Proposed Part 8 Residential Development
Coolaghknock Glebe, Kildare

Environmental Impact Assessment Screening Report

Kildare County Council

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1.0 INTRODUCTION

1.1 Background

This report has been prepared by HRA PLANNING Chartered Town Planning Consultants to support Kildare County Council in undertaking a screening determination for Environmental Impact Assessment in respect of a Part 8 proposal at Coolaghknock Glebe, Kildare town. The proposed development seeks the construction of 131 no. residential units, including 42 no.1 bed units, 36 no. 2 bed units, 45 no. 3 bed units and 8 no. 4 bed units. The proposed development includes provision of a creche facility for 60 no. children, all on a site comprising circa 4.6 hectares in area. The site will be accessed from a single vehicular entrance road from the R413 Melitta Road.

This report presents an assessment of the proposed development and, a recommendation as to the likelihood of significant effects on the environment, and the requirement or otherwise, for Environmental Impact Assessment (EIA). Specifically, the preliminary examination will firstly establish if the proposed development would be likely to have significant effects on the environment by virtue of the nature, size, or location of the development. Thereafter, a Screening Assessment and recommended determination is undertaken.

The author of this report holds qualifications in Environmental Impact Assessment Management and Town Planning. Mary Hughes has a Diploma in Environmental Impact Assessment Management from University College Dublin and has a Masters of Science Degree in Town Planning from Queen's University Belfast. Mary is a member of the Irish Planning institute and has over twenty six years' experience working in planning and in the area of Environmental Assessment. Over this period, Mary has been involved in a diverse range of project including contributions to and co-ordination of, numerous complex EIARs and EIA Screening Reports.

1.2 Legislation and Guidance

The EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 as amended.
- Planning and Development Regulations 2001 as amended.
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU.
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022.
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003.
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development

- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening- Practice Note

1.3 Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents. the local 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 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.

1.4 Data Sources

The information is obtained from review of several online databases and public sources including:

- Geological Survey of Ireland (GSI) online dataset - https://www.gsi.ie
- Kildare County Development Plan 2023-2029
- Kildare Local Area Plan 2023 -2029
- Kildare County Council Planning Application Portal
- An Bord Pleanála Planning Applications
- EPA - https://gis.epa.ie/EPAMaps/
- GeoHive – http://map.geohive.ie/mapviewer.html.
- Office of Public Works (OPW) - http://www.floodinfo.ie/map/floodmaps

In addition to the above an Appropriate Assessment Screening Report and an Ecological Impact Assessment Report prepared by NM Ecology and an Engineering Report prepared by Malone O'Regan were used to inform this document.

2.0 THE SITE AND SURROUNDINGS

2.1 Site Context

The site is located in the eastern suburbs of Kildare, forming a development edge adjoining the National Stud / Greenbelt. The uses surrounding the site are largely agricultural in nature. To the north of the site is Connagh residential development and the R413 Melitta Road. Coolaghknock Housing Estate adjoins the site to the west, with undeveloped greenfield land to the east and south. Greenfield land extends to the south of the site for a distance of circa 0.65km before reaching the R445 Dublin Road.

Kildare Business Park, comprising a number of businesses and employment opportunities, is located immediately north of the site on the opposite side of the R413. A number of schools are located circa 700m west of the development off the R413 including Kildare Town Educate Together, Gaelscol Mhic Aodha and Naoionra ni Shionnaigh. Across the road from the schools, at the junction of Maryville and the R413 is a neighbourhood centre, comprising a convenience store, butchers and other small service providers.

Kildare Town has a centrally located train station and a relatively compact town centre, making it favorably predisposed to sustainable transport. The train station is located on the main southern rail line which connects Dublin with the regional cities of Cork, Galway, Limerick and Waterford. The Kildare Town Transport Strategy has proposed a range of measures to improve public transport throughout the town, including the area around the train station.

2.2 Site Description

The site comprises 4.6 hectares of greenfield land with a surface track extending from the Connagh residential development to a pumping station, positioned centrally on the western site boundary. The overall site is defined by a mature hedge field boundary on the western, southern and north eastern boundaries, with a high stone wall defining the southern eastern boundary. A hedgerow also runs centrally on an east west axis through the site.

Figure 1.0 Site Context

A topographical survey of the site shows that the site general slopes upward from south to north from +96.61m to +103.47m. The steepest changes in elevation occur in the southwestern and northwestern corners with most of the site being between +100.5m to +101.5m.

2.3 Environmental Characteristics of the Site

The information set out below was derived from the data available within the EPA Mapping Tool, the Kildare County Council Planning Application Portal and the relevant local statutory planning documentation, including the Kildare County Development Plan 2023 – 2029 and the Kildare Local Area Plan 2023 – 2029

2.3.1 Bedrock & Soils

The underlying bedrock is limestone ('cherty often dolomitised limestone' on the GSI database), which is a regionally-important, karstified aquifer. Subsoils are limestone gravel, and soils are a fine loamy drift.

2.3.2 Hydrology

There are no hydrological features in the immediate vicinity of the site. The closest watercourse is the Tully Stream (a tributary of the River Barrow), which is approx. 1.8 km south of the Site at the closest point. Due to its distance from the site and the presence of intervening buildings and roads, it can be concluded that the site has no connection to Tully Stream. Under the Water Framework Directive status assessment 2016-2021, the Tully Stream, is of Poor Status.

A Flood Risk Assessment was prepared by Malone O Regan Engineers. The study was principally focused on examining flooding risks to the proposed site including fluvial and pluvial flood risk. According to the Flood Risk Assessment, the flood risk assessment mapping indicates that the proposed development site does not fall within any current fluvial flood zones. A finished floor level of 87.87m is proposed for the residential development inclusive of 20% allowance for climate change.

The Strategic Flood Risk Assessment undertaken in respect of the Kildare Development Plan 2023 – 2029 identified a small section of the western boundary of the site within a pluvial flood risk assessment zone. Some soakways in the area lack capacity resulting in overland flow when full. These included the soakways and holding tanks servicing the Maryville, Beechgrove, Dara Park and Melitta Park residential estates. The subject site is not reported to have infiltration capacity issues.

The site is not located near any major open watercourse and the development of the site is not anticipated to negatively affect the existing hydrological regime of the area or increase flood risk in other locations.

2.3.3 Aquifer and Groundwater

The subject site is underlain by a Regionally important gravel aquifer which has High Vulnerability. The bedrock is Regionally Important Aquifer - Karstified (diffuse).

An 'Expert Hydro-Geotechnical' opinion by Firth Consultants Environmental Risk Assessment was undertaken on the site with respect to the proposed infiltration basin and the SuDs strategy which directs overflow towards a single infiltration basin. The opinion confirms that the thickness of unsaturated zone

below the base of the pond is considered to be at least 4m (96.13 m OD – 92 m OD), and well above the minimum requirement set by Kildare County Council at 1m.

2.3.4 Wellbeing

The site falls within an Air Quality Index Region where the index indicates that the air quality is 'Good' according to EPA Maps. The site is situated in Region 4 Small Towns. Approximately 1 in 10 homes in this area are likely to have high radon levels.
The Kildare Noise Action 2019 - 2023 provides Noise Maps and confirms that the subject site is located outside of the defined noise contours for major roads in the area.

2.3.5 Designated Sites

An Appropriate Assessment Screening Report prepared by NM Ecology has had regard to inter-alia; Part XAB of the Planning and Development Act 2000 (as amended) and appropriate best practice guidance including: 'Assessment of Plans and Projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission, 2001); and, Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities. Department of the Environment, Heritage and Local Government (DoEHLG, 2010).

The Appropriate Assessment Screening conducted by NM Ecology has concluded that the nearest European site to the project area is the Pollardstown Fen Special Area of Conservation (SAC), located 3.7 km to the northeast. For indirect impacts, there is no connection to any watercourses, leading to the ruling out of all potential pathways. The site's inland location, being far from any Special Protection Areas (SPAs), poses no risk to SPA birds.

2.3.6 Archaeology

According to the Historic Environment Viewer there are no national monuments identified in or adjoining the site. The closest protected structures are located within Kildare Town over 1km to the west. The site is also located 200m east of the archaeological complex at the Curragh RMP KE022-071.

An Archaeological Impact Assessment, prepared by John Purcell Archaeological Consultancy confirms that the proposed development does not include any recorded archaeological monuments. However, a review of the archaeological evidence has shown that the site is in an area of archaeological potential. The proposed development does not include any recorded archaeological monuments, but a burial was excavated in 1966 on the subject site. Subsequent archaeological investigation in the immediate environs of this burial did not reveal any further remains and development proceeded in this area. This random find shows the potential for further burials or other archaeological deposits in the area. In order to assess the sub surface potential of the site archaeological testing shall take place in advance of works commencing on site.

2.3.7 Zoning of the Site

The development complies with the zoning objectives for the land as set out in the Kildare Local Area Plan 2023 – 2029 (LAP), providing for circa 43 per cent of the unmet social housing demand in the town on 'New Residential Phase 2' zoned land.

The LAP extends across a significant area and seeks to establish a framework for the planned, coordinated and sustainable development of Kildare and for the conservation and enhancement of its natural and built environment. The LAP provides guidance on how sustainable development can be achieved, what new developments are needed, and where public and private resource inputs are required.

2.3.8 Ecology

The site features habitats like hedgerows, neutral grassland, and artificial surfaces. The hedgerows are considered to be of local ecological importance, but other habitats are of negligible importance. The majority of existing hedgerows will be retained and incorporated into the development, but it will be necessary to clear some internal hedgerows. This will be compensated by the planting of a new native hedgerow along the north-eastern boundary of the site, resulting in an overall neutral effect on hedgerows.

The landscaping scheme for the proposed development will include a detention basin, hedgerows, street trees and orchards. The ecological assessment report confirms that proposed measures will compensate for the loss of baseline vegetation, and will introduce some features that are not currently present at the site, resulting in a net gain in the biodiversity value of the site.

Small mammals like hedgehogs and possibly stoats, pygmy shrews, and Irish hares inhabit the site, with no signs of larger mammals like otters or badgers. Common birds, including the conservation-important barn swallow, were observed, prompting recommendations for site clearance outside nesting seasons or pre-clearance surveys. A bat survey highlighted the northeast farmland and hedgerow as a foraging area for common pipistrelle bats, leading to proposals for bat-sensitive lighting to minimise disturbance.

The site is not in close proximity to any designated areas, with the nearest, the Curragh proposed Natural Heritage Area, approximately 300 meters to the northeast and unconnected to the site. Three other designated sites are identified within 3-5 km, but the absence of surface water or other connecting pathways to the site rules out the risk of impacts.

3.0 PROPOSED DEVELOPMENT

3.1 Development Overview

The project characteristics are contained in the planning application proposal including the proposed development drawings and ‘Architectural Design Statement’ prepared by the project Architect (COADY); and the Engineering Report and Flood Risk Assessment prepared by the project Engineer. Malone O’Regan. This examination has taken into consideration two main stages; construction and operation on the subject lands.

The proposed development includes:

i. 131 no. residential units including 89 no. houses and 42 no. own door apartment / duplex units to be delivered on a phased basis, comprising 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; and 8 no. four bed units; with renewable energy design measures (which may be provided externally) for each housing unit.

ii. Rear garden sheds serving residential units;
iii. 1 no. crèche facility of 325sqm with potential for community use until such time as crèche becomes viable;
iv. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; (c) new pedestrian and cycle connections; (d) compensatory tree planting; and (e) infiltration basin;
v. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and
vi. all associated site development works.

Figure 2.0 Proposed Site Layout

The proposed development will meet current Department of Housing, Local Government and Heritage's specifications and Kildare County Council's housing standards as expressed through the Kildare Development Plan 2023 - 2029. The houses and apartments will be energy efficient and meet current Building Regs and NZEB requirements, achieving a BER A2 for dwellings.

With respect to surface water drainage, existing greenfield run-off of the development site will be calculated and used as the minimum benchmark for the SuDS design, thereby ensuring that the post development run-off will not exceed the greenfield run-off. The run-off calculation is based on the drained area of the new development. Surface water discharges will be retained within the various SuDS systems up to and including the 1 in 100-year event plus 20% for climate change. The proposed SuDS techniques are detailed on the planning drawings and include bioretention swales, tree pits, rain gardens, permeable paving and Integrated Constructed Wetlands (ICWs). ICWs are considered appropriate due to the space available, rural nature of the site and the adequate levels available.

The SuDS measures not only replicate the pre-development surface water runoff systems and treatment for rainfall, but they also aim to replicate the existing habitats from the pre- development stage.

The project is fully compliant with the Greater Dublin Drainage Study (GDDS), a policy document designed to provide for future drainage infrastructure in an integrated manner and to ensure long term improvement to the quality and quantity of storm water run-off in the capital. Surface water runoff from new internal road surfaces, footpaths, other areas of hardstanding and the roofs of buildings will be collected within a gravity drainage network and drained to the infiltration basin. The infiltration basin is sized to cater for a 1 in 100-year storm event. The outflow from the infiltration basin is limited by a hydrobrake flow control device which restricts the flow to 8.46 litres/s.

The foul and process water drainage infrastructure has been designed in accordance with Irish Water Technical Standard for Wastewater Gravity Sewers and the Irish Water Code of Practice for Wastewater Infrastructure. Existing foul water drains run from Melitta Road down into foul water pumping station located in the centre of the site. The underground drains carry foul water from other areas for pumping from the site back up to Melitta Road. Due to the relative levels of the existing drainage and the proposed site levels, it is possible to achieve a gravity connection to the existing foul water drainage pipework and pumping station on site. In the latest Annual Environmental Report for the Watewater Treatment Plant (WWTP), it is reported that the WWTP is operating within its organic capacity and hydraulic capacity, and the effluent is compliant with the Emission Limit Values in its wastewater discharge licence.

3.2 Construction

Subject to securing consent, it is intended for the main works to commence in Q4 2025. No 'out of the ordinary' construction processes have been identified or are expected. Standard strip foundations are proposed to construct the majority of units on site. However, due to the presence of fill material, suspended ground floor slabs will be required in some of the housing and the creche.

The timeline is indicative at this stage and is subject to change depending on consent approval, the tender process and other external factors including existing supply chain constraints at the time of going to market. It is assumed that all construction related activity will be undertaken in accordance with best practice / industry guidance and shall adhere to relevant emission, discharge and noise limit thresholds

during construction. A Construction & Environmental Management Plan (CEMP) has been prepared in support of the development proposal and will be implemented by the appointed Contractors on site.

It is anticipated that construction will take between 18 – 20 months with total manpower of between 150 – 175 personnel on site during peak construction periods.

Hours of Construction

Construction operations on site shall generally be limited to standard hours of operation for building sites as follows:

· Monday to Friday 07.00 to 18.00
· Saturday 08.00 to 14.00
· Sundays and Public Holidays no noisy work on site.

It may be necessary for some construction operations to be undertaken outside these times. For example, it may be necessary to make service diversions and connections outside the normal working hours. Deviation from these times may be permitted in exceptional circumstances, where prior written approval has been received from the relevant local authority.

3.3 Landuse Activity and Frequency/Duration

The proposed development comprises of 131 no. units incorporating. 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; and 8 no. four bed units. Based on recent Census of Population data, the average household size has been determined at 2.98 persons per housing unit in Kildare. Applying the 2.98 average household size to 2 bed+ units and maintaining the 1 bed at 1 person per unit, the proposed development is therefore likely to generate an additional population of circa 307 no. persons.

Whilst the construction phases of the development are temporary, the operational phase of the development and its residential use and associated services are permanent.

4.0 OTHER RELEVANT STUDIES / ASSESSMENTS

This assessment is cognisant of, and refers to a number of technical assessments submitted with the planning proposal, inclusive of relevant mitigation measures including;

- Architects Design Report, prepared by MCORM Architects
- Daylight & Sunlight Analysis Report, prepared by Digital Dimensions
- Building Lifecycle Report, prepared by MCORM Architects
- Landscape Report & Biodiversity Management Plan, prepared by Mitchell & Associates
- Site Investigation Report prepared by Causeway
- Expert Hydro-Geotechnical opinion by Firth Consultants Environmental Risk Assessment
- Engineering Services Report, prepared by Malone O Regan Engineers
- Quality Audit prepared by ORS
- Traffic & Mobility Management Plan including Cycle Audit prepared by Malone O Regan Engineers
- Construction & Environmental Management Plan prepared by ORS
- A Resource Waste Management Plan (RWMP) prepared by Malone O Regan Engineers
- Desktop Flood Risk Assessment, prepared by Malone O Regan Engineers

- Appropriate Assessment Screening prepared by NM Ecology
- Ecological Impact Assessment prepared by NM Ecology
- Archaeological Impact Assessment, prepared by John Purcell Archaeological Consultancy
- Tree Survey & Arboricultural Assessment & Impact Report prepared by CMK Hort + Arb Ltd.
- Climate Action Part L Report

5.0 PRELIMINARY EXAMINATION

5.1 Guidance on Environmental Impact Assessment Screening

The Office of the Planning Regulator (OPR) has issued guidance on EIA screening in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids planning authorities as the Competent Authority (CA) in this area. This report has had regard to the OPR guidance and methodology. The proposed application is a project for the purpose of Environmental Impact Assessment (EIA) under Stage1 (a) of the OPR guidance.

Figure 3.0 Extract from OPR EIA Screening Guidance Note

5.2 Sub-threshold Development

A list of the types or classes of development that require EIA or Screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. 'Sub-threshold development' comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold). The following table assesses the proposed development in the context of the mandatory EIA threshold relevant to this project.

Legislative Provision	Mandatory EIA Threshold	Assessment	Is EIA required on this basis?
Planning and Development Regulations 2001 (as amended), Schedule 5, Part 2: **Project Type 10. Infrastructure projects** *Class (b)(i) Paragraph 10:*	*"Construction of more than 500 dwelling units"*	The proposed development of 131 no. dwelling units is below the 500-unit mandatory threshold and represents 26.2% of the threshold number of dwelling units.	No
Class (b)(iv) Paragraph 10:	*"Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere"* *(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use).*	The site area of the proposed development measuring circa 4.6 hectares in area is not situated within a business district and is significantly below the 10-hectare threshold for urban development[3] in the case of; 'other parts of a built-up area'.	No

Table 1.0 Screening Matrix for Mandatory EIA

The proposed development is a project as per the EIA Directive, but it does not exceed any of the thresholds set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) that would trigger mandatory requirement to undertake EIA.

The project is thus under the threshold for Mandatory EIA and can thus be considered a 'sub-threshold' development for the purposes of EIA with reference to the above thresholds. Under Step 1(c) of the OPR guidance a preliminary examination is required under Step 2.

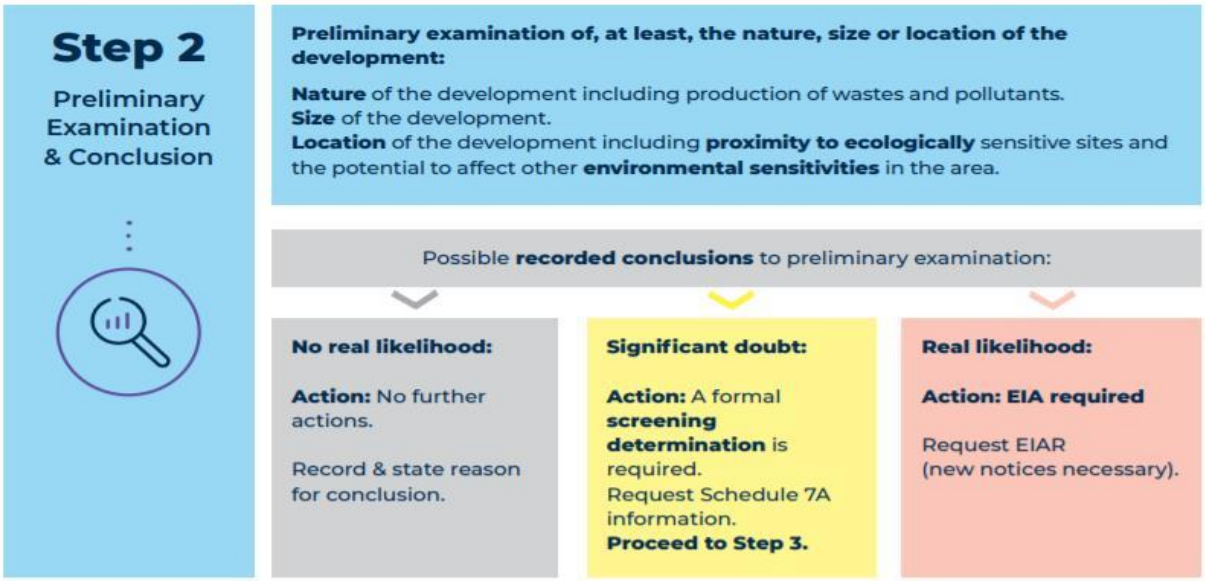

Figure 4.0 Extract from OPR EIA Screening Guidance Note

5.3 Preliminary Examination Considerations

The 'sub threshold' assessment is conducted pursuant to the provisions of Article 120(1) of the Planning and Development Regulations 2001 (as amended) in relation to 'Sub-threshold EIAR' which sets out the requirement for the Planning Authority, to carry out a **preliminary examination** of at least; *the nature, size* and *the location* of the development in order to determine a requirement for environmental impact assessment and the preparation of an Environmental Impact Assessment Report (EIAR).

The conclusions from the **preliminary examination** are intended to confirm one of the following:

i. there is **no real likelihood** of significant effects on the environment arising from the proposed development, or
ii. there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment arising from the proposed development; or
iii. there is **a real likelihood** of significant effects on the environment arising from the proposed development.

Where there is no real likelihood of significant effects, it can be concluded that EIA is not required. Where there is significant and realistic doubt, the provisions of Article 120 dictate that the Authority shall prepare, or cause to be prepared, the information specified in Schedule 7A (of the aforementioned regulations) for the purposes of a screening determination. Where there is a real likelihood of significant effects, then the proposed development will be subject to environmental impact assessment and cause an environmental impact assessment report (EIAR) to be prepared.

5.3.1 Nature of the development

Is the nature of the proposed development exceptional in the context of the existing environment?

Development of the subject site for residential use is consistent with, and responsive to the statutory land use and spatial development objectives for the site and for the wider town as set out in the Kildare County Development Plan 2023 - 2029 and the Kildare Local Area Plan 2023-2029 (LAP).

The development provides for circa 43 per cent of the unmet social housing demand in Kildare town on land that is zoned as 'New Residential Phase 2' use.

The general area surrounding the site is residential nature including more established residential units to the north and west. The proposal has adopted a plan led approach to development, consistent with development in the existing environment.

Will the development result in the production of any significant waste, or result in significant emissions or pollutants?

There shall be no out of the ordinary waste, emissions or pollutants generated by the proposed development during construction or operation stages.

Dust, noise and traffic controls shall be in accordance with the measures detailed in the accompanying Construction & Environmental Management Plan. The Main Contractor will be required to monitor the baseline noise levels at the site prior to commencement of the project, with a noise monitoring regime being developed for the duration of the construction works on site.

When occupied, it can be anticipated that the development will have negligible potential to cause any pollution or nuisance. Further to this, there are no sources for major accidents or hazards on or in the environs of the site.

Other waste generated during construction and operation can be anticipated to be typical for a medium scale residential development.

5.3.2 Size

Is the size of the proposed development exceptional in the context of the existing environment?

The size of the development is not exceptional in the context of the existing environment. The development will result in the provision of 131 no. residential units on a site of 4.6 hectares. Therefore, the proposed development is not considered exceptional in an urban context. Moreover, the lands are zoned for residential development and can accommodate the immediate development of social housing, responsive to the unmet social housing demand in the town.

The residential numbers and tenure typology have been designed responsive to regional and national objectives on compact growth/sustainable development, which seek higher residential densities in urban areas and seek to promote compact growth. The proposed development is consistent with local, regional and national policy, particularly in delivering compact growth within the existing built-up envelope of urban areas.

Are there cumulative considerations having regard to other existing and/or permitted projects?

There were proposals for a Large Scale Residential Development (LRD) on a site of c.10.3 hectares to the south of the subject (P23/510). However, this development was refused permission by Kildare County Council and the decision was upheld following a first party appeal to An Bord Pleanala.

There is also a creche proposal currently before Kildare County Council for consideration, planning reference P23/597. Located off the Melitta Road to the north of the site the proposal seeks to accommodate a creche of circa 390sqm which will provide much needed childcare facilities in the general area. Given the small nature and scale of development in the area, it is considered that cumulative impacts are unlikely.

5.3.3 Location

The environmental sensitivity of the subject site and its receiving environment has been considered through examination of various technical and scientific assessments as detailed in section 2.3 of this report and listed in Section 4.0.

The proposed residential development is considered to be appropriately located on serviced urban land which benefits from supporting community services and infrastructure, including accessibility to the town centre which will benefit future residential occupants.

Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?

The development site is not located within or directly adjacent to any Natura 2000 site. The closest sites, which are substantially removed from the subject lands are two Special Areas of Conservation; Mouds Bog SAC and Pollardstown Fen SAC. Agricultural grassland dominates the site. There are no

SPAs in the surrounding area, so there is no risk of impacts. Further, there is an absence of any potential pathways which could provide a direct hydrological link to these sites.

The nearest designated site is the Curragh proposed Natural Heritage Area, located approximately 300 meters to the northeast and unconnected to the site. Habitats within the site are improved agricultural grassland and hedgerows, which differ from the acid grassland and heath that the pNHA was designated to protect. There are no surface water (or other) pathways linking the site and the pNHA. The Ecological Impact Assessment therefore confirms that all potential impacts on the pNHA can be ruled out.

There are no identified habitats or species of ecological note within the site. As already detailed in Section 2.3.8 of this report the mature hedgerows which are of local ecological importance, are largely to be retained as part of the development with the exception of circa 48.3m of hedgerow which subdivides the site. Small mammals like hedgehogs and possibly stoats, pygmy shrews, and Irish hares inhabit the site, with no signs of larger mammals like otters or badgers. Common birds, including the conservation-important barn swallow, were observed. A bat survey highlighted the northeast farmland and hedgerow as a foraging area for common pipistrelle bats, leading to proposals for bat-sensitive lighting to minimise disturbance.

The design measures for the scheme incorporate extensive landscaping including a detention basin, hedgerows, street trees and orchards. The ecological assessment report confirms that proposed measures will compensate for the loss of baseline vegetation and hedgerow removal and will introduce some features that are not currently present at the site, resulting in a net gain in the biodiversity value of the site.

Does the proposed development have the potential to affect other significant environmental sensitivities in the area?

The detailed sensitivities of the site are outlined in section 2.3 of this report.

There are no pNHAs within the subject site. The Curragh Plains is the closest pNHA to the site, located circa 230m to the east, comprising a unique deposit of fluvio-glacial gravels. However, there are no surface water (or other) pathways linking the site and the pNHA.

There are no national monuments identified in or adjoining the site. The closest monument to the site is a Burial KD022-037---- located circa 100m northwest of the site. An Archaeological Impact Assessment, prepared by John Purcell Archaeological Consultancy confirms that archaeological evidence has shown that the site is in an area of archaeological potential. The proposed development does not include any recorded archaeological monuments, but a burial was excavated in 1966 on the subject site. Subsequent archaeological investigation in the immediate environs of this burial did not reveal any further remains and development proceeded in this area. This random find shows the potential for further burials or other archaeological deposits in the area.

The Strategic Flood Risk Assessment undertaken in respect of the Kildare Development Plan 2023 – 2029 identified a small section of the western boundary of the site within a pluvial flood risk assessment zone. Some soakways in the area lack capacity resulting in overland flow when full. These included the soakways and holding tanks servicing the Maryville, Beechgrove, Dara Park and Melitta Park residential estates. The subject site is not reported to have infiltration capacity issues.

There are a number of locational characteristics, including biodiversity, landscape, cultural heritage and hydrology which give rise to environmental sensitives on the site. These sensitivities could be impacted by the development proposal if not managed appropriately.

5.4 Conclusion of the Preliminary Examination

The preliminary examination confirms that there is no real likelihood that the proposed development, by reason of its 'nature and size' is likely to give rise to significant effects on the receiving environment, save for localised, short-term temporary impacts associated with the construction stage.

However, there are a number of locational characteristics, including biodiversity, landscape, cultural heritage and hydrology which give rise to environmental sensitives on the site. These sensitivities could be impacted by the development proposal if not managed appropriately. Accordingly, further consideration should be given to the likelihood of potential significant effects on the environment arising from the proposed development when considered by itself or cumulatively with other projects.

Thus, consistent with statutory provisions of Article 120 of the Planning Regulations, along with the published methodological guidance which this assessment is based; the information specified in Schedule 7A (of the aforementioned regulations) for the purposes of a screening determination has been prepared.

6.0 SCREENING DETERMINATION – SCHEDULE 7 ASSESSMENT AND SCHEDULE 7A INFORMATION

Where the requirement to carry out EIA is not excluded at preliminary examination stage, because there is doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, the planning authority must carry out a screening determination.

In making its screening determination, the competent authority must have regard to:

- Schedule 7 criteria,
- Schedule 7A information,
- Any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant,
- Any mitigation measures proposed by the applicant,
- The available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account, and
- The likely significant effects on certain sensitive ecological sites

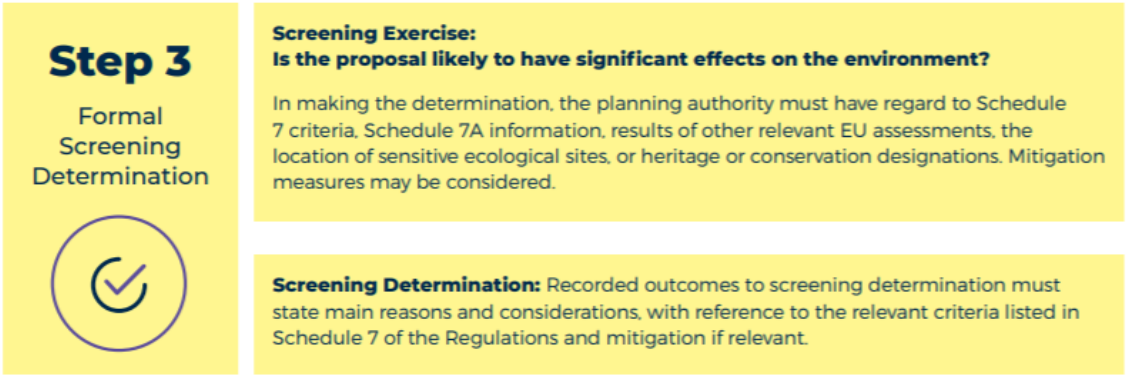

Figure 6.0 Extract from OPR EIA Screening Guidance Note

6.1 Schedule 7 Criteria & Schedule 7A Information

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development', groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three headings which correspond to the updated Schedule 7, including:

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

6.1.1 Characteristics of Proposed Development

Screening Criteria	Construction Impacts	Operational Impacts
Size of the proposed development	The construction works are confined to an area of 4.6 hectares and will be completed over an 18 - 20 month period. A Construction & Environmental Management Plan (CEMP) has been prepared with standard industry mitigation measures to regulate and control development on site. With mitigation measures detailed in the CEMP no significant negative impacts are likely.	The development proposes 131 no. residential units. The site adjoins other established residential development, at the edge of the town, but within the identified development boundary for the town. The residential numbers and tenure typology have been designed responsive to regional and national objectives on compact growth / sustainable development, which seek higher residential densities in urban areas and in proximity to public transport. Having regard to the size of the proposed development, on a site which is zoned for a development purpose, the potential for significant impacts on the environment are not anticipated.

Cumulation with other proposed developments	Section 5.3.2 of this report details the other planning permissions granted in the vicinity of the site. There is little by way of exisitng permitted but uconstructed development in the vicinity of the site. If a number of development sites were to undergo construction at the same time, temporary negative impacts could accrue, primarily arising from noise, dust and visual impact. However, all permitted developments will be obliged to operate within acceptable, established environmental parameters which will mitigate the potential for adverse impacts. Further, development will be managed in accordance with a CEMP. Accordingly, no significant negative, long term impacts are likely.	The proposed development is located near other residential units and facilities adjoining the built up area and on zoned residential land. It is considered that the proposed development in combination with other permitted development in the area is likely to positively impact on the area, redeveloping a site currently used to accommodate a pumping station and access road, providing for much needed housing and diversity in house type; and facilitating significant active open space and landscaped areas. No significant negative impacts are likely.
Use of natural resources	The nature of the proposed use and scale of development is such that its development would not result in a significant use of natural resources. The site is not subject to any beneficial use, save for the provision and operation of a pumping station facility and associated access track. There is also evidence that the site, in the past was used for agricultural purposes including grazing and tillage. However, it would appear from historic maps that agricultural use has not been undertaken on the site in recent times. During construction the contractor will be required to implement standard construction measures during the construction phase. According to the EcIA report, there are no intervening rivers, streams or drainage ditches linking the site with a waterway. During construction the contractor will take all appropriate measures to protect against accidental spillages or pollution. Energy, including electricity and fuels, will be required during the construction phase. The construction process will include use of various raw materials. No out of the ordinary use of natural resources is likely during the construction process. No significant negative impacts are likely.	The site has been zoned to facilitate the orderly and planned growth of the area and has been identified *'as Phase 2 Residential Zoned land'* with the ability to accommodate immediate housing responsive to the unmet social housing demand in the town. Water, consumption of electricity and energy related to the occupancy of the residential units and childcare facility will be required. No out of the ordinary use of natural resources are likely during the operation phase. No significant negative impacts are likely.

Production of Waste	All inert material and non-hazardous waste will be disposed of from the site in accordance with the categorisation of waste and in accordance with the relevant licensing and regulatory requirements. A Resource Waste Management Plan (RWMP) has been prepared to manage the disposal of waste from the site and to facilitate recycling and reuse and proposes a number of mitigation measures to manage waste on site. No significant negative impacts are likely.	Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor. No significant negative impacts are likely.
Pollution and Nuisances	The construction phase of the project has the potential to be a source of pollution in relation to water, noise, vibration, dust and traffic. There will likely be potential for localised dust and noise produced during the construction phases. This will be managed by ensuring construction work largely operates within the approved hours of construction. Standard dust and noise prevention mitigation measures will be employed and monitored. There will be vehicular movements to and from the site that will make use of existing roads. Due to the nature of these activities, there is potential for the generation of elevated levels of noise. With mitigation measures in place no significant negative impacts are likely.	An Operational Waste Management Plan will be put in place with measures to avoid and / or mitigate pollution from operational waste. There is also potential for noise pollution during the operational phase in the form of parking cars at the development. However, the ambient noise levels will mask this noise during the daytime. During the operational phase the principal form of air emissions relates to discharge from motor vehicles and heating appliances in the houses. However, due to the scale of the proposed development and the range of sustainable transport alternatives proximate to the site, this potential adverse impact will be mitigated. With mitigation measures in place no significant negative impacts are likely.
Risk of Major Accidents	None foreseen, subject to strict compliance with building regulations and environmental controls. The subject lands are not proximate to any Seveso site. No significant negative impacts are likely.	None foreseen, subject to strict compliance with building regulations and environmental controls. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. There is no significant risk of accidents or disasters. No significant negative impacts are likely.
Risks to Human Health	The nature of the proposed development and the engineering provisions will not lead to the likelihood of any risk to human health. Any risk arising from construction will be localised and temporary in nature. The proposed development is of standard	Foul water will discharge to the public sewer. Surface water will be managed with extensive SUDs measures proposed and run off attenuated on site prior to discharge at greenfield run off rates. There is no direct or indirect pathway from the site to a watercourse.

	construction method and of appropriate scale and does not require the use of particular substances or use of technologies which of themselves are likely to give rise to significant environmental effects. There are no Seveso / COMAH sites in the vicinity of this location. With mitigation measures in place no significant negative impacts are likely.	The subject site is underlain by a Regionally Important Aquifer – Karstified (diffuse) which has High Vulnerability. The risk of contamination of any watercourses or groundwater is extremely low. There is no risk to human health within the meaning of the Directive. No significant negative impacts are likely.

Table 2.0 Characteristics of the Proposed Development Matrix

Conclusion: No significant effects likely to arise associated with the characteristics of the proposed development.

Rationale: The scale and extent of the works proposed are relatively small in scale and size. Measures including SUDs, retention of the existing tree and hedge line and minimising the loss of same, additional tree planting and the CEMP contribute to minimise adverse effects on biodiversity and water quality.

6.1.2 Location of Proposed Development

The proposed site is not located within any designated or protected sites under EU or National legislation. The following table, Table 3.0, assess the impacts of the proposed development in relation to its location.

Screening Criteria	Response
Existing and Approved Landuse	The proposed development will result in the development of a site zoned for Phase 2 residential development but with the immediate potential to accommodate a social housing scheme aimed at meeting the unmet social housing demand in Kildare town. The proposed use on site is compatible with the land use zoning of the subject lands. No significant impacts are likely. The proposed development is compliant with the zoning objectives for the site. In determining the zoning of the subject site, the Planning Authority will have thoroughly assessed the nature of the site as part of the Strategic Environmental Assessment for the Kildare Local Area Plan to ascertain its capacity to accommodate such development and merit a zoning as designated. There are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment. The addition of this development, subject to mitigation measures as detailed in the CEMP, is not considered to have a significant impact on the environmental sensitivities of the area. No significant negative impacts are likely.

Abundance, Quality and Regenerative Capacity of Natural Resources	The nature of the proposed development is such that the natural resources used in its development are limited and there would be minimal ongoing use of natural resources from the proposed use of the site. The land may be categorised as urban development land, well serviced by infrastructure, public transport and community services. The objective is to maximise the development potential of the land in the interests of sustainable development and compact growth. An AA screening report was prepared to accompany this application. An assessment of the project has shown that significant effects are not likely to occur at designated Natura 2000 sites either alone or in combination with other plans or projects. Development will result in the removal an internal hedgerow and associated biodiversity. However, it is proposed to compensate for the loss of these features through provision of additional tree planting on site and the provision of an Integrated Constructed Wetland with natural biodiversity features, bat boxes, hedgehog boxes, wildlife corridors and natural grassland meadows. Further, extensive landscaping is proposed on site to enhance biodiversity on site including a natural hedgerow buffer along the eastern site boundary adjoining the established block wall. The site is part of the Rickardstown formation with Cherty often dolomitised limestone. The subsoil type is sand and gravel, which are described as limestone and gravels (Carboniferous). Underlain by a Regionally Important Aquifer – Karstified (diffuse) which has High Vulnerability, the Ground Waterbody is deemed to be of good status. No significant negative impacts are likely.
Wetlands and Watercourses	There are no watercourses or wetlands within or in the vicinity of the site. The Tully Stream is the closest watercourse to the site located some 4km southwest of the site and south of the M7. Located in the South Eastern River Basin District, the stream is categorised with poor status. The proposed development will increase the loading of foul water to be discharged to a foul water pumping station in the south-west of the site and conveyed to the Kildare Town Waste Water Treatment Plant (WWTP). In the latest Annual Environmental Report 2020, it is reported that the WWTP is operating within its organic capacity and hydraulic capacity, and the effluent is complaint with the Emission Limit Values in its wastewater discharge licence. There are no wetlands or watercourses Ilikely to be impacted by the construction or operation of the proposed development.
Coastal Zones	The site is not located proximate to a coastal zone or marine environment.
Mountain and Forest Areas	This site is not located proximate to mountains or forested areas.
Nature Reserves and Parks	No Nature Reserves or Parks will be affected by the proposed development.

Nationally Designated Sites	There are no pNHAs within the subject site. The Curragh Plains is the closest pNHA to the site, located circa 300m to the east, comprising a unique deposit of fluvio-glacial gravels. Habitats within the site are improved agricultural grassland and hedgerows, which differ from the acid grassland and heath that the pNHA was designated to protect. There are no surface water (or other) pathways linking the site and the pNHA. The Ecological Impact Assessment therefore confirms that all potential impacts on the pNHA can be ruled out. There are no national monuments identified in or adjoining the site. The closest monument to the site is a Burial KD022-037---- located circa 100m northwest of the site. Given the site is located within an area that has archaeology potential as detailed in Section 2.3.6 of this report, it will be necessary to undertake archaeological testing prior to the commencement of development, in order to assess the sub surface potential of the site. The proposed development will not disturb or adversely impact the adjoining pNHA or the neighbouring archaeological monument. No nationally designated sites will be affected by the proposed development.
European Sites	The development site is not located within or directly adjacent to any Natura 2000 site. The closest sites, which are substantially removed from the subject lands are two Special Areas of Conservation; Mouds Bog SAC and Pollardstown Fen SAC. Agricultural grassland dominates the site. There are no SPAs in the surrounding area, so there is no risk of impacts. Further, there is an absence of any potential pathways which could provide a direct hydrological link to these sites. The AA Screening Report determined that significant effects are not likely to arise, either individually or in combination with other plans or projects to the Natura 2000 network. This conclusion is based on best scientific knowledge. No European sites will be affected by the proposed development.
Environmental Quality Standards	The subject site is underlain by a Regionally Important Aquifer – Karstified (diffuse) which has High Vulnerability. Under the Water Framework Directive status assessment 2016-2021, the Ground Waterbody is deemed to be of good status. No extraordinary excavations are envisaged and it is not anticipated that groundwater will be directly impacted. The proposed development is considered unlikely to result in exceedance of Environmental Quality Standards. The potential for impacts on Environmental Quality Standards will be minimised through implementation of appropriate best practice measures and adherence to the CEMP.

Densely Populated Areas	The site is appropriately zoned to facilitate development and has been identified for the immediate development of social housing. The principle of the proposed development on the land has been planned under the Kildare Local Area Plan and a Strategic Environmental Assessment (SEA) has been undertaken in support of its vision. The intended residential use is not just consistent with the site-specific zoning land use objective applicable to the site under which 'residential' is a permissible use but is consistent also with several key housing policies set out in the Kildare Development Plan 2023 – 2029. The town of Kildare had a population of 10,302 persons in 2022 as per the Census of Population 2022. The proposed development is likely to generate an additional population of circa 307 no. persons only, which is small in the context of the overall population growth envisaged for the town up to 2029 as detailed in the Core Strategy population projections set out in the Kildare Development Plan.
Landscapes of Historical, Cultural or Archaeological Significance	There are no protected structures, protected features or protected landscapes within the subject site. Given the site is located within an area that has archaeology potential as detailed in Section 2.3.6 of this report, it will be necessary to undertake archaeological testing prior to the commencement of development, in order to assess the sub surface potential of the site. Should archaeology material be discovered upon testing, then appropriate measures can be put in place to mitigate impact. No landscapes of historical, cultural or archaeological significance are likely to be impacted by the proposed development.

Table 3.0 Location of Proposed Development Matrix

Conclusion: No significant effects likely to arise associated with the location of the proposed development.

Rationale: The proposed development is located in an urbanised environment, on a site unused for any specific purpose which has been partially subject to intervention and disturbance with he construction of an access road and a foul pumping station. The proposed development will make use of serviced urban land, located in proximity to existing services and facilities and will accommodate a beneficial use on the site through the delivery of housing. Whilst there are potentially environmental sensitive features on the site in terms of archaeology and biodiversity, potential effects are fully understood following detailed study in independent reports. Mitigation measures have been incorporated into the design proposal in so far as possible and additional mitigation will be adopted prior to and during construction and operations.

6.1.3 Characteristics of Potential Impacts

The characteristics of potential impacts arising from the proposed development are detailed in Table 4.0.

Environmental Parameters	Construction Impacts	Operational Impacts
Population & Human Health	Potential slight, short term term, temporal negative impact to local residents during works phase, arising from traffic, noise and dust albeit temporary in nature. Compliance with	The operational impact of the development will be positive, providing much needed housing and affording diversity of tenure to existing and future populations. The public realm and provision of active recreational space

	the CEMP will mitigate any significant impacts arising.	will be significantly enhanced resulting in positive impacts to the immediate and surrounding urban area. Whilst the population in the area will intensify, the site and proposed development is within the defined urban area and is proximate to existing services.
Biodiversity	The Important Ecological Features identified in the Ecological Assessment are hedgerows, foraging bats, small mammals and nesting birds. Mitigation measures for the avoidance or minimisation of ecological impacts are provided and have been incorporated into the design proposal. Development will result in the removal of some hedgerow and associated biodiversity. However, it is proposed to compensate for the loss of these features through provision of additional tree planting on site and the provision of an Integrated Constructed Wetland with natural biodiversity features, bat boxes, hedgehog boxes, wildlife corridors and natural grassland meadows. Further, extensive landscaping is proposed to enhance biodiversity on site. Short-term negative impacts may arise due to noise and dust disturbance on biodiversity, but these shall be temporary in nature.	The proposed Landscape & Biodiversity Plan is likely to enhance biodiversity in the area over and above what exists at present. The SuDS measures not only replicate the pre-development surface water runoff systems and treatment for rainfall, but they also aim to replicate the existing habitats from the pre-development stage. The operational stage is likely to have positive long term impacts. No significant negative impacts are likely to arise from the operational stage, following delivery of mitigation measures.
Land & Soils	The proposed development will result in the loss of natural greenfield land. However, the land located in an urban area has been identified for development purposes to accommodate urban growth. Soil will be excavated to facilitate foundations for houses and roads. No extraordinary excavation will occur. Excavated soil will be reused for landscaping insofar as possible. The construction phase shall be monitored in relation to: • Prevention of oil and diesel spillages; • Adequate runoff control of potential stockpiles of contaminated subsoil; • Cleanliness of the adjoining road network. Mitigation measures are detailed in Section 4.4 of the CEMP. Significant impacts are not anticipated.	No likely significant negative impacts are likely to arise from the operational stage.

Water & Hydrogeology	There are no watercourses on site and there are no hydrological connections. Overall, the proposed development is relatively small in scale and poses a low risk to water quality during the construction period. Groundwater vulnerability at the site location is classified as high under GSI mapping. It is anticipated that the development site works and excavation proposals will not be deep enough to intersect the underlying aquifer during the construction phase. The impact on the regional groundwater body is considered to be imperceptible. A small section of the western boundary of the site is within a pluvial flood risk assessment zone. The areas identified are defined on the basis of infiltration capacity issues and stormwater sewer network coverage. However, the site is currently occupied as a greenfield site and is provided with no infiltration facility or flow control mechanism. The proposed drainage system will be designed to modern design standards and will collect surface water runoff from the site and attenuate to equivalent greenfield runoff rates. This will mitigate the potential pluvial flood risk to the proposed site. An infiltration basin is proposed for the new development which will enhance storage capacity on the site. This pond will cater for the main site runoff volumes plus climate change. An allowance will be made for runoff from neighbouring higher-level sites adjacent to the main development by introducing a linear drain along the flood corridor on the southeastern boundary. There will be an allowance for this linear drain to connect to future drainage routes to the southern end of the site if required. Likely impacts are not anticipated and are considered to be slight and temporary in nature.	Surface water will be attenuated on site via SUDs measures before being discharged from the site at greenfield run off rates. Foul effluent from the development will be sent to the Kildare Wastewater Treatment Plant. In the latest Annual Environmental Report 2020, it is reported that the WWTP is operating within its organic capacity and hydraulic capacity, and the effluent is complaint with the Emission Limit Values in its wastewater discharge license. The proposed houses have been located on site removed from the area of the site that is subject to pluvial flooding. The site is currently occupied as a greenfield site and is provided with no infiltration facility or flow control mechanism. The proposed drainage system, inclusive of the Integrated Construction Wetland will be designed to modern design standards and will collect surface water runoff from the site and attenuate to equivalent greenfield runoff rates, this will mitigate the potential pluvial flood risk to the proposed site. The likely impacts are neutral and positive long term. No likely significant negative impacts are likely to arise from the operational stage

Air & Climate	Data available from similar urban environments indicates that levels of nitrogen dioxide, carbon monoxide, particulate matter less than 10 microns and less than 2.5 microns and benzene are generally well below the National and European Union (EU) ambient air quality standards. The greatest potential for air quality impacts is from fugitive dust emissions arising during construction impacting nearby sensitive receptors. Impacts to climate can occur as a result of vehicle and machinery emissions. Any potential dust impacts can be mitigated through the use of best practice and minimisation measures as detailed in Section 4.3 of the CEMP. Therefore, dust impacts will be short-term and imperceptible at all nearby sensitive receptors. It is not predicted that significant impacts to climate will occur during the construction stage due to the nature and scale of the development.	Air quality and climate impacts will predominantly occur as a result of the change in traffic flows on the road links near the proposed development. Given the location of the development in a highly urbanised environment, proximate to public transport and within walking distance of services and amenities including the city centre, a significant increase in traffic emissions is not likely. . No likely significant negative impacts are likely to arise from the operational stage
Noise & Vibration	Excavation works during construction phase will result in noise and vibration emissions. The main site activities will include site clearance, building construction, road works, and landscaping. This phase has the greatest potential for noise and vibration impacts on the surrounding environment. A schedule of noise mitigation measures including, noise limits and screening will be employed to ensure any noise and vibration impacts during this phase will be reduced as far as is reasonably practicable, as detailed in Section 4.2 of the CEMP. Noise limits will be applied to any sources of noise from the proposed development other than road traffic to include: • Daytime (08:00 to 19:00 hrs) 70dBLAeq,1hr • Evening (19.00 to 23:00 hrs) 50dBLAeq,1hr • Night-time (23:00 to 08:00 hrs) 45dB LAeq,15min Temporary not significant short term impacts are likely to occur.	No significant sources of outward noise or vibration are expected with the development. The primary source of outward noise in the operational context relates to any changes in traffic flows along the local road network and any operational plant noise. Significant impacts are not anticipated

Landscape	Any potential negative visual impacts arising during construction will be temporary in nature. Significant adverse and long terms impacts are not anticipated.	The proposal will result in a change to the landscape although the impact is considered to be long-term, positive in nature, having regard to the level of public realm, landscaping and the extent of recreational facilities and walkways to be provided. The Ecological Impact Assessment has confirmed that there is no net biodiversity loss. No likely significant negative impacts are likely to arise from the operational stage.
Material Assets	There could be potential temporary impacts to residences in the vicinity of the site during the construction period, but such impacts will be controlled and managed by the site contractor, in accordance with an agreed CEMP. Significant adverse and long terms impacts are not anticipated.	The site is well positioned adjoining existing services and facilities. Whilst the occupation of 131 no. additional residential units is likely to result in an increase in population in the area, the possibility of significant long terms effects to intrinsic local resources of value of the location are not anticipated during operation phases. The subject site and the local neighbourhood are considered sufficiently serviced by utilities and local services and community amenity to accommodate requirements of the proposed development. No likely significant negative impacts are likely to arise from the operational stage
Cultural Heritage	There are no protected structures, protected features or protected landscapes within the subject site. Given the site is located within an area that has archaeology potential as detailed in Section 2.3.6 of this report, it will be necessary to undertake archaeological testing prior to the commencement of development, in order to assess the sub surface potential of the site. Should archaeology material be discovered upon testing, then appropriate measures can be put in place to mitigate impact. No landscapes of historical, cultural or archaeological significance are likely to be impacted by the proposed development. Significant adverse impacts are not anticipated.	No likely significant negative impacts are likely to arise from the operational stage.
Interactions	There may be interaction between different environmental topics such as between the water environment and ecology and between ecology and landscape. However, no significant impacts due to interactions are anticipated given that a suite of best practice works measures have been incorporated into the project in accordance with the principles set out in the CEMP.	
Probability of the Impact	No significant environmental impacts are predicted for the proposed development. Implementation of the CEMP which will be prepared for proposed development by the contractor, will ensure that all applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring	

	that this phase will not result in significant effects on human health or the environment. During the Construction Phase noise is predicted while works are taking place in proximity to the nearest Noise Sensitive Locations (NSLs). Mitigation measures have been recommended and are outlined in the Acoustic Design Statement so that any negative impact may be reduced. It is not expected that a negative impact will occur on existing noise sensitive locations. The Operational Phase of the Proposed Development will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of accommodation in the surrounding area.
Duration, Frequency & Reversibility of the Impact	Any potential impacts associated with the construction phase of the development will be temporary and characteristic of a typical urban development project. The proposed development will cause permanent visual changes to the landscape, but this change will reflect new and ongoing development projects in the wider area. The proposed development will assist in providing a greater number of residential units and will contribute positively towards addressing the national critical shortage in housing supply. Impacts such as noise, dust and/or potential water pollution during the construction phase will be temporary and reversible through the correct implementation of the appropriate control measures

Table 4.0 Characteristics of Potential Impacts on Environmental Parameters

Screening Considerations							
Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effect	Quality of Effect	Duration
Landscape	C	Loss of natural landscape– loss mitigated with landscaping design	Local	Likely	Not significant	Negative	Permanent
	O	Planting comprise mix of species to ensure appropriate character for the area and enhance landscape	Local	Likely	Not significant	Positive	Permanent
Visual	C	Perceived negative changes due to emergence of plant and machinery and site clearance works	Local	Likely	Not significant	Negative	Short Term
	O	Changes to existing character of site with residential development	Local	Likely	Not significant	Positive	Permanent
Biodiversity	C	Loss of natural land and hedgerows– loss mitigated with landscaping design and Integrated Construction Wetland	Local	Likely	Not significant	Negative	Permanent
	O	Planting selection comprises mix of various species and provision of measures to enhance natural habitats and biodiversity	Local	Likely	Not significant	Positive	Permanent
Land & Soil	C	Loss of subsoil from site Potential contamination due to accidental spillage	Local	Likely Not Likely	Not significant Not significant	Negative Neutral	Permanent Brief
	O	None Predicted	-	-	-	-	--
Human Health	C	None Predicted	-	-	-	-	
	O	None Predicted	-	-	-	-	-
Water	C	Accidental pollution events occurring to groundwater	Local	Not Likely	Not significant	Neutral	Brief - Temporary
	O	Discharge of foul and waste water to existing waste water network	Local	Likely	Not significant	Neutral	Permanent
Air Quality & Climate	C	Reduction of air quality as a result of construction traffic and HGVs, and emissions from construction	Local	Likely	Imperceptible	Neutral	Permanent
	O	None predicted	-	-	-	-	-
Noise	C	Increase in noise as a result of construction activity, and operation of plant and machinery.	Local	Likely	Not significant	Negative	Temporary
	O	Increase in noise level as a result of vehicular movements in and out of residential development	Local	Likely	Not significant	Neutral	Permanent
Cultural Heritage: Built Heritage	C	None predicted	-	-	-	-	-
	O	None predicted	-	-	-	-	-
Cultural Heritage: Archaeology	C	Potential unknown subsurface remains undiscovered with test trenching	Local	Not Likely	Not significant	Neutral	Temporary
	O	None Predicted	-	-	-	--	-

Table 5.0 Screening Considerations

6.1.4 Schedule 7A information

1. Description of the proposed development, including in particular—

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
Refer to Section 3.1 and 6.1.1 of this report.

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
Refer to Section 2.3 and 6.1.2 of this report.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
Refer to Section 6.1.3 of this report.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

(a) the expected residues and emissions and the production of waste, where relevant,
Significant effects to the environment will be mitigated through adherence to best practice protocols and regulations in the construction phase of the project. Waste and emissions arising during the operational phase are not considered to be significant within the meaning of the Directive.

(a) the use of natural resources, in particular soil, land, water and biodiversity.
Refer to 5.1.1. of this report.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.
Please refer to section 6.1.1 of this report.

6.2 Available Results under Other EU Environmental Legislation

Other relevant EU environmental legislation may include:

- SEA Directive [2001/42/EC]
- Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]
- Water Framework Directive [2000/60/EC]
- Marine Strategy Framework Directive
- Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive
- Industrial Emissions Directive
- Seveso Directive
- Trans-European Networks in Transport, Energy and Telecommunication
- EU Floods Directive 2007/60/EC

Directive	Results
SEA Directive [2001/42/EC]	The proposed development is compatible with the strategic objectives of the Kildare County Development Plan which has been subject to Strategic Environmental Assessment.

Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	An Appropriate Assessment (AA) screening report prepared by NM Ecology accompanies this Part 8 consent application. Taking into consideration the proposed development works and the operation of development; the lack of a direct hydrological pathway or biodiversity corridor link to conservation sites; and the dilution effect of surface runoff, it is concluded that this development would not give rise to any significant effects on designated sites. The AA screening report concludes that: "Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is clearly no likelihood of direct or indirect impacts on any European sites. Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be excluded on the basis of objective scientific information following screening, that the project, individually or in combination with other projects, will not have a significant effect on a European site. Appropriate Assessment is not required.
Water Framework Directive [2000/60/EC]	Foul water will discharge to the public sewer and wastewater treatment plant. Surface water will discharge to the public sewer following implementation of SUDs measures and infiltration on site. There is no potential for construction activities to give rise to water pollution as there are no watercourses in the vicinity of the site.
Marine Strategy Framework Directive	The site is located inland, away from the coast. There is no likely impact given the distance.
Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive	Not relevant to the proposed development
Industrial Emissions Directive	Not relevant to the proposed development
Seveso Directive	There are no Seveso sites in the vicinity
Trans-European Networks in Transport, Energy and Telecommunication	Not relevant to the proposed development
EU Floods Directive 2007/60/EC	The site is not located in a fluvial or coastal flood risk zone according to Flood Maps. The Desktop Flood Risk Assessment undertaken on the site confirms that the proposed site is not expected to be impacted during the occurrence of a 0.1% AEP (1 in 1000 year) fluvial flood event. The site is subject to pluvial flooding. Provision is in place to mitigate and address existing pluvial flooding with surface water control mechanisms and on site infiltration including provision of an Integrated Construction Wetland.

7.0 SCREENING CONCLUSION

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts;
- The potential impacts and proposed mitigation measures; and
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.