

PART 8

EIA SCREENING PROCEDURE

Planning & Development Regulations 2001 (as amended) – Part 10

PA ref.: P8 /*
20.....*

Date of Display: 19th September 2022

(*to be completed and attached to file on date of display)

Proposing Department: Housing
Responsible Officer: Claire Hughes
Case Officer: Sandra McCormack/ Billy Joe Padden
Proposed Development:

The development will consist of the following:

- Demolition of existing unoccupied 2-storey property;
- Construction of a residential development comprising of 2no. 2-bed 2-storey units and 2no. 1-bed apartments arranged in a terraced block and 1no. 1-bed single storey detached unit
- Connection to public foul sewer and public mains water supply;
- All ancillary site works necessary to facilitate the development.

Site Location: *PITCHER LANE, KELLS, CO. MEATH (in the townlands of Townparks and Archdeaconry Glebe)*

1. (a) Is the development of a type set out in Part 1 of Schedule 5:

Yes No

(b) If 'Yes', specify which Class and notify Responsible Officer of requirement to proceed to Article 117 scoping and/or Section 175 application to An Bord Pleanála, as necessary:

N/a

2. (a) Is the development of a type set out in Part 2 of Schedule 5:

Yes No

(b) If 'Yes', specify which Class and notify Responsible Officer of requirement to proceed to Article 117 scoping and/or Section 175 application to An Bord Pleanála, as necessary:

N/a

3. (a) Is the development of a type set out in Part 2 of Schedule 5 which does not exceed a quantity, area or other limit specified in respect to the relevant class of development:

Yes X No

(b) If 'Yes', specify which Class and proceed to Question 4:

Class 10(b)(i) i.e. housing development

Class 10(b)(iv) i.e. urban development

Sub-threshold Development – Preliminary Examination (Step 1)

4. Provide a preliminary examination of the proposed development in accordance with Article 120(1)(a) referencing its nature, size and location:

- The development will consist of the following: Demolition of existing unoccupied 2-storey property; Construction of a residential development comprising of 2no. 2-bed 2-storey units and 2no. 1-bed apartments arranged in a terraced block and 1no. 1-bed single storey detached unit, connection to public foul sewer and public mains water supply and all ancillary site works necessary to facilitate the development.
- The site is located on Pitcher Lane in Kells, Co. Meath
- There will be vehicular and pedestrian access from Pitcher Lane into the proposed development.
- Site area is 0.097 Ha
- Zoned A1 Existing Residential
- No other site constraints
- AA Screening Report has been reviewed
- Engineering Services and Public Lighting Design Reports have been reviewed

Preliminary Conclusion

- there is no real likelihood of significant effects on the environment arising from the proposed development, and an EIA is not required [Article 120(1)(b)(i)]
- there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development and the information specified in Schedule 7A is required for the purposes of a screening determination [Article 120(1)(b)(ii) – proceed to Q. 5] ¹
- there is a real likelihood of significant effects on the environment arising from the proposed development and an EIAR is required in respect of the development

¹ Notify Responsible Officer of requirement to provide Schedule 7A information.

[Article 120(1)(b)(iii)]²

Specify reason(s)

Through preliminary examination of the proposal and discussion with various internal sections / departments, it is the opinion of the Housing Department of Meath County Council that the environmental impacts of the project are thought not to be significant and an Environmental Impact Assessment Report (EIAR) under current EIA legislation is not required in this instance. Cumulative impacts with other housing developments in the area are thought not to be significant.

Part 8 Notices to indicate conclusion in accordance with Article 120(1)(b)(i).

Signatures

Dated

- | | | |
|----|-------|-------------------------|
| 1. | | / / 20..... |
| 2. | | / / 20..... |
| 3. | | / / 20..... |

² Notify Responsible Officer of requirement to provide an EIAR and proceed to Article 117 scoping and/or Section 175 application to An Bord Pleanála.

Sub-threshold Development – Screening Determination (Step 2)

5. Provide a screening determination of the proposed development in accordance with Article 120(1B) with reference to the criteria listed in Schedule 7 and the information submitted pursuant to Schedule 7A, where applicable:

See attached determination sheet

Screening Determination

- there is no real likelihood of significant effects on the environment arising from the proposed development and an EIA is not required [Article 120(1B)(i)]
- there is a real likelihood of significant effects on the environment arising from the proposed development and an EIAR is required in respect of the development [Article 120(1B)(ii)]³

Specify reason(s)

Signatures

Dated

1. / / 20.....
2. / / 20.....
3. / / 20.....

³ Notify Responsible Officer of requirement to provide an EIAR and proceed to Article 117 scoping and/or Section 175 application to An Bord Pleanála.

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Sub-threshold Development – Screening Determination Sheet

1. Characteristics of Proposed Development

The characteristics of development must be considered having regard, in particular, to:

(a)	the size and design of the whole of the proposed development:	
(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:	
(c)	the nature of any associated demolition works:	
(d)	the use of natural resources, in particular land, soil, water and biodiversity:	
(e)	the production of waste:	
(f)	pollution and nuisances:	
(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:	
(h)	the risks to human health (for example, due to water contamination or air pollution):	

2. Location of Proposed Development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to:

(a)	the existing and approved land use:	
(b)	the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground:	
(c)	the absorption capacity of the natural environment, paying particular attention to the following areas:	
	(i) wetlands, riparian areas, river mouths:	
	(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:	
	(viii) landscapes of historical, cultural or	

[DO NOT DETACH FROM SCREENING PROCEDURE]

	archaeological significance:	
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[DO NOT DETACH FROM SCREENING PROCEDURE]

3. Types and Characteristics of Potential Impacts

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, and having regard in particular to:

(a)	the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected):	
(b)	the nature of the impact:	
(c)	the transboundary nature of the impact:	
(d)	the intensity and complexity of the impact:	
(e)	the probability of the impact:	
(f)	the expected onset, duration, frequency and reversibility of the impact:	
(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:	
(h)	the possibility of effectively reducing the impact:	