

Environmental Screening Report

**Strategic Housing Development on
Lands at Newtownstalaban, Drogheda,
Co. Louth**

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1 Introduction

This report provides an Environmental Impact Assessment screening for a proposed Strategic Housing Development (SHD) at Newtownstalaban, Drogheda, Co. Louth. The development in summary will consist of 217 residential units comprising 137 houses (22 No. two-bed, 100 no. three-bed and 15 No. four -bed up to 2 storeys plus roof storey), 80 duplex apartments (2 no. one-bed, 38 no. 2-bed and 40 no. 3-bed. The development will include a creche (380 sqm), a residents gym, coffee bar and communal room (448 sq m.) ESB plant (14 sqm), roads, parking (364 spaces for car parking, 220 spaces for bicycles and 2 spaces for motor cycles), landscaped private and public open space, attenuation and all ancillary site development works, boundary treatments and services provision. The development will include a new access from Newfoundwell Road and the provision of access connection points, (vehicular, cycle and pedestrian) to future adjacent development lands.

2 Site

The site is located c. 2.3 kilometres north east from Drogheda Town Centre. It is bounded to the north west by Newfoundwell Road (R166) and by Newtown Road (L2307). The site of c.5.87 ha consists of greenfield sites formerly in agricultural use. It is irregular in shape; its southern and southwestern boundaries are straight due to the configuration of the Neighbouring Newtown Blues GAA pitches. The lands are generally flat with fall of c. 1 metre towards the eastern and southern boundaries. It is bounded on the south east by the Boyne Business Park and the old Cement Branch railway line. Single family dwelling units and farmlands are located to the north west and north. Boundaries to the north are angular and uneven. There are currently two access points to the site, one at Newfoundwell Road and one at Newtown Road. The site comprises one large field and several smaller plots. The latter are separate and divided by trees and hedgerows. There are further trees and hedgerows along the northern boundary and along the GAA grounds. The western boundary consists of a low post and rail concrete fence. Hedgerows and trees also bound the eastern side

3 Relevant Development Plan

The Louth County Development Plan 2017-2023 is the applicable development plan and the Drogheda Borough Council Development Plan 29011- 2017 and the Drogheda Northern Environs Local Area Plan (2004) and Masterplan (2006) also have relevance

4 Relevant legislation for screening EIA

4.1 EU Directive as amended and associated transposing regulations

Directive 2014/52/EU amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment came into effect on May 16th, 2017.

The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) transpose the requirements of Directive 2014/52/EU, amending previous Directive 2011/52/EU, on the assessment of the effects of certain public and private projects on the environment (the EIA Directive) into planning law with effect from 1st September 2018. The regulations amend the Planning and Development Regulations 2001.

The primary objective of the EIA Directives is to ensure that projects which are likely to have significant effects on the environment are subject to an assessment of their likely effects.

Directive 2014/52/EU does not make any amendments to the list of projects set out in the two annexes to the 2011 Directive. In the Irish legislation, Annexes I and II are broadly transposed by way of the Planning and Development Regulations 2001, as amended, in Schedule 5 Parts 1 and 2, with national thresholds added to certain Part 2 classes of development.

Art 92 of the Planning and Development Regulations 2001 as amended provides that;

“sub-threshold development” means development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development;

Schedule 5 Part 1 projects require EIA if the stated threshold set therein has been met or exceeded or where no thresholds are set.

Schedule 5 Part 2 projects meeting or exceeding national thresholds set out therein, or where no thresholds are set, require EIA.

Schedule 5 Part 2 Sub-threshold projects require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded.

The new Annex II A, is transposed into the Planning and Development Regulations 2001 as amended by the insertion of schedule 7A - *information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment*. Schedule 7A is an expanded schedule to schedule 7.

4.2 Section 28 Guidelines Environmental Impact Assessment

The revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018 are issued under section 28 of the Planning and Development Act 2000, as amended, replacing the 2013 Guidelines, and accordingly planning authorities and An Bord Pleanála are required to have regard to the revised guidelines in the performance of their planning functions.

The Guidelines provides a glossary as follows;

Screening

The process of determining if development of a class prescribed in Part 2 of Schedule 5 to the 2001 Regulations that does not equal or exceed a threshold specified in that Schedule in respect of that class is likely to have significant effects on the environment and should be made the subject of EIA

Source-Pathway-Target Model

A model identifying the source of likely significant impacts, if any, the environmental factors which will potentially be affected and the route along which those impacts may be transferred from the source to the receiving environmental factors.

2001 Regulations

The Planning and Development Regulations 2001 – 2018 (as amended by the Transposing Regulations, S.I. No. 296 of 2018).

The Guidelines provide that for sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination, it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations. A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the 'Source – Pathway – Target' model as defined above.

Screening is the initial stage in the EIA process and determines whether or not specified public or private developments are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made. A screening determination is a matter of professional judgement, based on objective information relating to the proposed project and its receiving environment. Environmental effects can, in principle, be either positive or negative.

4.3 Sub threshold development

Art 92 of the 2001 Regulations as amended, provides that sub-threshold development means development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development;

Sub-threshold projects in Schedule 5 Part 2 require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded.

Schedule 5 Part 2 provides the following projects/thresholds.

10. Infrastructure projects

(a) ...

(b) (i) Construction of more than 500 dwelling units.

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

..

(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.

Having regard to the above thresholds the application for 203 residential units on a site 4.28 ha (with below threshold parking incidental to the development) is sub threshold development.

Art 103 as amended, provides in Subsection (1) (a) where an application for sub-threshold development is not accompanied by an EIAR, the planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development. If they conclude there is significant and realistic doubt in regard to the likelihood of significant effects on the environment it shall, require the applicant to submit to the authority the information specified in Schedule 7A for the purposes of a screening determination unless the applicant has already provided such information which may be submitted without being requested.

A planning authority shall, in making its screening determination whether there is no real likelihood of significant effects on the environment arising from a proposed development or there is a real likelihood of significant effects on the environment arising from a proposed development, have in summary regard to—

- (i) the criteria set out in Schedule 7,
- (ii) the information submitted pursuant to Schedule 7A,
- (iii) the further relevant information, if any,
- (iv) the available results, where relevant, of preliminary verifications or assessments of the effects on the environment
- (v) in respect of a development which would be located on, or in, or have the potential to impact on—
 - (I) a European site,
 - (II) an area the subject of a notice under section 16 (2)(b) of the Wildlife (Amendment) Act 2000 (No. 38 of 2000),
 - (III) an area designated as a natural heritage area under section 18 of the Wildlife (Amendment) Act 2000,
 - (IV) land established or recognised as a nature reserve within the meaning of section 15 or 16 of the Wildlife Act 1976 (No. 39 of 1976),
 - (V) land designated as a refuge for flora or as a refuge for fauna under section 17 of the Wildlife Act 1976,
 - (VI) a place, site or feature of ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan, draft development plan or draft local area plan, or proposed variation of a development plan, for the area in which the development is proposed, or
 - (VII) a place or site which has been included by the Minister for Culture, Heritage and the Gaeltacht in a list of proposed Natural Heritage Areas published on the National Parks and Wildlife Service website,

the likely significant effects of the development on such site, area, land, place or feature, as appropriate.

An Appropriate Assessment screening and an Ecological Impact Assessment accompanies the application.

5 Methodology

The following screening 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)
- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2017

- 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 (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.

5.1.1 *Information provided*

Schedule 7a -Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment.

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

The proposed development is described in paragraph 1 above

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

The application site consists of former agricultural lands. The site is not in an area of scenic protection and does not contain any Protected Structures. The area generally is typical of 'edge of town' with a disparate pattern of new-build housing, older detached ribbon development, business uses, sporting uses and largely disused agricultural fields. The lands are fully serviced and is traversed by a large 600 mm diameter public sewer with attendant wayleaves. The visual character of the site itself is of abandoned agricultural fields with overgrown hedging with intermittent trees. There are visually strong lines of evergreen trees along the boundary of the GAA pitches in mixed condition. Trees within the site are in poor condition and there is an attractive line of trees bounding neighbouring property to the north. Field drains are unattended. The proposed development is of local ecological value in terms of habitat. There is residential development – Beaulieu Village taking place directly across the Newfoundwell Road from the subject site. To date it is occurring in small sections but permission exists for just over 300 units.

The River Boyne (with its associated Natura 2000 sites) lies directly to the south of the site slightly less than one kilometre at the nearest point. A small stream, the Beaulieu Stream lies to the north of the site and it joins the River Boyne 2.1 kilometres downstream. It is highly likely that some drainage from the site would find its way to this stream.

An Appropriate Assessment Screening has therefore been carried out. It concludes that no risk of direct or indirect impacts beyond a reasonable scientific doubt occurs on any Natura 2000 sites and that appropriate assessment is not required.

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

The agricultural land will be transformed to residential development on lands zoned for residential development in a targeted growth area in the Development Plan and other relevant plans.

The proposed development site will involve the installation of some services in proximity to agricultural drainage ditches. It can be assumed that these ditches would drain via the aforementioned stream towards the River Boyne. A range of pollution-prevention measures will be implemented during the construction of the proposed development, which will ensure that no pollutants can reach the stream. There is no risk of impacts on any Natura 2000 sites or other designated sites as outlined in the stand-alone Screening for Appropriate Assessment report referred to above that accompanies this application.

Habitats within the proposed development site include fields, hedgerows with intermittent trees. Some of the hedgerows (both habitats are of local ecological value) will be removed during site clearance, but most of the perimeter hedgerows and trees will be retained. The loss of grassland and hedgerow habitat will partially be compensated by the planting of new trees, shrubs, and amenity grasslands as part of the landscaping scheme. On balance, this will result in a slight residual negative impact on the value of habitats on the site.

The amenity of the two existing detached residential units accessed off Newfoundwell Road will be confined to the construction phase. The heights and separating distances from the proposed development are designed to avoid any injury to their amenity by reason of overlooking, overshadowing or visual obtrusion.

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

The proposed development is primarily for residential development. Accordingly, there are no significant expected residues and emissions. Aspects of energy efficiency are incorporated into the modern energy efficient design of the buildings. It is not anticipated any significant residues or emissions will emanate from the residential development. In terms of the production of waste, an operational waste management plan accompanies the application which provides for residential waste segregation and collection in accordance with the standards of the County Council. The proposed small local community and creche building will generate operational waste to segregated standards and collected in line with Council policy and no significant effects are anticipated.

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

The soil excavated for the attenuation tanks will be reused on site in so far as possible to achieve appropriate gradients for roads and services. The use of natural resources will not be significant, and large areas of open land will be retained for public open space. All engineering infrastructure will be developed to prevent any discharge to soils (interceptors etc). There are no significant effects considered likely on soil.

Pollution-prevention measures will be implemented during the construction of the proposed development, which will ensure that no pollutants can reach watercourses. Adherence to best practice Construction and Environmental Management during the construction phase will ensure that development would not result in pollution of groundwater or surface water. Dust nuisance during construction could will be controlled by a dust minimisation plan. A Construction Management Plan accompanies the application.

The grassland on the field surfaces and some of the hedgerows (both habitats are of local ecological value) will be removed during site clearance, but most of the other hedgerows will be retained, including the trees and hedges along the site boundaries. The loss of grassland and hedgerow habitat will partially be compensated by the planting of new trees, shrubs, and amenity grasslands as part of the landscaping scheme. On balance, this will result in a slight residual negative impact on the value of habitats on the site.

A Bat Survey for the site was also undertaken, which concluded that no roosts were recorded within the proposed development site, but that bats were recorded overlying the site and it was therefore assumed that bats commute through the site. The full details are provided in the Ecological Impact Assessment which accompanies the application.

The construction of the development will require use of materials and energy will be consumed once the building becomes operational. Having regard to the zoning of the site and the present use of the site, it is not considered that that significant environmental effects are likely due to the use of natural resources.

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

Schedule 7 is considered below.

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 (updated) Schedule 7.

Schedule 7 criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment.

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

Accordingly, the proposed development is assessed under the following headings.

5.1.2 *Characteristics of proposed development*

The characteristics of proposed development, in particular—

(a) the size and design of the whole of the proposed development,

The proposed development consists of 217 residential units, a creche and social/community space for residents on a site 5.87 ha. The size is less than 50 percent than the threshold of construction of more than 500 dwelling units. The size of the site is also c. 50 percent of the threshold for urban development outside 10 hectares in the case of other parts of a built-up area or 25 percent of 20 ha elsewhere. The whole design of the units and associated infrastructure is considered not likely to cause significant effects on the environment.

(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,

The site is bounded by GAA playing pitches a disused railway line and existing employment uses to the south. The agricultural lands to the north are used for sporting purposes and are zoned for employment uses. The main nearby residential and commercial development is that lying to the north west from the Newfoundwell Road to the Aston Village area including the Beaulieu Village development. These have been largely small-scale developments and have or are occurring on a phased basis. The Beaulieu Village development has permission for just over 300 residential units. An Screening for Appropriate Assessment

was carried out for this Beaulieu development and it concluded that significant effects are not likely to arise either alone or in combination with other plans or projects.. As neither the subject proposed development nor the Beaulieu development are expected to have an impact on the Natura 2000 sites in the Boyne Estuary, the risk of in-commination effects can be ruled out.

(c) the nature of any associated demolition works,

Demolition works consist of the demolition of derelict farm outhouses of c. 310 sq. m.

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

Please see section 5.1.1, section 3.

(e) the production of waste,

Please see section 5.1.1 section 3. An Operational Waste Management Plan for the residential development, creche and small area of retail accompanies the application.

(f) pollution and nuisances,

Noise, vibration, lighting and dust arising from construction activities and construction traffic have the potential for pollution or nuisance. There could be a risk of surface water pollution due to hard surfacing and use as car parking. The potential risks can be mitigated by adherence to best practice Construction and Environmental Management during the construction phase will ensure that development would not result in pollution of groundwater or surface water. Dust nuisance during construction could be controlled by a dust minimisation plan.

During the operational phase attenuation tanks will store rainwater from hardstanding areas in order to buffer and control discharge to the drainage network which will also allow some grit and silt to settle out. Discharge will be via a Hydrobrake flow control device and a petrol interceptor will form part of the system to avoid pollution from fuels,

(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

The proposed development will result in no particular risk of accidents arising from substances or technologies used. Traffic will be generated during the construction period, but for a temporary and defined period only, using the existing Newfoundwell Road access road. The development will result in the traffic movements over and above the current levels. This will be mitigated by the development of the proposed improvement to Newfoundwell Road.

(h) the risks to human health (for example, due to water contamination or air pollution).

The nature of the proposed development and the engineering provisions will not lead to the likelihood of any risk to human health. 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. The proposed development will provide significant public open space and connectivity through the masterplan to adjacent lands to the local population.

5.1.3 *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,

The land was previously used for agriculture. The land is zoned for residential and the proposed development is clearly compatible with the approved zoning objective as per the Development Plan and Local Area Plan.

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,

The proposal is not of such a scale that it would impact upon the relative abundance, quality and regenerative capacity of natural resources in the area.

(c) the absorption capacity of the natural environment, paying particular attention to the following areas:

(i) wetlands, riparian areas, river mouths;

The proposal is not of such a scale that it would impact upon the absorption capacity of this aspect. An AA screening accompanying the application indicates a range of pollution-prevention measures will be implemented during the construction of the proposed development, which will ensure that no pollutants can reach the neighbouring watercourses. There is no risk of impacts on any Natura 2000 sites or other designated sites

(ii) coastal zones and the marine environment;

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

(iii) mountain and forest areas;

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

(iv) nature reserves and parks;

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;

The AA screening accompanying the application indicates there is no risk of impacts on any Natura 2000 sites or other designated sites.

(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;

This does not apply.

(vii) densely populated areas;

This does not apply.

(viii) landscapes and sites of historical, cultural or archaeological significance.

There are no specific designations applied to this site.

5.1.4 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),

The magnitude of the proposal is significant only in that it transforms open land to a built form. However, it will consolidate the town on residentially zoned land. The extent of the impact will be confined to that area in the immediate environs of the subject site and will be limited to the local population.

(b) the nature of the impact,

The impact will be an increase in the residential population on residentially zoned land. The impact will also provide housing in a time of severe shortage and in accordance with the Development Plan core strategy.

(c) the transboundary nature of the impact,

This does not apply.

(d) the intensity and complexity of the impact,

The proposal in itself is not of a complex nature such that it warrants EIAR.

(e) the probability of the impact,

Should permission be granted the development will proceed.

(f) the expected onset, duration, frequency and reversibility of the impact,

The principle impacts associated with the proposal will most likely be concentrated during the construction phase of the development estimated for completion 2023. The proposed built environment will be permanent and will likely adapt over time but there is little likelihood it there will be a reversal.

(h) 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

This is fully addressed in section 5.1.2 (b) above.

(g) the possibility of effectively reducing the impact.

The proposed development would proceed with a number of inherent safety measures such as attenuation tanks and petrol and grit interceptors to address the potential for surface water run-off associated with the car parking to be provided in tandem with the built structures. On the issue of the built structures, it is considered that the proposal would visually change the existing landscape, however, the design put forward is a contemporary approach which is a high standard architectural design with retention of hedgerows, retention of trees and provision of well-designed open space, connections and extensive landscaping. On the issue of impact in terms of wastewater treatment, it is considered that the impact upon the existing sewage plant is satisfactory having regard to the engineering reports accompanying the application.

6 Framework of further assessment - ABP guidance

The Guidance note for prospective applicants suggests a framework as a description of possible effects on the environment, highlighting any aspect of the development likely to have (i) significant effects on the environment and (ii) significant effects on a European site” as set out in question 6 of the pre application request form. This is based on Schedule 6 ‘Information to be contained in an EIS’. While the screening above considers the possible effects on the environment, and there is an overlap with the guidance from the Board, for completeness the possible effects are summarised below per the suggested framework. The Guidance requires the statements in response to Question 6 should be brief, precise and development specific.

Description of possible effects on the environment

- **‘Population and Human Health’**

There may be short term nuisance to the local population during the construction works due to construction traffic movements, noise and dust. These are not likely to be of a significant and will be temporary in nature. Best practice will mitigate against noise and dust nuisance. A mixed of residential units including social housing will provide additional residential accommodation in an area identified as a growth area on residentially zoned land with landscaped open space.

- **‘Biodiversity’**

The ecological features relevant to the proposed development site are the grassland, the hedgerows, and trees, plus birds and bats. Full details of the possible effects on biodiversity are provided in the Ecological Impact Assessment. The summary of that report concludes;

“The local authority’s plan to develop the area, including the residential-zoned land (in which the proposed development site is located), will result in the loss of some semi-natural habitats, and will displace some fauna (notably birds) from the area. This is an inevitable consequence of development on greenfield sites. Nonetheless, the measures outlined in this report will ensure that any significant impacts from the proposed development are avoided, minimised or compensated.

Subject to the successful implementation of these measures, we conclude that the proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.”

- **'Land'**

The subject lands are greenfield. The land will be built upon. Owing to connections to public foul, storm and water services and having regard to the soils/geology of the site, it is no considered that there will be significant effects on the environment.

- **'Soil, water, air, climate and the landscape'**

Soil

The nature of the primarily residential development on soils are not considered to have significant effects on the environment.

Water

The impact on the watercourses are indirect and hypothetical during the construction of the proposed development, either by overland flow from the proposed development, or via the drainage ditches. In accordance with best practice, appropriate mitigation measures will be employed during construction.

During the operation of the proposed development, rainwater will either percolate to ground in green areas or will be collected in gutters / drains and channelled through oil / silt interceptors into attenuation tanks, from which it will be discharged via the the drainage infrastructure

Air

During construction there is potential for localised pollution form dust, but as proper construction management will be employed, it is not considered such have significant effects on the environment.

Climate

The nature of the proposed development is not considered such have significant climatic effects on the environment.

Landscape

There are no specific landscaping designations applicable to the residential zoned site. The proposed development is consistent with the emerging landscape in areas zoned for development. It is not considered that the proposed development such have significant effects on the landscape environment.

- **'Material assets, including the architectural and archaeological heritage, and the cultural heritage'**

Land is considered a material asset. The land has been zoned for residential use. The site does not have protected structures or recorded archaeological sites or particular cultural heritage. Once constructed, the operation phase will create a residential and amenity asset.

- **'The expected effects deriving from the vulnerability of the project to risks of major accidents and/or disasters.'**

There is no particular risk of accidents arising from substances or technologies used. Traffic will be generated during the construction period, but for a temporary and defined period only – using the existing Newfoundland Road. The development will result in the traffic movements over and above the current levels. This will be mitigated by the proposed improvements to this road.

- **'The inter-relationship between the above factors'**

The above factors indicate impacts which are not considered significant and nor cumulatively would result in significant effects.



7 Conclusion

This screening report has been prepared to accompany a Strategic Housing Development application. In summary-

- The proposed development is considerably below the threshold of a mandatory EIA which would require an Environmental Impact Assessment Report (EIAR).
- The description of possible effects on the environment are not considered significant.
- An Ecological Impact Assessment and an AA screening Assessment do not consider that there would be significant effects on the Environment subject to proper construction methods and management.

