

'Ravens Mill' Rowlestown East SHD

Item 13

EIA Screening Report



Armstrong Planning

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

Pertaining to
'Ravens Mill' Rowlestown East SHD

Prepared on Behalf of
Chillidale Limited

December 2019



1. INTRODUCTION

- 1.1. Armstrong Planning has been retained by Chillidale Limited to prepare this Environmental Impact Assessment (EIA) Screening Report as part of the ‘Ravens Mill’ Strategic Housing Development (SHD) application for land at Church Road, Rowlestown East, Co. Dublin.
- 1.2. This EIA Screening exercise has been carried out to determine whether EIA is required for the proposed development as set out in the Planning and Development Act, 2000 (as amended) (the Act) and as per the mandatory and discretionary provisions set out in Schedule 5 of the Planning and Development Regulations, 2001 (as amended) (the Regulations).
- 1.3. Schedule 5 Part 1 of the Regulations lists certain projects that require mandatory EIA due to their potential for exerting significant environmental effects. In addition - at Section 5 Part 2 - there are nationally-set thresholds at which other projects require mandatory EIA. In some cases, sub-threshold projects may still require EIA - at the discretion of the competent authority - and in such cases the EIA screening process is required in order to inform a decision as to whether EIA is required. The question of whether a ‘sub threshold’ development requires EIA is informed by an assessment of the likelihood of the development resulting in significant environmental effects, such a conclusion can be drawn from the screening process.
- 1.4. This EIA Screening Report considers the potential impact of the proposed development on the environment and on human health. The content of the screening exercise has been informed by the guidance, legislation and the directives (set out below).
 - Planning and Development Act, 2000 (as amended)
 - Planning and Development Regulations 2001 (as amended)
 - Planning and Development (Housing) and Residential Tenancies Act 2016
 - Directive 2011/92/EU
 - Directive 2014/52/EU
 - European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018
 - Guidance for EIA Screening, European Commission (June 2001)
 - Guidelines on the information to be contained in an EIS, EPA (March 2002)
 - EIA Guidance for Consent Authorities regarding Sub-Threshold Development, DoEHLG (August 2003)
 - Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, DoEHLG (March 2013)
 - Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Draft (August 2017)
- 1.5. This report is accompanied by a Natura Impact Statement (NIS), (which includes an Appropriate Assessment Screening report) and an Ecological Impact Assessment (EclA) all prepared by Moore Group, as well as a Statement of Consistency prepared by



William Murray and Associates and Armstrong Planning, and an Architectural Design Statement and Planning Overview prepared by Adrian Hill Architects and William Murray and Associates and Armstrong Planning, all to be submitted as part of the SHD application.

2. LEGISLATIVE CONTEX

- 2.1. The EIA Directive 85/337 EEC, as amended (by Directive 2011/92/EU and Directive 2014/52/EU), is the key piece of legislation in EU Environmental Policy. The EIA Directive aims to determine the likely significant effects of a development project on the environment and human health. Screening is the first stage in the EIA process required by Article 4 of the EIA Directive and this process determines whether an EIA is required for a specific project.
- 2.2. Directive 2014/52/EU defines ‘environmental impact assessment’ as a process, which includes the responsibility of the developer to prepare an Environmental Impact Assessment Report (EIAR). The amended Directive (Directive 2014/52/EU) uses the term ‘environmental impact assessment report’ (EIAR) rather than environmental impact statement (EIS). The EPA Guidelines (2017) provide the following definition of an EIAR: “A statement of the effects, if any, which proposed development, if carried out, would have on the environment”.
- 2.3. Article 4(1) 24 Annex 1 of the Directive identifies all major development projects that require a mandatory EIA, identifying where significant effects on the environment are likely. However, EU member states are granted discretion to set independent thresholds for requiring EIA, which also allows for case-by-case examination of certain sub-threshold projects. Article 4(2) Annex 2 of the Directive identifies projects that require consideration for EIA further to:
 - the consideration of national criteria, or
 - a case by case examination
- 2.4. In summary, where a project is not considered to be mandatory under Annex 1, it may still trigger a mandatory EIA by exceeding nationally-set criteria. In addition, the planning authority may require an EIA for sub-threshold development project on the basis of a case-by-case examination of whether a development is likely to be associated with significant effects on the environment. It is for this reason that screening has been carried out to determine whether an EIAR is required.

National EIA Legislation

- 2.5. The EIA provisions in relation to planning applications and permissions are contained in the Part X of the Planning and Development Act, 2000 (as amended) and in Part 10 of the Planning and Development Regulations, 2001 (as amended).
- 2.6. The 2014 EIA Directive has been transposed into the planning regulations by the introduction of the European Union (Planning and Development) (Environmental



Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) with effect from 1st September 2018, and the European Union (Planning and Development) (Environmental Impact Assessment) (No.2) Regulations 2018, with effect from 8th October 2018.

- 2.7. The new legislation requires screening to be undertaken to determine whether or not specified developments are likely to have significant effects on the environment and therefore require an EIA to be carried out prior to determination.
- 2.8. In an Irish context, projects requiring a mandatory EIA are set out in Schedule 5 Part 1 of the Regulations (including oil refineries, power stations, integrated chemical installations etc.).
- 2.9. Schedule 5 Part 2 of the Regulations sets out the nationally-set thresholds for various categories of development that require mandatory EIA, and below which EIA may be required further to a case by case examination.

EIA Guidance

- 2.10. In response to the adaptation of the 2014 EIA Directive, the European Union has prepared a suite of guidance documents including ‘Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)’ adopted 2017.
- 2.11. The Department of Housing, Planning and Local Government revised the ‘Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment’, in August 2018. The guidance document reflects on the updated 2014 EIA Directive and ‘The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.
- 2.12. In 2017 the Environmental Protection Agency (EPA) produced draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) and in 2015 prepared draft Advice Notes for Preparing Environmental Impact Statements. The EPA is due to finalise the guidelines and advice notes.

3. SCREENING FOR MANDATORY EIA

- 3.1. The proposed SHD does not fall within any of the specified classes of development set out in Schedule 5, Part 1 of the Regulations.
- 3.2. Schedule 5, Part 2 (10) (b) of the Regulations prescribes that an EIA is required for ‘Infrastructure Projects’ beyond the following thresholds:
 - i. Construction of more than 500 dwelling units.
 - ii. Construction of car-parks providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
 - iii. Construction of shopping centres with a gross floor space exceeding 10,000 sqm.



- iv. Urban development which would involve an area greater than 2 hectares in the case of a Business District, 10 hectares in the case of other parts of a built-up area, and 20 hectares elsewhere. (In this paragraph “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)
- 3.3. The proposed development of 130 houses on a 7.962 ha site in a Rural Village within the Dublin Metropolitan Area comes in within the category of ‘Infrastructure Projects’ for the purposes of Schedule 5 Part 2, however the proposal does not trigger an EIA as:
- The number of units falls below the 500 dwelling threshold, and
 - The site area of 7.962 ha falls below the area threshold for sites in the built-up area or elsewhere.

Sub-Threshold EIA

- 3.4. As shown above, EIA is not mandatory in the case of the proposed SHD as the proposal is sub-threshold. However, a sub-threshold development proposal may still require an EIA on the basis of a case-by-case examination of whether a development is likely to be associated with significant effects on the environment. In the interest of assisting such an examination, we assess below the potential impact on the environment in accordance with the sub-threshold screening process.
- 3.5. The screening process for sub-threshold EIA development is set out in Article 103(1) of the P&D Regs, which states that: *“Where a planning 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”, and that “where the planning authority concludes, based on such preliminary examination, that (i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required”.*
- 3.6. The criteria for determining whether a development category listed in Schedule 5, Part 2 should require an EIA are set out in Schedule 7 of the Regulations, as inserted by Article 7 of the European Union (Planning and Development) (Environment Impact Assessment) Regulations 2018 (the 2018 Regulations). The information to be provided by the Applicant for the purposes of screening sub-threshold development for EIA is set out in Schedule 7. These screening criteria are grouped under the following three topics:
- i. Characteristics of the Proposed Development
 - ii. Location of Proposed Development
 - iii. Characteristics of Potential Impacts



3.7. We have carried out a desktop EIA Screening exercise based on the best practice guidance and the Screening Checklist provided in the ‘Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)’ (EC, 2017), and Schedule 7 and 7A of the 2018 Regulations.

4. EIA SCREENING EXERCISE

4.1. The following screening exercise assesses the proposed SHD relative to the above-mentioned criteria for determining whether the Development should be subject to an EIA (as per Schedule 7 of the 2018 Regulations) and is designed to aid the competent authority in conducting a preliminary examination. It includes all relevant information to be provided by the Applicant/Developer for the purposes of screening sub-threshold development as per Schedule 7A of the 2018 Regulations.

Screening Questions	Comment
1. Characteristics of the Proposed Development	
<p>Is the size, scale and design of the whole proposed development likely to be cause significant effects on the environment?</p>	<p>No.</p> <p>This is a Strategic Housing Development consisting of 130 dwelling unit at Rowlestown, County Dublin. The construction works will be confined to an area of 7.962 ha. A Construction Environmental and Waste Management Plan (CEWMP) will be in place for the construction phase. Once mitigation measures detailed in the CEWMP are implemented no significant negative effects are anticipated.</p> <p>The size, scale and design of the project is in keeping with typical rural village and suburban type developments.</p> <p>The site has been zoned for residential development and the scale of the proposed development is in keeping with the scale of the receiving setting and no significant impacts are likely.</p> <p>Wastewater generated from the proposed development during the operational phase will be directed to the Swords WWTP which has the operational capacity to assimilate the additional loading.</p>



<p>Is the cumulative impact of the development (together with adjacent developments or permissions) considered potentially significant?</p>	<p>No.</p> <p>Given the inclusion of strict Best Practice Construction Measures to be included and enforced through a Construction Environmental and Waste Management Plan (CEWMP), the proposed development will have no predicted impacts on local ecology and biodiversity or on hydrologically linked European sites, therefore in-combination impacts can be ruled out.</p> <p>The scale and density of the proposed development is considered modest, in accordance with the density guidelines in the ministerial guidance, and there are no significant development proposals on adjacent sites that could combine to deliver a cumulative effect that could be considered likely to have a significant effect on the environment.</p>
<p>Does the nature of any proposed demolition works pose a risk of significant impact on the environment?</p>	<p>No.</p> <p>The proposal involves the demolition of two derelict dwelling units. The demolition will be carried out by certified contractors and waste will be disposed of by being dispatched to waste or materials recovery facilities as appropriate, in accordance with the CEWMP.</p>
<p>Will the project utilise a significant quantity of natural resources (in particular Land, Soil, Water, Biodiversity)?</p>	<p>No.</p> <p>The site area is limited to 7.962 ha. The development site area has been zoned for residential development. The footprint that the dwellings occupy are small in area within the overall development site.</p> <p>The proposed development will connect to existing public water and wastewater services. Wastewater generated from the proposed development during the operational phase will be directed to the Swords WWTP which has the operational capacity to assimilate the additional loading.</p>
<p>Will the development produce a significant quantity of waste?</p>	<p>No.</p> <p>During the construction phase normal construction waste will be by a suitably licenced contractor and</p>



	<p>dispatched to waste or materials recovered facilities as appropriate. A Construction Environmental and Waste Management Plan will be in place for the construction phase. Once mitigation measures detailed in the CWMP are implemented no significant negative effects are anticipated.</p> <p>During the operation phase, household waste will be collected by a suitably licenced contractor and dispatched to waste or materials recovery facilities as appropriate.</p> <p>Wastewater generated from the proposed development during the operational phase will be directed to the Swords WWTP.</p> <p>No significant negative effects are likely.</p>
<p>Will the development produce a significant amount or type of pollution?</p>	<p>No.</p> <p>No significant water or air-borne pollution is expected to be caused by the proposed SHD. The proposed housing development is not a project type that would be expected to give rise to significant emissions or pollution.</p> <p>The proposed development will connect to existing public water and wastewater services.</p>
<p>Will the development produce a significant type of nuisance?</p>	<p>No.</p> <p>Limited nuisance or disruption to local receptors may arise during the construction phase (potentially including traffic disruption, dust and noise during the construction phase), but these impacts will be localised, temporary and short-term.</p>
<p>Will there be a risk of major accidents?</p>	<p>No.</p> <p>The proposed development is not of a type that poses risk of major accidents. The construction phase will be conducted in accordance with best practice methodologies, and will be subject to contractors’ safety statements and risk assessments.</p>



<p>Will there be a risk of natural disasters, including those caused by climate change?</p>	<p>No.</p> <p>The potential for natural disasters is practically limited to flooding. The subject lands have been analysed for risks from flooding from the Irish Sea, fluvial flooding, pluvial flooding, ground water and failures of mechanical systems. The likelihood of tidal, fluvial and ground water flooding is low. The likelihood of pluvial flooding is high. Through careful design and appropriate mitigation measures the risks and consequences of flooding have been mitigated across the development. The residual risk of all types of flooding is therefore low across the board.</p> <p>Surface water runoff from the site discharges to ground via an attenuation basin and does not impact on developments upstream or downstream of the subject site.</p>
<p>Will there be a risk to human health (for example due to water contamination or air pollution)?</p>	<p>No significant risk likely.</p> <p>Possible effects include dust from construction activities and vehicle emissions from both construction traffic and future resident’s vehicles. Possible effects on climate change include emissions of CO₂ and N₂O from construction traffic and future resident’s vehicles. Neither of these are considered to be significant. This is considered to amount to a minimal impact, land should be weighed against the fact that the land has already been zoned for residential development. No significant negative effects on the air or climate are anticipated.</p> <p>There is some limited potential risk for negative effects on human health during the construction phase due to the creation of dust and the emission of hydrocarbons. Best construction site practices will limit the effects of such potential risk and will prevent any risk of pollution running off site.</p> <p>Housing development is not generally recognised as a source of significant pollution and is not an activity that falls within any thresholds requiring Environmental Protection Agency licensing. On this basis the potential risk to human health is considered low.</p>



	<p>Housing development will provide passive surveillance of public roads and open space. It will also increase the demand and improve the viability of local services, which should be considered a positive impact on human health and the population in general.</p>
<p>Is the combination of the above factors likely to have significant effects on the environment?</p>	<p>No.</p> <p>Due to the scale, size and category of the proposed development, it will not have any significant effect on the environment on its own or in a combination with the above factors. None of the factors above, when combined, would result in a significant effect on the environment.</p>
<p>2. Location of the Proposed Development</p>	
<p>Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?</p>	<p>Yes.</p> <p>The Malahide Estuary is situated immediately north of Malahide and east of Swords in Co. Dublin.</p> <p>There would be no direct impacts on the Malahide Estuary European sites and there would be no habitat loss or fragmentation as a result of the proposed development in Malahide Estuary. There is an adequate distance between the proposed development site and designated areas to ensure that no direct impacts will occur.</p> <p>Assuming a worst-case scenario - there is potential to impact indirectly on the Malahide Estuary SAC (Site Code 00205) and Malahide Estuary SPA (Site Code 004025).</p> <p>Accordingly, a Stage 2 Appropriate Assessment of the Project has been prepared in line with departmental Guidance and having regard to ECJ case law and the ‘Precautionary Principle’, Stage 2 Appropriate Assessment is required. This is submitted as part of the NIS, accompanying this SHD application.</p> <p>The potential impacts on the Malahide Estuary are considered in terms of hydrological connectivity with the</p>



	<p>Broadmeadow River which discharges to Malahide Estuary.</p> <p>Best Practice Construction Management will be outlined in a Construction Environmental and Waste Management Plan (CWMP) and implemented during the construction phase. Management measures will include appropriate site-specific measures from the CIRIA Report C532 Control of Water Pollution from Construction Sites.</p> <p>It is the conclusion of the NIS (submitted with the application) that the implementation or the operation of the Project under the conditions of appropriate planning will not result in significant adverse effects to the conservation objectives or integrity of the Malahide Estuary SAC and the Malahide Estuary SPA, or any other European Site, either alone or in combination with other plans or projects.</p>
<p>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?</p>	<p>No.</p> <p>There are no Priority Annex 1 habitats on or adjacent to the proposed development site found at the application site. The only habitats of significance are found at the Malahide Estuary.</p> <p>Red Kites have been recorded on and to the north of the site. The nesting specifics of these birds is not yet published due to sensitivity. A Protection Strategy has been prepared by a raptor expert and is included in the Ecological Impact Assessment.</p> <p>The habitats under the footprint of the proposed development are of low to moderate local ecological value with the treelines being of moderate to high value in terms of breeding Red Kites.</p> <p>An Appropriate Assessment Screening Report and a Natura Impact Statement have been carried out by Moore Group - Environmental Services, assessing the potential for the proposed development to impact on sites of European-scale ecological importance.</p>
<p>Has the proposed development the potential to</p>	<p>No.</p>



<p>impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?</p>	<p>There were no Annexed species recorded on the site and there were no invasive species recorded.</p> <p>While not a Qualifying Interest of the Malahide Estuary European site, otters have been recorded downstream on the Broadmeadow River at Lispopple Bridge and in Malahide Estuary. The otter (<i>Lutra lutra</i>) is listed under Annex II of the EU Habitats Directive and under Annex II of the Berne Convention; it is also a legally protected species under the Wildlife Act, 1976 (and Wildlife (Amendment) Act, 2000).</p> <p>There would be no direct impacts on Otters and so the main concern is with regard to water quality and indirect impacts on water quality and prey species.</p>
<p>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?</p>	<p>Yes.</p> <p>There is a Brown Long-eared bat roost in one abandoned dwelling to be demolished. Bat surveys have been carried out and the results are set out in the EclA.</p> <p>Specific recognised mitigation measures are included by the Bat Specialist to address the demolition process and to provide alternative roosts for bats on site.</p> <p>The project is not directly connected with or necessary to the management of the European sites considered in the assessment and therefore potential downstream impacts must be identified and considered.</p> <p>There will be no direct impacts on the SAC or SPA designated habitats as a result of the proposed development.</p> <p>The potential for impact is considered whereby the Project would result in a significant detrimental change in water quality either alone or in combination with other projects or plans as a result of indirect pollution of surface water. The effect would have to be considered in terms of changes in water quality or changes in hydrology which would affect the habitats or species for which the Malahide Estuary European sites are designated.</p>



<p>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex I of the EU Birds Directive?</p>	<p>Yes.</p> <p>The site is known to the Red Kite Project of the Golden Eagle Trust as a known nesting area and Winter roost for Red Kites (<i>Milvus milvus</i>).</p> <p>A pair are known to have nested within the site in 2017 and moved from this location to a nest site further north in 2018. Current surveys (Spring-Summer 2019) show that a pair are nesting in the same area to the north of the site. A Red Kite expert has been contracted to prepare a Species Protection Plan for the Red Kites which includes consultation and protection measures during and after construction and to include on-going monitoring and management of the site and surrounds.</p> <p>It is expected that with the inclusion of sensitive site design, retention of favoured roosting tree-lines and with additional landscaping and proposed specific construction management regarding timing and avoidance of sensitive nesting times, there will be no significant impact on the Red Kite population in the area.</p> <p>The design team, with the aid of a specialist, has consulted with the Golden Eagle Trust in connection with the preparation of a Bird Plan.</p> <p>The Malahide Estuary SPA is a fine example of an estuarine system, providing both feeding and roosting areas for a range of wintering waterfowl. The lagoonal nature of the inner estuary is of particular value as it increases the diversity of birds which occur. The site is of high conservation importance, with internationally important populations of Light-bellied Brent Goose and Black-tailed Godwit, and nationally important populations of a further 12 species. Two of the species which occur regularly (Golden Plover and Bar-tailed Godwit) are listed on Annex I of the E.U. Birds Directive. Malahide Estuary (also known as Broadmeadow Estuary) is a Ramsar Convention site.</p>
<p>Has the proposed development the potential to impact directly or indirectly on the breeding places of any</p>	<p>The site is known to the Red Kite Project of the Golden Eagle Trust as a known nesting area and Winter roost for Red Kites (<i>Milvus milvus</i>).</p>



<p>species protected under the Wildlife Act?</p>	<p>A pair are known to have nested within the site in 2017 and moved from this location to a nest site further north in 2018. Recent surveys (Spring-Summer 2019) show that a pair are nesting in the same area to the north of the site. A Red Kite expert has been contracted to prepare a Species Protection Plan for the Red Kites which includes consultation, and protection measures during and after construction and to include on-going monitoring and management of the site and surrounds.</p> <p>It is expected that with the inclusion of sensitive site design, retention of favoured roosting tree-lines and with additional landscaping and proposed specific construction management regarding timing and avoidance of sensitive nesting times, there will be no significant impact on the Red Kite population in the area. Surveys have been completed and the results are set out in Ecological Impact assessment determination.</p> <p>There are no rare or protected habitats on or adjacent to the site.</p> <p>There are no protected large mammals on or adjacent to the site that would be affected.</p> <p>There is a Brown Long-eared bat roost in one abandoned dwelling to be demolished. Bat surveys have been carried out and the results are set out in the EclA.</p> <p>Specific recognised mitigation measures are included by the Bat Specialist to address the demolition process and to provide alternative roosts for bats on site.</p> <p>Potential impacts on non-raptor nesting birds will be avoided by standard avoidance of vegetation cutting during the nesting season March 1 – August 31. This measure will be coordinated with the requirements of the Red Kite Management Plan.</p> <p>Trees identified for retention have been identified by an Arborist and root protection zones will be presented as part of the Construction Environmental and Waste Management Plan.</p>
<p>Has the proposed development the potential to</p>	<p>No.</p>



<p>impact directly or indirectly on the existing or approved land use?</p>	<p>The land use is suitable for the proposed development. The development site area falls within an area zoned RV and has been earmarked for residential development.</p>
<p>Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?</p>	<p>No significant impact likely.</p> <p>Due to the size of the development and works undertaken, the impacts associated with the removal of any vegetation will be negligible.</p> <p>No significant negative effects on land or soils are anticipated. The proposed development will not involve deep excavation works and there are no predicted effects associated with regard to soils and geology.</p> <p>There is limited or no relevant connectivity to coastal sites. The Broadmeadow River and associated ecological corridor is located c. 150 m to the south which leads to Malahide Estuary. There is hydrological connectivity between the proposed development site the Broadmeadow River via the Killeen Stream which is located one field further to the east and therefore to Malahide Estuary c. 6.6 river km downstream. The potential impacts on the Malahide Estuary SAC (Site Code 00205) and Malahide Estuary SPA (Site Code 004025) are considered in terms of hydrological connectivity with the Broadmeadow River which discharges to Malahide Estuary.</p> <p>There will be no direct impacts on the Malahide Estuary European site and there would be no habitat loss or fragmentation in Malahide Estuary as a result of the proposed development. However, considering a worst-case scenario whereby the project could result in a significant detrimental change in water quality in Malahide Estuary either alone or in combination with other projects or plans as a result of indirect pollution, the effect would have to be considered in terms of changes in water quality which would significantly affect the habitats or food sources for which the Malahide Estuary European sites are designated, particularly on the sand and mudflat habitats which provide food sources and habitats for protected birds.</p> <p>Best Practice Construction Management will be outlined in a Construction Environmental and Waste</p>



	<p>Management Plan (CEWMP) and implemented during the construction phase. Management measures will include appropriate site-specific measures from the CIRIA Report C532 Control of Water Pollution from Construction Sites.</p>
<p>Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?</p>	<p>No.</p> <p>There are no World Heritage Sites within 10km of the subject area. The nearest site that is contained in the Tentative List of Candidate Sites is of ‘The Historic City of Dublin’</p> <p>There are no National Monuments within 2km of the subject site. The nearest National Monument site is Swords Castle (Nat. Mon. No. 340.)</p> <p>There are no recorded finds in the near vicinity of the proposed scheme, and there are no archaeological fieldwork records for the subject area.</p> <p>There are no extant recorded archaeological monuments within the site, therefore there will be no impact on any recorded archaeological monuments by the proposed development.</p> <p>A review of available aerial photographs from 1995 to more recent satellite imagery showed no aerial anomalies or sites of archaeological potential at the site.</p> <p>Further to testing it is considered that the archaeological potential of the subject site as low.</p> <p>The SHD site does not fall within a designated ACA. The nearest ACA is to the west of the site and includes Rowlestown House, Killossery Church and Graveyard and Rowlestown Church.</p> <p>There are no Protected Structures or NIAH sites or previously unrecorded vernacular features at the SHD site.</p>
<p>Has the proposed development the potential to impact directly or indirectly on listed or scenic views or</p>	<p>No.</p> <p>The proposed development does not affect any listed or scenic views or protected landscapes. The site is</p>



protected landscapes as outlined in the County Development Plan?	<p>currently green field with mature hedgerows; however, the site has been zoned for residential development for many years and the scheme design has been careful to retain the majority of the hedgerows and create attractive areas of public open space.</p> <p>No significant effects anticipated particularly in the context of the abundance of agricultural land in the wider area.</p>
<h3>3. Type and Characteristics of Potential Impacts</h3>	
Would a large geographical area be impacted as a result of the proposed development?	<p>No.</p> <p>The extent of the impact is confined within the proposed development site, which measures 7.962 hectares.</p>
Would a large population of people be affected as a result of the proposed development?	<p>No.</p> <p>The setting of the development is a Rural Village.</p> <p>This development is a typical housing development, found throughout the region.</p> <p>The proposed development is consistent with the land use pattern and the county development plan.</p>
Are any transboundary impacts likely to arise as a result of the proposed development?	<p>No.</p> <p>There are no construction phase or operational phase transboundary impacts anticipated.</p>
Would the magnitude of impacts associated with the proposed development be considered significant?	<p>No.</p> <p>Having regard to the scale and size of the proposed development, it is considered that the magnitude of the impact does not result in significant negative impacts.</p> <p>The proposed development will provide additional housing stock which is considered a positive impact on human beings.</p>



<p>In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?</p>	<p>No.</p> <p>This development is a typical housing development, found throughout the region.</p>
<p>Is there a high probability that the effects will occur?</p>	<p>No.</p> <p>The likelihood of impacts on hydrologically connected environmental sites is extremely low and will be avoided by best practice construction management.</p> <p>Temporary impacts may occur due to construction activities but are not considered significant.</p>
<p>Will the effects continue for a long time?</p>	<p>No.</p> <p>Accidental spillages and contaminated runoff and will be avoided by construction management measures which will be set out in a Construction Environmental and Waste Management Plan. Management measures will include appropriate site-specific measures from the CIRIA Report C532 Control of Water Pollution from Construction Sites.</p>
<p>Will the effects be permanent rather than temporary?</p>	<p>No.</p> <p>There will be no significant permanent effects from the operational phase.</p>
<p>Will the impacts be irreversible?</p>	<p>No.</p> <p>No likely significant impacts have been identified.</p> <p>The anticipated impacts at the operational stage would be predominantly of a visual nature and are anticipated to be permanent and irreversible, however such impacts would not constitute a significant effect on the environment.</p>
<p>Will there be significant cumulative impacts with other</p>	<p>No.</p>



existing and/or approved projects?	The proposed development on its own or cumulatively with other existing and/or approved projects would result in negative impacts.
Will it be difficult to avoid, or reduce or repair or compensate for the effects?	No. No likely significant impacts have been identified. The proposed development will implement best practice construction methodologies to avoid any significant impacts.

5. CONCLUSION AND RECOMMENDATION

- 5.1. The construction phase impacts will be temporary in nature. The anticipated impacts at the operational stage would be predominantly of a visual nature and are anticipated to be permanent and irreversible, however such impacts would not constitute a significant effect on the environment in the context of the wider area.
- 5.2. During the construction phase, all works will be carried out in accordance with best practice construction management, adopting standard health and safety precautions at all times.
- 5.3. The proposed development is not a project requiring a mandatory EIA as set out in Schedule 5 Part 1 of the Regulations.
- 5.4. The proposal is below the nationally-set threshold for mandatory EIA, as set out in Schedule 5 Part 2 of the Regulations.
- 5.5. This screening exercise has assessed the potential impact of the proposed development on the environment in accordance with the relevant guidance, legislation and directives.
- 5.6. With regard to Annex III of the EIA Directive 2014/52/EU and the guidance contained in the DoEHLG’s Environmental Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Development (2003)
 - The size and design of the whole project
 - Cumulative impacts with adjacent existing or approved projects
 - The use of natural resources
 - The production of waste
 - Pollution and nuisances
 - The risk of major accidents and/or natural disasters which are relevant to the project concerned.
 - The risks to human health



- 5.7. It is considered that the direct environmental effects arising from the project will generally be localised, negligible and mainly incurred during the operational phase – as such any anticipated direct effects are not considered significant.
- 5.8. The scale of the proposed development, when held individually or cumulatively, is small in the context of the EIA threshold criteria. The SHD will deliver 130 houses which is far below the 500 unit nationally-set threshold for requiring an EIA. It follows therefore that the characteristics of the proposed housing development are not of a nature and scale that is likely to give rise to significant negative impacts by way of its size or design.
- 5.9. There is potential for the proposal to incur indirect effects on the Malahide Estuary (assuming a worst-case scenario) but these potential effects can be avoided through the adoption of Best Practice Construction Management will be outlined in a Construction Environmental and Waste Management Plan (CEWMP) and implemented during the construction phase. Management measures will include appropriate site-specific measures from the CIRIA Report C532 Control of Water Pollution from Construction Sites. It is the conclusion of this NIS (submitted with the application) that the implementation or the operation of the Project under the conditions of appropriate planning will not result in significant adverse effects to the conservation objectives or integrity of the Malahide Estuary SAC and the Malahide Estuary SPA, or any other European Site, either alone or in combination with other plans or projects. As such any potential indirect effects on the environment are not considered to be significant.
- 5.10. From a land use perspective, the proposed housing development site has been zoned for residential development for many years, and the scheme design is in accordance with the policy objectives of the Development Plan. The development will deliver a long-term positive impact on human health by providing much needed housing stock in a suitably zoned location.
- 5.11. In summary therefore, no anticipated significant negative impacts have been identified during the construction or operational phase. Accordingly, the development is not likely to incur any significant direct or indirect impacts on the environment or human health. It is the overall conclusion and recommendation of this screening exercise that there is no requirement to undertake an Environmental Impact Assessment Report.