



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Project Reference	221132
Date & Time	24/05/23
Subject	Proposed Housing Development at Newtown, Thomastown, Co. Kilkenny
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The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, aims to determine the likely significant effects of a project on the environment. EIA screening determines whether an EIA is required for a specified project.

Schedule 5 of the Planning and Development Regulations 2001 (as amended) identifies development for the purposes Part 10 of the Planning and Development Act 2000 i.e. prescribed classes of development requiring EIA where a development meets or exceeds the thresholds set out under Schedule 5 (Part 1 and Part 2) mandatory EIA is required and, as such, there is no screening determination required. Where a development is of a class included for in Schedule 5 but is sub threshold the development shall be subject to a preliminary examination and if required, screening, to determine if it would or would not be likely to have significant effects on the environment. The Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018) state:

- Where, based on a **preliminary examination** of the information submitted with the application and any other supplementary information received, the competent authority concludes that, having considered the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required or formal determination made. The recording of the competent authority's view should be brief and concise, but adequate to inform the public. In many cases this considered view will be included in the planner's/inspector's report on the planning application and this may be cross-referenced in the competent authority's decision. Normally, this will be published at the time of the decision of the competent authority.
- Where, based on the information submitted with the application and any other supplementary information received, and having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended), **there is a real likelihood of significant effects on the environment, the competent authority must determine that an EIA is required.** The main reasons for this determination should be recorded.
- Where, based on the information submitted with the application and any other supplementary information received, the competent authority, having considered the nature, size and location of the proposed development in the context of the criteria set out in



Schedule 7 of the Planning and Development Regulations 2001 (as amended), forms the view that there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment, **the competent authority must proceed to a further examination to determine whether EIA is required.** This requires the applicant to submit the information specified in **Schedule 7a** to the Planning and Development Regulations 2001 (as amended) in order to facilitate a formal screening determination,

In the event that a formal screening assessment is required the Lead Section may need to engage the services of an appropriately qualified consultant (MKO) to assist with same. This EIA Screening Report has been prepared to assist the Lead Section in;

- **Step 1**
Recording whether the project is of a class of development requiring EIA (Pre Screening).
- **Step 2**
Considering by way of a preliminary examination if there is a likelihood of significant effects on the environment,
- **Step 3**
Where necessary, undertaking a more detailed examination, based on the information specified in Schedule 7a in order to reach a formal screening determination.

Step 1 – Pre-Screening

Part 8 Ref:	
Site Location	The site is located at Newtown, Thomastown in Co Kilkenny (Grid Reference for the centre of the site is: R 626000 5821326 / ITM 658178 642133). The proposed development site is located approximately 26m northeast of the Thomastown Primary Care Centre, 50m southeast of Grennan Cottage Thomastown, and 324m southeast of Grennan College Equestrian Centre and 15.5 km southeast of Kilkenny City. The site can be accessed via the Thomastown Primary Care Centre which is accessed from the R700 or alternatively called Lady’s Well Street.
Proposed Development	<p>The proposed development will consist of the following: The proposed development consists of 42 no. houses on a green field site.</p> <p>1)</p> <ul style="list-style-type: none"> • Unit Type A1 -Two-storey, 2 Bed House, 6 no. • Unit Type A2- Two Storey, 3 Bed House, 20 no. • Unit Type C1- Two-Storey, 4 Bed House, 2 no. • Unit Type F1- Ground- 1 Bed Apartment, 2 no. First- 1 Bed Apartment, 2 no. • Unit Type F2- Ground- 1 Bed Apartment, 3 no. First- 1 Bed Apartment, 3 no. • Unit Type F3- Ground- 3 Bed Accessible, 2 no. First- 3 Bed Apartment, 2 no. <p>2) Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services.</p> <p>3) Pedestrian, cycle, and vehicular access/egress with Lady’s Well St.</p> <p>4) Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage and residential car park. Hardstand available on the site for casual visitors.</p>



1. Does the Development constitute a class of development requiring EIA having regard to Schedule 5 of the Regulations?		Yes: <input checked="" type="checkbox"/>	
		No: <input type="checkbox"/>	
2. If YES, is the development meeting or exceeding a threshold set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations?			
Tick		Threshold	Result
No	<input checked="" type="checkbox"/>		No EIA is Required
Yes	<input type="checkbox"/>	Exceeds/	n/a
		Is Equal to	n/a
		No Threshold	n/a
		Sub Threshold	<input checked="" type="checkbox"/>
Conclusion			
Development is not within Part 1 or Part 2, Schedule 5. No EIA/Screening is required.		n/a	
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold EIA Required.		n/a	
Development is within Part 1 or Part 2 but is less than the threshold. Preliminary Examination is required.		<p>The Proposed Development is sub-threshold.</p> <p>Class 10(b)(i) and Class 10(b)(iv) in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001 (as amended):</p> <p><i>“Construction of more than 500 dwelling units.”</i></p> <p><i>“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.”</i></p> <p>The Proposed Development comprises of 42 no. housing units and has a total area of 1.25 ha. This housing Development is below the threshold of 500 dwelling units. This urban development is sub-threshold of 10 hectares for a development in a built-up area.</p> <p>A Preliminary Examination is being completed under the provisions of Article 103 and 120 of the Planning and Development Regulations 2001 (as amended).</p>	
Name:		Date:	
Position:			

If the proposed development is not of a class requiring EIA it is not necessary to proceed to Steps 2 and 3. The pre-screening exercise should be signed, printed and placed on the Part 8 file.

If the development requires a Preliminary Examination to determine if EIA Screening is required then proceed to Step 2.



Step 2 – Preliminary Examination

A preliminary examination should be based on professional expertise and experience, and having regard to the 'Source - Pathway - Target' model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended).

Preliminary Examination		
The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Yes / No / Uncertain	Comment
<p>Size of the development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?</p>	No	<p>The proposal is for 42 no. housing units which significantly lower than the EIA threshold of 500 units as detailed in Class 10b Schedule 5 Part 2(i).</p> <p><i>Class 10 – Infrastructure Projects</i></p> <p><i>(b) (i) Construction of more than 500 dwelling units.</i></p> <p>The size and design of the proposed development is in keeping with the urban scale of the surrounding environment. The project specification document issued by the Office of Government Procurement reported that the 'Site is zoned mixed use in the Kilkenny County Development Plan 2021-2027 meaning "To allow a flexible approach to development that supports the vitality and viability of the town centre." This is further supported by the Thomastown Local Area Plan 2019. Kilkenny County Council Planning Section have been consulted and agree that Housing would be acceptable on this site.'</p> <p>The proposal is for a total area of 1.25 hectares which is significantly lower than the EIA threshold of 10 hectares as set out in class 10b Schedule 5 Part 2 (iv).</p> <p><i>Class 10 – Infrastructure Projects</i></p> <p><i>(b) (iv) 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.</i></p> <p>The Appropriate Assessment Screening Report (AASR) prepared as part of this application has examined plans and projects that may have the potential to result in cumulative and/or in-combination impacts on European Sites. The AASR provided a list of the projects that are considered cumulatively. The AASR provided a list of the projects such as the provision and modification of residential dwellings, adjustments to a healthcare centre and new dwellings and construction of a new dwelling. These projects have been cumulatively with the Proposed</p>



		Development in terms of whether it would be likely to have significant effects on the environment. It can be concluded there is no potential for the Proposed Development to contribute to any significant effects when considered cumulatively with any other development.
<p>The Location: Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?</p> <p>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	No	<p>An Appropriate Assessment Screening Report (AASR) has been prepared. The AASR found that: <i>“There is no connectivity to the River Nore or to any European sites within or outside the potential Zone of Influence.”</i></p> <p>The AASR also concluded that: <i>“There are no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies. There were no record of invasive species on site.”</i></p> <p>The AASR also concluded that: <i>“It has been objectively concluded by Moore Group Environmental Services that: The Proposed Development is not directly connected with, or necessary to the conservation management of the European Sites considered in this assessment. The Proposed Development, either alone or in combination with other plans or projects, is not likely to have significant effects on a European site.”</i></p> <p>The AASR also concluded that: <i>“The Proposed Development is not likely to either directly or indirectly affect the Qualifying Interests or Conservation Objectives of the European sites considered in this assessment.”</i></p> <p>The AASR also concluded that: <i>“The Proposed Development, either alone or in combination with other plans or projects, is not likely to have significant effects on a European site.”</i></p> <p>The AASR also concluded that: <i>“It is possible to conclude that significant effects can be excluded at the screening stage.”</i></p> <p>A Site-Specific Flood Risk Assessment Report was produced for the Proposed Development and the following outcome was concluded: <i>“The assessment and analysis undertaken as part of this Site-Specific Flood Risk Assessment indicates that the site of the Proposed Development is not susceptible to predictive, indicative, historic or anecdotal fluvial, pluvial or groundwater flooding.”</i></p> <p>An Archaeology report was produced due to the proximity of one recorded site in the Record of Monuments and Places (RMP); a Holy Well (KK028039). The report concluded the following: <i>“Following consultation of the available and relevant datasets, historic documentary and cartographic sources,</i></p>



		<i>this assessment has concluded that there will be no predicted direct impact on recorded archaeological monuments.”</i>
Nature of the development: Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	No	The proposed works will be required to be undertaken in accordance with detailed method statement. The proposed works will reuse excavated materials in the reinstatement of and landscaping areas where appropriate. Waste where it arises, will be source segregated to accommodate re-use and recycling opportunities with provisions implemented on site in waste management areas in accordance with a waste management plan which shall be prepared for the construction phase. The Proposed Development would not be considered a recognised emitter of greenhouse gases or a source of pollution. Plant and equipment utilised during construction or preparatory/ enabling works will use fossil fuels, but the potential impact associated with this is immaterial due to the short-term scale of the works.
Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is no real likelihood of significant effects on the environment	EIA not required	✓
There is significant and realistic doubt regarding the likelihood of significant effects on the environment	Screening Determination Required	n/a
Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination.	Schedule 7A information required?	n/a
Name:	Date:	
Position:		

The preliminary examination as required by Article 120 of the Planning and Development Regulations 2001 (as amended) has determined that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3.

