

Residential Development

Bansha

Co. Tipperary

Environmental Impact Assessment
Screening

Cuthbert Environmental

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Environmental Impact Assessment Screening

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1.0 INTRODUCTION

Cuthbert Environmental have been commissioned by Tipperary County Council to undertake an Environmental Impact Assessment Screening Report for a proposed housing development at Bansha, Co. Tipperary. (see Figure 1 for location).

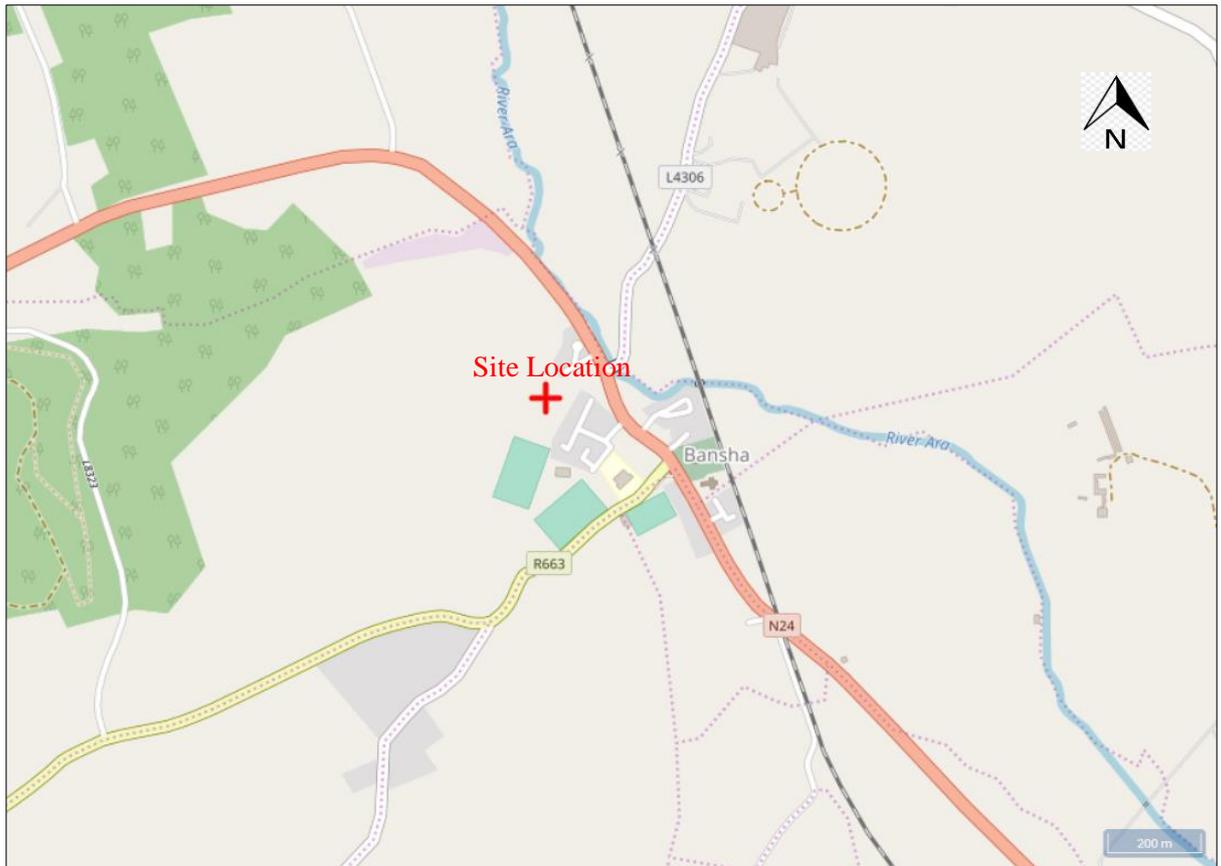


Figure 1. Project Site Location (Data Source: EPA maps, 2020)

The findings of the EIA Screening assessment for the proposed housing development (i.e. the project) are presented in this report.

1.1 PURPOSE OF THIS REPORT

This EIA screening report contains necessary information to enable the competent authority, in this case Tipperary County Council, to undertake an EIA screening assessment and determine whether an EIA is required for the proposed housing development. The findings of the EIA screening assessment are presented in this report and will inform the determination by Tipperary County Council for the proposed Housing development at Bansha (to be referred to throughout this report as “the project”).

The purpose of this Report is to determine whether or not the project is likely to have significant effects on the environment and, as such, requires an EIA to be carried out and an EIAR to be prepared. This Report provides an overview of the project (section 2), the existing baseline environment (section 3) and then assesses the potential environmental impacts (Section 4) posed by the proposed project.

1.2 LEGISLATIVE CONTEXT

Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive) sets out the requirements for environmental impact assessment (“EIA”), including screening for EIA. Projects listed in Annex I of the EIA Directive require a mandatory EIA while projects listed in Annex II require screening to determine whether an EIA is required. The proposed development does not require a mandatory EIA under the provisions of the EIA Directive as it is not a project listed in Annex I.

The prescribed classes of development and thresholds or criteria that trigger the need for an EIA are set out in Schedule 5 of the Planning and Development Regulations, 2001, as amended. A review of the classes of development was carried out to determine whether the proposed development falls into any of the development classes which require an EIA. Part 2 of Schedule 5 of the Regulations (see Part 2, 10(b)(i)) set out thresholds for mandatory EIA of a housing development where the number of units proposed exceed 500 dwelling units. As the number of dwelling units proposed from the project will be 63 units, it will be significantly below the threshold for mandatory EIA as specified in Part 2, 10(b)(i) of the Regulations. As such the proposed development does not fall into any of the classes described in Schedule 5 of the Planning and Development Regulations, 2001. The need for an EIA has therefore not been

triggered under the requirements of the Planning and Development Regulations, 2001, as amended.

Given that the project is a sub-threshold development under the EIA Regulations, the key issue for the competent/consent authority in the context of the possible need for EIA of a sub-threshold development is whether or not such a development is likely to have significant effects on the environment. Consideration of significant effect should not be determined by reference to size only. The nature and location of a project must also be taken into account. Provision for such is set out in Schedule 5, Part 2, 15 of the Regulations which states:

Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

This EIA Screening Report is therefore being undertaken to assist Tipperary County Council in determining whether the proposed Bansha Housing Development will have the potential to result in likely significant effects to the environment.

According to European Commission Guidance (2017¹):

“Screening has to implement the Directive’s overall aim, i.e. to determine if a Project listed in Annex II is likely to have significant effects on the environment and, therefore, be made subject to a requirement for Development Consent and an assessment, with regards to its effects on the environment. At the same time, Screening should ensure that an EIA is carried out only for those Projects for which it is thought that a significant impact on the environment is possible, thereby ensuring a more efficient use of both public and private resources. Hence, Screening has to strike the right balance between the above two objectives.”

¹ **Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU). European Commission 2017. Page 23.**

Recent guidelines from the Department of Housing, Planning and Local Government (2018)² in relation to screening state:

“3.1. Screening is the initial stage in the EIA process and determines whether or not specified public or private developments are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made. A screening determination is a matter of professional judgement, based on objective information relating to the proposed project and its receiving environment. Environmental effects can, in principle, be either positive or negative.

3.2. Screening must consider the whole development. This includes likely significant effects arising from any demolition works which must be carried out in order to facilitate the proposed development. In the case of transboundary developments, screening must consider the likely significant effects arising from the whole project both sides of the boundary. A screening determination that EIA is not required must not undermine the objective of the Directive that no project likely to have significant effects on the environment, within the meaning of the Directive, should be exempt from assessment.”

Annex III of the EIA Directive (as amended)/Schedule 7 to the Planning and Development Regulations 2001, as amended, lists the criteria for determining whether a project should be subject to EIA.

Annex IIA of the EIA Directive (as amended)/Schedule 7A to the Planning and Development Regulations, 2001, as amended, set out the information to be provided for the purposes of EIA Screening. The information set out in Schedule 7A is grouped together under 3 main headings:

² **Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment**

Annex IIA requirements	Relevant section of this screening report
<p>A description of the proposed development, including in particular –</p> <p>a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and</p> <p>a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected</p>	<p>Section 2 & 3 of this Report describes the characteristics of the project.</p>
<p>A description of the aspects of the environment likely to be significantly affected by the proposed development</p>	<p>Section 4 of this Report describes the aspects of the environment that may be affected by the proposed development.</p>
<p>A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from— (a) the expected residues and emissions and the production of waste, where relevant, and (b) the use of natural resources, in particular soil, land, water and biodiversity</p>	<p>Section 5 of this Report describes any likely significant effects to the environment.</p>

2.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

2.1 OVERVIEW

This project involves the construction of a housing development at Bansha, Co. Tipperary. The site is located on the north-west side of the town bordering the local GAA fields (location shown in Figure 1).

The proposed development will involve the construction of 14 dwellings consisting of single storey and 2 storey detached units, including associated site works. The development is a continuation of an existing estate which was completed approx. 12-14 years ago. Access to the site is through this estate. Attenuation is proposed for this site. Diversion of existing overhead cables are proposed for the site. The overall site is 1.256 hectares. The portion of which is proposed to be built on is 0.709 hectares

2.2 BOUNDARY CONDITIONS

The site bounds a local GAA pitch to the south-west. The eastern boundary of the site borders the “Galtee View” housing estate. A hedgerow runs along the western boundary of the site. This hedgerow will not be removed for this project. A 2 metre high fair faced block on flat boundary wall will replace the existing concrete post and mesh fencing that runs along the south, west and eastern boundaries of the site. Much of the north-east boundary of the site consists of palisade fencing. This fencing will remain. The north-west section of the site boundary consists of a block wall which will also remain.



Figure 2. Current boundaries of proposed site

2.3 ROADS STANDARD

The roadways within the development will be 6 metres wide with a 1.8 metre wide footpath running along one side.

Roads have been designed with the aid of the “Design Manual for Urban Roads and Streets” (DMURS) published by Department of Transport, Tourism and Sport. The DMURS aims to

aid the design of safer, more attractive and vibrant streets which will generate and sustain communities and neighbourhoods. As well as cars and other vehicles this encompasses pedestrians, cyclists and those using public transport. All roads within the development will be cul de sacs.

The majority of road surfaces within the development will be asphalt. However there will be dishd kerb detail at private drives and pedestrian crossing points. Footpaths will be formed from concrete.

The proposed roads and footpaths within the site will be taken in charge by Tipperary County Council following completion of the works given that this will be a social housing project.

2.4 UTILITY AND EMERGENCY ACCESS

All roadways are provided with suitable access for refuse vehicles and fire trucks.

2.5 CAR PARKING

There will be 25 car parking spaces within the development.

2.6 BICYCLE PARKING

There is no assigned bicycle parking in the development.

2.7 MATERIALS

The external of the buildings will consist of a smooth plaster finish with grey brick to selected areas around main entrances.

2.8 ENERGY USE

Building Energy Rating Certificates will be required for each unit in this development. The Building Regulations will require a A3 rating in this regard. An energy assessment will be carried out at the detail design stage to demonstrate compliance with TGD Part L. Of note, measures of suitable energy sources, increased thermal insulation, higher thermal performance

windows and doors, elimination of cold bridging, and airtight construction together with low energy lighting and controls will be incorporated into the development.

2.9 STORM WATER DRAINAGE

The completed development will be serviced by a comprehensive underground drainage system. Storm water will enter the drainage system via gullies located throughout the site. Double gullies will be provided at all road sag curves and all cul de sacs. No gully will be more than 10 metres from a surface water connection. Storm water will flow through the drains towards the north-west section of the development. This water will pass through a bypass petrol interceptor and a hydro brake before entering an existing storm sewer located just outside the site north site boundary, along the access road to the site.

2.10 FOUL WATER DRAINAGE

Foul water discharge from the residences will drain to an existing foul sewer located next to the north west boundary of the site.

2.11 WATERMAIN DESIGN

Houses will be connected to the main water supply of the town. The domestic connection arrangement is illustrated in the engineering drawings of the site.

2.12 CONSTRUCTION PHASE MONITORING

The construction phase of the project will be monitored to ensure that environmental best practice is adhered to and effectively implemented throughout the duration of this phase. The following systems will be put in place to ensure adherence to best practice:

- The contractor will assign a member of the site staff as the environmental officer with the responsibility for ensuring the environmental measures prescribed above are adhered to. A checklist will be filled in on a weekly basis to show how the measures have been complied with. Any environmental incidents or non-compliance issues will immediately be reported to the project team.

- The project managers will be continuously monitoring the works and will be fully briefed and aware of the environmental constraints and protection measures to be employed.

2.13 ASSESSMENT OF THE CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

An assessment of the potential characteristics of the Proposed Development as described above against the criteria outlined in Schedule 7 of the Planning and Development Regulations 2001 to 2018 are outlined in Table 2.1 below and conclusion and rationale is provided to determine whether these characteristics have the potential to result in likely significant effects to the environment.

Table 2.1: Characteristics of the Proposed Development

Screening Question	Response
1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:	
(a) the size and design of the whole project	<p>The overall project site is 1.256 hectares. The portion of which is proposed to be built on is 0.709 hectares. All construction works will be largely restricted to the footprint of the project site. The construction phase will be guided by a Construction and Environmental Management Plan (CEMP) that will seek to ensure the construction phase is completed in line with best practice and does not result in adverse effects to surrounding receptors.</p> <p>A landscape design has been prepared for the project, which includes for the provision of the landscaping within the project site. The scale of the proposed development is in keeping with the scale of surrounding residential land use in terms of size and design. The project site is located within the residential and urban fabric of Bansha and is well served by amenities and public transport.</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
<p>(b) cumulation with other existing and/or approved projects;</p>	<p>A review of Tipperary County Council’s EPlan online planning viewer identified two recent (within the last 3 years) planning applications in the immediate vicinity of the project site.</p> <p>The nearest recent planning applications identified are located approximately to the east of the site. This application involves the “construction of a single storey side extension and all associated site works” (Planning reference:19601328). Another planning application located east of the site (planning reference: 18600551) involves “a single story extension to the rear of dwelling and extending beyond side of dwelling”.</p> <p>The works associated with these other projects are minor in scale and are likely to have been completed at the time of writing. There will be no potential for the project to combine with these other projects to result in likely significant effects to the environment.</p>
<p>(c) the use of natural resources, in particular land, soil, water and biodiversity;</p>	<p>Construction related activities will be largely restricted to the footprint of the project site. Soil that will be excavated within the project site will be reused for landscaping and filling. Where surplus soil material is generated it will be disposed of at an approved facility.</p> <p>Water required for the construction phase and operation phase of the project will be supplied by the existing mains water supply. Irish Water has confirmed that there is adequate water to meet the future needs of the project.</p> <p>No significant effects to biodiversity are predicted to arise as a result of the construction or operation of the project.</p> <p>Natural resources in the form of hydrocarbons will be required for energy and electricity during the construction phase and operation phase of the project. Other building raw materials will be required</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
	<p>during the construction phase. However the natural resources required will be typical of those required for the development and operation of a residential development and there provision will not have the potential to result in significant negative effects.</p>
<p>(d) the production of waste;</p>	<p>Solid inert waste in the form of soil and stone will be produced during construction but materials will be only ordered as required. Any wastes from the construction process will either be reused within the scheme, or recycled/disposed of at an authorised waste facility. During the construction phase the waste management hierarchy will be implemented onsite, which prioritises the prevention and minimisation of waste generation.</p> <p>During the operation phase the waste generated will be typical of a residential development. All waste generated will be disposed of by a licenced waste contractor.</p> <p>Wastewater generated during the operation phase will be directed to the existing municipal wastewater treatment plant (WWTP), where it has been confirmed that capacity exists for proper treatment of all wastewater prior to discharge to the receiving environment.</p>
<p>(e) pollution and nuisances;</p>	<p>The construction phase presents the greatest risk of pollution to water resources. Potential sources of water pollution to both surface and groundwater include fuel, lubricants, suspended solids and concrete. Silt-laden surface runoff could arise during vegetation stripping. However as no surface watercourse occurs within the development footprint and given the approach to the construction phase of the project the potential impact to surrounding surface water quality during the construction phase has been assessed as being imperceptible.</p> <p>Similarly, given the design measures to be implemented for the operation phase of the project potential pollution to water resources is considered to be imperceptible.</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	<p>The construction phase has the potential to result in nuisance to surrounding receptors as a result of noise, vibrations and dust generated during construction activities.</p> <p>In order to minimise any potential for noise and vibration nuisance mitigation measures will be implemented during the construction phase. These measures will adhere to the best practice guidelines outlined in BS5228: Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1 Noise (2009 + A1 2014). These standard guidelines offer detailed guidelines on the control of noise and vibration from construction activities. The following mitigation measures will be implemented during the construction phase of the proposed development to ensure noise and vibration limit values are complied with:</p> <ul style="list-style-type: none"> • The hours during which site activities are likely to create high levels of noise will be limited to a set time period; [SEP] • During the construction phase a clear line of communication will be established between the contractor/developer, Local Authority and residents; [SEP] • A site representative will be appointed to take responsibility of all matters relating to noise and vibration; [SEP] • Noise monitoring will be undertaken during the construction phase, particularly during critical periods and at sensitive locations; [SEP] • All site access roads will be kept even to mitigate the potential for noise and vibration [SEP] from lorries. [SEP] • Plant with low inherent potential for generating noise and/ or vibration will be selected for construction; [SEP]

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	<ul style="list-style-type: none"> • Where required noise barriers will be erected around items such as generators or high duty compressors; [SEP] • Noisy plant will be sited as far away from sensitive properties as permitted by site constraints. [SEP] • Construction site hoarding will be erected along noise sensitive boundaries where works [SEP] are taking place in proximity to existing residential properties where no substantial screening exists. [SEP] • With the implementation of the measures it is predicted that the nuisance impact of noise generated during the construction phase will be of a short-term, slight, negative nature. <p>There is the potential for dust emissions arising during construction, particularly during dry and/or windy weather conditions. Dust emissions may also be exacerbated by the presence of dry surfaces and uncovered stockpiles during the construction. The quantity of dust is likely to be relatively small and dust emissions would be temporary in nature. Dust effects are likely to create nuisance in the immediate locale rather than significant environmental effects. Best practice mitigation measures will be put in place to minimise adverse effects. The measures will include the following:</p> <p>A dust minimisation plan will be finalised and implemented for the construction phase of the project, as construction activities are likely to generate some dust omissions. In order to minimise dust omissions during construction the following measure will form part of that plan and will be implemented during the construction phase:</p> <ul style="list-style-type: none"> • Hard surface roads will be swept to remove mud and aggregate materials from their surface while any un-surfaced roads will be restricted to essential site traffic.

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	<ul style="list-style-type: none"> • Furthermore, any road that has the potential to give rise to fugitive dust must be regularly watered, as appropriate, during dry and/or windy conditions. • Browsers or suitable watering equipment will be available during periods of dry weather throughout the construction period. • Access gates to the site shall be located at least 10m from sensitive receptors where possible • Vehicles using site roads will have their speed restricted, both on un-surfaced site roads and on hard surfaced roads, as site management dictates. • During periods of very high winds (gales), activities likely to generate significant dust emissions shall be postponed until the gale has subsided. • Material handling systems and site stockpiling of materials will be designed and laid out to minimise exposure to wind. Water misting or sprays will be used as required if particularly dusty activities such as rock blasting or demolition are necessary during dry or windy periods. • Before entrance onto public roads, trucks will be adequately inspected to ensure no potential for dust emissions and cleaned as necessary. • The Principal Contractor or equivalent will be obliged to monitor the contractors' performance to ensure that the proposed mitigation measures are implemented and that dust impacts and nuisance are minimised;

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	<ul style="list-style-type: none"> • During working hours, dust control methods will be monitored as appropriate, depending on the prevailing meteorological conditions; • The name and contact details of a person to contact regarding air quality and dust issues shall be displayed on the site boundary, this notice board should also include head/regional office contact details; • Community engagement will be undertaken before works commence on site explaining the nature and duration of the works to local residents and businesses; • A complaints register will be kept on site detailing all telephone calls and letters of complaint received in connection with dust nuisance or air quality concerns, together with details of any remedial actions carried out; • It is the responsibility of the contractor at all times to demonstrate full compliance with the dust control conditions herein; • At all times, the procedures put in place will be strictly monitored and assessed. <p>At all times these procedures will be strictly monitored and assessed. In the event of dust nuisance occurring outside the site boundary, movements of materials likely to raise dust will be curtailed and satisfactory procedures, such as the covering of all dust-emanating materials, will be implemented to rectify the problem before the resumption of construction operations.</p> <p>With the implementation of these dust minimisation measures in addition to a construction management plan including dust mitigation</p>

Screening Question	Response
<p>1. Characteristics of projects The characteristics of projects must be considered, with particular regard to:</p>	
	<p>fugitive emissions of dust from the site will be insignificant and will not pose a nuisance at nearby sensitive receptors.</p>
<p>(f) 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>	<p>Provided that all measures to be outlined in the CEMP, which will be based on best practice mitigation measures for the project are implemented and that all associated building and environmental regulations are adhered to it is predicted that the project will not have the potential to result in a major accident or disaster.</p>
<p>(g) the risks to human health (for example due to water contamination or air pollution).</p>	<p>Section 2 above details measures that are to be implemented to ensure that the project does not result in pollution to waters or air or nuisance generated by noise, dust or vibration emissions. All best practice mitigation measures outlined in this screening report will represent a minimum requirement to be implemented as part of the CEMP for the construction phase of the project. With the implementation of these measures the construction phase will not represent a significant risk to human health.</p> <p>During the operation phase the development will be connected to the existing public water and sewer infrastructure and will not result in the release of untreated foul effluent.</p> <p>Other emissions generated during the operation phase will relate to air conditioning and heating units. The emissions to atmosphere from such units are not predicted to have the potential to result in significant adverse environmental effects.</p>

Conclusion: No significant effects likely to arise associated with the characteristics of the proposed development.

Rationale: The project site is proposed on habitats of low ecological value in an area contiguous with established residential land use and high levels of human activity. Design measures that form part of the project will also ensure protection of the receiving environment. As previously mentioned, all surface and foul water will be collected via the drainage systems onsite. The implementation of targeted mitigation measures to minimise noise levels at sensitive receptors will also ensure that the project does not result in nuisance to the receiving population. As mentioned above, there are also mitigation measures (such as dampening of surfaces during construction phase) that will minimise dust emissions from the site.

3.0 LOCATION OF THE PROPOSED DEVELOPMENT

3.1 INTRODUCTION

The location of the proposed development is described in accordance with the aspects of the environment likely to be significantly affected by a proposed development as outlined in Schedule 6 of the Planning and Development Regulations, 2001 to 2018. These aspects of the environment are:

- Population & Human Health
- Biodiversity
- Soil & Geology
- Water
- Air/climatic factors
- Landscape
- Cultural heritage, including the architectural and archaeological heritage and cultural heritage
- Material assets
- The inter-relationship between the above factors.

A summary of each of the above topics as they relate to the location of the proposed development is provided in the following sub-sections.

3.1.1 Population & Human Health

Based on the “Draft Advice Notes for Preparing Environmental Impact Statements issued by the EPA” (EPA, 2017), the following types of sensitive receptors should be noted in particular during impact assessment:

- homes;
- hospitals;
- hotels and holiday accommodation; and
- schools and rehabilitation workshops.

The principal sensitive receptors within the environs of the project site include residential properties surrounding the project site and Bansha Primary School located south-east of the site.

3.1.2 Noise & Human Health

WHO Guideline

In 2018 the WHO issued updated guidelines Environmental Noise Guidelines for the European Region. They issued specific guidelines for a number of noise sources such as roads, railways, aircraft and wind turbines. The recommended noise levels of from these sources range between 45 and 54 dB Lden (during day time) and 45 dB Lnight (during night time).

Consideration of the potential for noise nuisance during the construction phase of the project has been outlined in at Point (f) in Table 2.1. above. Provided all measures outlined in Table 2.1 to minimise noise during the daytime are implemented the construction phase of the project will not result in significant noise impacts to the surrounding population. As no construction activity will be undertaken at night time there will be no potential for the construction phase to negatively affect the surrounding population during night time and normal sleeping hours.

Once construction is complete the project will operate as a residential area and will not generate noise that could represent disturbance to the surrounding population.

3.1.3 Land

The project site is representative of a greenfield site. The majority of the site is composed of grassland. There are existing trees located in the eastern section of the site. These trees will not be removed for this project.

3.1.4 Biodiversity

The River Ara is located approximately 100 metres north-east of the site boundary. This river flows into the Lower River Suir SAC approximately 6 km downstream. This is the nearest European site to the proposed project site. Bansha Wood pNHA is a proposed Natural Heritage Area (pNHA) which is located approximately 900 metres west of the project site.

At face value it may appear that the proposed project might have the potential to result in negative effects to the Lower River Suir SAC and Bansha Wood pNHA. However, as previously mentioned in section 2, there will be various measures in place throughout the construction phase of the site to ensure that dust and noise emissions from the site are kept at an absolute minimum. There will also be an efficient surface water and foul water drainage system onsite to ensure that there is no chance of water run-off leaving the site and entering nearby waterways. Therefore, it is not believed that the project site will have any negative impacts on any nearby protected sites.

The project site consists of grassland and several trees on the eastern section of the site. The removal of grassland will not cause a significant negative effect to biodiversity. The trees located in the eastern section of the site will not be removed.

3.1.5 Soils & Geology

3.1.5.1 Land & Subsoils

Overall, the majority of the site is underlain by yellow & red sandstone & green mudstone of the Kiltorcan Formation. Part of the eastern section of the site is underlain by Sandstone, mudstone and thin limestone of the Lower Limestone Shales formation.

The project site is located within the Bansha Groundwater Body (GWB). The main aquifer lithology in this GWB is yellow and red sandstone and green mudstone. The GSI aquifer vulnerability maps for the area indicate that the site has a mixture of high vulnerability and moderate vulnerability. The groundwater quality of the area is classified as good.

3.1.5.2 Geological Heritage Sites and Protected Habitats

There are no recorded geological heritage sites in the close proximity to the study area.

3.1.5.3 Historic Landfills and Illegal Dumping

A review of EPA data on waste licence and unlicensed sites has confirmed that there are no known historic landfills or illegal landfills in the area of the study area.

3.1.5.4 Quarrying

There is no quarry located in the immediate vicinity of the site.

3.1.6 Water

3.1.6.1 Surface Water

The project site is located within the Ara sub-basin district in Hydrometric Area No. 16 of the Irish River Network. It is within the Suir catchment.

The River Ara is located approximately 100 metres north-east of the proposed site. This River enters the Aherlow River approximately 6 km downstream. This area of the river is a designated part of Lower River Suir SAC.

Surface water quality at sites on the River Ara, just north-east of the site were indicative of Q Value Score of 4 which is good quality.

3.1.6.2 Water Supplies

There are no regional groundwater supplies or Source Protection Areas identified within this area.

The GSI Well Card Index is a record of wells drilled in Ireland. It is noted that this record is not comprehensive, as licensing of wells is not currently a requirement in Ireland. This current index shows the location of springs and wells. A review of the index has revealed that the no wells occur within the wider area surrounding the project site.

3.1.6.2.1 Flooding

The nearest floodplains located to the project site are the floodplains of the River Ara, approximately 250 meters north of the project site and 330 metres east of the project site.

The project site is located at a more elevated position than the River Ara located east of the site. As mentioned above, the proposed site is located outside of any known flood zone. Therefore the project site is not at risk from the flooding of the River Ara.

3.1.7 Air & Climatic Factors

3.1.7.1 Air

The latest annual report on Air Quality in Ireland 2014 (EPA 2014) states that overall air quality in the country is good. Measured values of sulphur dioxide (SO₂), nitrogen dioxide (NO₂), carbon monoxide (CO), Ozone (O₃), particulate matter (PM10 and PM2.5), heavy metals, benzene and polycyclic aromatic hydrocarbons (PAH) were all below limit and target values set out in the CAFE Directive and 4th Daughter Directive. However, when some of these parameters are compared to the tighter WHO Air Quality Guideline values, it highlights some potential issues. Ireland is above these guideline values with respect to PM10, PM2.5, ozone and PAH.

The primary sources of pollutants are traffic (source of nitrogen dioxide and particulate matter), and domestic solid fuel use (particulate matter). The current air quality in the Bansha region is classified as “Good” by the EPA (<http://www.epa.ie/air/quality/>).

A review of IPPC licences issued by the EPA for the region show that there are no IPPC licenced facilities with emissions to the atmosphere within 5km radius of the project site.

3.1.7.2 Climate

Ireland has signed up to several Climate agreements including the “2030 Climate and Energy Policy Framework” which aims to reduce GHG emissions by 40% compared with 1990 levels by 2030. 2013 and 2014 saw a decreasing trend in Ireland’s GHG emissions, this can be attributed to a decrease in economic activity. The agriculture and transport sectors make up the majority of non-ETS emissions making up 72.4% of emissions in 2014. Energy production using fossil fuels is continually decreasing in recent years with renewable energy production increasing. Renewable energy production increased by 6.6% on 2012 levels in 2013 and by 12.6% based on 2013 levels in 2014. This increasing trend continued into 2015 with a 4% increase in renewable energy production based on 2014 levels. However in 2016 renewables accounted for 25.5% of electricity generated in 2016 (down from 27.3% in 2015).

Between 2014 and 2016, national total emissions have increased by 7.4% or 4.23 Mt CO₂eq. In the same period, emissions in the ETS sector have increased by 11.2% or 1.78 Mt CO₂eq and in the non-ETS sector by 5.9% or 2.45 Mt CO₂eq.

This change in trend is a result of increasing economic growth and employment. While Ireland has been in compliance with its EU 2020 target up to 2015 however 2016 figures indicate that Ireland exceeded its 2016 annual limit set under the EU’s Effort Sharing Decision (ESD), 406/2009/EC3 by 0.3 Mt CO₂eq.

3.1.8 Cultural Heritage

3.1.8.1 Archaeology

According to the Historic Environment Viewer on <http://webgis.archaeology.ie/historicenvironment/>, there doesn’t not appear to be many sites of archaeological importance in the immediate surrounding are of the site. The nearest site of archaeological importance is an old water mill dating back to 1780. This archaeological site, along with other important sites in the surrounding area will not be negatively impacted by activities within the project site.



Figure 3. Archaeological sites in the vicinity of the proposed site

3.1.9 Material Assets

3.1.9.1 Transportation

The principal road in the vicinity of the project site is the N24 located approximately 65 metres east of the project site. This road runs through the centre of Bansha town. This is a national primary road forming a route from Limerick to Waterford, running through County Tipperary.

During the construction phase all construction traffic will access the project site via an already existing access road located next to the north west section of the site. This access road links up to the nearby N24.

Given the location of the project is within close proximity to the town centre of Bansha, residents during the operation phase will be served by multiple transport and mobility options, including walking, cycling, bus and vehicular transport.

3.1.9.2 Utilities

A review of all utility constraints within the surrounding area has been completed. This review identified the following utilities in the wider area surrounding the project site:

- ESBI & ESB – Power Supply
- Gas Networks Ireland (GNI) - Gas Supply
- Eir - Telecommunications
- Virgin Media - Telecommunications
- Irish Water - Storm Water & Foul Wastewater
- Irish Water – Water Supply and Sewerage

3.1.10 Inter-relationship of Parameters & Environmental Sensitivity

The proposed development at the project site will provide continuity with the existing extent of built land occurring within Bansha. It is located within the existing urban fabric of Bansha. It supports habitats of low value. The project site is not located within the immediately vicinity of any major watercourse. It is located in a sensitive/moderately sensitive groundwater area. It is not at risk of flooding and is located in an area of good air quality status.

The footprint of the proposed development is located in an area of high landscape value. The proposed development will be in keeping with the existing built fabric in the surrounding area and has been designed to compliment the existing architectural form in the surrounding area.

There are not many protected sites or monuments or protected buildings occurring within or in the immediately vicinity of the project site. The nearest protected site is an old Water Mill dating back to the 1700s. This is located approximately 50 metres from the eastern boundary of the site and will not be negatively affected from site activities.

The project will not have the potential to result adverse effects to the material assets occurring in the vicinity of the project site. For instance it will not have the potential to result in road closures, adversely effect the electricity network or the water supply network.

Given the above the project site is considered to be of low environmental sensitivity.

3.2 ASSESSMENT OF THE LOCATION OF THE PROPOSED DEVELOPMENT

Table 3.1 below provides information on the location of the proposed development with respect to the assessment criteria provided in Schedule 7 of the Planning and Development Regulations 2001 to 2018.

Table 3.1: Location of the Proposed Development

<p>Screening Criteria</p> <p><i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i></p>	<p>Response</p>
<p>(a) the existing and approved land use;</p>	<p>The existing land use within the project site is dominated by greenfield land with grassland dominating the majority of the site and an area of trees growing in the eastern part of the site (which will not be removed).</p> <p>The project site is located within an area otherwise dominated by residential land use.</p> <p>The proposed development is in line with approved zoning land use for the project site.</p>
<p>(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground</p>	<p>The project site is currently representative of a greenfield site and is not sensitive in terms of natural resources.</p> <p>The overall design of the project has included a design that aims to blend the development into the existing urban fabric surrounding the project site.</p> <p>The proposed development will not have a significant effect on the relative abundance, availability, quality and regenerative capacity of natural resources.</p>

<p>Screening Criteria</p> <p><i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i></p>	<p>Response</p>
<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <p>(i) wetlands, riparian areas, river mouths;</p> <p>(ii) coastal zones and the marine environment;</p> <p>(iii) mountain and forest areas;</p> <p>(iv) nature reserves and parks;</p> <p>(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;</p>	<p>The potential for the proposed development to significantly effect the absorption capacity of the environment, with respect to the parameters listed in Column 1 opposite are outlined below.</p> <p>(i) no works are proposed that will affect wetlands, riparian areas or river mouths.</p> <p>(ii) not applicable, the project is located at a remote distance from the coastal zone.</p> <p>(iii) not applicable, the project is not located within a mountainous or forested area.</p> <p>(iv) not application, the project is located at a remote distance from any nature reserves and parks.</p> <p>(v) A previously submitted Assessment Screening Report has shown that European sites and Natural Heritage Areas will not be negatively impacted by site activities.</p> <p>Lower River Suir SAC is the only European site that is connected to the project site in a way that could warrant environmental concern. However, as previously mentioned in section 2, there are adequate measures put in place to minimise dust and noise emissions. There will also be adequate drainage facilities on site to ensure that there is no water run-off leaving the site. Therefore Lower River Suir SAC will not be negatively affected by site activities. Bansha pNHA</p>

Screening Criteria <i>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</i>	Response
	(located 900 metres west of the site) will also not be affected by onsite activities due to the above mentioned control measures.
(vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;	(vi) Surface water quality within the wider area has been assessed to be of good status. Environmental Quality Standards for Noise and Air have been reviewed as part of this EIA Screening and no existing exceedances in these standards have been reported. The Groundwater Body in the surrounding area has been assigned Good status. The design of the project and the best practice mitigation measures that will be required to be implemented during the construction phase will ensure that the project does not perturb the long-term quality of the environment in the wider area surrounding the project site.
(vii) densely populated areas;	The subject lands are located within the environs of Bansha. There is sufficient capacity in terms of services and amenities to accommodate the proposed development.
(viii) landscapes and sites of historical, cultural or archaeological significance	The footprint of the proposed development is not located within an area of high landscape value and the design of the proposed development has sought to compliment the existing built form in the surrounding area.

Conclusion: No significant effects likely to arise associated with the location of the proposed development.

Rationale: The overall project site is 1.256 hectares. The portion of which is proposed to be built on is 0.709 hectares. The lands do not offer significant potential for environmental enhancement as they are largely severed from adjacent natural and agricultural habitats by roads, existing built land and amenity grassland. An Assessment Screening Report has determined a finding of no likely significant effects on the conservation management objectives of European Sites within a 15km radius of the study area. The proposed development will represent a continuation of the existing land use within this area and is consistent with the land use zoning of this location. The design of the project will compliment the existing built form in the surrounding area and will be in keeping with the existing landscape setting.

4.0 CHARACTERISTICS OF POTENTIAL IMPACTS

Having considered the above environmental factors, the aim of this section is to address likely impacts on the environment by the implementation of the proposed development. Whether an EIA would be deemed necessary relevant to the scale of the project and the environment will then be determined.

The 2014 EIA Directive requires that an assessment of the likely significant effects of a project on the environment must be considered with regard to the factors specified in Article 3(1) of the Directive and Section 171A(b)(i)(I) to (V) of the Planning and Development Regulations 2001 to 2018, taking into account:

- (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 approved projects;

(h) the possibility of effectively reducing the impact.

The factors outlined in Article 3(1) of the Directive are presented in Table 4.1 below under the heading of “Environmental Factor”. The results of the assessment provided in Table 4.1 are then used to inform an assessment against the criteria evaluating the characteristics of potential impacts.

Table 4.1: Characteristics of Potential Impacts on Environmental Factors

Environmental Topic	Potential Impact
Populations & Human Health	Some short-term local effects from noise and air emissions of the construction phase are expected however all construction activities will have to comply with best practice measures as outlined in this screening report. All relevant best practice mitigation measures required for avoiding likely significant effects to populations and human health through potential effects to soils, water, noise, air etc will be required to be implemented as part of a CEMP for the construction phase of the project. No operational impacts are identified for human beings.
Biodiversity	As the habitats present relate to mostly grassland, no significant negative impacts are identified for habitats within the project site at construction or operation in this regard. Trees will not be removed.
Soil and Geology	There will be no significant impact to soils or geology.
Water	<p>The project site is located approximately 100 metres west of the River Ara. The main aquifer lithology in this GWB is yellow and red sandstone and green mudstone.</p> <p>The project site is not located within a flood zone and is not at risk of flooding.</p>

Environmental Topic	Potential Impact
	<p>The project will be connected to the existing sewer and all foul water generated at the project site during the operation phase will be directed to the municipal WWTP for treatment. This will eliminate the potential for the emission of wastewater to the surrounding aquatic environment.</p>
Air Quality and climate	<p>The potential will exist for localised, temporary impacts associated with dust generated from construction plant and machinery such as diggers or excavators. Emissions during works phase will be minimised through the implementation of best practice mitigation techniques as outlined previously in this report.</p>
Noise and Vibration	<p>Noise during the construction phase may result in nuisance however, noise and vibration during works phase will be minimised through best practice and the implementation of mitigation measures outlined previously in this report. With the implementation of these measures the construction phase will not result in significant noise nuisance to sensitive receptors and will be minimised to a short term, slight negative impact.</p> <p>Traffic noise and vibration during the operation phase are not considered likely to be significantly increased as a result of the project.</p>
Cultural Heritage	<p>None identified. No known archaeological or architectural features are within the site footprint.</p>
Landscape & Visual	<p>The proposed development is located in an area of high landscape value. The project has been designed to ensure that it blends in with and complements the existing built form occurring within this area. This design will ensure that the project results in a neutral and/or positive impact to the landscape surrounding the project site.</p>
Interrelationship between parameters above	<p>The key interrelationship arises between air quality and noise associated with traffic emissions and excavation during construction and human health. The implementation of mitigation measures will ensure that these</p>

Environmental Topic	Potential Impact
	emissions are minimised to a level that will not result in significant noise, vibration or dust nuisance to surrounding sensitive receptors.

Table 4.2: Characteristics of the potential impacts

Characteristics of potential impacts The potential significant effects of proposed development in relation to criteria set out under Tables 4.3. and 4.2 above, 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);	Minor and localized temporary impacts are identified primarily at construction stage only.
(b) the nature of the impact;	The nature of the impact associated with the proposed development to environmental parameters have been set out in Table 4.3 above. It has been concluded that provided all best practice and mitigation measures as outlined in this Screening Report are implemented the project will not have the potential to result in significant environmental effects.
(c) the transboundary nature of the impact;	Given the size, scale and location of the proposed development potential trans frontier impacts will not arise.

<p>(d) the intensity and complexity of the impact;</p>	<p>The project is representative of a small scale residential development. With the implementation of best practice measures and associated mitigation it will not result in intense or complex impacts to the receiving environment.</p>
<p>(e) the probability of the impact;</p>	<p>Potential impacts during the construction phase associated with nuisance to sensitive receptors at adjacent dwellings and schools are probable, but the implementation of best practice measures and associated mitigation will ensure that these effects are of a short term and slight negative impact.</p>
<p>(f) the expected onset, duration, frequency and reversibility of the impact;</p>	<p>It is estimated that impacts associated with the construction phase will last for 18-24 months max. This will represent a short-term impact. No long-term or permanent significant negative impacts are predicted to arise as a result of the construction phase.</p> <p>There will be an irreversible and permanent loss of arable land to the footprint of the project. The conversion of this land to residential and amenity grassland will not represent a significant negative environmental effect.</p>
<p>(g) the cumulation of the impact with the impact of other existing and/or approved projects;</p>	<p>As outlined in Table 2.1 above no other projects have been identified in the area immediately surrounding the project site and there will be no potential for the project to combine with other projects to result in cumulative effects on the environment.</p>
<p>(h) the possibility of effectively reducing the impact.</p>	<p>Measures to minimise any adverse effects to the environment are derived from best practice guidelines. These measures have been implemented as a best practice approach for the proposed development and are proven to be effective at reducing the potential for adverse environmental impacts to occur.</p>

Conclusion: No significant effects likely to arise associated with the potential impacts on environmental parameters.

Rationale: As outlined in Table 4.1 the proposed development will not have the potential to result in significant adverse effects to biodiversity, soils and geology, water, landscape and cultural heritage. There will be potential for impacts to human beings as a result of noise and air emissions during the construction phase of the proposed development. However these impacts have been assessed as being of low significance and measures have been outlined to ensure that these potential impacts are mitigated to an insignificant level. As such no significant residual impacts to environmental parameters as outlined in Table 4.1 are predicted to arise as a result of the proposed road development.

Conclusion: No significant effects likely to arise associated with the characteristics of the potential impacts.

5.0 CONCLUSION

The proposed residential housing development at Bansha does not trigger the threshold for mandatory EIA/EIAR as set out in the 2001 Regulations (as Amended) and has been assessed as a sub-threshold EIA development. This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the scale and nature of the proposed development and its footprint, which is confined to an area of approximately 2.19 ha, the characteristics and sensitivities of the receiving environment and design and mitigation measures that will be implemented as part of the construction phase and operation phase of the proposed development.

The European Guidance on EIA Screening provides a checklist to assist with the decision of whether an EIA is required based on the characteristics of a project and its environment. This screening checklist is presented in Table 5.1 below and have been informed by the various assessments that have been set out in Sections 2, 3 and 4 above.

Table 5.1: Screening Checklist

Questions to be Considered	Yes / No? Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes	No. The construction of the proposed development will involve a minor change in land cover within sections of its footprint. This will involve a small area of physical land cover change. The project has been designed to be in keeping with the surrounding landscape.
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes	No. The proposed development will require natural resources in the form of standard construction materials. The quantities to be used as part of the proposed development will be relatively small given the scale of the proposed development.

<p>3. Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?</p>	<p>Yes</p>	<p>No. Standard construction materials for a proposed project will be used during construction, however it is unlikely that this would include any quantity of materials that could be harmful to human health or the environment. Best practice construction will be implemented during the construction phase and all such materials will be stored in secure locations and will be handled in accordance with accepted construction procedures.</p>
<p>4. Will the Project produce solid wastes during construction or operation or decommissioning?</p>	<p>Yes</p>	<p>No. Waste in the form of construction material wrappings and pallets etc. will be generated during the project. In addition waste generated by site operative at the site canteen etc. will be generated. All solid waste will be managed in accordance with relevant waste legislation and all waste would be removed by the site by a licensed contractor and disposed of at a licensed facilities.</p> <p>Efforts will be made to reuse as part of the project's construction phase wherever possible soil material generated during excavations at the project site. Where materials cannot be reused they will be transferred off site by a licensed contractor and recovered at an authorized facilities or other authorized re-use ie. Article 27 By-product determination. The movement of any soil material from the project site will be subject to the control measures.</p>
<p>5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?</p>	<p>Yes</p>	<p>No. It is expected that dust and emissions from construction vehicles, plant and equipment may be released temporarily during construction. Mitigation measures as previously outlined will be implemented to minimise emissions and prevent discharge. All emissions will be kept within standard air quality limits outlined in the relevant legislation.</p>
<p>6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p>	<p>Yes</p>	<p>No. It is expected that noise and vibration will occur during construction of the project. Mitigation measures will be put in place to minimize the potential impact of noise and vibration.</p> <p>The project site is located within an urban environment with existing night time lighting. The project will not change the extent of night time lighting in the area.</p>

<p>7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>Yes</p>	<p>No.</p> <p>All potential polluting substances would be stored and managed appropriately by the contractor to reduce the risk of accidental spillages and/or discharges. There will be no discharge to surface water, groundwater, coastal waters or the sea and appropriate measures to ensure effective incident control will be provided for the construction phase and operation phase of the project.</p>
<p>8. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?</p>	<p>Yes</p>	<p>No. Construction activities would be undertaken with due regard to occupational health and safety. The site manager would be responsible for the management of health and safety on site during construction.</p>
<p>9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?</p>	<p>No</p>	<p>No. The project is not predicted to have the potential to result in social changes in demography, traditional lifestyles or employment.</p>
<p>10. Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?</p>	<p>Yes</p>	<p>This Report undertook a review of the Tipperary County Council planning portal to identify other existing and approved projects within the wider surrounding area. No such projects were identified and the project will not have the potential to combine with other existing or approved projects to result in likely significant effects to the environment.</p>
<p>11. Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?</p>	<p>No</p>	<p>No protected natural areas such as European Sites occur in the vicinity of the project site. Nearby pNHAs will not be affected by the proposed site as was outlined earlier.</p> <p>The project site is located within an area of high landscape value and has been designed to blend in with and compliment the existing built landscape in the surrounding area. The project will not have any potential to diminish the value of the landscape in the surrounding area.</p>
<p>12. Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands,</p>	<p>No</p>	<p>The habitats occurring within and in the vicinity of the project are dominated by artificial man-made structures or intensively managed agricultural or</p>

watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?		amenity grassland. They are not representative of sensitive ecological receptors.
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	No	The project site and surrounding area does not support habitats that are relied upon by important or sensitive species of fauna or flora.
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Yes	No.
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No	Yes. The project site is located within an area of high landscape value and has been designed to blend in with and compliment the existing built landscape in the surrounding area. The project will not have any potential to diminish the value of the landscape in the surrounding area.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	No.
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	No. The construction phase will be of a short term duration and will involve a low number of construction vehicular movements that are not predicted to have the potential to result in significant traffic volumes that could lead to congestion. The project site is located within Bansha town. It is served by public transport and is located a short distance from the center of Bansha town. The project site represents a location that offers capacity of residential dwelling and residents where sustainable modes of transport can be relied upon. The operation phase of the project is not anticipated to have the potential to result in congestion within the surrounding road network.

18. Is the project in a location where it is likely to be highly visible to many people?	Yes	Yes. During the construction phase mitigation measures will be put in place to minimise the visual disturbance caused by the construction works. Once constructed the project will blend in with the surrounding built landscape.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No	No
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes	Won't result in a significant effect as the site was an unused grassland.
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes	No. As outlined in this Report the potential exists for disturbance and nuisance to properties occurring adjacent to the project site. Mitigation measures have been outlined in this Report and it is predicted that, with the implementation of these mitigation measures, potential for disturbance and nuisance to these properties will be minimised.
22. Are there any plans for future land uses on or around the location which could be affected by the project?	No	No.
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes	No. The construction phase will be restricted to the project site and with the implementation of a best practice approach to the construction phase and all measures outlined in this Report there will be no potential for significant effects to the population occurring in the surrounding area.
24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	Yes	Yes. There is a primary school located south-east of the project site. However the construction phase will be restricted to the project site and with the implementation of a best practice approach to the construction phase and all measures outlined in this Report there will be no potential for significant effects to the population occurring in the surrounding area.
25. Are there any areas on or around the location which contain	No	No.

important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?		
26. Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	No.
27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Yes	No.

Given the scale and nature of the project and taking account of all available information, the overall probability of impacts on the receiving environment arising from the proposed development (during the construction or operational phases) is considered to be low, as summarized in Table 5.1 above.

No significant environmental impacts will occur once mitigation measures outlined in this Report are implemented. These mitigation measures are representative of standard industry environmental management that are implemented to minimise the impact of projects to the environment.

The information provided in this EIA Screening Report can be used by the competent authority, Tipperary County Council, to conclude and determine that an EIA is not required for the proposed residential development at Bansha as there will be no significant effects.

Appendix I

Pre-Screening forms

Step 1 - Pre-Screening

Part 8 Ref:	Housing development, Bansha, Co. Tipperary		
Site location:	Bansha, Co. Tipperary		
Proposed Development:	Construction of 14 dwellings including single story and 2 story detached units		
1. Does the Development constitute a class of development requiring EIA having regard to Schedule 5 of the Regulations?		YES: ✓	
		NO:	
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/		EIAR 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.			
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:	Joe Butler	Date:	01/05/2020
Position	Ecologist		

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?	NO	Small scale development
Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location?	NO	–
Will the development result in the production of any significant waste, or result in emissions or pollutants?	NO	–
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:	Joe Butler	Date: 01/05/2020
Position	Ecologist	