

Step 1 - Pre-Screening

Part 8 Ref:				
Site location:	Donohill, Co. Tipperary.			
Proposed Development:	The construction of; 7 no. two storey (3 bedroom) semi-detached houses and 1 no. single storey (2 bedroom) semi-dethatched house and all associated site development			
1. Does the Development constitute a class of development requiring EIA having regard to Schedule 5 of the Regulations?	YES: NO: The proposal does not constitute a class of development requiring EIA			
2. If YES, is the development meeting or exceeding a threshold set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations?				
Tick		Threshold	Comment	Result
No				No EIA or Screening for EIA Required
Yes		Exceeds/		EIA Required
		Is Equal To		
		No Threshold		
		Sub Threshold		EIA Screening Required
Conclusion				
Development is not within Part 1 or Part 2, Schedule 5. No EIA/Screening is required.				No EIA/Screening required for this reason.
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. EIA Required.				
Development is within Part 1 or Part 2 but is less than the threshold. EIA Screening Required.				
Name:	Ciarán Savage		Date: 16.04.2020	
Position	Associate Director van Dijk Architects			

If the proposed development is not of a class requiring EIA it is not necessary to proceed to steps 2 and 3. The pre-screening exercise should be signed, printed and placed on the Part 8 file.

If the development requires EIA Screening then proceed to Step 2.

Step 2 - Preliminary Examination

A preliminary examination should be based on professional expertise and experience, and having regard to the 'Source – Pathway – Target' model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations.

Preliminary Examination		
	Yes / No/ Uncertain	Comment
Is the size of the development exceptional in the context of the existing environment?		
Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location?		
Will the development result in the production of any significant waste, or result in emissions or pollutants?		
Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is no real likelihood of significant effects on the environment	EIAR not required	
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Screening Determination Required	
	Schedule 7A information required?	
There is a real likelihood of significant effects on the environment	EIAR is required	
Name:		Date:
Position		

Step 3 - Formal Screening Assessment

Table 1: Characteristics of the Proposed Development	
Is the size and design of the whole of the proposed works significant?	
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,	
Nature of any associated demolition works?	
Use of natural resources in particular land, soil, water and biodiversity?	
Will the works produce waste?	
Will the works create a significant amount of pollution or nuisance?	
Risk of major accidents and/or disasters relevant to the project including those caused by Climate Change in accordance with scientific knowledge?	
Risks to human health (water contamination , air pollution)	

Table 2. Location of Proposed Development	
Environmental Sensitivity of project in relation to	
Existing and approved land use;	
Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	
Absorption capacity of the natural environment including;	
Wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain and forest area, nature reserves and parks;	
Potential of works to impact directly or indirectly on sites designated for nature conservation (NHA/SAC/SPA);	
Potential for impacts directly or indirectly on Habitats or Species listed on Annex I , II and IV of the	

Habitats Directive;	
Potential for impacts on breeding places of any species protected under the Wildlife Act?	
Potential to impact directly or indirectly on any listed ACA in the County Development Plan?	
Potential to impact directly or indirectly on any protected structure or recorded monuments and places of Archaeological Interest;	
Potential to impact directly or indirectly on Listed or scenic views or protected landscape in the County Development Plan?	
Potential to impact on areas in which there has already been a failure to meet the environmental quality standards and relevant to the project, or in which it is considered that there is such a failure;	
Potential to impact on densely populated areas;	

Table 3. Type 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 set out below.	
Population and human health	
Biodiversity in particular species and habitats protected under the Habitats and Birds Directive,	
Land and Soil	
Water	
Air & Climate	
Noise & Vibration	
Landscape	
Material Assets	
Cultural Heritage	
Interaction of Foregoing	
significant effects on the environment derived from the vulnerability of the proposed development to risks of major accidents or disasters, or both major accidents and disasters, that are relevant to that development;	

Table 4. Discussion of Potential Impacts	
What is the nature of the impact?	
Will a large geographical area be impacted as a result of the proposed works?	
Will a large population be impacted as a result of the proposed works?	
Are any trans-frontier impacts likely to arise from proposed works?	
Is the intensity and complexity of impacts associated with the proposed works considered significant?	
Is there a high probability that the impacts will occur?	
What is the expected onset, duration, frequency and reversibility of the impact?	
Cumulation of the impact with the impact of other existing and/or approved projects?	
Will it be difficult to avoid, or reduce or repair or compensate for the effects?	

1. Conclusion

In consideration xxxxx