population and Human Health</p> <p>There will be potential for noise and dust nuisance during construction. Construction works will be carried out in compliance with BS5228: Part 1 and the European Communities (Noise Emission by Equipment for Use Outdoors) Regulations, 2001 which will ensure a controlled level of noise during construction phase. Standard noise and dust prevention measures will ensure that significant negative effects on the environment will not arise.</p> <p>At operational stage, the development will have a negligible impact on noise and vibration, particularly given the adjoining land uses and the proximity of the development to the M7 Motorway and Newhall Interchange.</p> <p>The removal of the existing Machinery Yard facility from Newbridge Town Centre will have a positive impact on existing traffic congestion in Newbridge.</p> <p>Water, Biodiversity, Flora and Fauna</p> <p>Surface water will discharge to a local roadside drain following standard construction stage treatment for suspended solids and hydrocarbons.</p> <p>A Screening for Appropriate Assessment (AA) has been carried out for the proposed development in order to address the potential impact on Natura 2000 sites including Special Areas of Conservation (SAC) and Special Protection Areas (SPA). This assessment addresses the potential impact the project may have on the Qualifying interests (habitats and species) and Special Conservation Interests (Birds) of the designated sites and the conservation objectives for same. The AA Screening Report recommended that AA is not required in respect of the Project. There are no impacts and effects to Natura 2000 sites predicted to occur as a result of the proposed development. Overall the residual effects from an ecological perspective are not anticipated to be significant.</p> <p>Land and Soil</p> <p>None identified or likely.</p>

	<p>Air & Climate None identified or likely.</p> <p>Material Assets, landscape and cultural heritage including architectural aspects The development does not require any acquisition of privately owned lands, any loss of land / property used by the community or any demolition of property.</p> <p>The development will not give rise to a revaluation of or change in the development potential of adjoining lands / properties.</p> <p>The construction of the Project is not expected to have a significant effect on the visual amenity. There are no protected views within the area that will be affected by the proposed development.</p> <p>It is not considered that any elements of the development proposals will cause any direct or visual impacts with respect to previously recorded and/or extant archaeological monuments. In addition, given the nature of the site, and the results of previous archaeological investigations in the immediate area, it is considered that the subject lands are of low archaeological potential</p> <p>There will be a permanent loss of <u>disturbed</u> ground and immature woodland within the site, but as this is a common and widely occurring habitat that doesn't provide suitable breeding and / or foraging opportunities for mammals and birds, this loss will only be significant at the level of the Site.</p> <p>The interrelationship between the environmental topics Potential water impact aspects have potential to interact with and impact on ecology by way of water pollution.</p>
(c) the transboundary nature of the impact,	There are no transboundary impacts associated with this project.
(d) the intensity and complexity of the impact,	<p>No impacts of significant complexity or intensity are envisaged.</p> <p>Human Beings, Population and Human Health Negative impacts are associated with the construction stage only. These will be minor and temporary in nature and will have a low intensity type impact.</p> <p>Positive long-term impacts will arise with the removal of the existing Machinery Yard facility from Newbridge Town Centre.</p> <p>Water, Biodiversity, Flora and Fauna Not intense or complex in nature.</p> <p>Material Assets, landscape and cultural heritage including architectural aspects High degrees of intensity or complexity of impacts are not considered likely. The predicted magnitude of change in landscape resource is low consistent with minor and non-material alterations to character. Archaeological impacts are low to negligible.</p>

	<p>The interrelationship between the environmental topics Low level of intensity and none complex in nature.</p>
(e) the probability of the impact,	<p>Human Beings, Population and Human Health Negative impacts are associated with the construction stage only. These are probable / near certain, but will be minor and temporary in nature.</p> <p>Positive impacts thereafter have a high probability (removal of the existing Machinery Yard facility from Newbridge Town Centre).</p> <p>Water, Biodiversity, Flora and Fauna Impacts unlikely / low probability.</p> <p>Material Assets, landscape and cultural heritage including architectural aspects The development will alter the visual landscape at this location. Probability of slight impact is near certain.</p> <p>The interrelationship between the environmental topics Low having regard to environmental protection measures incorporated into the project.</p>
(f) the expected onset, duration, frequency and reversibility of the impact,	<p>Human Beings, Population and Human Health Construction stage impact and nuisances will be temporary in nature coinciding with the construction phase of the project. Operation stage traffic impact (overall positive impact) will be long term associated with the removal of the existing Machinery Yard facility from Newbridge Town Centre. Neither would be readily reversible.</p> <p>Water, Biodiversity, Flora and Fauna Water quality impacts (without standard best practice safeguard measures) would commence with site clearance works and would be temporary in nature coinciding with the construction phase of the project.</p> <p>Material Assets, landscape and cultural heritage including architectural aspects The potential impacts during the development will be associated with the construction stage. Landscape impact expected to coincide with the commencement of works on site. Boundary treatments as described in the proposal will effectively reduce landscape and visual impact. There will be a permanent loss of <u>disturbed</u> ground and immature woodland within the site. However, as this is a common and widely occurring habitat that doesn't provide suitable breeding and / or foraging opportunities for mammals and birds, this loss will only be significant at the level of the Site. Alterations would be long term and not readily reversible.</p> <p>The interrelationship between the environmental topics Negative impacts identified will commence with site clearance works.</p>

<p>(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</p>	<p>It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment.</p>
<p>(h) the possibility of effectively reducing the impact.</p>	<p>Water, Biodiversity, Flora and Fauna Standard construction management would effectively reduce any such impacts. It is noted that such measures are incorporated into the proposal.</p> <p>Material Assets, landscape and cultural heritage including architectural aspects Boundary treatments as described in the proposal will effectively reduce landscape and visual impact. The predicted magnitude of change in landscape resource is low consistent with minor and non-material alterations to character.</p> <p>The interrelationship between the environmental topics Environmental protection measures outlined as part of the project including water quality protection measures would effectively reduce impacts.</p>

6. CONCLUSION

6.1 *Screening Conclusion*

The screening report, which has been prepared to accompany Planning Application **Reference Number P82019.01**, has assessed the potential impact of the proposed development on the environment and provides relevant information to inform Kildare County Council's EIA screening.

The proposed development is below the thresholds for mandatory EIA.

Having regard to the assessment described in detail in this report, and in particular to the nature, scale and location of the proposed project, by itself and in combination with other plans and projects, it is considered that a sub-threshold EIA is not required for the following reasons:

- Potential for impacts have been identified, both positive and negative. None are likely to have significant effects on the environment.
- Surface water will be collected and discharged in accordance with the requirements of the Greater Dublin Strategic Drainage Study to the local drainage network by means of a local roadside drain. Standard construction stage water quality protection treatment for suspended solids and hydrocarbons will form part of the surface water management regime.
- No impacts on Natura 2000 sites are envisaged.
- The permanent loss of disturbed ground and immature woodland within the site is not significant as this is a common and widely occurring habitat that doesn't provide suitable breeding and / or foraging opportunities for mammals and birds.
- As stated in the Ecological Impact Assessment Report accompanying the application, there are no features with the potential to support roosting bats within the Site and similarly the foraging and commuting opportunities for bats are negligible.
- No Archaeological, Heritage or Cultural impacts are envisaged.