

SUB THRESHOLD EIS SCREENING REPORT ERRIGAL HEIGHTS HOUSING PROJECT

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 as amended

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	<i>The development consists of 28 no. units, comprising 2no. two storey residential blocks. Total site area approx. 1.0947 hectares, of which 0.7766 ha is suitable for development.</i>
Cumulation with other Proposed Development	<i>n/a</i>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>The development does not involve the demolition of buildings. It does involve the excavation and disposal of concrete foundations associated with 3no. blocks of flats that previously occupied the site, but which were demolished ca. 2010.</i>
Use of Natural Resources	<i>The use of natural resources associated with this development is limited to the materials to be used for its construction.</i>
Production of Waste	<i>Waste production is limited to the construction phase and will consist of the following: - General building waste - excavated soil-based fill material, with small pieces of waste material such as brick, glass, plastics, timber, wire and ceramics. No contamination of fill material detected during site investigations. - Reinforced concrete foundations. All waste material will be subject to segregation and appropriate disposal.</i>
Pollution and Nuisances	<i>No significant pollution and nuisances. Any impact is commensurate with that of the normal residential development associated with what is an existing residential suburban area of the city.</i>
Risk of Accidents	<i>No significant risk of accidents.</i>

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	<i>Brownfield site, currently vacant and predominantly green space.</i>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<i>Limited, given the suburban nature of the area, the existing tree line to the north will be retained for the most part, there is some tree planting proposed for the site</i>
Absorption Capacity of the Natural Environment	<i>Commensurate with the suburban nature of the area.</i>

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	<i>The impact of the development is considered neutral, given that the new development will have a lesser residential density than that of the apartment development which previously occupied the site.</i>
Trans frontier nature of the Impact	<i>n/a</i>
Magnitude and Complexity of the Impact	<i>The magnitude and complexity of the impact of the development is considered negligible, given the residential nature of the development within a residential area of the city.</i>
Probability of the Impact	<i>The development is likely to proceed subject to planning/funding approval</i>
Duration, Frequency and Reversibility of the Impact	<i>Any potentially significant impact is limited to the construction phase of the project, which is of a limited duration.</i>

SCREENING CONCLUSION STATEMENT	
<i>Having regard the contents of Article 120 of the Planning and Development (Amendment) (No.3) regulations 2011 and Schedule 7 of the Planning and Development Regulations 2001 as amended it is considered that the proposed development, by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that AN environmental impact assessment is not required.</i>	

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