



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Project Reference	220424
Date & Time	02/08/22
Subject	Maynooth Fire Station Development
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The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, aims to determine the likely significant effects of a project on the environment. EIA screening determines whether an EIA is required for a specified project.

Schedule 5 of the Planning and Development Regulations 2001 (as amended) identifies development for the purposes Part 10 of the Planning and Development Act 2000 i.e. prescribed classes of development requiring EIA where a development meets or exceeds the thresholds set out under Schedule 5 (Part 1 and Part 2) mandatory EIA is required and, as such, there is no screening determination required. Where a development is of a class included for in Schedule 5 but is sub threshold the development shall be subject to a preliminary examination and if required, screening, to determine if it would or would not be likely to have significant effects on the environment. The Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018) state:

- Where, based on a **preliminary examination** of the information submitted with the application and any other supplementary information received, the competent authority concludes that, having considered the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required or formal determination made. The recording of the competent authority's view should be brief and concise, but adequate to inform the public. In many cases this considered view will be included in the planner's/inspector's report on the planning application and this may be cross-referenced in the competent authority's decision. Normally, this will be published at the time of the decision of the competent authority.
- Where, based on the information submitted with the application and any other supplementary information received, and having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended), **there is a real likelihood of significant effects on the environment, the competent authority must determine that an EIA is required.** The main reasons for this determination should be recorded.
- Where, based on the information submitted with the application and any other supplementary information received, the competent authority, having considered the nature,



size and location of the proposed development in the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), forms the view that there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment, **the competent authority must proceed to a further examination to determine whether EIA is required**. This requires the applicant to submit the information specified in **Schedule 7a** to the Planning and Development Regulations 2001 (as amended) in order to facilitate a formal screening determination,

In the event that a formal screening assessment is required the Lead Section may need to engage the services of an appropriately qualified consultant (MKO) to assist with same. This EIA Screening Report has been prepared to assist the Lead Section in;

Step 1

Recording whether the project is of a class of development requiring EIA (Pre Screening).

Step 2

Considering by way of a preliminary examination if there is a likelihood of significant effects on the environment,

Step 3

Where necessary, undertaking a more detailed examination, based on the information specified in Schedule 7a in order to reach a formal screening determination.



Step 1 – Pre-Screening

Part 8 Ref:			
Site Location		The proposed development site is located east of the Straffan Road Lidl and south of Carton Court, Maynooth, Co. Kildare, (grid ref: N 94064 36341). The site is located in an urban landscape surrounded by existing and in progress residential infrastructure to the southeast, north and east. The proposed development site is accessible to the southwest via Mullen Park Road.	
Proposed Development		<p>Planning Permission is sought by Kildare County Council for development on a site located at Straffan Road, Maynooth, Co. Kildare.</p> <p>The development will consist of</p> <ul style="list-style-type: none"> > A Training tower > Signage > Landscaping > Connections to existing services > Public footpaths > and all associated site development works. <p>The gross site area of the proposed development is 0.3 hectares.</p>	
1. Does the Development constitute a class of development requiring EIA having regard to Schedule 5 of the Regulations?		Yes: No: ✓	
2. If YES, is the development meeting or exceeding a threshold set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations?			
Tick		Threshold	Comment
No	✓		No EIA is Required
Yes		Exceeds/	n/a
		Is Equal to	n/a
		No Threshold	n/a
		Sub Threshold	✓
			EIAR Required
			Preliminary Examination of EIA Screening Required
Conclusion			
Development is not within Part 1 or Part 2, Schedule 5. No EIA/Screening is required.		n/a	
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold EIA Required.		n/a	



Development is within Part 1 or Part 2 but is less than the threshold. Preliminary Examination is required.	✓
Name: Edward Ryan	Date: 02/08/2022
Position: Environmental Scientist	

If the proposed development is not of a class requiring EIA it is not necessary to proceed to Steps 2 and 3. The pre-screening exercise should be signed, printed and placed on the Part 8 file.

If the development requires a Preliminary Examination to determine if EIA Screening is required then proceed to Step 2.

Step 2 – Preliminary Examination

A preliminary examination should be based on professional expertise and experience, and having regard to the 'Source - Pathway - Target' model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended).

Preliminary Examination		
The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Yes / No / Uncertain	Comment
Size of the development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?	No	<p>Item 10(b)(iv) of Schedule 5 Part 2 sets out a requirement for EIA for urban developments on sites 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.</p> <p>The proposed site has an area of 0.3 hectares in a built up area therefore this threshold will not be reached.</p> <p>The size and design of the proposed development is in keeping with the urban scale of the surrounding environment.</p> <p>The Appropriate Assessment Screening Report (AASR) prepared as part of this application has examined plans and projects that may have the potential to result in cumulative and/or in-combination impacts on European Sites. The AASR provided a list of the projects that are considered cumulatively. These projects have been considered cumulatively with the proposed development in terms of whether it would be likely to have significant effects on the environment. It can be concluded that the proposed development, due to the relatively low scale</p>



		of development permitted for the area along with the modest scale of the proposed development, the short-term duration of the construction and the limited potential for operational phase effects, when considered cumulatively with existing and permitted projects will not result in significant effects on the environment.
Location: Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?	No	An Appropriate Assessment Screening Report (AASR) was prepared. The AASR concluded that: <i>“beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, will not have a significant effect on any European Site”</i>
Nature of the development: Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	No	The proposed works will reuse excavated materials in the reinstatement of and landscaping areas where appropriate. Waste where it arises, will be source segregated to accommodate re-use and recycling opportunities with provisions implemented on site in waste management areas in accordance with a waste management plan which shall be prepared for the construction phase. The proposed development would not be considered a recognised emitter of greenhouse gases or a source of pollution. Plant and equipment utilised during construction will use fossil fuels, but the potential impact associated with this is immaterial due to the short-term scale of the works. The potential impacts associated with a project of this nature are well established and understood by the authors of this EIA Screening and all other technical reports prepared as part of this application all of whom have provided details of their competency. The impacts are not complex and the proposed construction methodologies and best practice measures are proven and effective.
Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		

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There is no real likelihood of significant effects on the environment	EIA not required	✓
There is significant and realistic doubt regarding the likelihood of significant effects on the environment	Screening Determination Required	n/a
Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination	Schedule 7A information required?	n/a
There is no real likelihood of significant effects on the environment	EIAR not required	n/a
Name: Edward Ryan	Date: 02/08/2022	
Position: Environmental Scientist		

The preliminary examination as required by Article 120 of the Planning and Development Regulations 2001 (as amended) has determined that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3.

