

**Preliminary  
Environmental Impact Assessment  
Screening Report**

**for a  
proposed**

**Single Rural Dwelling Unit, in Ballynakilly  
Lower, Glenbeigh, Co Kerry**



**Environmental Assessment Unit  
Kerry County Council  
October 2018**

## **1.1 Introduction and context**

This proposal provides for the provision of a single rural dwelling unit in Ballynakilly Lower, Glenbeigh, Co Kerry. This is not a project which requires mandatory EIA. The relevant EIA National Inclusion list sub-threshold for the construction of dwelling units is 500 units. The proposal under consideration is substantially below this threshold.

## **1.2 Legislative requirements**

In accordance with A120. (1) (a) of the Planning and Development Regulations 2001, as amended, where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

The purpose of the preliminary screening exercise is to conclude either 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,
- (ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
- (iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

The key issue, in the context of the possible need for EIA of sub-threshold development, is whether or not such development is likely to have significant effects on the environment.

## **2. Project Description and Characteristics**

The project under consideration seek to provide a single one-off dwelling in a rural area in Co Kerry. The site area is approx. 0.2hectares. The proposed dwelling would be serviced by an on-site wastewater treatment system to EPA standards and specifications (as required by the current KCC land use planning policy for the area) and drinking water would be supplied from the public mains. A public road adjoins the site. An amount of roadside field boundary is required to be removed in order to achieve sightlines and on-site soil stripping would be required to facilitate construction works. The construction stage for such a project typically takes in the region of 12 months to complete. Such construction proposals generate an amount of waste, which is largely inert in nature.

The proposed development site is located on marginal agricultural lands zoned for rural general development purposes. The coast, mountains, habitats, wetlands and watercourses of value are located in the wider area. No watercourse of any significance adjoins the site. There are no monuments recorded in the Record of Monuments & Places for County Kerry, Protected Structures, Tree Preservation

Orders or Architectural Conservation Areas located in close proximity to the proposed site.

### **3. Project Assessment (incorporating source-pathway-receptor approach)**

This is a small-scale project on marginal agricultural lands which are widespread in the area. Loss of same is not likely to significant impact biodiversity, land or soil resources in the area. This proposal is not likely to significantly alter quantity or quality of waters in the vicinity nor would it result in hydromorphological changes. Impacts on environmental factors (e.g. air, water, soil) are not likely to impact on population or human health. No significant air, climate, cultural heritage impacts are likely. The predicted magnitude of change in landscape resource is low. No visual impact of significance is likely to arise and proposed development is consistent with the development pattern in the area. It is noted that there are a number of existing and permitted developments in the wider area. A planning search revealed no permitted (unbuilt) developments at the general location of the proposed works, which could result in 'in-combination' effects.

### **4. Preliminary EIA Screening Conclusion**

Having regard to the above, and in particular to the nature, scale and location of the proposed project, by itself and in combination with other plans and projects, it is considered that an EIA is not required in this instance.

#### **Reasons for conclusion**

- The proposal is a small-scale development project and is substantially below the (mandatory) thresholds for EIA,
- There is no real likelihood of significant effects on the environment arising from the proposed development.