

**Preliminary
Environmental Impact Assessment
Screening Report**

**for a
proposed**

**Single Rural Dwelling Unit, in Cullenagh,
Beaufort, Co Kerry**



**Environmental Assessment Unit
Kerry County Council**

1.1 Introduction and context

This proposal provides for the provision of a single rural dwelling unit in Cullenagh, Beaufort, 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 A103. (1) of the Planning and Development Regulations 2001, as amended, 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.

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,
- (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, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in Schedule 7A for the purposes of a screening determination unless the applicant has already provided such information, 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 Comment [i229]: Substituted by article 98 of S.I. No. 296/2018 - European Union (Planning and Development)(Environmental Impact Assessment) Regulations 2018152 likely to have such effects, and (II) by notice in writing served on the applicant, require the applicant to submit to the authority an EIAR and to comply with the requirements of article 105.

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 trees, scrub and 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 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. The County Archaeologist has advised that there are no recorded monuments listed in either the Record of Monuments & Places or the Sites & Monuments Record while the scale of the site is below the threshold for archaeological testing. As such, no archaeological mitigation would be required. There are no 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 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.