

Environmental Impact Assessment Screening Report

for proposed

**social housing development
at
Tinahask, Arklow**

**by
CAAS Ltd
for
Wicklow County Council**



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Document Control

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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 74 social housing units at Tinahask, Arklow. 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
- *Guidance for EIA and AA screening of active travel projects funded by the NTA*, National Transport Authority, 2023
- 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)
- Review against Schedule 7 criteria (s7)
- Conclusion (s8)

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

2. The proposed development

2.1 Overview of the development

The proposed development comprises the construction of 74 social housing units at Tinahask, Arklow and associated site works.

2.2 Project details

The proposed development will include -

- 2 No. four bedroom storey and a half units
- 17 No. three bedroom two-storey units
- 45 No. two bedroom two-storey units
- 2 No. one bedroom apartments in a two-storey unit
- 8 No. one bedroom single-storey units
- 109 car parking spaces
- A proposed link road and associated cycle track, footpath and grass verge
- Green spaces
- Access roads
- Ancillary development

The location and layout of the development are shown in Figures 1 and 2. The extent of the site, as enclosed by the red line boundary is 2.63 ha. This includes approximately 300 m of local link road.



Figure 1 Location of proposed development ¹

¹ Source: Google maps (site boundary is approximate)
by CAAS for Wicklow County Council

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)

For the purposes of a thorough screening process, this report also considers potentially relevant requirements arising from the following roads legislation.

- The Roads Act 1993, as amended, *inter alia*, by the:
 - Roads Regulations, 1994 (S.I. 119/1994)
 - the European Union (Roads Act 1993) (Environmental Impact Assessment) (Amendment) Regulations, 2019 (S.I. 279/2019)

Section 50 of this Act specifies types of roads projects that automatically require EIA. These are generally large-scale projects such as new or realigned roads of four lanes or more, new bridges or tunnels that are likely to have significant effects on the environment. It also sets out criteria for determining whether or not other roads projects should be subject to EIA.

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 social housing 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. Potentially relevant types prescribed in the roads legislation are also addressed.

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 74 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 109 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 ³ 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. However, as noted in recent OPR Guidance on EIA screening, the same Commission guidance also states that ‘an urban development project should be	No

³ 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>seen as a project that is urban in nature regardless of its location’.</p> <p>On this basis it can be considered that this proposal does falls into the ‘urban development’ project type (type 10(b)(iv)).</p> <p>It is also notable that the judgement of the High Court in the case of Carvill & Flynn v Dublin City Council & Ors. [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.</p> <p>Taking account of the above guidance and judgement it is prudent to consider that the proposed development corresponds to project type 10(b)(iv).</p> <p>At 2.63 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>	
<i>dd) All private roads which would exceed 2000 metres in length</i>	The proposed scheme is not a private road.	No
<p>Roads legislation</p> <p><i>Section 50 of the Roads Act, 1993, as amended by, inter alia, the European Union (Roads Act 1993) (Environmental Impact Assessment) (Amendment) Regulations 2019 (SI 279/2019) requires that: -</i></p>		
<i>(1) (a) A road development that is proposed that comprises any of the following shall be subject to</i>		

Project type / threshold	Comment	Is EIA required on this basis?
<i>an environmental impact assessment:</i>		
<i>(i) the construction of a motorway</i>	The proposed scheme does not provide for construction of a motorway	No
<i>(ii) the construction of a busway</i>	The proposed scheme does not include construction of a busway.	No
<i>(iii) the construction of a service area</i>	The proposed scheme does not include construction of a service area.	No
<i>(iv) any prescribed type of road development consisting of the construction of a proposed public road or the improvement of an existing public road</i>		
<i>The prescribed types as referred to in (iv) above are given in section 8 of S.I. 119/1994 as:</i>		
<i>(a) The construction of a new road of four or more lanes, or the realignment or widening of an existing road so as to provide four or more lanes, where such new, realigned or widened road would be eight kilometres or more in length in a rural area, or 500 metres or more in length in an urban area</i>	The proposed scheme does not include construction, realignment or widening of a road to provide for four or more lanes.	No
<i>(b) the construction of a new bridge or tunnel which would be 100 metres or more in length.</i>	The proposed scheme does not include construction of any bridge or tunnel.	No
<i>S50 (1) (b) to (d) of the Roads Act of 1993, as amended, require that any road development or road improvement project which would be likely to have significant effects on the environment, including projects</i>	It is required to review the proposed scheme in order to determine whether or not it is likely to have significant effects on the environment.	Uncertain. This is addressed in sections 5 to 8 below.

Project type / threshold	Comment	Is EIA required on this basis?
<i>located on ecologically protected sites, shall be subject to EIA.</i>		

The above review against the potentially relevant classes shows that the proposed development corresponds to project type 10(b)(i) and may also be considered to correspond to project type 10(b)(iv) but is well below the applicable thresholds for each of these types.

S50(1)(b) to (d) of the Roads Act of 1993 is also considered to be applicable.

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.

The proposed development falls into project type 10(b)(i) and may also be considered to fall into project type 10(b)(iv). Because it is well below the applicable thresholds for both of these project types, it is ‘sub-threshold development’.

The Roads Act, 1993 (as amended) does not refer to sub-threshold development *per se*. However, as noted in the above table, s50(1)(b) to (d) of the Act requires that any road development or road improvement project which would be likely to have significant effects on the environment shall be subject to EIA. Any road development or road improvement project that does not fall into any of the specific types listed in s50 must thus be examined to establish if it is likely to cause significant environmental effects. This is essentially the same requirement that applies to sub-threshold projects under the Planning and Development legislation.

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 (ref s7 below) 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).

S7 also addresses the requirements of S50(1)(b) to (d) of the Roads Act of 1993.

7. Review against Schedule 7 criteria

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 are grouped under the headings of:

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

The detailed 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 (ref Appendix III). 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.*

This information is provided in the commentary provided in the 2nd column of the following table, in the commentary below it, and in the accompanying document set.

Schedule 7 Criteria	Commentary
<p>1. Characteristics of Proposed Development</p> <p>The characteristics of proposed development, in particular:</p>	
(a) the size and design of the whole of the proposed development	The project area is 2.63 ha. The proposal is a social housing development 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	<p>The surrounding lands are in various uses including residential, transportation (road and rail), grassland and agricultural use. The most relevant permitted developments in the area are listed in Appendix II.</p> <p>Land to the east of the site is reserved for the development of an additional 100 social housing units.</p> <p>A link road and associated cycle track/footpath/ grass verge will be built prior to the eastern development to connect the WCC site and ppp site.</p>
(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.
(e) the production of waste	<p>Waste generated during construction can be anticipated to be typical for a small to medium scale construction works project.</p> <p>Operational waste can be anticipated to be typical for a development of this scale.</p>
(f) pollution and nuisances	<p>During construction, the proposal is likely to generate localised and short-term noise, dust and traffic.</p> <p>Post-construction, traffic generation can be anticipated to be low level.</p>

(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.
(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 Tinahask Lower flows in an easterly direction approx. 150 m south of the proposed development. This stream is approx. 1.6km in length and flows into the Irish Sea. The river Tinahask Upper runs approx. 300 m north of the proposed development. This stream is approx. 300 m in length and flows into the Avoca River.
(ii) coastal zones and the marine environment	The coast is located approx. 950 m east from the proposed development.
(iii) mountain and forest areas	The proposed development is not within or directly connected to any mountain or forest area.
(iv) nature reserves and parks	Navy Park is situated approx. 100 m north of the proposed development. It is a municipal grassland area with a football pitch.

(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	Arklow town marsh pNHA is located approx. 1,200 m north of the proposed development. Arklow Rock pNHA is located approx. 2,000 m south of the proposed development.
(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.	The Avoca River located approx. 1,100 m north of the proposed development has a quality value of 1 indicating it is seriously polluted ⁴ . The R772 national road located approx. 450 m west of the proposed development exceeds the threshold for Lden and Lnight levels of 55db of the EU Directive 2002/49/EC ⁵ .
(vii) densely populated areas	The site is at the edge of an expanding urban area.
(viii) landscapes and sites of historical, cultural or archaeological significance	A number of buildings in the wider vicinity are listed on the National Inventory of Architectural Heritage (NIAH) including: <ul style="list-style-type: none"> • 51 Rory O'Connor Place is located approx. 420 m north of the proposed development. It is a house. (NIAH reg. no. 16322055). • 4 Rory O'Connor Place is located approx. 500 m north-east of the proposed development. It is a house. (NIAH reg. no. 16322056). Sources: National Inventory of Architectural Heritage Historic Environment Map Viewer. Wicklow County Development Plan: There are no protected structures within or adjacent to the proposed development as outlined in the accompanying Archaeological report. Record of Monuments and Places There are no monuments or places within the vicinity of the proposed development. 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.

⁴ EPA RIVER QUALITY SURVEYS: BIOLOGICAL

⁵ TII Noise Maps

<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, due mainly to noise, traffic 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 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>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 from the proposed development will be connected to the existing sewer.</p> <p>Wastewater will be treated in the Arklow WWTP once the plant is constructed and operational.</p> <p>Due to the nature of the development and its distance from the nearest protected structures no effects will occur to cultural heritage features.</p>
<p>(c) the transboundary nature of the impact</p>	<p>-</p>

(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	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. Once completed, effects will be insignificant and permanent.
(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	On the basis of the nature and scale of the proposed development and its likely effects, and taking account of likelihood of effects arising from other existing and/or permitted or known planned developments the potential for significant cumulative impacts to arise can be considered to be negligible. The cumulative effects of the proposed development in combination with the adjacent developments on the environment is outlined in Appendix II. The consent process for a planned future development of 100 units to the east of the subject site (ref accompanying site appraisal report) will be subject to applicable EIA requirements including screening and consideration of cumulative effects.
(h) the possibility of effectively reducing the impact	Potential construction stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of standard construction phase environmental controls. Potential operational stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of standard traffic and waste management procedures. 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.

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 I. 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

The proposed social housing development at Tinahask, Arklow does not correspond to any project type that is subject to EIA requirements, and 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 sets out the zoning of the site area has 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 applications⁶ in the vicinity of the proposed development⁷

Project Code	Decision	Description	Grant Date	Project Area (sq m) ⁸	Distance from Proposed Development (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
24325	N/A	a 7-year permission for a Large-Scale Residential Development. The proposed development will consist of the following: Construction of 476 no. residential units, Communal open space associated with the proposed apartment/duplex units will be provided in the form of landscaped areas located in the vicinity of the apartment units. Public open space in the form of 13 no. local parks. All internal residential access roads and cyclist/ pedestrian paths serving the proposed development. Provision of 930 no. car parking spaces across the development site and 400 no. bicycle parking spaces for residents of the proposed apartments/duplex units. 37 no. visitor bicycle parking spaces are provided throughout the development site. Provision of a new public park facilitating active and passive open spaces to the south of the site, including linear parks, walkways and play areas for structured and natural play, and an area for a playing pitch. Construction of a three-storey mixed use building which will consist of 2 no. Retail units at ground floor level, a community centre and office space at first floor level and the previously mentioned 2 no. two bed-bedroom apartment and 2 no. three bedroom at second floor level. 48 no. car parking spaces & 20 bicycle parking spaces are also proposed for this building. Construction of a two storey Childcare Facility. Temporary upgrade works to the existing Railway bridge to facilitate vehicular access to the proposed development. Construction of part of the Port Access Road, with a temporary junction at its	N/A	226489.20	50.69	It can be anticipated that the consent process for this development (which is ongoing at time of preparation of this report) will take due account of cumulative environmental effects and will impose conditions insofar as required to ensure that such effects will be avoided or appropriately mitigated.	No

⁶ This list 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. The majority of surrounding developments are minor projects and are not included in this table because they can be considered to have no potential to cause significant in-combination effects.

⁷ Parameters used: planning application from within the last 5 years, within a radius of 500 m around the proposed development's boundary

⁸ Project Area (sq m) calculated using QGIS

Project Code	Decision	Description	Grant Date	Project Area (sq m) ⁸	Distance from Proposed Development (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
		Junction/connection with the proposed northern arterial route/link road including pedestrian and cycle paths, and traffic calming measures. The provision of vehicular access, internal roads, pedestrian and cycle paths to the Community and Education lands. All associated site development works, services provision, infrastructural and drainage works, surface water attenuation & natural attenuation systems, connection to public services and utilities, provision of ESB substations, bin stores, bicycle stores, car parking, public lighting, landscaping, open spaces, and boundary treatment works					
311011	Grant Permissions with Conditions	Demolition of existing commercial unit and construction of 32 housing units.	2023-05-30		252	<p>This is a 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.</p> <p>Considering the above, in combination with the lack of any potential for effects on European sites arising from the proposed development, it is not considered that there is any potential for significant in-combination effects to any European sites. The consent process for this project was subject to applicable EIA and AA requirements.</p>	No
313951	Grant Permissions with Conditions	House, new site entrance and all associated site works	2023-07-04		489	<p>This is a 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.</p> <p>Considering the above, in combination with the lack of any potential for effects on European sites arising from the proposed</p>	No

Project Code	Decision	Description	Grant Date	Project Area (sq m) ⁸	Distance from Proposed Development (m)	Characteristics of the potential interactions between the projects; sources and pathways	Likelihood of in-combination effects
						development, it is not considered that there is any potential for significant in-combination effects to any European sites. The consent process for this project was subject to applicable EIA and AA requirements.	
246497	Grant outline permission with revised conditions	Outline planning permission to demolish existing open shed and to erect a terrace of four number two storey dwellings with entrance off 'Cré Na Mara' housing estate which will require minor alterations to road layout, including electrified entrance gate, boundary walls and ancillary works at Knockenrahan Upper, Arklow, County Wicklow.	2016-08-26		354	<p>This is a 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.</p> <p>Considering the above, in combination with the lack of any potential for effects on European sites arising from the proposed development, it is not considered that there is any potential for significant in-combination effects to any European sites. The consent process for this project was subject to applicable EIA and AA requirements.</p>	No
24285	N/A	Construction of 3No. detached houses with new access entrance and connection to existing services	N/A	1348.10	451.42	It can be anticipated that the consent process for this development (which is ongoing at time of preparation of this report) will take due account of cumulative environmental effects and will impose conditions insofar as required to ensure that such effects will be avoided or appropriately mitigated.	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 Guidelines⁹ and accompanying Advice Notes¹⁰ 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.

Leo Flood, Graduate Impact Assessor has a BSc in Environmental Management, Technological University Dublin 2024. Leo provides technical assistance and support to senior EIA and AA staff.

⁹ *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022

¹⁰ *Advice notes on current practice in the preparation of Environmental Impact Assessment Reports*, EPA, 2003