

SUB THRESHOLD EIA SCREENING REPORT – RESIDENTIAL DEVELOPMENT AT MADONNA HOUSE

Criteria for determining whether a development would or would not be likely to have significant effects on the environment as per the requirements of Article 120 of the Planning and Development Regulations 2001-2012

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	<i>The proposed development is located on Station Road in an area with good access to amenities and public transport. The size and design of the project is in keeping with the scale of the existing environment and no significant negative impacts are likely</i>
Cumulation with other Proposed Development	<i>The proposed development is located in a built-up area, near other residential units. The proposed development is of a similar scale to the existing nursing home and has been designed to ensure there will be no adverse impact on the residential amenities of the area. Parking is already available, and the development will connect to existing services. It is not considered likely that the operation of the proposed development will result in significant cumulative environmental impacts.</i>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>The demolition and construction works are confined to an area of 0.1 ha and will be completed over a short time period (i.e. < 2-3 years). A CEMP will be in place for the demolition and construction phase. A construction traffic management plan (CTMP) will also be put in place for the construction phase. With mitigation measures detailed in the CEMP and CTMP in place no significant negative impacts are likely.</i>
Use of Natural Resources	<i>Water, consumption of electricity and energy related to the residential occupancy of the completed development. No out of the ordinary use of natural resources is likely during the operation phase. No significant negative impacts are likely.</i>
Production of Waste	<i>The demolition and construction process will result in some demolition and construction related waste, which will be disposed of in compliance with the CEMP. Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor. No significant negative impacts are likely.</i>
Pollution and Nuisances	<i>The CEMP will detail measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to demolition and construction working hours to protect the residential amenity of the area. An Operational Waste Management Plan will put in place measures to avoid and / or propose measures to mitigate With mitigation measures in place no significant negative impacts during operation of the proposed development are likely.</i>
Risk of Accidents	<i>With mitigation measures in place no significant negative impacts are likely.</i>
Risk of Major Accidents	<i>No significant risk of accidents.</i>
Risk to Human Health	<i>No significant risk to human health.</i>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<i>Urban brownfield sites</i>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<i>It is a brownfield site and not sensitive in terms of natural resources. No significant negative impacts are likely.</i>
Absorption Capacity of the Natural Environment	<i>No significant negative impacts are likely</i>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
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Extent of the Impact	<p><i>A Construction Traffic Management Plan will be put in place to mitigate negative impacts on traffic flow.</i></p> <p><i>The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the area.</i></p> <p><i>No significant negative impacts are likely.</i></p>
Trans-frontier nature of the Impact	<i>N/A</i>
Magnitude and Complexity of the Impact	<i>Minimal</i>
Probability of the Impact	<i>Low long term probability of impact</i>
Duration, Frequency and Reversibility of the Impact	<i>No permanent negative impacts are anticipated as a result of the demolition and construction phase of the project.</i>

SCREENING CONCLUSION STATEMENT

The Environmental Impact Assessment Screening therefore concludes that there is no real likelihood of significant effects and therefore an Environmental Impact Assessment is not required.

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