

SUB THRESHOLD EIA SCREENING REPORT

Residential Development at Farranferris, Cork

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	The proposed development will consist of a residential development of 26 no. residential units and all associated site development works on a small infill site at Farranferris, Cork.
Cumulation with other Proposed Development	The potential for the project to be constructed alongside others in the local area remains an unknown at present. However, it is not envisaged that there will be any large-scale construction projects in the vicinity of the site during the construction phase of the proposed development. No significant negative impact likely.
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	The proposal will include a level of on-site demolition to accommodate new build elements. The construction works themselves will be informed by a detailed method statement. A construction and environmental management plan will be prepared prior to commencement of development. No significant negative impact likely.
Use of Natural Resources	Energy, including electricity and fuels, will be required during both the demolition and construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the conservation and protection of protected structures whilst undertaking the construction of this new residential development. No out of the ordinary use of natural resources is likely during the construction process. No significant negative effect likely.
Production of Waste	Waste will be generated during demolition and construction phases and these will be typical of development of this nature. Waste produced includes the following: <ol style="list-style-type: none"> 1. General building waste 2. Excavated soil-based fill material, with small pieces of waste material such as brick, glass, plastics, timber, wire and ceramics. Waste material from all phases will be subject to segregation and appropriate disposal. No significant negative impacts are likely.
Pollution and Nuisances	The development of the site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts will be addressed as part of standard best practice controls to be outlined in the pre-commencement Construction and Environmental Management Plan. No significant negative impacts are likely.
Risk of Major Accidents	No negative impacts are foreseen, subject to strict compliance with standard environmental controls. No significant negative impacts are likely.
Risk to Human Health	Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the site. On completion of works, noise and dust levels will return to background levels. Standard water control measures will be put in place to negate any potential for run-off of sediment or other pollutants. No significant negative impacts are likely.

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	The site is brownfield in nature. It is located within the existing built up area of Cork City. The redevelopment of the site is supported in policy terms. There is potential for the local human environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures. No significant negative impacts are likely.
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	An urban site, it is low value in ecological terms. Normal natural resources may be used in the construction process such as stone, gravel, water. No significant negative impacts are likely.

2. LOCATION OF PROPOSED DEVELOPMENT

Absorption Capacity of the Natural Environment	<p>The site is inner suburban in nature and characterised by built form. It is entirely appropriate that the site is developed for residential use and this is consistent with its zoning.</p> <p>The landscape is urban, and the height of the proposed development is in keeping with established character.</p> <p>As outlined, there is potential for the local human environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be temporary in nature and are not deemed to be significant.</p> <p>A construction and environmental management plan will be prepared and agreed with the local authority to appropriately manage any risk to the local natural environment.</p> <p>The site is not part of or directly adjacent to any designated Natura 2000 sites.</p> <p>No significant negative impacts are likely.</p>
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3. CHARACTERISTICS OF POTENTIAL IMPACTS

Extent of the Impact	<p>The site is located in a built-up part of Cork City where there is a mix of surrounding land uses. The proposed development is of relatively small scale. Any potential negative impacts on traffic flows locally will be temporary in nature and suitably managed by way of construction phase traffic management plan, as required.</p> <p>No significant impacts are likely.</p>
Transfrontier nature of the Impact	No significant effects arising from construction of the development.
Magnitude and Complexity of the Impact	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant negative impacts are likely.</p>
Probability of the Impact	<p>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques.</p> <p>No significant negative impact likely.</p>
Duration, Frequency and Reversibility of the Impact	<p>The construction phase of the development is expected to commence within approximately 6 months of any subsequent grant of permission. Any impacts will be short-term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>No significant negative impacts are likely.</p>

SCREENING CONCLUSION STATEMENT

In addition, the proposed development has been screened to determine whether an Environmental Impact Assessment (EIA) is required and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required.

Please refer to Appendix A for report titled; EIA Screening prepared by HW Planning, dated June 2022.

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Appendix A

EIAR Screening



EIA Screening

Proposed Residential Development at Farranferris,
Cork

Client: Mavro Limited

June 2022

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Connecting places.

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Introduction & Context

This Environmental Impact Assessment Screening has been prepared on behalf of Walsh Design Group to ascertain whether the preparation of an Environmental Impact Assessment Report (EIAR) is required for a proposed residential development of 26 no. residential units at Farranferris, Cork.

Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the effects of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIA may be required, if the competent authority determines that the development would be likely to have significant effects on the environment. Schedule 7 of the Regulations, details the criteria for determining whether a development would, or would not be likely to have significant effects on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

"1. A description of the project, including in particular:

- a) a description of the physical characteristics of the whole project and, where relevant, of demolition works;*
- b) a description of the location of the project, 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 project.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:

a) the expected residues and emissions and the production of waste, where relevant;

b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3".

As outlined in the Ministerial guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, EIA screening is a matter of professional judgement based on objective information relating to the proposed project and its receiving environment. It is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision. In this context, this screening exercise has relied on information supplied by the project designers at the time of its preparation.

Project Details

2.1

Characteristics of the Proposed Development

The proposed development will consist of a residential development of 26 no. residential units and all associated site development works on a small infill site at Farranferris, Cork. The proposed dwellings are provided within two blocks that form a generous communal green /courtyard space between.

The proposed scheme maintains a generous level of communal amenity greenspace within the site boundary serving to soften the proposal into the existing context. The site fronts the public road (lovers walk) to the east, retaining the existing boundary wall and creates a generous raised communal amenity space (with integrated planting) to the front of the eastern block. The limited existing tree planting at this eastern boundary are to be retained and complemented by additional tree planting.

This layered approach, integrating ample green landscaping (over 50 % of total site area) within the design proposal would serve to integrate and settle the relatively modest volumes within the surrounding context.

Working with the existing topography and the gentle slopes of the existing context the proposed development is laid out to integrate appropriately within its immediate vicinity and wider urban context.

2.2 Description of Location of the Site

The subject site is an infill site located within Former Farranferris school and was recently utilized as a site compound area/carpark for a new housing development recently completed to the immediate west of the site.

The subject lands are situated across multiple zoning and development objectives in the 2015 City Development Plan and Draft Cork Development Plan 2022-2028, specifically.

- ZO 4 - Residential, Local Services and Institutional Uses,
- ZO 12 - Landscape Preservation Zones.
- Area of High Landscape Value

The proposed development is not located within any designated Natura 2000 site. Cork Harbour SPA is approximately 4.3km away.

The site is located outside any EPA (NRA) identified noise sensitive locations based on a review of Cork Agglomeration mapping.

2.3 Description of Aspects of the Environment Likely to be significantly affected by the project

The most significant possible negative effects on the environment, without appropriate mitigation measures in place, are likely to be:

- Population growth resulting in increased demand for waste infrastructure, water supply and impacting potable water quality;
- Possible effects include an increased rate of run-off because of an increase in impervious area and accidental spillage or contamination from construction activities;
- Construction and operational traffic contributing to traffic congestion and road safety hazards;
- Adverse health and amenity effects arising from noise pollution during construction and operational phases;
- Increased demand on recreation and amenity services;
- Negative impacts on the architectural conservation area;

2.4. Expected Residues / Emissions / Production of Waste

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant effects on the environment. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. It will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment. During the operational phase, everyday waste and recycling from commercial and residential elements will be disposed of by an approved licensed waste disposal contractor. There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant effects on the environment in order to complete the proposed scheme.

2.5. Use of Natural Resources – Soil / Land / Water / Biodiversity

There will be no significant likely effects on the environment in relation to natural resources in the area. The main use of natural resources will be land. The land in question is a formerly used as a construction compound for adjacent residential housing. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely effects on the environment.

The site is generally remote from designated European Natura 2000 sites. As outlined in the prepared Appropriate Assessment Screening, there is no likelihood of significant effects on the nearest European sites, namely the Great Island Channel SAC or the Cork Harbour SPA. Use of water during the operational stage will not be excessive in scale and consistent with domestic use.

Assessment of EIA Requirement

3.1. Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an environmental impact assessment report (EIAR).

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for 26 no. residential units and other ancillary works falls to be considered within the category of 'Infrastructure Projects' under Schedule 5 (10) (b) which provides that a mandatory EIA must be carried out for the following:

"b)

(i) Construction of more than 500 dwellings.

(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.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(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.

(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.

The proposed development does not trigger a requirement for mandatory EIA because;

- At 26 the number of residential units falls well below the threshold of 500 dwellings;

3.2. Schedule 7

Criteria

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the following pro-formas provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
<p>1. Characteristics of proposed development The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> - The size of the proposed development 	<p>Given its previous use as a construction compound the site could now be characterised as brownfield development land. The construction works themselves will be confined to the site.</p> <p>No significant negative impact likely</p>
<ul style="list-style-type: none"> - the cumulation with other development projects / approved plans 	<p>The potential for the project to be constructed alongside others in the local area remains an unknown at present. However, it is not envisaged that there will be any large-scale construction projects in the vicinity of the site during the construction phase of the proposed development.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - The nature of any associated demolition works 	<p>The proposal will include a level of on-site demolition to accommodate new build elements. The construction works themselves will be informed by a detailed method statement. A construction and environmental management plan will be prepared prior to commencement of development.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the use of natural resources, in particular land, soil, water and biodiversity 	<p>Energy, including electricity and fuels, will be required during both the demolition and construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the conservation and</p>

	<p>protection of protected structures whilst undertaking the construction of this new residential development. No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative effect likely.</p>
<ul style="list-style-type: none"> - the production of waste 	<p>Waste will be generated during demolition and construction phases and these will be typical of development of this nature. Waste produced includes the following:</p> <ol style="list-style-type: none"> 1. General building waste 2. Excavated soil-based fill material, with small pieces of waste material such as brick, glass, plastics, timber, wire and ceramics. <p>Waste material from all phases will be subject to segregation and appropriate disposal.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - pollution and nuisances 	<p>The development of the site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts will be addressed as part of standard best practice controls to be outlined in the pre-commencement Construction and Environmental Management Plan.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - 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 	<p>No negative impacts are foreseen, subject to strict compliance with standard environmental controls.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the risk to human health (for example due to water contamination or air pollution) 	<p>Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the site. On completion of works, noise and dust levels will return to background levels. Standard water control measures will</p>

<p>2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	<p>be put in place to negate any potential for run-off of sediment or other pollutants.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the existing land use 	<p>The site is brownfield in nature. It is located within the existing built up area of Cork City. The redevelopment of the site is supported in policy terms.</p> <p>There is potential for the local human environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the relative abundance, quality and regenerative capacity of natural resources in the area 	<p>An urban site, it is low value in ecological terms. Normal natural resources may be used in the construction process such as stone, gravel, water.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the absorption capacity of the natural environment, paying attention to the following areas: <ul style="list-style-type: none"> (a) wetlands, (b) coastal zones, (c) mountain and forest areas, (d) nature reserves and parks, (e) areas classified or protected under legislation, including special protection 	<p>The site is inner suburban in nature and characterised by built form. It is entirely appropriate that the site is developed for residential use and this is consistent with its zoning.</p> <p>The landscape is urban, and the height of the proposed development is in keeping with established character.</p> <p>As outlined, there is potential for the local human environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be temporary in nature and are not deemed to be significant.</p> <p>A construction and environmental management plan will be prepared and agreed with the local authority to</p>

<p>areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</p> <p>(f) areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,</p> <p>(g) densely populated areas,</p> <p>(h) landscapes of historical, cultural or archaeological significance</p>	<p>appropriately manage any risk to the local natural environment.</p> <p>The site is not part of or directly adjacent to any designated Natura 2000 sites.</p> <p>No significant negative impacts are likely.</p>
<p>3. Characteristics of potential impacts The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<ul style="list-style-type: none"> - the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected) 	<p>The site is located in a built up part of Cork City where there is a mix of surrounding land uses. The proposed development is of relatively small scale. Any potential negative impacts on traffic flows locally will be temporary in nature and suitably managed by way of construction phase traffic management plan, as required.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - the nature of the impact 	<p>Potential for the human environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - the transboundary nature of the impact 	<p>No significant effects arising from construction of the development.</p>
<ul style="list-style-type: none"> - the intensity and complexity of the impact 	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant negative impacts are likely.</p>

<ul style="list-style-type: none"> - the probability of the impact 	<p>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the expected onset, duration, frequency and reversibility of the impact. 	<p>The construction phase of the development is expected to commence within approximately 6 months of any subsequent grant of permission. Any impacts will be short-term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - cumulation of the impact with the impact of other existing and/or approved projects. 	<p>There is potential for impacts caused by as of yet unknown project(s) to combine with the subject proposal to give rise to a cumulative effect. This will be considered in full as part of the final pre-commencement Construction and Environmental Management Plan and the potential for such unforeseen impacts will be mitigated accordingly as part of focused response measures.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - The possibility of effectively reducing the impact 	<p>There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods.</p> <p>No significant negative impacts are likely.</p>

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
<p>1. Characteristics of proposed development</p> <p>The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> - The size of the proposed development 	<p>The proposed development is modest in scale at 26 no. residential units. The development will see the site used in a manner which is consistent with the land use zoning policy. The developed design has been tested relative to key policy and guidelines, as well as landscape and visual considerations. Collectively, the size and design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the cumulation with other development projects / approved plans 	<p>The proposed use is consistent with the land use zoning of the site and compatible with adjacent land-uses, as enshrined in adopted planning policy.</p> <p>The National Planning Framework seeks to deliver 550,000 homes by 2040 with 40% of this to be achieved in Ireland's main cities. Ministerial guidelines on sustainable urban development promotes the efficient reuse of brownfield land and infill development. The development will positively integrate with other plans and projects once operational to deliver on policy objectives.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the use of natural resources, in particular land, soil, water and biodiversity 	<p>Water, consumption of electricity, energy related to the proposed residential uses. No out of the ordinary use of natural resources is likely during the operational phase.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the production of waste 	<p>An Operational Waste Management Plan will put in place measures to avoid and / or mitigate pollution from operational waste. With mitigation measures in place no significant negative impacts are likely. Domestic waste will be generated from the development, the disposal of which will</p>

	<p>be informed by a waste/refuse management strategy for the site. Related practices are unlikely to cause unusual, significant or adverse effects.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - pollution and nuisances 	<p>It is considered that the proposed residential development will not have any negative pollution or nuisance impacts during the operational stage. The site is located in an inner suburban area within easy walking distance of amenities and proximate to public transport. The need to travel by car is reduced by the development with positive benefits for local air quality.</p> <p>Surface water management proposals for the site have been designed in accordance with best practice measures.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - 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 	<p>None foreseen, subject to strict compliance with standard environmental controls.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the risk to human health (for example due to water contamination or air pollution) 	<p>None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. It is considered that this proposal has the potential to have a long-term beneficial impact on human health as a consequence of facilitating sustainable urban residential development incorporating communal and private open space areas on lands zoned for such use.</p> <p>No significant negative impacts are likely.</p>
<p>2. Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> - the existing land use 	<p>The site is largely unused at present, and was recently used as a construction compound. The proposed use is compatible with the site zoning as outlined in the Cork City Development Plan.</p>

	No significant negative impacts are likely.
<ul style="list-style-type: none"> - the relative abundance, quality and regenerative capacity of natural resources in the area 	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant negative impacts are likely</p>
<ul style="list-style-type: none"> - the absorption capacity of the natural environment, paying attention to the following areas: - wetlands, - coastal zones, - mountain and forest areas, - nature reserves and parks, - areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, - areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, - densely populated areas, - landscapes of historical, cultural or archaeological significance 	<p>The site is located within an Landscape Preservation Area area, but the design of the proposal is of high quality and complementary to this. The new build is proportionate to the built form in the area and will not give rise to any adverse visual impacts in the local landscape.</p> <p>The proposal is located in an existing centre of population and will provide for new homes to meet demand in Cork City.</p> <p>The site is not part of or directly adjacent to any designated Natura 2000 sites.</p> <p>No significant negative impacts are likely</p>
<p>3. Characteristics of potential impacts</p> <p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<ul style="list-style-type: none"> - the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected) 	<p>The proposed development of 26 no. residential units is sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations]. Development will be compatible with its urban and context and consistent with zoning objectives. The operational development will not contribute to any negative impacts over a wider spatial area.</p> <p>No significant negative impacts are likely</p>

<ul style="list-style-type: none"> - the nature of the impact 	<p>Expected benefits to physical, micro and macro environments. The effects will be significant and positive in nature.</p> <p>No significant negative impacts are likely</p>
<ul style="list-style-type: none"> - the transboundary nature of the impact 	<p>The site is remote from designated Natura 2000 sites of ecological sensitivity. No transboundary impacts are expected.</p> <p>No significant negative impacts are likely</p>
<ul style="list-style-type: none"> - the intensity and complexity of the impact 	<p>The operational phase of the development is moderate and will be actively managed.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the probability of the impact 	<p>The operational phase will inevitably change the local environment. Measures are in place to avoid, reduce, or mitigate any likely negative impacts.</p> <p>No significant negative impacts are likely</p>
<ul style="list-style-type: none"> - the expected onset, duration, frequency and reversibility of the impact. 	<p>Once constructed, the proposal will be permanent and non-reversible.</p> <p>No significant negative impacts are likely</p>
<ul style="list-style-type: none"> - cumulation of the impact with the impact of other existing and/or approved projects. 	<p>The development of the subject site is supported by adopted plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area.</p> <p>No significant negative impacts are likely</p>
<ul style="list-style-type: none"> - The possibility of effectively reducing the impact 	<p>The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. The site is located in a very sustainable location and benefits from proximity to local amenities, services and public</p>

transport. The residential units themselves will promote renewable energy efficiencies.

It has been objectively concluded that the proposal will provide for long-term beneficial effects of varying degrees.

No significant negative impacts are likely

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.

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Conclusion

When screened in accordance with EU Screening Guidelines, the proposed development is not a project defined by Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations 2001 as requiring a mandatory Environmental Impact Assessment Report (EIAR).

A precautionary approach has been taken to the design of the subject proposal having regard to all identified potential environmental considerations. In relation to operational impacts, the proposed residential development at Farranferris will contribute positively to the realisation of a number of key policy objectives in full accordance with the proper planning and sustainable development of the area.

In addition, the proposed development has been screened to determine whether an **Environmental Impact Assessment (EIA)** is required and it has been concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required

