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Prepared by CWPA Planning & Architecture

# **Strategic Housing Development Made to An Bord Pleanála**

Flemington Lane, Balbriggan, Co. Dublin

# **EIA SCREENING REPORT**

**Submission to A Bord Pleanála on behalf of Kinvara Properties Ltd.**

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### Quality Assurance - Mandate Stature

This document has been prepared and scrutinized in accordance with CWPA Planning & Architecture Quality Assurance team provisions.

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### Application Information:

<b>Applicant:</b>	Kinvara Properties Ltd.
<b>Planning Authority:</b>	Fingal County Council/ An Bord Pleanála
<b>RE:</b>	Strategic Housing Development made to An Bord Pleanála
<b>Subject Site:</b>	Flemington Lane, Balbriggan, Co. Dublin
<b>Prepared By:</b>	CWPA Planning & Architecture

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## 1.0 Introduction

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### 1.1 Purpose of the EIA Screening Report

CWPA Planning & Architecture, Unit 10, North Street Business Park, Seatown West, Swords, Co. Dublin, has been retained by our Client, Kinvara Properties Ltd., to prepare this Environmental Impact Assessment (EIA) Screening Report to assess the potential impacts on the environment as result of the proposed Strategic Housing Development on lands at Flemington Lane, Balbriggan, Co. Dublin.

The purpose of this EIA Screening Report is to determine whether there is any requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development, as set out in the mandatory and discretionary provisions of the Planning and Development Act 2000, as amended, and Schedule 5 of the Planning and Development Regulations 2001, as amended. The requirement for a 'sub-threshold' development to be subject to an EIAR is determined by the likelihood of the development to cause impact or the characteristics of the development. The EIA screening exercise outlined below has examined the proposed Strategic Housing Development with reference to the relevant thresholds and criteria.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended). The proposed development is described as follows:

*'The total planning application site area extends to c. 44,365m<sup>2</sup> (4.4Ha) with a developable Area of 34,135m<sup>2</sup> (3.4Ha) with a substantive residential site development area of c.7.2 ha. The subject property is located off Flemington Lane, approximately 150m East of the junction with Flemington Road and approximately 4km North-west of Balbriggan Town Centre. The proposed development consists of the removal of an existing derelict structure of 134sqm and the construction of 127 no. residential units (14 no. 2-bed dwelling units of 93sqm, 47 no. 3-bed dwelling units of 109sqm, 4 no. 4-bed dwelling units of 145sqm and 31 no. 2-bed ground floor duplex units with 31 no. 3-bed duplex units over, of 204sqm), surface car parking (211 no. spaces in total, including accessible spaces); car sharing provision; electric vehicle charging points; bicycle parking (long and short stay spaces for duplex) including visitor spaces; internal roads, pathways and cycle paths, including connections to adjoining lands; hard and soft landscaping and boundary treatments; temporary pumping station; plant; revised entrances and tie-in arrangements to Flemington Lane including new cycle lane and footpath; solar panels; attenuation tank and related SUDS measures; signage; public lighting; and all site development and excavation works above and below ground. The*



*development also includes a two storey creche of 528sqm with 9no. dedicated car parking (including 2no. disabled persons spaces) and secure open play space; public open space of 4130m<sup>2</sup> and communal open space of 681sqm, provision of public open space in Zoned OS "Open Space" of 10,230sqm including children's play area and public artwork, provision of a new access roadway from Flemington Lane and future road connection to adjoining lands to the south-eastern boundary) and all associated site works, landscaping and boundary treatments to facilitate the development. The total gross area of the development is 13,869sqm with a unit density of 37.4 units per hectare.'*

## **1.2 Statement of Authority**

This EIA Screening Report has been carried out by CWPA Planning & Architecture for the consideration of An Bord Pleanála. In accordance with EIA Directive 2014/52/EU, we confirm that the experts involved in the preparation of this EIA Screening Report are fully qualified and competent in their relevant areas of expertise, ensuring that the information contained in this document is of a high quality and reliable.



## 2.0 Methodology

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This EIA Screening Report has been undertaken having regard to the following documents:

- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018;
- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001 (as amended);
- Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended);
- Directive 2011/92/EU;
- Directive 2014/52/EU;
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017; DoHPCLG);
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Milieu; April 2017);
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2022;
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoHPLG);
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG)

Using the above documentation, it has been possible to carry out and complete this EIA Screening using the most up to date guidance while operating within the applicable legislation.

The methodology utilised to carry out and complete this EIA Screening Report accords with the EIA Guidelines published in August of 2018 by the Department of Housing, Planning and Local Government in addition to the content therein Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended).



### 3.0 Statutory Requirement for an EIAR<sup>1</sup>

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Projects requiring an Environmental Impact Assessment Report are set out in Schedule 5 of the Planning and Development Regulations, 2001, as amended. Part 1, Schedule 5 lists those projects that require a mandatory EIS irrespective of the size in any of the European Union (EU) Member States whereas Part II identifies the threshold limits for any given project that requires a mandatory EIAR within the Republic of Ireland. Article 10(b)(i) of Part II '*Infrastructure Projects*' indicates that an EIAR is required for the construction of more than 500 no. dwellings.

The proposed Strategic Housing Development has a total of 127 no. residential units comprising 14 no. 2-bed, 47 no. 3-bed and 4 no. 4-bed dwellings together with 31 no. 2-bed and 31 no. 3-bed duplexes. A total of 65 no. 2-storey dwelling units and 62 no. 3-storey duplex units. The proposed development therefore does not meet or exceed the thresholds for which the preparation of an Environmental Impact Assessment Report is a mandatory requirement.

Another threshold is the size of the development site, in this regards, Article 10(b)(iv) requires that an Environmental Impact Assessment Report be prepared for urban developments which would have a site area greater than 2.0 hectares in the case of a business district, 10.0 hectares in the case of other parts of a built-up area and 20.0 hectares elsewhere. The total site area amounts to c. 4.4 ha and therefor is not considered to meet or exceed the threshold of 10 or 20 hectares.

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<sup>1</sup> EIAR – Environmental Impact Assessment Report



## 4.0 EIAR Screening for Sub-Threshold Developments

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The criteria under which this proposed Strategic Housing Development must be considered are outlined with Article 27 of the European Communities (Environmental Impact Assessment) Regulations, 1989, and Schedule 7A of the Planning and Development Regulations 2001, as amended and the screening criteria categories include the following:

- (i) Characteristics of the proposed development;
- (ii) Location of the proposed development; and,
- (iii) Characteristics of potential impacts.

### 4.1 Characteristics of the Proposed Development

#### 4.1.1 Size of the Proposed Development

The proposed Strategic Housing Development consists of the construction of 127 no. residential units comprising 14 no. 2-bed, 47 no. 3-bed and 4 no. 4-bed dwellings together with 31 no. 2-bed and 31 no. 3-bed duplexes. The proposal also provides for a purpose-built childcare facility (creche) to cater for up to 65 no. children with an overall floor area of 528 sqm. with associated car and bicycle parking and dedicated secure open play area. Provision of Class 2 public open space of c. 1,06 ha (16,8 % of residentially zoned area), communal open space of 4130m<sup>2</sup> and Class 1 public open space of c. 1,02 ha on adjoining OS "Open Space" zoned lands forming a multifunctional linear park. Provision of internal roads and pathways, revised entrances and tie-in arrangements to Flemington Lane including new cycle lane and footpath, hard and soft landscaping and boundary treatments, temporary pumping station, plant, solar panels, attenuation tank and related SUDS measures, signage, public lighting and all associated site development and excavation works above and below.

Having regard for the above, the proposed Strategic Housing Development falls below the Environmental Impact Assessment Report threshold for 'Infrastructure Projects' that is set out under 10(b)(iv) of Part 2 of the fifth Schedule of the Regulations and Schedule 7(a) of the Regulations.





#### 4.1.2 Potential Cumulative Impact with other Developments

CWPA Planning & Architecture have completed searches of the plans and projects that may have the potential to result in cumulative impacts. Data sources included:

- a) Fingal County Council planning portal<sup>2</sup>;
- b) An Bord Pleanála<sup>3</sup>; and,
- c) EIA Portal<sup>4</sup>

A detailed assessment of the planning history pertaining to the subject site and surrounding area was undertaken by CWPA Planning & Architecture in the Planning Report & Statement of Consistency submitted as part of this application. On this basis, it is concluded that no cumulative impacts are to arise as a result of the proposed development.

#### 4.1.3 The Use of Natural Resources

Although the exact quantities of material required have not been determined at this stage, large quantities of aggregates will be used during the construction stage of the project. This material will need to be imported to the subject site.

#### 4.1.4 The Production of Waste

Quantities of any unsuitable materials identified will be excavated from the subject site and will not be reused during the construction stage of the project. Although the exact amount of this material has not been evaluated, an assessment can be undertaken to identify alternative potential locations for disposal/recovery as denoted within the Demolition and Waste Management Plan prepared by CS Consulting Engineers and enclosed within the submitted application.

#### 4.1.5 Pollution & Nuisances

The subject site is not located within or directly adjoining any designated Natura 2000 sites.

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<sup>2</sup> <https://fingalcoco.maps.arcgis.com/apps/webappviewer/index.html?id=3fa7d9df584c4d93aab202638db9dd1a>

<sup>3</sup> <https://www.pleanala.ie/en-ie/case-search>

<sup>4</sup> <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>



During the construction stage, polluting material has the potential to cause negative environmental effects. However, through methods discussed within the Construction Management Plan prepared by CS Consulting Engineers, it is envisaged that any negative effects will be minimised or mitigated through construction management industry best practices being implemented on site. During the construction stage, some owners of properties in the vicinity of the subject site in addition to road users may experience nuisances. However, mitigation practices in line with the industry standards will be implemented to minimise and mitigate any major nuisances.

When the proposed Strategic Housing Development is complete and operational, there will be an increase in noise and traffic levels on the adjoining road network. However, as demonstrated within the Traffic and Transport Assessment prepared and submitted enclosed in this planning application, this will be negligible.

#### **4.1.6 The Risk of Accidents, having regard to substances and/or technologies**

During the construction stage, the likelihood of an accidental spillage of construction materials into any sensitive environment will be management in accordance with the strict best practice construction management steps in accordance with an approved Construction and Demolition Waste Management Plan prepared by CS Consulting Engineers. Please refer to the management plan enclosed in this application for more details. During the operational stage, it is anticipated that there will be minimal to no risk of accidents of this nature.

## **4.2 Location of the Proposed Development**

### **4.2.1 Site Location & Description**

The subject site is located at the junction of Flemington Lane and Flemington Road, c. 4 Km Northwest of Balbriggan Town Centre. The subject lands are designated under the Residential Area 'RA' and Open Space 'OS' Land Use Zoning Objectives as contained within Fingal Development Plan 2017 – 2023.

The subject site is located within the development boundary of Balbriggan, approx. 30 Km north of Dublin City Centre and 1 Km east of the M1 Motorway. The town of Balbriggan is designated as a Self-Sustaining Growth Town in the Fingal Development Plan 2017 – 2023 as revised within Variation no. 2 and provides a wide variety of commercial, retail and recreational amenities.



The location of Balbriggan is strategic in terms of the Dublin/Belfast economic and train corridor. In addition, the site location in the context of the M1 Motorway also provides for good interconnected infrastructural links with the country’s motorways and in particular to locations including Swords, Drogheda, Dublin City Centre, Dundalk, etc. Existing bus routes together with the train line running through Balbriggan demonstrates its strategic importance in terms of the continued sustainable growth of Co. Dublin.

**Fig 1:** Site Location Map



**4.2.2 The Relative Abundance, Quality and Regenerative Capacity of Natural Resource in the area**

As is considered standard in any development of the proposal’s nature, a large quantum of construction material will be required for the construction of the proposed development.

**4.2.3 The Absorption Capacity of the Natural Environment**

The following section considers the impacts of the proposed Strategic Housing Development on the surrounding natural environment.

**Wetlands:**

There are no wetlands nearby that could be affected by the proposed development.



**Coastal Zone:**

The subject site is located within a Coastal Landscape Character Type. However, the subject site is located c. 2.2 km west from the coast and therefore it is considered the proposed development will not affect the not this coastal zone.

**Mountain & Forest Areas:**

There are no mountainous or forest woodlands nearby that could be affected by the proposed development.

**Nature Reserves and Parks:**

There are no nature reserves or parks nearby that could be affected by the proposed development.

**Protected and Designated Areas:**

There are no protected or designated areas as described within the Planning and Development Act 2000 located within the subject site or directly adjoining the subject lands. In this regard, the proposed development will not have any negative affect or impact on any protected or designated areas. This has been confirmed in the Appropriate Assessment Screening Report prepared by Moore Group and enclosed within the planning application.

**Densely Populated Areas:**

The proposed development is located 4 Km Northwest of Balbriggan Town Centre. However, currently the subject lands are not located within a densely populated area.

**Landscape Historical, Cultural or Archaeology Significance:**

The subject site is located within a sensitive landscape character area. However, no designations are pertaining to the subject lands. Furthermore, the application lands are not subject to any protected or preserved views. As previously discussed, there are no protected structures located on or adjacent to the subject site. An Archaeological



Assessment has been carried out by Archaeological Project Ltd. and is enclosed in this application. Please refer to this report for further information.

### 4.3 Type & Characteristics of the Potential Impacts

Within this section of the EIA Screening Report, Schedule 7 will be considered. Schedule 7 relates to the characteristics of the potential impacts and the location of the proposed development having particular regard to the following:

*The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account –*

- (a) *The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),*
- (b) *The nature of the impact,*
- (c) *The transboundary nature of the impact,*
- (d) *The intensity and complexity of the impact,*
- (e) *The probability of the impact,*
- (f) *The expected onset, duration, frequency and reversibility of the impact,*
- (g) *The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and*
- (h) *The possibility of effectively reducing the impact.*

#### 4.3.1 Magnitude & Spatial Extent of Potential Impacts

The proposed Strategic Housing Development consists of the construction of 127 no. residential units comprising 14 no. 2-bed, 47 no. 3-bed and 4 no. 4-bed dwellings together with 31 no. 2-bed and 31 no. 3-bed duplexes. The proposal also provides for a purpose-built childcare facility (creche) to cater for up to 65 no. children with an overall floor area of 528 sqm. with associated car and bicycle parking and dedicated secure open play area. Provision of Class 2 public open space of c. 1,06 ha (16,8 % of residentially zoned area), communal open space of 4130m<sup>2</sup> and Class 1 public open space of c. 1,02 ha on adjoining



OS “Open Space” zoned lands forming a multifunctional linear park. Provision of internal roads and pathways, revised entrances and tie-in arrangements to Flemington Lane including new cycle lane and footpath, hard and soft landscaping and boundary treatments, temporary pumping station, plant, solar panels, attenuation tank and related SUDS measures, signage, public lighting and all associated site development and excavation works above and below.

This Strategic Housing Development is being proposed on lands that are zoned for development of the scale of this proposal. Although it is envisaged that the proposal will not materially alter the fabric of the area, mitigating design features have been incorporated in the design process and a Landscape and Visual Impact Assessment has been completed and submitted as part of the application. Moreover, the provisions for a development of this nature is intended for lands subject to this Land Use Zoning Objective.

#### **4.3.2 Transfrontier Impacts**

It is not envisaged that there will be any transfrontier impacts associated with the proposed development.

#### **4.3.3 Magnitude & Complexity of Potential Impacts**

There is one existing derelict shed on the subject site which will be removed as part of the proposed development. The subject site is located on highly sensitive landscape character area but is not adjoining a designated Natura 2000 site and is not affected by any other relevant listed designations such as archaeological, architectural, or tree preservations. Having regard for this, the magnitude and complexity of potential impacts from the proposed development area considered to be minor and temporary based around the construction stage of the proposed development.

#### **4.3.4 Probability of Potential Impacts**

During the construction stage, as noted within the Construction Management Plan prepared and enclosed within this application, the most likely potential impact of the proposed development will be noise, vibration, dust and traffic nuisances. However, it is envisaged that this will be for the short term and temporary and subject to an agreed Construction Management Plan with Fingal County Council prior to works beginning on site.

Furthermore, an Archaeological Assessment Report has been prepared by Archaeological Projects Ltd. A comprehensive desktop survey has been carried out in relation to the



subject site which informed the nature and content of the proposed development. Please refer to the report submitted as part of this planning application for further information.

During the operational stage of the Strategic Housing Development, it is likely that the most probable potential impacts will include visual impact and traffic. However, the proposal has been cognisant of the potential impacts on residential amenity and designed to prevent undue impacts on third party properties such as overlooking, overshadowing and loss of daylight/sunlight. It is understood that these impacts will be minor. However, please refer to the appropriate particulars for further information on this. Furthermore, the increase in traffic associated with the development is intended to be within the limits of the carrying capacity of the existing road networks, any potential impact in this regard will also be minor.

#### 4.3.5 Duration, Frequency and Reversibility of Potential Impacts

The construction impacts are going to be temporary in nature however, it is anticipated that the impacts at operational stage will be permanent and irreversible but slight overall.

#### 4.3.6 Section 171A of Planning and Development Act 2000, as amended

The effects of the proposed Strategic Housing Development on the following factors need to be evaluated in an ‘*Environmental impact Assessment*’ as defined under Section 171A of the Planning and Development Act 2000, as amended:

- I. *Population and human health;*
- II. *Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;*
- III. *Land, soil, water, air and climate;*
- IV. *Material assets, cultural heritage and the landscape;*
- V. *The interaction between the factors mentioned in clauses (I) to (IV)’ (section 171A of Planning and Development Act 2000, as amended).*

#### **Population & Human Health**

##### Population:

In terms of population, the Core Strategy of the Fingal Development Plan 2017 – 2023 seeks to accommodate an additional 35,293 people during the lifetime of the



Development Plan and would require approximately 39,351 housing units to provide for the population growth.

According to the Core Strategy, approximately, 3,805 no. units can be accommodated on suitable zoned lands within Balbriggan.

Human Health:

Having regard for human health, any potential negative effects are likely to arise from the construction stage of the project as opposed to the operational stage. Such issues, as previously discussed, would include noise, dust, increased traffic and vibration impacts.

At operational stage, it is not anticipated that there would be any risk of effects on public health. The subject site is not located in a Flood Risk Area nor in an area at risk of Coastal Flooding, thus it is envisaged that there is no risk to human health in terms of flooding or from any Seveso site.

**Biodiversity**

Moore Group have completed an Appropriate Assessment Screening (Stage 1), which is included under a separate cover and submitted as part of this application. The concluding statement of this report denotes that;

*'It is possible to rule out likely significant effects on European sites as there is no potential for contamination of surface water during construction, the Proposed Development will not result in any changes to the amount of surface water run-off during operation nor will it result in any contamination of surface waters during operation and waste water from the Proposed Development will be appropriately treated.*

*Having considered the above, significant effects on any European sites as a result of the Proposed Development can be ruled out and, therefore, potential significant effects on European sites can be excluded.'*

Please find the enclosed environmental reports submitted within this Strategic Housing Application presented to An Bord Pleanála for their assessment for more detail.





### **Land, Soil, Water, Air & Climate**

Although the proposed development comprises predominantly of greenfield development, it is envisaged that the proposed development will positively contribute to the area through the utilisation of existing infrastructure and upgrading of drainage networks in the area to provide sustainable solutions that will have no negative effects either alone or in combination with any European Sites.

As such, it is not anticipated that there will be any significant effects on land, soil, water, air or climate during the construction or operational stages of the development.

### **Material Assets, Cultural Heritage & Landscape**

Material Assets:

A 'RA' Residential Area and 'OS' Open Space Land Use Zonings as described in the Fingal Development Plan 2017 – 2023 pertain to the subject site. The development has been subject to a Traffic Impact Assessment (TIA) confirming that there is capacity within the existing road network to accommodate this development.

The proposed development has been designed with appropriate separation distances throughout the scheme between proposed and existing development. Moreover, a letter of design acceptance from Irish Water has been obtained by the design team demonstrating that there is appropriate capacity in the network.

A Daylight and Sunlight Assessment has been carried out by Digital Dimensions to identify the impact of the proposed development for daylight and sunlight on the neighbouring buildings and the quality of daylight and sunlight within the proposed development. Please refer to the Please refer to the report submitted as part of this planning application for further information.

Cultural Heritage:

As identified on the Green Infrastructure Maps for the Fingal Development Plan 2017 – 2023, there are no protected structures or recoded monuments within the meaning of the Planning & Development Act 2000 (as amended).

Landscape:



The subject site comprises predominantly of a greenfield. However, the Land Use Zoning pertaining to the subject site provides for a residential area at this location. The subject lands are located within a sensitive landscape and is not affected by any protected or preserved views or habitats. There will be an increase in scale of build-up development on the subject lands and as such will change the landscape and views of the site. However, the design team have afforded careful consideration to the design of the proposed development to ensure it assimilates into its immediate surroundings, which consists of low density and low building heights. Digital Dimensions have prepared 8 no. verified photomontages placing the proposed development in the existing context to assess the visual impact the proposed development will have. The effects of the proposed development have been taken into consideration in the associated Landscape and Visual Impact Assessment (LVIA) that has been prepared and submitted as part of this application. The LVIA concluded that:

*'As the subject site provides more accommodation for future residents, the well-designed layout that retains and is sympathetic to the characteristics of the surrounding landscape, it shall have a moderate visual impact that is consistent with emerging trends although the visual impact of the shall be negative at first, due to the reduction in open space.*

*The increase and coherent design of external spaces shall replace the open space of the field. Direct connections to high quality open space shall provide a positive visual amenity. The retention of the majority of existing native hedgerows, along with the proposed planting shall tie the proposed dwellings with the natural landscape.*

*Although the character of the environment shall change, it is in line with emerging patterns of development in the locality. The proposal is, however, sympathetic to the surrounding landscape and shall present a moderate visual impact in the long term.*

*The increased tree cover shall also enhance and increase the biodiversity of the existing landscape and tie it in with the existing hedgerows and trees. The proposed development enshrines the retention of the main internal hedgerow, provides valuable amenity space and creates high quality pedestrian/cycle link to the amenity. As the proposed houses are surrounded by existing hedgerows and dwellings, the visual impact upon the landscape, may not be seen from some of the surrounding visual receptors, the visual impact shall be neutral in the long term.*



*The proposed development shall provide a coherent ordering of buildings and external spaces and present a positive visual impact upon the existing development and shall not detract from the local landscape. Therefore, the visual impact upon the nature of the landscape shall be moderate to significant in the short term, moderate in the medium term resulting as neutral visual impact in the long term. This shall be due to the emerging patterns of development – maturing landscape and the retention of existing habitat and hedgerows.'*

#### **Interaction Between the Factors**

From the interactions between all factors that have been considered within this EIA Screening Report, it is respectfully considered that there are no likely significant effects anticipated as a result of this development, either individually or in combination with other plans and projects in the vicinity.



## 5.0 Conclusion

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This EIA Screening Report has been carried out in accordance with the methodology that is based on the Environmental Impact Assessment (EIA) (2018), Guidance for Consent Authorities regarding sub-threshold Development (EPA, 2003) and Guidelines on the information to be contained in Environmental Impact Assessment Reports (May, 2022).

The proposed development does not exceed any of the thresholds outlined in the Planning and Development Regulations 2001, as amended that would trigger a mandatory requirement to prepare an EIAR. The proposed development is sub-threshold and therefore is assessed in accordance with Article 27 of the European Communities EIA Regulations, 2018.

As discussed herein this report, the majority of the impacts will be at the construction stage and will be temporary and reversible in nature overall. The probably impacts associated with the operational stage of the proposed development are anticipated to be mainly visual and increased traffic. These nuisances are considered to be minor and will not exceed the capacity of the road network.

Furthermore, this Strategic Housing Development has been designed to prevent undue impact on third party properties including overlooking, overshadowing and loss of daylight/ sunlight and in this regard any potential impact is expected to be slight as set out in the accompanying reports of this application.

The Appropriate Assessment has confirmed that the proposed development will not give rise, neither by itself or in combination with other development, to any significant effect on any designated and/ or protected sites and the Ecological Impact Assessment prepared by Moore Group also concluded that there will be no significant residual effects likely to arise to biodiversity from the proposed development.

In light of the foregoing, the proposed Strategic Housing Development is not likely to have significant effects on the environment and a full Environmental impact Assessment Report (EIAR) is not required to be prepared as part of this SHD planning application.