

Environmental Impact Assessment Screening Document

Proposed Housing Development in the
townland of Ardmoneel,
Killorglin, Co. Kerry



Planning & Environmental Consultants

DOCUMENT DETAILS

Client: Vincent Hannon Architects

Project title: Proposed Housing Development,
Ardmoneel, Killorglin, Co. Kerry

Project Number: 171005

Document Title: Environmental Impact Assessment
Screening Document

Doc. File Name: 171005 – EIA Screening – 2017.11.21 – F

Prepared By: McCarthy Keville O’Sullivan Ltd.
Planning & Environmental Consultants
Block 1, G.F.S.C.
Moneenageisha Road, Galway



Document Issue:

Rev	Status	Issue Date	Document File Name	Author(s)	Approved By:
01	Draft	09.11.2017	171005 – EIA Screening – 2017.11.09 – D1	EM	MW
02	Draft	21.11.2017	171005 – EIA Screening – 2017.11.21 – D2	EM	MW
03	Final	21.11.2017	171005 – EIA Screening – 2017.11.21 – F	EM	MW

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1 INTRODUCTION

McCarthy Keville O’Sullivan Ltd. (MKO) has been appointed by Vincent Hannon Architects / Kerry County Council to prepare an Environmental Impact Assessment (EIA) Screening Document for a proposed housing development at Ardmoneel, Killorglin, Co. Kerry.

An EIA screening exercise was undertaken to determine if EIA is required for the proposed development, as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended (the Act), and Schedule 5 of the Planning and Development Regulations, 2001, as amended (the Regulations). Certain projects, listed in Schedule 5 of the Regulations, due to their always having the potential for significant environmental effects, require mandatory EIA. Others, also listed in the Schedule 5 of the Regulations, contain threshold levels and for projects that fall below these thresholds it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR)) is required.

Whether a ‘sub-threshold’ development should be subject to EIA is determined by the likelihood that the development would result in significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the EIA screening exercise, having regard to the relevant legislation and guidance documents. It also sets out a clear rationale for each decision made in the process.

This EIA screening report will accompany the application for the proposed development under Part VIII of the Planning & Development Regulations 2001 (as amended). The application for the proposed development is also accompanied by an Appropriate Assessment Screening Report (AASR) prepared by Atkins Global and a Stage 1 Planning Report prepared by Vincent Hannon Architects. The findings of these reports and the desk study, carried out as part of this EIA Screening exercise are referenced where appropriate in this Screening Document.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 Site Location and Description

The proposed development site is located in the townland of Ardmoreel, approximately 900 metres south of Killorglin, Co. Kerry, as shown in Figure 2.1. The site is accessed via a local road which runs south from the N70 National Road. The N70 is located approximately 900 metres north of the proposed development site.

The proposed development site was previously occupied by a derelict cottage, in the north-western corner of the site, and the site contains overgrown gardens that were associated with the cottage. The River Laune flows approximately 550 metres west of the site. The total site area measures approximately 1.1 acres or 0.45 hectares.

The site is reasonably flat with ground elevations ranging from approximately 99 metres to 101 metres OD (Ordnance Datum Malin Head).

No part of the proposed development site is located within an area designated for ecological protection. The site is located approximately 385 metres southwest of the Castlemaine Harbour Special Area of Conservation (SAC). An Appropriate Assessment Screening report, which assesses the potential of the proposed development to adversely affect the integrity of Natura 2000 sites (i.e. SPAs and SACs), alone or in combination with other projects and plans, has been prepared and will be submitted to the competent authority as part of the Part VIII application.

2.2 The Proposed Development

2.2.1 Proposed Layout

The proposed development comprises a housing development and encompasses the following elements:

- 14 no. dwelling units comprising;
 - 7no. two-bedroom, end-of-terrace houses (86.5m²)
 - 4no. two-bedroom, mid-terrace houses (86.5m²)
 - 3no. two-bedroom, semi-detached houses (86.5m²)
- Open Recreational Space (454m²);
- New Access Road; car parking facilities and all ancillary works
- New access road, car parking facilities, and all ancillary site works.

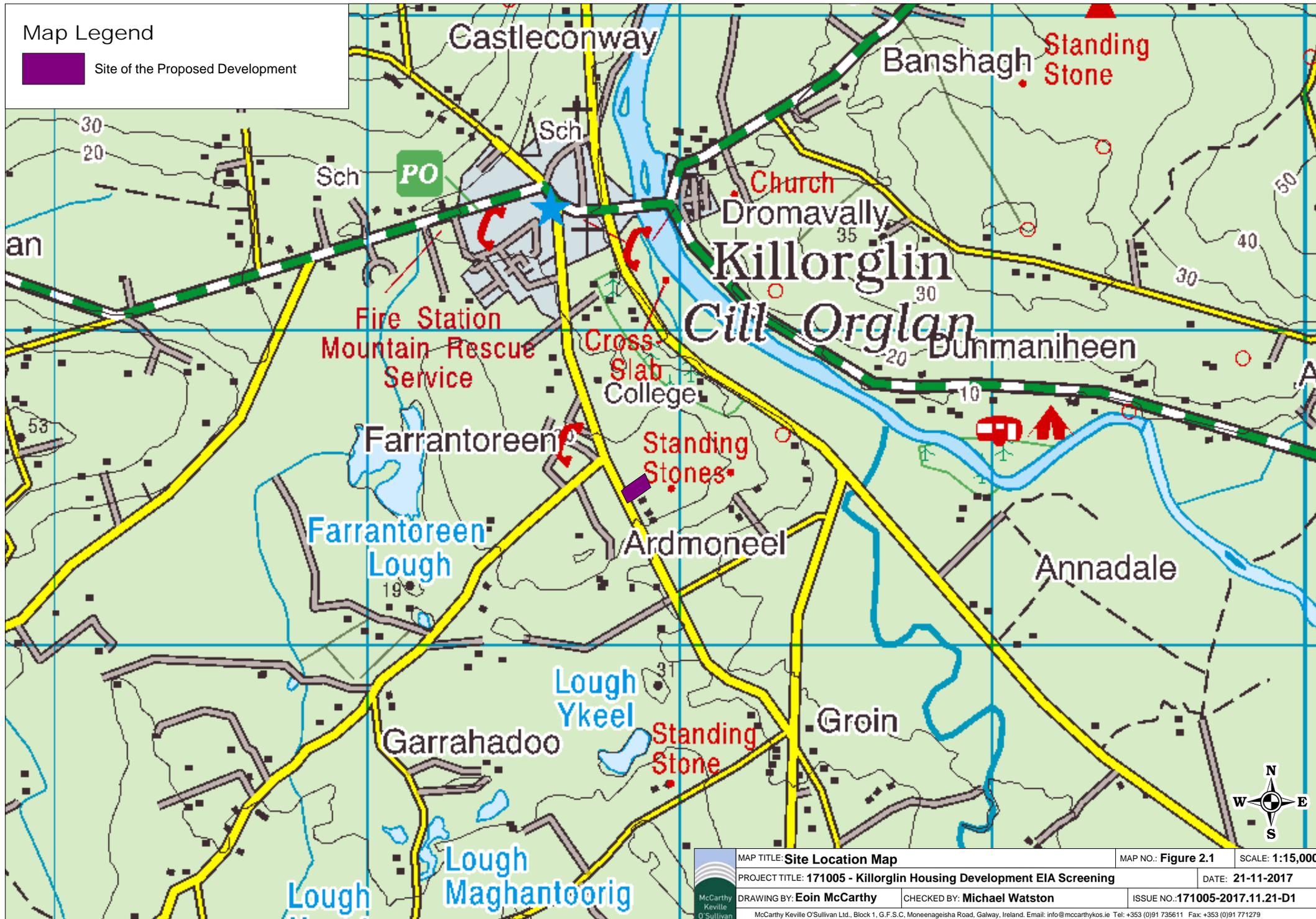
The proposed site layout plan is presented in Figure 2.2.

The proposed new access road will connect to the existing local road, which runs adjacent to the western boundary of the site.

The proposed development will connect to the existing public surface water and foul water sewer network. Waste water will be directed to the Killorglin Waste Water Treatment Plant operated under Environmental Protection Agency Licence D0182-01. It is proposed to attenuate surface water runoff on-site which will allow for surface water to discharge at a controlled rate thereby negating the potential for flood effects. All stormwater generated on site from roadways and footpaths will be discharged via a hydrocarbon interceptor to the existing storm network via a new manhole on the public road.

Map Legend

 Site of the Proposed Development



	MAP TITLE: Site Location Map	MAP NO.: Figure 2.1	SCALE: 1:15,000
	PROJECT TITLE: 171005 - Killorglin Housing Development EIA Screening	DATE: 21-11-2017	
	DRAWING BY: Eoin McCarthy	CHECKED BY: Michael Watston	ISSUE NO.: 171005-2017.11.21-D1
<small>McCarthy Keville O'Sullivan Ltd., Block 1, G.F.S.C. Moneenageisha Road, Galway, Ireland. Email: info@mccarthynos.ie Tel: +353 (0)91 735611 Fax: +353 (0)91 771279</small>			

SITE ANALYSIS:

Overall Site Area
(Edged in **RED**)
= 4160m² / 44, 778ft / 1.03 acres

OPEN SPACE

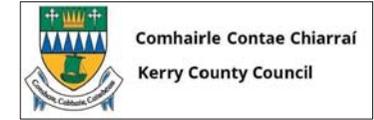
Public -
Public Open Space Required
= 416m²(10% of Total Site)
TOTAL Provided => **714m² or 17%**

Private -

Private open space for housing is provided in the form of rear gardens of minimum 11m in depth. All in excess of the required area as recommended in the current Kerry County Council Development Plan 2015-2021

CAR-PARKING

Provided: 2no. car spaces / dwelling
+ 7no. visitor spaces located centrally
(0.5 spaces / dwelling) inc. 1no. disabled parking space



LEGEND:

No.	Type	Description	Floor Area (m ²)	Rear Garden (m ²)
1	Type A	2 bed end tce/semi-D	86.4	63m ²
2	Type C	2 bed semi (double fronted)	89.8	74m ²
3	Type C	2 bed semi (double fronted)	89.8	83m ²
4	Type A	2 bed end tce/semi-D	86.4	80m ²
5	Type A	2 bed end tce/semi-D	86.4	76m ²
6	Type C	2 bed semi (double fronted)	89.8	77m ²
7	Type A	2 bed end tce/semi-D	86.4	63m ²
8	Type B	2 bed mid tce	86.4	56m ²
9	Type B	2 bed mid tce	86.4	58m ²
10	Type A	2 bed end tce/semi-D	86.4	79m ²
11	Type A	2 bed end tce/semi-D	86.4	79m ²
12	Type B	2 bed mid tce	86.4	64m ²
13	Type B	2 bed mid tce	86.4	68m ²
14	Type A	2 bed end tce/semi-D	86.4	103m ²
Total Floor Area			1219.80	

House Type	Floor Area (m ²)	Total units	Total Area (m ²)
A	86.40	7	604.80
B	86.40	4	345.60
C	89.80	3	269.40
TOTAL:		14	1219.80



NOTE:
Drawing based on OSI Map Sheet no. 5989-A, B C & D.
[Digital Planning Pack Ref: 19751775_1_1]

Levels shown based on Topographical Site Survey provided by Kerry County Council

To be read in conjunction with existing site layout and all relevant engineering site layouts

PROPOSED SITE LAYOUT (Scale 1:500 @ A3)
area = 4160m²

Figure 2.2

DRAFT
11.09.2017

VHA
architects

VINCENT HANNON ARCHITECTS
CHARTERED ARCHITECTS, SURVEYORS & PROJECT MANAGERS

ABBEY STREET, SLIGO. Tel: 071-9150022
UNIT 2A, DEERPARK BUSINESS CENTRE, ORANMORE, GALWAY. Tel: 091-483934
e-mail: info@vha.ie website: www.vha.ie

<small>© THIS DRAWING IS PROTECTED BY COPYRIGHT AND IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS.</small>	Rev Description	By Date
<small>USE ONLY FIGURED DIMENSIONS.</small>	A Disabled carparking space shown and garden lengths revised as per KCC	SB 03/07/17
<small>DO NOT SCALE OFF THIS DRAWING.</small>	B Entrances to 2 & 3, plus boundaries & footprints revised.	GB 20/07/17
<small>IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL ASPECTS OF THE CURRENT BUILDING REGULATIONS.</small>	client / job description: Kerry County Council PROPOSED HOUSING	drawn by: SB
<small>IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL CONDITIONS IMPOSED BY THE LOCAL PLANNING AUTHORITY.</small>	drawing title: PROPOSED SITE LAYOUT KILLORGLIN, CO. KERRY	checked by: BF
<small>IF IN DOUBT ASK.</small>	scale: AS SHOWN date: 26.06.2017 drawing no: 170602-02-100	
	rev: B project stage: SKETCH SCHEME	

The construction of the proposed development will require the removal of some of the hedgerows within and around the site, consideration will be given to retaining key trees. As the site is relatively flat significant intrusive groundworks will not be required.

2.2.2 Construction Site Management Incorporated into the Project Design

A suite of best practice construction management and pollution prevention measures has been incorporated into the proposed project design, and will be implemented during the construction phase.

Site Setup

- The boundary of the site will be clearly outlined by a temporary fence and works will be located within the confines of this fence. No works will take place outside the fence.
- The construction compound and storage area will be located inside the site boundary.

Disturbance Limitation Measures

- During the construction phase, noise limits, noise control measures, hours of operation and selection of plant items will be considered in relation to minimising disturbance. Plant machinery will be turned off when not in use.
- Reduced illumination of the site will be used where possible to prevent disturbance to local fauna that may potentially occur in the wider area. Light spills during construction works will be minimised where possible. It will be ensured that no lighting is focused onto areas of ecological sensitivity and that lighting design provides for low levels of lateral light spillage outside the site.
- All plant and equipment for use will comply with the Construction Plant and Equipment Permissible Noise Levels Regulations (SI 359/1996).
- Operating machinery will be restricted to the proposed development site boundary.

Pollution Prevention Measures

- Fuels, oils, greases and hydraulic fluids will be stored in bunded compounds.
- All plant and machinery will be properly serviced and maintained, thereby further reducing the risk of hydrocarbon leaks and spillage.
- Vehicles will never be left unattended during refuelling. Only dedicated trained and competent personnel will carry out refuelling operations and plant refuelling procedures shall be detailed in the contractor's method statements.
- Fuels, lubricants and hydraulic fluids for equipment used on the site will be carefully handled to avoid spillage, properly secured against unauthorised access or vandalism, and provided with spill containment in accordance with current best practice.
- Potential impacts caused by spillages etc. during the construction phase will be reduced by keeping spill kits and other appropriate equipment on-site.

Earth Works

- Prior to the outset of any excavation, the works area will be assessed and clearly delineated with temporary fencing as described above in relation to the Site Setup Stage. The minimum necessary area will be identified as part of the works area and there will be no access to works vehicles outside the fenced-off areas.
- In all circumstances, excavation depths and volumes will be minimised and excavated material will be re-used where possible.

- All storage of plant, excavated material/topsoil and other materials required for construction/landscaping, will be held within the fenced area.

Waste Management

- All waste will be collected in skips and the site will be kept tidy and free of debris at all times.
- Waste oils and hydraulic fluids will be collected in leak-proof containers and removed from the site for disposal or recycling.
- All construction waste materials will be stored within the confines of the site, prior to removal from the site by a permitted collector to a permitted waste facility.

Environmental Monitoring

The construction works will be monitored to ensure that environmental best practice is fully adhered to and is effective. The following system will be put in place to ensure compliance:

- The contractor will assign a member of the site staff as the environmental officer with the responsibility for ensuring the environmental measures prescribed above are adhered to. A checklist will be filled in on a weekly basis to show how the measures have been complied with. Any environmental incidents or non-compliance issues will immediately be reported to the project team.
- The project managers will be continuously monitoring the works and will be fully briefed and aware of the environmental constraints and protection measures to be employed.

3 EIA SCREENING EXERCISE

3.1 Relevant EIA Legislation

Environmental Impact Assessment (EIA) requirements derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment (and as amended in turn by Directive 2014/52/EU).

Directive 2014/52/EU came into force on 15th May 2014. Member States had until 16th May 2017 to transpose the amended EIA Directive into national legislation. Although the transposition had not occurred on the specified date, the Department of Housing, Planning, Community and Local Government issued a Circular Letter PL 1/2017 on 15th May 2017 providing advice on the implementation of the Directive. This included advice to competent authorities on the assessment of applications for planning permission received on or after 16th May 2017. The Circular states the following:

“In respect of applications for planning permission or other development consent received on or after 16 May 2017 falling within the scope of Directive 2011/92/EU, or within the scope of Directive 2014/52/EU, competent authorities are advised to consider applying the requirements of Directive 2014/52/EU by way of administrative provisions in advance of the transposition of Directive 2014/52/EU into Irish law.”

3.2 Screening Methodology

Screening is a process used to establish whether an EIA is required for a proposed development. There are a number of steps in the screening process.

The mandatory requirement for an EIA is generally based on the nature or scale of a proposed development, as set out in the Directive and the Planning & Development Regulations 2001, as amended. The Regulations identify certain types and scales of development, generally based on thresholds of scale, for which EIA is mandatory. In addition, there is sometimes a requirement for EIA of 'sub-threshold' developments and, in this respect, it may be necessary to undertake a screening exercise to assess whether the proposed development requires the preparation of an EIAR.

A methodology was developed to formally screen the proposed development, which is based on 'Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development' (Department of the Environment, Heritage and Local Government (DoEHLG), 2003). The screening exercise below is divided into a section on mandatory EIA and another on sub-threshold or discretionary EIA. In each sub-section a screening matrix is presented which examines the requirement for EIA according to the criteria set out in the relevant legislation. The rationale behind the responses within the matrix is provided at the end of each section.

This screening exercise also takes account of the requirements of EIA Directive 2014/52/EU in relation to screening, as referred to in the 'Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems: Key Issues Consultation Paper' issued by the Department of Housing, Planning, Community and Local Government (DHPCLG) in May 2017.

3.3 Mandatory EIA

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states:

“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

- (a) the proposed development would be of a class specified in –*
 - (i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either –*
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or*
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned,*
 - or*
 - (ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either –*
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or*
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned,*

or

- (b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and*
 - (ii) the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.”*

Further to the above, Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of a housing development.

Under Part 2 of Schedule 5, in relation to Infrastructure projects, Class 10(b)(i) of Part 2 refers to housing developments as follows:

Class 10(b) (i). Construction of more than 500 dwelling units.

The number of dwelling units proposed as part of the proposed housing development is 14 and will therefore be significantly below the threshold specified in Class 10(b)(i) of Part 2.

Having regard to the above, EIA is therefore not mandatory for the proposed development.

3.4 Sub-threshold Development

Section 172 of the Planning & Development Act 2000, as amended, also sets out the basis for EIA for developments which may not be of a scale included in Schedule 5 of the Planning & Development Regulations 2001, as amended. This allows a consenting

authority to require EIA where it is of the opinion that a development (although sub-threshold) is likely to have significant effects on the environment and therefore should be subject to EIA. In this context, the consideration of 'significant effect' should not be determined by reference to size only, and the nature and location of a project must also be taken into account.

Class 15 of Schedule 5 provides for EIA for developments under the relevant threshold, where the works would be likely to have significant effects on the environment. This states the following:

“Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”

As the proposed development is sub-threshold of Class 10(b)(i) an evaluation of the Class 15 criteria has been completed below.

3.5 Sub-threshold Assessment

The criteria for determining whether a development would or would not be likely to have significant effects on the environment were transposed into Irish legislation in Schedule 7 to the Planning and Development Regulations 2001, as amended. The criteria are grouped under three headings as follows:

1. Characteristics of the Proposed Development
2. Location of Proposed Development
3. Characteristics of Potential Impacts

Each of the above groupings includes a number of criteria for consideration. The assessment of the likelihood of significant environmental effects is based on the overall consideration of all criteria and requires clear and rational judgment. The DoEHLG Guidance Document *'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development'* states that *“those responsible for making the decision must exercise their best professional judgment, taking account of considerations such as the nature and size of the proposed development, the environmental sensitivity of the area and the nature of the potential effects of the development. In general, it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision.”*

The Schedule 7 criteria to be reviewed are discussed in more detail, with reference to the proposed development, in the following subsections. The screening questions are based on the criteria listed under each grouped heading in Schedule 7. In addition, the exercise takes account of updated or additional screening criteria as set out in EIA Directive 2014/52/EU, which is yet to be transposed into Irish legislation.

3.5.1 Characteristics of the Proposed Development

Table 3.1 considers the characteristics of the proposed development with regard to the EIA screening criteria.

Table 3.1 Characteristics of the Proposed Development

Characteristics of the Proposed Development – Screening Questions	Comment
<p>Could the scale (size or design) of the proposed development be considered significant?</p>	<p>No. The site of proposed housing development measures 1.1 acres and therefore occupies a small area. The footprint of the proposed dwelling units within the site will be considerably less, with selected trees and hedgerows to be retained within and around the site and areas proposed as open space for recreation. The scale of the proposed development is in keeping with the scale of the receiving setting and surrounds in terms of size and design, and is therefore not considered significant.</p>
<p>Considered cumulatively with other adjacent proposed developments, would the size of the proposed development be considered significant?</p>	<p>No. The size and footprint of the proposed development is considered small, and no permitted or proposed projects were identified with which the proposal would give rise to significant cumulative impacts. The proposed works have been assessed cumulatively by Atkins Global with regard to other permitted and proposed projects as part of the Appropriate Assessment Screening Report (AASR), which concludes that the proposed development will not result in cumulative impacts on any European site.</p>
<p>Will the proposed development utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?</p>	<p>No. The footprint of the dwelling units will occupy a small area within the proposed development site. Some trees and small sections of hedgerow will be removed as part of the construction of the proposed development; however the proposal includes for retaining key trees and sections of hedgerows insofar as possible. No significant impacts on Natura 2000 sites were identified as part of the AASR completed by Atkins Global. The proposed development will connect to the existing public sewer system, which eliminates the need for an onsite waste water treatment facility. The connection from to the public sewer will require infilling to allow for a gravity connection, however, due to the small size of the site, the volume of material required to raise the level of the site will not be significant.</p>
<p>Will the proposed development produce a significant quantity of waste?</p>	<p>No. During the construction phase, normal construction waste will be collected by a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities. The waste management hierarchy will be implemented onsite, which prioritises prevention and minimisation of waste, followed by re-use and recycling. During the operational phase, waste will be sorted and collected a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities.</p>
<p>Will the proposed development create a significant amount or type of pollution?</p>	<p>No. No significant water or air-borne pollution are envisaged as a result of the proposed development. Construction works will be carried out in accordance with the methodologies outlined in the Section 2.2 above, which will ensure that any potential for significant impacts are either eliminated or reduced to low. The proposed housing development is not a project type that will give rise to significant emissions to environmental media or any significant amount or type of pollution.</p>

Characteristics of the Proposed Development – Screening Questions	Comment
Will the proposed development create a significant amount of nuisance?	No. Limited disruption to local receptors may arise during the construction phase but this will be short-term in duration. The majority of the proposed works will take place within site of the proposed development.
Will there be a risk of major accidents having regard to substances or technologies used?	No. The proposed construction works will employ well-established, best practice methodologies, and be subject to the contractor’s safety statements and risk assessments. The proposed development is not of a type that poses a risk of major accidents, having regard to substances or technologies used.
Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?	Ireland is a geologically stable country with a mild temperate climate, and there is therefore limited potential for significant natural disasters to occur at the proposed development site. The potential natural disasters that may occur are limited to flooding and fire. Based on available data from the OPW’s Catchment Flood Risk Assessment and Management (CFRAM), the proposed development site is not at risk of flooding. In terms of fire risk, the proposed development will comply with all relevant health & safety legislation. It is considered that the risk of significant fire occurring, affecting the proposed development and causing it to have significant environmental effects, is limited.
Will there be a risk to human health (for example due to water contamination or air pollution)?	No. There is the limited potential for negative effects on human health during the construction phase as a result of potential emissions to air of dust, or potential emissions to land and water of hydrocarbons. However, good construction site practices will be in place to prevent any risk of pollution running off the site, as outlined in Section 2.2 above. The proposed development will therefore not lead to significant effects on any environmental media, with a potential to impact on human health. A housing development is not a recognised source of pollution. It is not an activity that falls within any thresholds requiring Environmental Protection Agency licensing under the Environmental Protection Agency Licensing Act 1992, as amended. As such, the project is not considered to have ongoing significant emissions to environmental media or any subsequent potential for negative human health effects. On this basis, the potential for negative health effects associated with the proposed development is negligible.
Would any combination of the above factors be considered likely to have significant effects on the environment?	No. There are no factors above which when combined would result in the proposed development, due to its characteristics, have a significant effect on the environment

Conclusion:

It is concluded that the nature of the proposed development is not considered to have likely significant effects on the environment.

Reasoning:

The scale of the proposed development, when viewed individually and cumulatively, is small in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA.

The proposed development will involve the construction of 14 no. dwelling units which is significantly less the EIA threshold of 500 dwelling units. The proposed housing development is not of a scale that will give rise to significant effects on the environment by way of its size or design. Any noise and nuisance associated with the proposed construction works will be short-term and subject to appropriate best practice procedures.

The Appropriate Assessment Screening completed by Atkins Global confirms that there will be no significant effect to Natura 2000 sites as a result of the proposed development, alone or in combination with any other permitted or proposed project. CFRAM mapping shows that the site of the proposed development is not at risk of flooding. Any waste arising on site will be taken from the site for reuse or disposal, subject to normal statutory controls.

3.5.2 Location of the Proposed Development

Table 3.2 considers the location of the proposed development with regard to the environmental sensitivity of the geographical area likely to be affected.

Table 3.2 Location of the Proposed Development Matrix

Location of the Proposed Development – Screening Questions	Comment
Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?	An AASR for the site has been carried out by Atkins Global, the conclusion of which states: <i>“ Given the localised scale and limited duration of the works, as well as the geographical separation from habitats for which the Castlemaine Harbour SAC has been designated, or indeed on any of the SACs as listed above, no potential impacts arising from the proposed development at Ardmoneel are anticipated’</i> . The Castlemaine Harbour pNHA runs concurrently with the SAC; therefore, the measures incorporated into the design of the scheme to avoid impacts on the SAC, will also serve to prevent impacts on the pNHA. Other pNHAs in the wider area are located over five kilometres from the proposed development site, and no pathways for impacts from the proposed development were identified in relation to these sites.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. The AASR exercise included identification of habitats within the site of the proposed development. No Annex I classified habitats were identified within the site boundary as part of the ecological assessment. The project has been designed to ensure there will be no negative direct or indirect impacts to or reduction in Annex I habitat area in the surrounding environment.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as	No. The AASR concludes that the proposed development will not have any significant effects on Natura 2000 sites and therefore no direct or indirect effects on Annex I habitats.

Location of the Proposed Development – Screening Questions	Comment
Priority Annex I in the EU Habitats Directive?	
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. No Annex II species will be impacted by the proposed development.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?	No. No Annex IV species will be impacted by the proposed development.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex I of the EU Birds Directive?	No. No Annex I bird species will be impacted by the proposed development.
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. Breeding places of any species protected under the Wildlife Act will not be impacted by the proposed development.
Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?	No. Previously, land-use at the site of the proposed development was residential. The site comprises overgrown gardens that were associated with a cottage that once stood at the site. The proposed housing development will ensure that land-use at the site remains returns to residential. In the context of the wider landscape, it is considered that this change in use of the site can be assimilated into the receiving environment without any significant effect.
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?	No. The proposed development can be accommodated on this site with no significant negative effects on the abundance, availability, quality or regenerative capacity of the receiving natural environment. Removal of some trees and sections of hedgerow will be required as part of the construction of the proposed development, however, considering the small size of the site this impact will be negligible.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are five Recorded Monuments located within 500 metres of the proposed development site; the closest is a Standing Stone (RMP No. KE056-031) located approximately 60 metres east of the site boundary, at its nearest point. The Standing Stone is located outside the proposed development site and will therefore not be impacted by the proposed development. There are no protected structures located within or in close proximity to the proposed development site.
Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?	No. The nearest scenic route/view or protected landscape to the proposed development site is the Scenic View on the N70 National Secondary Road west of Killorglin, which is located approximately 2.7 kilometres west of the site, at its nearest point. The proposed development site is located on the outskirts of the Killorglin urban area and the site is opposite n

Location of the Proposed Development – Screening Questions	Comment
	existing housing development. Therefore, the proposed development will conform with the landscape in its immediate vicinity.

Conclusion:

It can be concluded that there will be no significant direct or indirect impacts by virtue of the location of the proposed development on the receiving environment.

Reasoning:

The AASR has found that the proposed development will have no significant impact on Natura 2000 sites, therefore it is reasonable to conclude that the proposed development can be accommodated on this site with no likely significant negative effects on the receiving natural environment. The AASR concludes that the proposed development, by itself or in combination with other plans and projects, in light of best scientific knowledge in the field, will not, in view of the sites’ conservation objectives, adversely affect the integrity of any European Sites.

In terms of other environmental sensitivities, e.g. landscapes/sites of historical, cultural or archaeological significance, the proposed development will not give rise to any significant effects, given its location. There are no densely populated areas in close proximity to the site.

In terms of land-use, the proposed development will ensure that land-use at the site returns to residential. Good construction site practices will be in place to prevent any risk of pollution to the receiving environment. The proposed development site can therefore accommodate the development without significant impact.

3.5.3 Type and Characteristics of Potential Impacts

A further screening exercise was completed to assess the most significant potential impacts, as outlined in Tables 3.3 and 3.4 below.

Table 3.3 presents the sections that would be covered in any EIA as specified in the Directive and includes the aspects of the environment with the potential to be significantly affected by the project.

Table 3.3 Significance of Impact According to Theme (as in EIA)

EIA Section	Brief Assessment of Impacts
Human Beings	The potential impacts of the construction phase on human beings are not considered to be significant. During construction, there is the potential for temporary minor impacts related to traffic inconvenience, dust and noise to occur. However, the works will be short-term in duration and take place primarily within the existing conifer plantation. Standard best practice construction methodologies will be employed, which will limit disturbance to people in the area. The proposed development will provide additional housing stock during its operational phase, which is considered a significant positive impact.
Flora & Fauna	Due to the overgrown nature of the site, the lack of any sensitive habitats and/or species present and as the AASR found that the proposed development will not have any significant effect on Natura 2000 sites, it can be concluded that no significant impacts on flora

EIA Section	Brief Assessment of Impacts
	and fauna will occur as a result of the proposed development. Best practice methodologies which will be strictly adhered to during the construction phase in order to protect the receiving environment, as outlined in Section 2.2 above.
Soils & Geology	No significant impact; the development will be constructed in accordance with best practice environmentally sensitive methods and environmental management systems.
Water	<p>The proposed works are located approximately 550 metres from the River Laune. Good construction site practices will be in place to prevent any risk of pollution, e.g. from earthmoving works or chemicals used in construction such as hydrocarbons and cement-based products, running off the site. With best practice incorporated into the design and the construction works, the potential for significant run-off of pollutants is either eliminated or greatly reduced, and no significant residual impacts on water are anticipated.</p> <p>CFRAM mapping shows that the site of the proposed development is not at risk of flooding.</p> <p>The proposed development will connect to the existing sewer, which eliminates the requirement for an onsite waste water treatment facility.</p>
Air & Climate	During construction, there is the potential for short-term minor negative impacts related to dust to occur, however this will be short-term in duration and limited to the works area. Best practice construction site management, as outlined in Section 2.2 above, will be employed to minimise emissions.
Noise & Vibration	Potential short-term noise impact may arise during construction activities however this will be managed through best practice measures, as described under Air & Climate above. No significant impact anticipated.
Landscape	No significant impact. The site proposed housing development is located adjacent to an existing urban area, and will not give rise to any significant landscape or visual impacts. Where possible, trees will be retained within the site. There are no protected views or designated scenic routes pertaining to the site, and there will be no significant change in terms of site visibility.
Material Assets	There will be no significant long-term impact on local traffic movements due to the small scale of the proposed housing development. During the construction phase, appropriate traffic management and signage will be in place to ensure safe access and egress from the site, and the safety of other road users.
Cultural Heritage	The proposed development will not give rise to any significant impacts on cultural heritage. A Standing Stone (RMP No. KE056-031) is located approximately 60 metres east of the site boundary, at its nearest point. The Standing Stone is located outside the proposed development site, and will therefore not be impacted by the proposed development.
Interaction of Foregoing	No impact.

The screening matrix in Table 3.4 screens the potential impacts of the proposed development in relation to type and characteristic, as per Directive 2014/52/EU.

Table 3.4 Type and Characteristics of the Potential Impacts Matrix

Type and Characteristics of Potential Impacts – Screening Questions	Comment
Would a large geographical area be impacted as a result of the proposed development?	No. The geographic extent of the proposed works is confined to the proposed development site, the majority of which is located in existing conifer plantation. Within this site, the footprint of the proposed dwelling units is relatively small, with much of the site to be occupied by open spaces.
Would a large population of people be affected as a result of the proposed development?	No. The proposed development site is located on the outskirts of the Killorglin urban area. The population density in the immediate surrounds of the site is significantly less than that within the town.
Are any transboundary impacts likely to arise as a result of the proposed development?	No.
Would the magnitude of impacts associated with the proposed development be considered significant?	No. Having regard to the characteristics of the proposed development and the location of the proposed development site, there are no significant negative impacts associated with the proposed project. The proposed development will provide additional housing stock in West Kerry, which is considered a significant positive impact on Human Beings. The AASR has concluded that the proposed development will not have any significant effect on Natura 2000 sites. The proposed works will be carried out in line with environmentally sensitive construction methodologies, therefore no significant impacts will arise.
In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?	No. All impacts on areas of general environmental sensitivity will be minimised to insignificance and therefore any interactions between sensitive receptors such as water quality and aquatic ecology and noise or air pollution, are not anticipated to be complex.
Is there a high probability that the effects will occur?	Whilst temporary impacts relating to construction activities are likely to occur, best practice measures will result in any impacts being insignificant.
Will the effects continue for a long time?	No likely significant negative effects on the environment have been identified as a result of the proposed development. The project will have a long-term positive impact on Human Beings, with regard to the provision of additional housing stock in West Kerry.
Will the effects be permanent rather than temporary?	The potential effects during construction are considered temporary. No significant permanent negative impacts are expected to result from the operational phase.
Will the impacts be irreversible?	No. No likely significant effects on the environment have been identified as a result of the proposed development.
Will there be significant cumulative impacts with other existing and/or approved projects?	No. The proposed project will not give rise to significant effects on the environment, and no permitted or proposed projects were identified with which the proposal would give rise to significant cumulative impacts.
Will it be difficult to avoid, or reduce or repair or compensate for the effects?	The construction process will avoid any significant effects of the proposed development through the implementation of standard best practice construction methodologies.

Conclusions:

It is concluded that the type or characteristics of the potential impacts are not considered significant. There are no long-term negative impacts and, indeed, the

proposed development is considered to represent a long-term and permanent positive impact in terms of Human Beings, having regard to the provision of additional housing stock. Whilst temporary disturbance in relation to noise levels and dust are typical of any construction phase, the proposed works will be confined to within the site of the proposed development and any potential impact on nearby sensitive receptors will be short-term and effectively managed through best practice measures. No impact interactions have been identified and it is considered that any minor impacts will be avoided through the implementation of best working practices. No likely significant long-term or permanent negative environmental impacts have been identified in the course of the screening process.

Reasoning:

The proposed development has been screened in relation to the aspects of the environment with the potential to be significantly affected by the project. Having regard to the characteristics of the proposed development and the site location, no impact types have been identified which would give rise to likely significant effects on the environment.

4 CONCLUSIONS AND RECOMMENDATION

A summary of conclusions is presented below.

The proposed project is not a development for which an EIA is mandatory. In terms of scale, the proposed housing development falls significantly below (14 dwellings proposed compared to 500 dwelling threshold) the threshold set out in Class10(b)(i) in Part 2 of Schedule 5 of the Regulations.

An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise has been informed by a desk study of the site, the Appropriate Assessment Screening Report (AASR) and the Stage 1 Planning Report.

The nature or characteristics of the proposed development are not considered likely to have significant effects on the environment. Standard best practice methodologies will be employed during the construction phase, which will limit disturbance to the surrounding area and prevent any risk of pollution running off the site, as outlined in Section 2.2.2 above. No significant negative effects on the environment have been identified during the operational phase of the proposed development. The project will have a long-term positive impact on Human Beings, with regard to the provision of additional housing stock in West Kerry.

The proposed works have been assessed in the AASR which has concluded that the proposal will not significantly adversely impact sensitive habitats nor will there be any adverse impacts arising from the proposal on any Natura 2000 sites. The CFRAM mapping data confirms that the risk of flooding to the proposed development and surrounding area is negligible.

The type and characteristics of the potential impacts are not considered significant, taking into account the characteristics of the proposed development and its location.

The overall conclusion and recommendation of this screening exercise is therefore that there is no requirement for Environmental Impact Assessment of the proposed project.