

# EIA Screening Report

For a Large-Scale Residential Development at Grangend, adjoining the R125, Dunshaughlin, Co. Meath.

Prepared by MCG Planning  
on behalf of Loughglynn Developments Limited

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## Introduction

On behalf of the applicant, Loughglynn Developments Limited, this Environmental Impact Assessment (EIA) Screening Statement accompanies an LRD application to Meath County Council under Section 32D of the Planning and Development Act, 2000 (as amended) for a proposed Large Scale Residential Development at Grangend, Dunshaughlin, Co. Meath.

The Environmental Screening Report has been prepared to assess whether there is a real likelihood of significant effects on the environment arising from the proposed development at the subject site. The full description of the application, comprising an amendment to a permitted housing scheme are as follows:

***Loughglynn Developments Limited intend to apply for permission for a Large-Scale Residential Development at this site located on lands in the townland of Grangend, adjoining the R125, Dunshaughlin, Co. Meath.***

***The proposed Large Scale Residential Development (LRD) will consist of amendments to the Strategic Housing Development (SHD) permitted on site under Ref. ABP-307244-20 for 211 no. residential units (112 no. two storey houses and 99 no. apartments in 6 no. blocks), creche and associated works.***

***This amendment application seeks to omit permitted apartment Blocks D and E (comprising 36 no. units) and replace with 15 no. 3 bed houses, resulting in a revised residential development of 190 units in total. Omission of permitted access road from the permitted Distributor Road to the east and associated amendments to residential car parking and provision of additional open spaces. All other site works including boundary treatments, landscaping and site services to facilitate development. The remainder of the development to be carried out in accordance with the parent permission Ref. ABP-307244-20.***

The site is a greenfield site which is currently under construction following the grant of permission for a Strategic Housing Development (ABP Reg. Ref.: ABP-307244-20).

The statement is prepared with direct input from the design team. This ensures that the possible effects on the environment has been fully examined through the process of an EIAR Screening and an appropriate form of development will be delivered at this site.

It is noted that permission was granted, under ABP-307244-20 on the 15<sup>th</sup> September 2020, for an SHD on the subject site comprising 211 no. residential units (112 no. houses and 99 no. apartments), creche and associated site works. The current proposed LRD application provides a similar layout, with minor alterations to the quantum of units and type of units as the previously permitted development.

## Purpose of This Statement

The purpose of the Environmental Screening Statement is to demonstrate that there is no requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development and to identify any likelihood of significant effects on the environment that might arise. In the first instance it is noted that this development, in terms of scale/quantum and/or

site area), is below any mandatory EIAR threshold prescribed by Directive 2011/92/EU, as amended by Directive 2014/52/EU (together 'the EIA Directive'), and as transposed into Irish law.

## EIA Screening and Methodology

The EIA Screening exercise has been guided by the following legislation and guidance:

- Planning and Development Act 2000 (as amended) ('the 2000 Act');
- Planning and Development Regulations 2001 to 2021 ('the Planning and Development Regulations');
- The 2016 Act;
- The EIA Directive;
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017; DoHPCLG);
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Millieu; April 2017);
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017 (Draft);
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoHPLG);
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG)

Using the above documents, it has been possible to carry out a desktop EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations 2001 to 2020.

The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in October 2021 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations.

### EIA Thresholds

Schedule 5 of the Planning and Development Regulations 2018 (as amended) sets the thresholds for which if a project exceeds the limits prescribed, it then it must automatically be the subject of an Environmental Impact Assessment.

Part 2 of Schedule 5 (10)(b)(i) identifies developments of more than 500 dwelling units and (iii) identifies urban development which would involve an area of 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.

The proposed amendments proposed for the omission of Blocks E and D, and the addition of 15 no. units reduces the number of units to 190. This is below the 500 unit threshold, while the amendment application site area is c.0.4508, the wider site's net site area at c. 5.808 ha and the gross site area is

7.907 ha therefore it is also below the 10ha threshold for “urban development” on lands comprising “other parts of a built-up area” other than a business district.

### Sub EIA Threshold

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow An Bord Pleanála to carry out proper screening to determine if an Environmental Impact Assessment Report is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact Assessment as set out below:

- 1. A description of the project, including in particular:**
  - A description of the physical characteristics of the whole project and, where relevant, of demolition works.
  - A description of the location of the project, 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:**
  - The expected residues and emissions and the production of waste, where relevant, and;
  - The use of natural resources, in particular soil, land, water and biodiversity.
- 4. Compilation of the above information taking into account criteria in schedule 7 as appropriate**

The information as set out above shall also take into account the criteria set out in Schedule 7 of the Regulations which provides a list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

- 1. Characteristics of the Proposed Development;**
  - a. The size and design of the whole project;
  - b. Cumulation with other existing and/or approved projects;
  - c. The use of natural resources, in particular land, soil, water and biodiversity;
  - d. The production of waste;
  - e. Pollution and nuisances;
  - f. 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;
  - g. The risks to human health (for example due to water contamination or air pollution).

- 2. Location of the Proposed Development;**

The environmental sensitivity of geographical areas likely to be affected by 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:
  - i. Wetlands, riparian areas, river mouth;
  - ii. Coastal zones and the marine environment;
  - iii. Mountain and forest areas;
  - iv. Nature reserves and parks;
  - v. Areas classified or protected under national legislation;
  - vi. Natura 2000 areas designated by member States pursuant to Directive 92/43/EEC and Directive 2009/147/etc;
  - vii. Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
  - viii. Densely populated areas;
  - ix. Landscapes and sites of historical, cultural or archaeological significance

### **3. Type and Characteristics of the Potential Impacts;**

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 above, with regard to the impact of the project on the factors specified in Article 3 (1), taking into account:

- a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);
- b. The nature of the impact;
- c. The trans-boundary 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 approved projects;
- h. The possibility of effectively reducing the impact.

## EIA Screening Statement

The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for Environment Impact Assessment.

### A Description of the Proposed Development

#### Physical Characteristics of the Proposed Development

***Loughglynn Developments Limited intend to apply for permission for a Large-Scale Residential Development at this site located on lands in the townland of Grangend, adjoining the R125, Dunshaughlin, Co. Meath.***

***The proposed Large Scale Residential Development (LRD) will consist of amendments to the Strategic Housing Development (SHD) permitted on site under Ref. ABP-307244-20 for 211 no. residential units (112 no. two storey houses and 99 no. apartments in 6 no. blocks), creche and associated works.***

***This amendment application seeks to omit permitted apartment Blocks D and E (comprising 36 no. units) and replace with 15 no. 3 bed houses, resulting in a revised residential development of 190 units in total. Omission of permitted access road from the permitted Distributor Road to the east and associated amendments to residential car parking and provision of additional open spaces. All other site works including boundary treatments, landscaping and site services to facilitate development. The remainder of the development to be carried out in accordance with the parent permission Ref. ABP-307244-20***

The proposal seeks to carry out the following:

Development Proposal	Permitted Scheme	Proposed Amendment
No. of units	211 residential units as follows: <ul style="list-style-type: none"> <li>- 112 no. houses (21 no. 4-bed and 91 no. 3-bed)</li> <li>- 99 no. apartments as follows ( 6 no. 1-bed, 90 no. 2-bed and 3 no. 3-bed)</li> </ul>	The proposed amendment application seeks to apply for 15 no. 3 bed houses.  This will result in a total provision of 190 units as follows: <ul style="list-style-type: none"> <li>- 127 no. houses (21 no. 4 beds and 106 no. 3 beds.)</li> <li>- 63 no. apartments (6 no. 1 beds, 54 no. 2 beds, 3 no. 2 beds)</li> </ul>
Creche	1 creche (396.22 sqm)	No change to permitted creche.
Density	Net residential density: c.36.50 units per hectare	Net residential density: c.32.71 units per hectare
Plot Ratio	Overall area (net site area)	Overall area (net site area)



	0.42:1	0.38:1
Site Coverage	Overall area (net site area) 18.53%	Overall area (net site area) 17.64%
Building Height	2 to 4 storeys	2 to 4 storeys
Public Open Space	0.9149 ha (15.75%)	0.9489 (16.33%)
Area of Civic Park (not included in Public Open Space calculation)	0.6588 ha	No change to the permitted Civic Park.



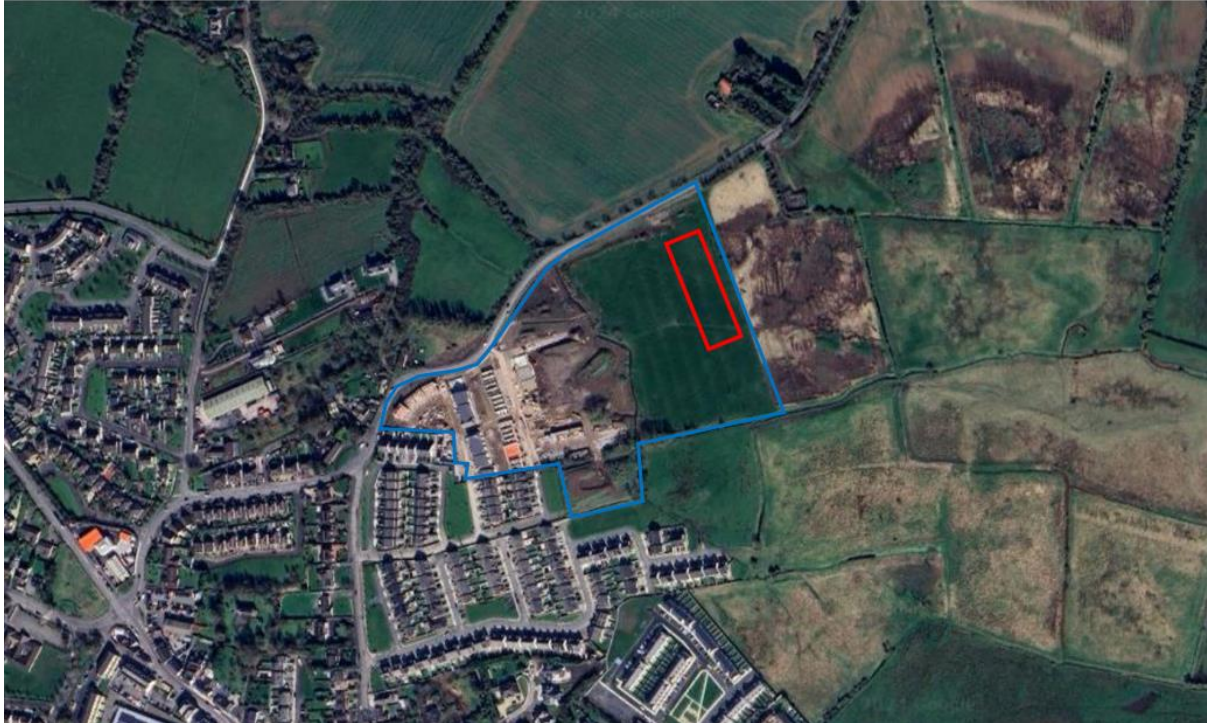
Figure 1 Proposed Site Layout Plan. Source: O'Daly Architects

#### Location of the Proposed Development

The subject site, which is 0.4508 ha and is part of a wider permitted development (ABP-307244-20) is located within the townland of Grangend to the north-east of the town of Dunshaughlin, Co. Meath. Dunshaughlin is located approximately 27 km from Dublin and the site itself is located approximately 0.5 kilometres from the centre of the town, within an agricultural area. The site is located on the southern side of the R125 and is currently a primarily greenfield site. The roadside boundaries are



comprised of dense native hedging. The northern portion of the site borders the R125, with the existing road network poorly aligned as it passes the application site. A number of detached residential properties are located to the north of the site fronting onto the R125, Ratoath Road.



*Figure 2 Site Location (PLEASE NOTE THE RED LINE IS SHOWN FOR INDICATIVE PURPOSES ONLY. PLEASE REFER TO THE ARCHITECT'S DRAWINGS FOR AN ACCURATE RED LINE BOUNDARY.)*

## **A Description of the Aspects of the Environment Likely to be Significantly Affected by the Proposed Development.**

This section examines the possible effects on the environment under the topics prescribed under Directive 2014/52/EU. This approach provides a comprehensive description of the aspects likely to be affected by the proposed development that have not been identified.

This site is within an established, built-up urban edge location on a site which is zoned for residential development. There have been historic permissions granted on this site for the provision of a Strategic Housing Development (ABP Reg. Ref.: 307244). Therefore, the principle of the redevelopment of this site is established as the previous residential development, which is similar and layout, was granted permission.

The current proposal is of a similar type of development with only minor differences from that permitted. The proposal is equally unlikely to result in significant effects on any aspect of the environment. It is considered that the proposed development is likely to result in a net positive effect in terms of providing for a comprehensive and integrated redevelopment of this site with associated landscaping measures.

The following section should be read in conjunction with the detailed reports and assessments which accompany the planning application, as follows:

- Ecological Impact Assessment (Whitehill Environmental 2024)
  - o This report examines in detail the impact of the development on the flora and fauna of the site and surrounding area.
- Natura Impact Statement (Whitehill Environmental 2024)
  - o This considers the potential impacts of the development on European Sites
- Construction & Environmental Management Plan (Traynor Environmental 2024)
  - o This plan outlines the proposed approach to ensure that construction activities have the least impact on the surrounding environment.
- Construction & Demolition Waste Management Plan (Traynor Environmental 2024)
  - o This plan provides the information necessary to ensure that the management of construction and demolition waste at the site is undertaken in accordance with current legal and industry standards.
- Operational Waste Management Plan (Traynor Environmental 2024)
  - o This plan demonstrate how the proposed development will employ sustainable methods for waste and recycling control, management, and monitoring during its operation in accordance with current national legislation.
- Transport Assessment (TPS M Moran & Associates 2024)
  - o This report provides an assessment of the impact the proposed development will have on traffic and transport in the area
- Flood Risk Assessment (JBA 2021)
  - o This report provides a detailed assessment of the likely flood risk associated with the Development
- Landscape and Visual Impact Assessment (McGill Planning 2024)
  - o This provides an assessment of the likely impacts of the scheme on the receiving environment, in terms of both townscape character and visual amenity.
- Photomontages & CGIs (3D Design Bureau 2024)
  - o The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Sunlight and Daylight Assessment (3D Design Bureau 2024)
  - o This provides a detailed assessment of the likely impact of the proposed development in terms of Daylight and Sunlight for the proposed development and the existing neighbouring properties
- Architectural & Urban Design Statement (Douglas Wallace Architects 2024)
  - o This sets out the proposed works in detail.
- Statement of Consistency within Planning Report (McGill Planning 2024)
  - o This report provides detail on the planning rationale, the compliance with existing planning policy and guidance.

## Population & Human Health

This site is located to the south of the R125. There is no residential to the north or east of the site, to the south of the site there is a housing scheme called Grange Park that is completed. The subject site is currently under construction following the grant of permission for a Strategic Housing Development (ABP Reg. Ref.: ABP-307244-20).

The construction phase is currently ongoing. Mitigation measures are being implemented minimising any potential environmental impacts for the local population and human health in particular any short-term nuisances to human beings from noise and dust during construction.

There are no impacts associated with the operational phase of this residential development that would be likely to cause significant negative effects in terms of population and human health. The increased population resulting from the development is a positive impact that will provide additional support for existing services in the area.

With regard to human health the impact of the proposed development will be positive and long term with residents benefitting from a high-quality living environment. The adjoining town centre provides a range of recreational, retail, and community services; excellent public transport and range of employment opportunities within walking and cycling distance of their homes.

### **Biodiversity**

An Ecological Impact Assessment and a Natura Impact Assessment were prepared for the permitted application ABP Reg. Ref.: ABP-307244-20 by Whitehill Ecology.

Whitehill Ecology have reviewed the proposed amendments and have submitted an updated letter, which states:

#### Ecological Impact Assessment

*Prior to the commencement of construction works on the site, the habitats on the site were considered to be of low - medium biodiversity value. The original habitats within the study area mainly consisted of areas of dry calcareous and neutral grasslands (GS1), dry meadows and grassy verges (GS2), recolonising bare ground (ED3), spoil and bare ground (ED2), hedgerows (WL1) and treelines (WL2). There is also a small stream within the site flowing from north to south. Proposals were included for the re-alignment of this stream to achieve a more cohesive site layout, and these proposals were permitted.*

*There was little evidence of mammals in the site and bat activity in the site was determined to be low.*

*Construction commenced on the site in 2022, and this resulted in the loss of the grassland habitats within the entire site. Many of the existing hedgerows and treelines within the site were also lost and fragmented, whilst the existing stream corridor was re-aligned in accordance with a Method Statement prepared by Waterman Moylan Consulting Engineers. These impacts were addressed in the EclA and were considered in the original grant of planning permissions. A suite of mitigation measures were outlined in the EclA to mitigate and compensate for these impacts.*

#### Natura Impact Statement

*As required under Article 6(3) of the Habitats Directive, a Natura Impact Statement was also submitted for the original proposals for the site. This NIS was undertaken as there was a source-pathway-receptor linkage between the stream on the application site and the Malahide Estuary SAC and SPA via the Broadmeadow River. The hydrological separation distance was 25km but having regards to*

*the requirement to re-align the stream within the site, it was considered that significant effects upon water quality in the Broadmeadow River and subsequently downstream on the QIs of the Malahide Estuary SAC/SPA could not be ruled out with certainty. Therefore, mitigation measures were included to reduce and offset the potential impacts of the development on this European site. The mitigation measures in the NIS were fully aligned with those in the EciA.*

#### Current Proposals

*Loughglynn Developments are now seeking permission for a slight alteration to the plans originally submitted. Whitehill Environmental has reviewed the proposals and has concluded that the proposals as they stand would not materially alter the impacts that were identified originally in the EciA or NIS and the mitigation measures included in these reports remain applicable and they will continue to be adhered to during the ongoing works on the site. They proposals are simply altering the type of building originally proposed from apartments to semi-detached dwellings. The proposals will result in a reduced capacity on the site.*

*It is considered that the original EciA and NIS that were submitted for the SHD application, remain applicable to the current proposals.*

#### **Lands and Soils**

The subject site is a construction site. 37 no. houses have been fully completed with a further 33 no. houses at an advanced stage of construction and the remaining 42 approved houses have been commenced along with apartment block "F". The site is low-lying.

The existing Construction and Demolition Waste Management Plan will continue to be implemented for the construction of the proposed amendment. This ensures that the development does not use such a quantity of soils or water to result in significant effects on the environment and any waste generated is recorded and managed appropriate including for confirmation of its appropriate disposal.

#### **Water**

A Natura Impact Statement was carried out submitted as part of the original application as the Malahide Estuary SAC and SPA are hydrologically connected to the application site (approximately c.25km downstream via the Broadmeadow River). The Natura Impact Statement concluded that following mitigation measures, the proposed project does not have the potential to significantly affect the conservation objectives of these aforementioned Natura 2000 sites and the integrity of these sites as a whole will not be adversely impacted.

It is proposed to use the existing permitted civil infrastructure which has been constructed in line with the parent permission ABP-307244-20.

#### Water Supply

There is an existing 150mm diameter watermain to the northwest of the proposed amended site within the R125. Irish Water have confirmed that they can facilitate a connection to serve the previously approved development under Planning Reg. Ref. No. SH307244/ABP-307244-20 from the existing water infrastructure with 212 no. units, whereas the proposed amended development has 191 no. units, less water demand is assumed.

### Foul Sewer

From table 1 and 2 of the Waterman Moylan Engineering Assessment Report, it can be concluded that the peak foul flow of proposed foul water flow is 6.38l/s for overall revised development, which is less than 7.03l/s by previously approved development. This shows that the foul discharge load has been decreased to the foul drainage network, therefore, the previously approved foul drainage network is able to cater the amendment of housing units.

### Surface Water

The Ratoath Stream flows from west to east adjacent to the southern boundary of the proposed development and then eventually discharges into the Broadmeadow River. The overall site, which is currently green field, forms part of the Ratoath Stream catchment area. It is proposed that the overall development will discharge surface water runoff at a rate (equivalent of the existing agricultural runoff) into the Ratoath Stream.

The proposed amendment reduces the overall total hardstanding area by 612.1sqm, improving the site's SuDs.

### Surface Water

Waterman Moylan Consulting Engineers carried out an updated Flood Risk Assessment which has concluded that the flood risk can be considered low for the site.

### Air and Climate/ Noise and Vibration

The impact of the proposed amendment will have a similar impact on air pollution to that of the permitted scheme under ABP-307244-20., with only potential impacts from dust, and therefore the risk to human health is considered negligible in this regard. Standard mitigation measures are being employed on site at the moment to minimise any impacts.

There are no envisaged air emissions arising from the residential proposal at this site other than noises arising from construction and operational traffic associated with the development. All of these are minimised in line with the Construction Management Plan that is currently being implemented on site and will be implemented for the proposed amendment.

Air and Climate are not likely to be significantly affected by the proposed development. This is in line with the findings of the permitted scheme currently under construction.

### Landscape & Visual

Detailed arboriculture and landscape proposals were submitted as part of the permitted development.

There are no sensitive landscape designations pertaining to the subject site. The proposed development given its relative scale will not impact on any designated views or prospects within the Meath County Development Plan. No significant amenity, landscape or visual effects are likely to arise from the proposed development.



## Material Assets

The land on which the site is situated is a material asset. It has been zoned for development through the appropriate process, and as such, the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate. Once constructed, the operational phase will provide an important material asset for the area in terms of residential units and community employment

## Cultural Heritage

The subject lands are not proximate to any Protected Structure or Architectural Conservation Area. The site is not located within an area of archaeological interest and therefore is not expected to have any impacts on archaeology, architectural or cultural heritage. Please see the Archaeological Assessment Prepared by Dominic Delany & Associates submitted as part of the permitted application which found a very small quantity of archaeological material following extensive testing of the entire site. The assessment recommended that all topsoil removal associated with the development should be subject to archaeological monitoring at the construction phase of the development.

## Vulnerability of the project to risks of major accidents and/ or disasters

Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso/COMAH designated sites.

In relation to flood risk, Waterman Moylan Consulting Engineers carried out an updated Flood risk Assessment of the proposed amendment. The distance between the green point and the closest unit within the proposed development is c. 47m. While the FFL of the proposed apartment is 94.8m as shown below, the level difference is c. 1.22m. Therefore, we can conclude that the flood risk can be considered as low.

In summary the key areas of the proposed residential dwellings and shared amenity areas will not be impacted by any of the modelled flood events, therefore, are suitable for the development of residential and commercial buildings.

## Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.

## **1. A DESCRIPTION OF ANY LIKELY SIGNIFICANT EFFECTS, TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS, OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT**

This includes information available on the environment including:

- (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.

As noted above it is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hard standing areas and landscaping of the site including open soft landscaped areas.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment. These have been addressed in the Outline Construction Environmental Management Plan, submitted with the original parent application and to be agreed with the council.

An Operational Waste & Recycling Management Plan (OWRMP) was submitted with the parent application which outlines the measures to be used to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large scale use of natural resources. The main use of natural resources will be land. The subject lands are zoned for residential as proposed and are greenfield, with minimal ecological sensitivities on site.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment. The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

## **2. COMPILATION OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT**

It is necessary to determine whether the proposed development is likely to have a significant effect on the environment and if an Environmental Impact Assessment (EIA) is required by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving environment.

The proposed development is sub-threshold in terms of EIA having regard to Schedule 5, Part 2, 10 (b)



(i) and (iv) of the Planning & Development Regulations, 2001-2021.

The number of housing units proposed is 190 and is well below the 500 unit threshold. The amendment application site area is c.0.4508, the net site area at c. 5.808 ha and the gross site area is 7.907 ha therefore it is also below the 10ha threshold for “urban development” on lands comprising “other parts of a built-up area” other than a business district.

## Sub-Threshold Development

Section 172(b)(i) and (ii) of the Planning and Development Act 2000, as amended, states that the competent authority can also require an EIA where a project is below the specified threshold due to the likelihood of significant effects on the environment.

Article 103(3) of the Planning and Development Regulations, 2001 as amended states that in determining whether a proposed development would or would not be likely to have a significant effect on the environment, regard shall be given to the criteria set out in Schedule 7 of the Regulations.

The following assesses the development against the Schedule 7 criteria:

Characteristics of Proposed Development	
The size of the proposed development.	The total site is c. 7.907 ha (gross site area), 5.808 ha (Net site area) and c.0.4508 ha (amendment application site area) and the amendment development will result in 190 residential units. The development is sub-threshold for EIA.
The culmination of other proposed development.	This is an outer suburban/greenfield area with little available sites in the immediate vicinity.
The nature of any associated demolition works	Two derelict dwellings were permitted to be demolished as part of the original application.
The use of natural resources, in particular land, soil, water and biodiversity.	This is a primarily greenfield site. High quality landscaping, planting and SuDs measures will be incorporated into the development to ease water runoff. There is no evidence of protected mammals on the site.  Trees, hedgerows and mature vegetation has been retained where possible throughout the site although some hedgerows will be removed in order to facilitate the estate roads and residential layout. The main watercourse through the site will be retrained and realigned/re-landscaped which will create a dedicated biodiversity pathway through the development.
The production of waste.	Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. A

	<p>Construction &amp; Environmental Management Plan and a Construction &amp; Demolition Waste Management Plan submitted as part of the original application detail how construction waste will be managed.</p> <p>Operational waste for the residential development will be controlled by each apartment and the apartment's management team. An Operational Waste &amp; Recycling Management Plan submitted was submitted with the original application.</p>
Pollution and nuisances	<p>The construction phase will create short term negative impacts particularly in terms of dust and noise.</p> <p>The originally submitted Construction &amp; Environmental Management Plan outlines how construction activities will be properly controlled and mitigated in relation to noise, dust, pollutants, etc.</p>
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	N/A
The risks to human health (for example, due to water contamination or air pollution).	Standard construction practices regarding noise and dust management will be implemented throughout the construction phase in accordance with the agreed Construction & Environmental Management Plan.
<b>Location of Proposed Development</b>	
The existing and approved land use	This site is currently a greenfield site which is zoned for residential development.
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	This is a greenfield site is in a highly sustainable location that will be developed at a medium density appropriate to its location. The development will also ensure good water drainage on the site.
<p>The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> <li>(i) wetlands, riparian areas, river mouths;</li> <li>(ii) coastal zones and the marine environment;</li> <li>(iii) mountain and forest areas;</li> <li>(iv) nature reserves and parks;</li> <li>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</li> </ul>	<ul style="list-style-type: none"> <li>(i) The site itself is not located within a wetland, river mouth, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site.</li> <li>(ii) The site is not located in a coastal zone or the marine environment</li> <li>(iii) The subject site is not located in a mountain or forest area.</li> <li>(iv) The subject site is not located in a nature reserve or park.</li> <li>(v) An NIS has been completed as part of this application and concludes that following</li> </ul>

<p>(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;</p> <p>(vii) densely populated areas;</p> <p>(viii) landscapes and sites of historical, cultural or archaeological significance.</p>	<p>the mitigation, the proposed project does not have the potential. To significantly affect the conservation objectives of any Natura 2000 sites.</p> <p>(vi) The subject site is not located within an area in which there has already been a failure to meet environmental standards.</p> <p>(vii) The surrounding area consists of mixed use development with residential and retail uses within the immediate vicinity of the subject site.</p> <p>(iii) The permitted SHD scheme (which this current application seeks to amend) was granted in accordance with a submitted Archaeological Assessment Dominic Delany &amp; Associates which found a very small quantity of archaeological material following extensive testing of the entire site. Condition 27 attached the grant of permission stated <i>The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site.</i></p>
Types and characteristics of potential impacts	
<p>The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).</p>	<p>It is expected that the proposed development will not have a significant environmental impact beyond the site and immediate vicinity.</p> <p>The proposed development is located on the outskirts of the town and the proposed uses are in accordance with the applicable residential zoning. The proposed works during the construction phase may have a minor impact on the surrounding environment through noise and dust emissions mainly. However, these are considered to be short term and can be mitigated.</p> <p>All construction activities will be controlled in accordance with the Construction &amp; Environmental Management Plan, with a formal CEMP to be agreed with MCC prior to commencement of development.</p>
<p>The nature of the impact.</p>	<p>The potential likely and significant impacts arising from the development will be typically those associated with a medium density, residential development located on the outskirts of a town centre. The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent.</p>

	<p>The potential likely impacts arising from the construction of the development will be typically those associated with any residential development. This will be predominately through the construction works which will generate noise and the potential for dust emissions. These works will be mitigated appropriately through the Construction &amp; Environmental Management Plan.</p> <p>The impact of the development at operational stage will be typical of a residential area and will not be significant or adverse.</p>
The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.
The probability of the impact	<p>It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within this town centre site are not unexpected or out of character and working hours will be limited to hours set by the planning conditions.</p> <p>It is unlikely that polluted run-off will be directed to any of the SACs and SPAs within 15km of the subject site.</p>
The expected onset, duration, frequency and reversibility of the impact	The minor impacts identified would occur predominately during the construction phase in terms of construction related noise, dust and traffic. The frequency of impacts will vary throughout the construction phase, but it still not considered to be significant. The minor impacts will be temporary and will not lead to residual impacts.
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.	The subject site is zoned land designated for residential use. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.

The possibility of effectively reducing the impact.	Standard mitigation measures to manage noise, dust and/or pollution, tree protection during the construction phase will be based on standard best practice, policies and guidance.
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In conclusion, having regard to the criteria specified in Schedule 7 of the Planning and Development Regulations, 2001; the context and character of the site and the receiving environment, the nature, extent, form and character of the proposed development, this Screening Assessment concludes that an Environmental Impact Assessment of the proposed development is not required.

## APPROPRIATE ASSESSMENT SCREENING

Whitehill Environmental carried out a Natura Impact Assessment as part of the permitted scheme. This NIS concluded that:

*This current NIS has been undertaken to evaluate the potential impacts of the proposed development with regard to the effects upon the conservation objectives and qualifying interests (including the habitats and species) of the Malahide SAC / SPA. It is considered that following mitigation, that the proposed project does not have the potential to significantly affect the conservation objectives of these aforementioned Natura 2000 sites and the integrity of these sites as a whole will not be adversely impacted.*

*The qualifying interests of the site and their potential to be impacted upon from the potential development were listed in Section 4.2. It is considered that these potential impacts can be successfully mitigated against. With implementation of the mitigation measures there will be no deterioration in water quality or impacts upon any designated habitat or any species dependent on these designated habitats.*

*In light of the above, it is considered that with the implementation of the mitigation measures, that the proposed works do not have the potential to significantly affect the conservation objectives or qualifying interests of the Malahide Estuary SAC / SPA. The integrity of the site will not be adversely affected. Table 3 follows the integrity of the SAC / SPA checklist, which shows that the integrity of the site would not be affected by the proposed development.*

Whitehill Ecology have reviewed the proposed amendment and have concluded:

*As required under Article 6(3) of the Habitats Directive, a Natura Impact Statement was also submitted for the original proposals for the site. This NIS was undertaken as there was a source-pathway-receptor linkage between the stream on the application site and the Malahide Estuary SAC and SPA via the Broadmeadow River. The hydrological separation distance was 25km but having regards to the requirement to re-align the stream within the site, it was considered that significant effects upon water quality in the Broadmeadow River and subsequently downstream on the QIs of the Malahide Estuary SAC/SPA could not be ruled out with certainty. Therefore, mitigation measures were included to reduce and offset the potential impacts of the development on this European site. The mitigation measures in the NIS were fully aligned with those in the EclA.*

## CONCLUSIONS

The screening exercise completed in this report and the methodology used has been informed by the available guidance, legislation and directives. In conclusion, it is respectfully submitted that the proposed development is below the thresholds of development that require a mandatory EIAR.

It is considered that a sub threshold EIAR is not required for the proposed development having regard to the extent of the works proposed and the potential impact on the baseline urban environment.

The proposed works have been assessed in the Natura Impact Statement Report, which has concluded that the proposal will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects.

Construction on this site has begun and will create localised light and noise disturbance. Mitigation measures are in place as part of the permitted SHD to ensure there are no significant impacts on the surface water networks that lead to Natura 2000 sites.

The development will be connected to public services such as water and foul systems; standard construction practices will be employed to mitigate any risk of noise, dust or pollution; and no identified impact in the screening exercise either individually or cumulatively will have significant impacts on the environment.

It is considered that the proposed development will not have significant impacts on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.