

To: Mary Mulholland, Director of Services, Housing

From: Arlene O' Connor, Senior Executive Planner

Proposal: Strategic Housing Development proposal - Construct an 86-home residential development along with a community facility and associated on site car parking, bicycle storage, refuse storage, landscaping and other relevant site works including two new vehicular entrances off Kennyswell Road at Crokers Hill, Kennyswell Road, Kilkenny.

Re: Environmental Impact Assessment – Screening for Environmental Impact Assessment (EIA).

Planning Legislation

Planning and Development Regulations 2001-2018, Schedule 5, Part 1 and 2
European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 Article 75 which amends Article 120 of the Regulations 2001
Planning and Development Act 2000 – 2018

Characteristics of Project

Construct an 86-home residential development along with a community facility and associated on site car parking, bicycle storage, refuse storage, landscaping and other relevant site works including two new vehicular entrances off Kennyswell Road.

Location

The site is at Crokers Hill on the Kennyswell Road in Kilkenny city.

Type and characteristics of potential impact

From assessing the pre-planning documentation associated with the construction an 86-home residential development along with a community facility and associated on site car parking, bicycle storage, refuse storage, landscaping and other relevant site works including two new vehicular entrances off Kennyswell Road in the city, it is considered that the proposed development is significantly below sub threshold Part 2 activities and having regard to the environmental sensitivities of this area and the potential impacts based on the following environmental factors;

- Population and human health
- Biodiversity, with particular attention to special and habitats protected under the Birds and Habitats Directives
- Land, soil, water, air and the landscape
- Climate
- Interaction between above
- Expected effects from relevant major accidents and / or disasters

it is determined that no Environmental Impact Assessment Report is required.

An Appropriate Assessment Screening report was also carried out by the Planning Authority and by OPENFIELD Ecological Services in relation to this proposed Strategic Housing Development at Crokers Hill on the Kennyswell Road and this concluded that significant impacts on any Natura 2000 site could not be ruled out as hydrological pathways exist to the

River Nore therefore significant effects cannot be ruled out to the River Barrow and River Nore SAC, therefore it was determined that a Natura Impact Assessment was required.

Conclusion

It is determined that based on the above preliminary examination, there is no real likelihood of significant effects on the environment arising from the proposed development works and therefore it is recommended that no Environmental Impact Assessment Report is required for this Strategic Housing Development proposal at Crokers Hill on the Kennyswell Road in Kilkenny city.

Signed: Arlene O' Connor,
Senior Executive Planner,
Kilkenny County Council.
31/7/2019