

**Preliminary  
Environmental Impact Assessment  
Screening Report**

**for a  
proposed**

**22 No. Residential Unit development, in  
Farranwilliam, Ardfert, Co Kerry**



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### **1.1 Introduction and context**

This proposal provides for the provision of 22 residential units and all ancillary site works at Farranwilliam, Ardfert, 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. This proposal is substantially below this in scale and nature.

### **1.2 Legislative requirements**

Where a proposed development is 'sub threshold' in nature, the planning authority shall decide whether the proposed road development would be likely to have significant effects on the environment. 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.

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.

## **2. Project Description**

This proposal provides for the provision of 22 residential units and all ancillary site works at Farranwilliam, Ardfert, Co Kerry.

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

### **Cumulative and in combination effects**

It is noted that there are a number of existing and permitted developments in the wider area, as would be expected within a village setting. A planning search revealed no permitted (unbuilt) developments at the general location of the proposed works, which could result in 'in-combination' effects.

### **Population and human health**

Impacts on environmental factors (e.g. air, water, soil) as a result of this proposal are not likely to impact on population or human health in this instance. No potential pathway for impact exists. Overall the proposal is likely to impact positively on the

population of the area as it seeks to provide housing units within a serviced area close to amenities and services.

### **Biodiversity**

This is a small-scale project on improved grassland habitat and would not result in loss or degradation of habitat of high nature conservation value. No designated habitats, watercourses, riparian habitats or wetlands are located in the vicinity. It is noted that a Habitats Directive Assessment has been prepared in support of the proposal which has concluded that significant effects on Natura 2000 sites are not likely in this instance.

### **Land and Soil**

This proposal would result in the loss and sealing of good quality agricultural land. However the scale of the loss is insignificant. The lands in question are located within the village of Ardfert and the provision of housing at this location constitutes a sustainable use of urban serviceable land.

### **Water**

This proposal is not likely to alter quantity or quality of waters in the vicinity nor would it result in hydromorphological changes.

### **Air and Climate**

No potential for impact.

### **Material Assets**

Material assets in the area will be improved as a result of this proposal (housing provision). In addition the proposal would facilitate the sustainable development of the village as a whole by way of increasing its critical mass.

### **Cultural heritage including architectural and archaeological aspects**

No Architectural impacts are considered likely given the nature, scale and location of this proposal. The County Archaeologist has advised that the proposed site is partially within the zone of archaeological potential/notification, as outlined in the Record of Monuments & Places and Sites & Monuments Record, around recorded monument Ke020 046, the medieval borough/town of Ardfert. The County Archaeologist has recommended that given the location and scale of the development, pre-development archaeological testing should be carried out across the undisturbed areas of the site.

### **Landscape**

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.

### **The interrelationship between the environmental topics**

None likely in this instance.

#### **4. 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 housing project on serviceable lands within a village setting and is substantially below the (mandatory) thresholds for EIA,
- Potential exists for impact on Archaeology. This possibility can be adequately assessed by way of pre-development archeological testing as recommended by the County Archeologist.
- There is no real likelihood of significant effects on the environment arising from the proposed development.