

Environmental Impact Assessment Screening Report

for proposed

19 social dwellings

at

Ballinahinch Park, Ashford Co. Wicklow

by

CAAS Ltd

for

Wicklow County Council



May 2024

Document Control

	Author/Reviewer	Date
prepared by	Paul Fingleton and Clodagh Ryan	Various dates to 21 May
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1 Introduction

CAAS Ltd. has been appointed by Wicklow County Council to prepare this Environmental Impact Assessment Screening Report for a proposed development of 19 social dwellings at Ballinahinch Park, Ashford (the proposed development). This report has been prepared to form an opinion as to whether or not the proposed development should be subject to Environmental Impact Assessment (EIA) and if so, whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

The screening assesses the proposed development with reference to the EIA legislation including the EIA Directive, and Planning and Development legislation¹. It also has regard to relevant parts of:

- *EIA Guidance for Consent Authorities regarding sub-threshold development*, 2003, Department of the Environment, Heritage and Local Government
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, 2018, Department of Housing, Planning and Local Government
- *OPR Practice Note PN02 Environmental Impact Assessment Screening*, 2021, Office of the Planning Regulator
- relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, 2015, EU and *Environmental Impact Assessment of Projects - Guidance on Screening*, 2017, EU.

The first step involves a review of the characteristics of the development to find out if it corresponds to any type (class) which is subject to the EIA requirements as set out in the legislation. If it does correspond to any such type and does not equal or exceed a specified threshold (ref s5) then the second step is to carry out a 'preliminary examination' to establish the likelihood of significant effects on the environment arising from the proposed development. The outcome of the preliminary examination determines the subsequent steps of the screening process which may involve sub-threshold project considerations and review against prescribed criteria for determining whether the development should be subject to EIA.

The information on the proposed development, as used for purposes of this report, including a written description, was provided by Wicklow County Council.

The following sections of this report cover:

- The proposed development (s2)
- The legislative basis for EIA (s3)
- Project type (s4)
- Sub-threshold development (s5)
- Preliminary examination (s6)
- Conclusion (s8)

An overview of the authors' competency is provided in Appendix IV.

2 The proposed development

The Proposed Development will comprise

- 19 residential units (2 no. 1 bed units, 15 no. 2 bed units and 2 no. 3 bed units),
- access road,
- 28 car parking spaces,
- footpaths,
- landscaping,
- surface water drainage system incorporating SuDS measures including soap pits, permeable surfaces, swales and soakaways.
- site works and services, and all associated ancillary development.

The total proposed floor area is 1617 m². The proposed development within the redline boundary is 0.90 ha. This site is made up of the two distinct areas shown in Figure 1.



Figure 1 Location of the proposed development site areas¹

¹ Source: Google maps (site boundary is approximate)



Figure 2 Proposed site plan²

² Source: Wicklow County Council (See accompanying drawing set for full resolution versions of all drawing)

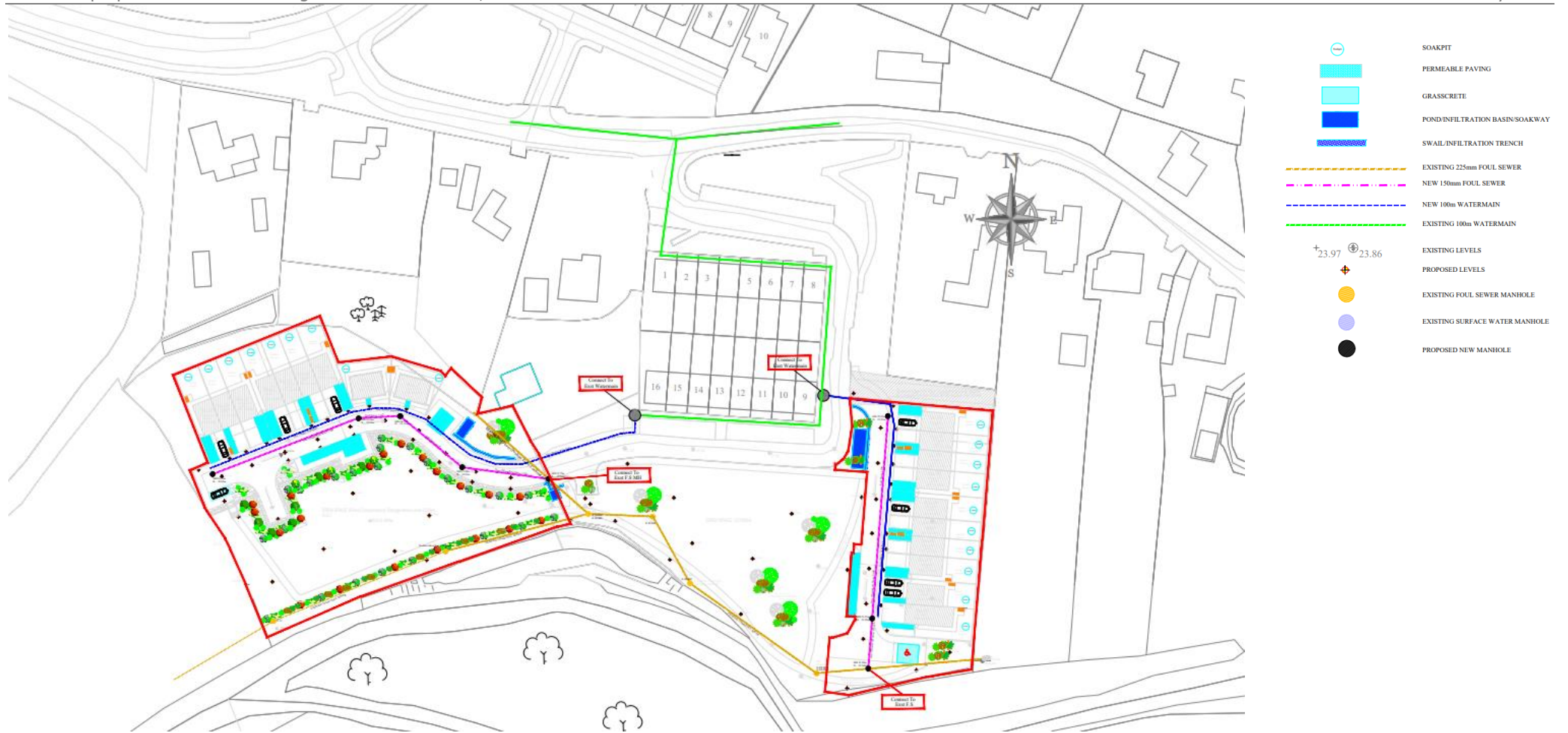


Figure 3 The proposed services layout³

³ Source: Wicklow County Council (See accompanying drawing set for full resolution versions of all drawing)

3 Legislative basis for EIA

EIA requirements derive from EU Directive 2011/92/EU (as amended by Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment. The Directive has been transposed into various Irish legislation of which the following is the most relevant to this development.

- Planning and Development Acts 2000-2020 (Part X)
- Planning and Development Regulations 2001 (S.I. 600/2001) as amended
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296/2018)

4 Project type

In the first instance it is necessary to determine whether the proposed development corresponds to any project type that is subject to EIA requirements.

The prescribed classes of development for the purposes of Section 176 of the Planning and Development Act 2000 are set out in Schedule 5 of the Planning and Development Regulations 2001 as amended. Part 1 of Schedule 5 lists projects included in Annex I of the Directive which automatically require EIA. For projects included in Annex II of the Directive, Part 2 of Schedule 5 provides thresholds above which EIA is required.

The proposed development, which is residential does not correspond to any class of development prescribed within Part 1 of Schedule 5, and so it is necessary to consider whether it corresponds to any class prescribed within Part 2 of Schedule 5.

Potentially relevant project types (or classes) prescribed for EIA purposes in Part 2 of Schedule 5 are listed in the table below, with commentaries of their applicability to the proposed development.

Project type / threshold	Comment	Is EIA required on this basis?
Planning and Development legislation S.I. 600/2001, Schedule 5, Pt 2		
Project type 10. <i>Infrastructure projects (b)</i>		
<i>(i) Construction of more than 500 dwelling units.</i>	The proposed development includes residential units. It therefore corresponds to this project type. However, at 19 units it is well below the scale threshold.	No
<i>(ii) Construction of a car park providing more than 400 spaces, other than a car park provided as part of, and incidental to the primary purpose of, a development.</i>	The proposed development includes 28 car parking spaces. These spaces are one element of the wider proposed development. Regarding whether they are incidental or not: - Incidental is defined in the Oxford Dictionary as ‘happening in connection with something else, but not as important as it, or not intended’. The car parking element of the proposal may thus be considered as ‘incidental’ to the primary purpose of the proposed development. Thus, project type 10(b)(ii) is not applicable.	No
<i>(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> <i>(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)</i>	Commission guidance ⁴ lists a range of projects, stating that these or other projects with similar characteristics can be considered to be ‘urban development’. These include: <ul style="list-style-type: none"> • Shopping centres • Bus garages • Train depots • Hospitals • Universities • Sports stadiums • Cinemas • Theatres • Concert halls • Other cultural centres • Sewerage or water supply networks The proposed project does not correspond to or have similar characteristics to any of the above listed project types.	No

⁴ Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU

Project type / threshold	Comment	Is EIA required on this basis?
	<p>On this basis it can be considered that this proposal does not fall into the 'urban development' project type (type 10(b)(iv)).</p> <p>It is notable however, that the judgement of the High Court in the case of <i>Carvill & Flynn v Dublin City Council & Ors.</i> [2021] IEHC 544 took a broad interpretation of the 'urban development' project type. It considered the proposed development of a cycleway in an urban area to fall into the 'urban development' project type, largely because it was <i>development in an urban location</i>. Applying this rationale, any development in an urban setting could be taken to comprise 'urban development'. At time of preparation of this report, this judgement is subject to an appeal process and could be overturned but in the meantime it stands. While the judgement made no reference to the Commission Guidance and appears to conflict with it, out of an abundance of caution it is considered prudent to acknowledge that project type 10(b)(iv) could be interpreted as being applicable to the proposed development. In this event, at 0.9 ha, the scale of the proposed development is well below the applicable threshold (whether this is taken to be the 10 ha as would apply if the site was considered to be in a built-up area or 20 ha as would apply elsewhere).</p>	

The above review against the potentially relevant classes shows that the proposed development corresponds to, but is well below the scale threshold of, project type 10(b)(i) as listed in Part 2 of Schedule 5.

Subject to interpretation, it *may* also be considered to correspond to project type 10(b)(iv). The site area is also well below the applicable threshold for this project type.

5 Sub-threshold development

Article 92 of the Regulations of 2001 as amended defines 'sub-threshold development' as:

development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

Annex III of the EIA Directive (2011/92/EU as amended) as transposed into Schedule 7 of the Planning and Development Regulations 2001 as amended - sets out criteria for review of sub-threshold projects to determine if they should be subject to EIA. These criteria include characteristics, location and potential impacts.

The proposed development falls into project type 10(b)(i) but is well below the prescribed 500 unit threshold. It is thus 'sub-threshold development'.

If project type 10(b)(iv) is taken to have a wider meaning; it may be considered that the development also corresponds to this project type. In this case, at 0.9 ha the site area is well below the applicable threshold (10 / 20 ha).

6 Preliminary Examination

Article 120(1)(a) of the Planning and Development Regulations 2001 as amended, requires that prior to screening a project for EIA: -

Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

This is done to form a preliminary view on the likelihood of significant effects arising in order to determine if EIA is required, is not required or if screening against Schedule 7 criteria is required.

Because the proposed development is a sub-threshold development, a preliminary examination has been undertaken for it.

On preliminary examination it may be considered that there is significant and realistic doubt with regard to the likelihood of significant effects on the environment arising from the proposed development due, for example, to construction phase effects. Therefore, in accordance with Article 120(b)(ii) of the Regulations of 2001 as amended, a screening of the proposal against the criteria set out in Schedule 7 of the Regulations of 2001 (as amended) is provided in s7 of this report in order to form an opinion as to whether or not it should be subject to Environmental Impact Assessment (EIA).

7 Review against Schedule 7 criteria

These criteria cover:

1. Characteristics of the proposed development
2. Location of the proposed development
3. Types and characteristics of potential impacts

The criteria are listed in the table below. The comments provided in relation to the category 1 and 2 criteria are factual and do not comment on the types or characteristics of impacts. In keeping with the intent of Schedule 7, commentary on effects is provided in response to the items covered by category 3 (the third part of the table below). All comments, particularly regarding 'significance', are

made in the context of the Directive and guidance. The review against the Schedule 7 criteria takes account of the environmental factors set out in Schedule 6, paragraph 2(d) of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, as relevant.

Schedule 7A of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, sets out '*Information to be provided by the Applicant or Developer for the Purposes of Screening Sub-threshold Development for Environmental Impact Assessment*', as follows:

1. *A 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*
 - (b) *description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*
2. *A description of the aspects of the environment likely to be significantly affected by the proposed development.*
3. *A description of any likely significant effects, on 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 waste, where relevant, and*
 - (b) *the use of natural resources, in particular soil, land, water and biodiversity.*
4. *The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

Regard is had in this report to the criteria set out in Schedule 7 for determining whether this sub-threshold development should be subject to EIA and to the information required by Schedule 7A for the purposes of screening sub-threshold development for EIA as set out in the commentary provided in and below the table which follows.

Schedule 7 Criteria	Commentary
1. Characteristics of Proposed Development The characteristics of proposed development, in particular:	
(a) the size and design of the whole of the proposed development	The project area is approx. 0.90 ha. The proposed project is a social housing scheme as described in Section 2.
(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	The surrounding lands are in various uses including residential, transportation (road), and agricultural use. The most relevant permitted developments in the area are listed in Appendix II.
(c) the nature of any associated demolition works	No buildings are required to be demolished.

(d) the use of natural resources, in particular land, soil, water and biodiversity	This site is currently greenfield. The development will change much of this to hard surfaced areas. The proposed design incorporates permeable surfaces and other sustainable drainage measures and large areas of native biodiverse planting.
(e) the production of waste	Waste generated during construction can be anticipated to be typical for a small to medium scale construction works project. Operational waste can be anticipated to be typical for a development of this scale.
(f) pollution and nuisances	During construction, the proposal is likely to generate localised and short-term noise, dust and traffic. Post-construction, traffic generation can be anticipated to be low level.
(g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	There is no significant potential for the proposed development to give rise to significant adverse effects on the environment due to accidents and/or disasters. This applies to accidents/disasters arising from external factors as well as accidents arising from the development. The accompanying Flood Risk Assessment (FRA) demonstrates that the proposed development will not increase risk of flooding and will minimise risk of flooding and ensure that residual risks are managed to an acceptable level.
(h) the risks to human health (for example, due to water contamination or air pollution)	The project characteristics pose no significant risks to human health.

2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—	
(a) the existing and approved land use	The site is currently in grassland usage.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	There are extensive other areas of grassland in the vicinity.

(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths	The River Varty runs adjacent to the proposed site.
(ii) coastal zones and the marine environment	-
(iii) mountain and forest areas	-
(iv) nature reserves and parks	-
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	-
(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.	-
(vii) densely populated areas	The site is at the edge of an expanding urban area.

<p>(viii) landscapes and sites of historical, cultural or archaeological significance</p>	<p>A protected structure is located in the vicinity of the proposed development. This is a garda station.</p> <p>A number of buildings in the wider vicinity are listed on the National Inventory of Architectural Heritage (NIAH).</p> <p>Ashford Garda Síochána Station is located on the site. It is a detached three-bay two-storey constabulary barrack, built c.1860. Later adapted as Garda Síochána station but now disused. (NIAH reg. no. 16402512). (RPS ref no. 19- 16)</p> <p>Sources:</p> <p>National Inventory of Architectural Heritage Historic Environment Map Viewer.</p> <p>Wicklow County Development Plan – Appendix 4: Record of Protected Structures</p> <p>The proposed development is compliant with the policies within the Wicklow County Development Plan 2022 – 2028. These include; European Convention on the Protection of the Archaeological Heritage, The Convention for the Protection of the Architectural Heritage of Europe, Planning and Development Act 2000 (as amended), Local Government Act, 2001, National Monument Acts.</p>
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<p>3. Types and characteristics of potential impacts</p> <p>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—</p>	
<p>(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)</p>	<p>Temporary effects during construction, due mainly to noise and dust, are likely to be limited to the immediate site environs.</p>
<p>(b) the nature of the impact</p>	<p>Temporary to short term construction phase impacts on noise and air quality are likely. These are likely to be small scale and localised</p>

	<p>and are not likely to be significant within the meaning of the Directive.</p> <p>It can be reasonably anticipated that significant construction phase traffic effects will be avoided through implementation of standard construction phase traffic management procedures.</p> <p>As reported in the accompanying EclA, no significant impacts on biodiversity are predicted.</p> <p>Taking account of the findings of the detailed Architectural Heritage Impact Assessment prepared for the proposal, effects on cultural heritage are not likely to be significant within the meaning of the Directive.</p> <p>Landscape effects are likely to be localised and in keeping with the zoning set out in the Wicklow County Development Plan 2022 – 2028.</p> <p>When complete, the proposed development is likely to have small-scale and localised effects on amenities, traffic, and the local landscape. These effects are not likely to be significant within the meaning of the Directive.</p> <p>Wastewater will be treated in the existing Wicklow WWTP. Wastewater from the development will connect to adjacent existing mains as shown in Figure 3. Due to the nature of the development and its distance from the nearest protected structure no effects will occur to cultural heritage features.</p>
(c) the transboundary nature of the impact	-
(d) the intensity and complexity of the impact	It can be reasonably anticipated that any effects will not be intense or complex.
(e) the probability of the impact	The effects outlined at (b) above are likely to occur.
(f) the expected onset, duration, frequency and reversibility of the impact	<p>Construction phase effects will be of varying frequency and can be anticipated to be insignificant to slight in magnitude and temporary to short term in duration.</p> <p>Once completed, effects will be insignificant and permanent.</p>

<p>(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment</p>	<p>On the basis of the nature and scale of the proposed development and its likely effects, and taking account of other existing and/or permitted developments, the potential for significant cumulative impacts to arise can be considered to be negligible.</p>
<p>(h) the possibility of effectively reducing the impact</p>	<p>Potential construction stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of standard construction phase environmental controls.</p> <p>Potential operational stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of standard traffic and waste management procedures.</p> <p>Compliance with the relevant policies of the Wicklow County Development Plan 2022 – 2028, including policies for protection of natural heritage & biodiversity, housing and green infrastructure, sustainable transportation and built heritage will ensure avoidance of significant effects on different environmental factors.</p>

Based on review against the Schedule 7 criteria, the environmental impacts of the proposed project can be anticipated to be localised and short-term to temporary (during construction) and permanent (after construction) and not likely to be significant within the meaning of the Directive.

Article 120 of the Regulations of 2001 as amended, states that the Schedule 7A information:

- a) 'shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account' and
- b) 'may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.'

In relation to (a), other potentially relevant assessments are listed and commented upon in Appendix III. It is found that none have any significant bearing on the findings of this EIA Screening Report. Item 3(h) in the table above addresses (b).

8 Conclusions

It is considered that the proposed development of 19 social dwellings at Ballinahinch Park, Ashford does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment report is required for it.

This conclusion is based on an objective review of the characteristics of the proposed development against the requirements of the relevant legislation and has had due regard to the relevant guidance.

Appendix I - Relevant assessments of potential effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive

EU Legislation		Comments
Air Quality Directive	2008/50/EC	There will be no significant air emissions of significance from the proposed development during operation. Construction impacts are likely to be local short term and insignificant. As a result, no assessment is required pursuant to this Directive.
Floods Directive	2007/60/EC	No Flood Risk Assessment is required pursuant to this Directive.
Habitats and Birds Directives	92/43/EEC and 2009/147/EC	An AA Screening Report has been prepared for the proposed development. It finds that the proposed development is not likely to have any significant effect (either directly or indirectly) on any European site, either alone or in combination with other plans or projects.
Noise Directive	2002/49/EC	Construction noise will be local, short term and insignificant. No significant noise effects are likely to occur during operation of the development. As a result, no assessment is required pursuant to this Directive.
SEA Directive	2001/42/EC	The Wicklow County Development Plan 2022 – 2028 which set out the zoning of the site area have been subject to SEA.
Directive on Waste and repealing certain Directives (a.k.a Waste Framework Directive)	2008/98/EC	The proposed development is not anticipated to be likely to generate significant quantities of waste during construction or operation. No assessment is considered to be required pursuant to this Directive.
Water Framework Directive	2000/60/EC	The proposed development does not have significant potential to cause effects on any other watercourses and there is no requirement for any specific assessment pursuant to this Directive.

This review of assessments of potential effects on the environment carried out pursuant to the European Legislation finds that no results arising from such assessments affect the findings of this EIA screening.

Appendix II –Extant planning permissions and live applications⁵ in the vicinity of the proposed development⁶

Project Code	Description	Grant Date	Project Area (sq m)	Distance from Proposed Development (m)	Status	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of significant in-combination effects
181430	Amendments to permitted development (15/524, PI27.246799) generally comprising a residential scheme of 169 no dwelling houses, 2 storey creche of 496 sqm and all associated development. Amendments to the permitted two storey crèche comprising revised internal floor plan layouts at the ground and first floor levels, revised elevational and fenestration arrangements to all elevations, increased overall building height from c7.8m as permitted to 9.3m, revised internal plant room and external bin store at ground floor level, crèche signage and logos to the revised northern, southern and eastern elevations. The gross floor space of the amended crèche facility is c 515 sqm. No changes are proposed to the permitted crèche play area and car parking arrangements under the planning application. Permission is also sought to omit condition 6 of An Bord Pleanála Ref PI27.246799 concerning an occupancy restriction pertaining to the residential component of the permitted development	N/A	81707.70	72.41	PERMISSION	This is a medium-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements. This is a large-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.	No
SH202003	the provision of 133 residential units comprising 117 no. terraced, detached and semi-detached two storey houses (21 no. two bed units, 48 no. three bed units and 48 no. 4 bed units); 16 duplex apartments in 2 no. three storey blocks (8 no. two bed and 8 no. three bed apartments). The main vehicular access to the development will be provided from the existing roundabout junction at the	2020-08-28	52662.30	88.00	N/A	This is a medium-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was	No

⁵ The majority of surrounding developments are minor projects with no risk of in-combination effects. Therefore, the list provided here provides details of those permissions and applications with potential relevance to the consideration of cumulative effects in the context of this EIASR. Project descriptions are taken from the Local Authority planning database.

⁶ Parameters used: planning application from within the last 5 years, within a radius of 200 m around the proposed development's boundary

Project Code	Description	Grant Date	Project Area (sq m)	Distance from Proposed Development (m)	Status	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of significant in-combination effects
	R764 to the west of the site. Provision for future pedestrian connections to adjoining lands is also proposed at the northern and eastern boundaries. Existing residential boundaries along the western side of the R764 (including the boundary of Dawn Cottage - a Protected Structure) and proposed to be realigned to provide for a footpath into the centre of Ashford town. Associated upgrades to 2 no. pedestrian crossings are also proposed. Associated infrastructure site and drainage works include foul and surface water drainage, 2 no. attenuation tanks: 263 no. car parking spaces, 4 no. bin and cycle stores, 1 no. bin store, 2 no. ESB substations. The proposal includes all other landscaping, servicing and associated works above and below ground					subject to applicable EIA and AA requirements.	
2460193	1) Erection of 16 Number Semi Detached Dwellings, 2) 1 Number Detached Dwelling incorporating Carers Apartment Accommodation, 3) Proposed Estate Access Road, 4) Public Open Space, 5) Proposed upgraded Vehicular & Pedestrian Access, 6) Road Improvement Works to Ballinahinch Road (R763) incorporating increasing width of Carriageway, provision of New Cycleway & New Footway connecting to Existing Upgraded Carriageway, Cycleway & Footway to the East of the Site and All Ancillary Works	N/A	13103.50	176.66	OUTLINE PERMISSION	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No
23783	construction of 23 No. Housing Units and all associated works. The accommodation will consist of the following: 5 No. one bed single storey units, 16 No. two bed two storey housing units, 2 No. three bed two storey housing units	N/A	12656.30	0.00	PERMISSION	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA	No

Project Code	Description	Grant Date	Project Area (sq m)	Distance from Proposed Development (m)	Status	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of significant in-combination effects
						requirements.	
201230	sunroom to side of dwelling, kitchen and utility room extension to rear of dwelling, side window in lieu of door, domestic garage / she with car port and associated works	2021-03-01	3859.60	96.69	RETENTION	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No
221406	protected structure a) demolition of non original single storey extension and garden shed to side and rear (64.9sq.m), b) Internal alterations to remove non-original internal walls and wall linings and reinstatement with traditional materials, c) replacement of non original windows and replacement with 1 over 1 sash windows d) rethatching of original thatch structure. e) Part single (74.2sq.m) / part first floor dormer (30.8sq.m) extension to rear with associated solar panels and roof lights f) demolition of existing vehicular entrance, relocation and reconstruction with new entrance, wall and vehicular gate and g) all ancillary site and landscape works	2023-08-19	826.30	78.85	PERMISSION	This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment. The consent process for this project was subject to applicable EIA and AA requirements.	No

Appendix III – Standard Descriptions of Effects

(from *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022)

<p>Quality of Effects</p> <p>It is important to inform the non-specialist reader whether an effect is positive, negative or neutral</p>	<p>Positive Effects</p> <p>A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).</p>
	<p>Neutral Effects</p> <p>No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.</p>
	<p>Negative/adverse Effects</p> <p>A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).</p>
<p>Describing the Significance of Effects</p> <p>“Significance” is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i> below.).</p>	<p>Imperceptible</p> <p>An effect capable of measurement but without significant consequences.</p>
	<p>Not significant</p> <p>An effect which causes noticeable² changes in the character of the environment but without significant consequences.</p>
	<p>Slight Effects</p> <p>An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p>
	<p>Moderate Effects</p> <p>An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</p>
	<p>Significant Effects</p> <p>An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.</p>
	<p>Very Significant</p> <p>An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.</p>
	<p>Profound Effects</p> <p>An effect which obliterates sensitive characteristics</p>
<p>Describing the Extent and Context of Effects</p> <p>Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.</p>	<p>Extent</p> <p>Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.</p>
	<p>Context</p> <p>Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)</p>

<p>Describing the Probability of Effects</p> <p>Descriptions of effects should establish how likely it is that the predicted effects will occur – so that the CA can take a view of the balance of risk over advantage when making a decision.</p>	<p>Likely Effects</p> <p>The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.</p> <p>Unlikely Effects</p> <p>The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.</p>
<p>Describing the Duration and Frequency of Effects</p> <p>‘Duration’ is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.</p>	<p>Momentary Effects</p> <p>Effects lasting from seconds to minutes</p> <p>Brief Effects</p> <p>Effects lasting less than a day</p> <p>Temporary Effects</p> <p>Effects lasting less than a year</p> <p>Short-term Effects</p> <p>Effects lasting one to seven years.</p> <p>Medium-term Effects</p> <p>Effects lasting seven to fifteen years.</p> <p>Long-term Effects</p> <p>Effects lasting fifteen to sixty years.</p> <p>Permanent Effects</p> <p>Effects lasting over sixty years</p> <p>Reversible Effects</p> <p>Effects that can be undone, for example through remediation or restoration</p> <p>Frequency of Effects</p> <p>Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)</p>
<p>Describing the Types of Effects</p>	<p>Indirect Effects (a.k.a. Secondary Effects)</p> <p>Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.</p> <p>Cumulative Effects</p> <p>The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.</p> <p>‘Do-Nothing Effects’</p> <p>The environment as it would be in the future should the subject project not be carried out.</p> <p>‘Worst case’ Effects</p> <p>The effects arising from a project in the case where mitigation measures substantially fail.</p> <p>Indeterminable Effects</p> <p>When the full consequences of a change in the environment cannot be described.</p>

	<p>Irreversible Effects When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.</p> <p>Residual Effects The degree of environmental change that will occur after the proposed mitigation measures have taken effect.</p> <p>Synergistic Effects Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SO_x and NO_x to produce smog).</p>
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Appendix IV - Competency of Authors

Paul Fingleton, the lead author, has an MSc in Rural and Regional Resources Planning (with specialisation in EIA) from the University of Aberdeen. Paul is a member of the International Association for Impact Assessment as well as the Institute of Environmental Management and Assessment. He has over twenty-five years' experience working in the area of Environmental Assessment. Over this period, he has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs and EIA screening reports. He has also contributed to and supervised the preparation of numerous AAs and AA screenings.

Paul is the lead author of the current EPA Guidelines⁷ and accompanying Advice Notes⁸ on EIARs. He has been involved in all previous editions of these statutory guidelines. He also provides a range of other EIA related consultancy services to the EPA. Paul is regularly engaged by various planning authorities and other consent authorities to provide specialised EIA advice.

Clodagh Ryan, Environmental Assistant has a BSc in Environmental Management, Dublin Institute of Technology, 2021. Clodagh liaises with various government agencies and local authorities in order to assimilate the environmental baseline information that is used in EIAs and AAs and assists in the preparation of the various EIA and AA related documentation

⁷ *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022

⁸ *Advice notes on current practice in the preparation of Environmental Impact Assessment Reports*, EPA, 2003