



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Project Reference	230848
Date & Time	18/10/2023
Subject	Proposed Housing Development at Camross & Carrownanty, Co. Sligo
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The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, aims to determine the likely significant effects of a project on the environment. EIA screening determines whether an EIA is required for a specified project.

Schedule 5 of the Planning and Development Regulations 2001 (as amended) identifies development for the purposes Part 10 of the Planning and Development Act 2000 i.e., prescribed classes of development requiring EIA where a development meets or exceeds the thresholds set out under Schedule 5 (Part 1 and Part 2) mandatory EIA is required and, as such, there is no screening determination required. Where a development is of a class included for in Schedule 5 but is sub threshold the development shall be subject to a preliminary examination and if required, screening, to determine (i.e., a Screening Determination) if it would or would not be likely to have significant effects on the environment. The Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018) state:

- Where, based on a **preliminary examination** of the information submitted with the application and any other supplementary information received, the competent authority concludes that, having considered the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required, or formal determination made. The recording of the competent authority's view should be brief and concise, but adequate to inform the public. In many cases this considered view will be included in the planner's/inspector's report on the planning application and this may be cross-referenced in the competent authority's decision. Normally, this will be published at the time of the decision of the competent authority.
- Where, based on the information submitted with the application and any other supplementary information received, and having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended), **there is a real likelihood of significant effects on the environment, the competent authority must determine that an EIA is required.** The main reasons for this determination should be recorded.
- Where, based on the information submitted with the application and any other supplementary information received, the competent authority, having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), forms the view that there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment, **the competent authority must proceed to a further examination to determine whether EIA is required.** This requires the



applicant to submit the information specified in **Schedule 7a** to the Planning and Development Regulations 2001 (as amended) in order to facilitate a formal Screening Determination.

In the event that a formal screening assessment is required the Lead Section may need to engage the services of an appropriately qualified consultant (MKO) to assist with same. This EIA Screening Report has been prepared to assist the Lead Section in;

Step 1

Recording whether the project is of a class of development requiring EIA (Pre-Screening).

Step 2

Considering by way of a preliminary examination if there is a likelihood of significant effects on the environment,

Step 3

Where necessary, undertaking a more detailed examination, based on the information specified in Schedule 7a in order to reach a formal screening determination.

Step 1 – Pre-Screening

Site Location	The Proposed Development is located in Ballymote, County Sligo. (Grid Reference ITM X 565569 Y 816174). The Proposed Development is located within the townland of Camross. The Proposed Development is bound to the east, north and west by greenfield, and to the south by existing residential properties. The site can be accessed via the R293 and the R296 regional roads.			
Proposed Development	<p>The Proposed Development consist of 39 residential units, access roads, car parking facilities, footpaths, and all associated areas.</p> <p>The development will include:</p> <ul style="list-style-type: none"> • 16 no. 1 bed apartments • 8 no. 2 bed apartments • 10 no. 3 bed houses • 4 no. 4 bed houses • 1 no. 5 bed house <p>The Proposed Development will consist of works including:</p> <ul style="list-style-type: none"> • Development of new access roads • Provision of new car parking facilities • Provision of new footpaths and all associated landscaped areas. 			
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 is Required
Yes		Exceeds/	n/a	No EIAR Required



		Is Equal to	n/a	
		No Threshold	n/a	EIA Screening - Preliminary Examination or Screening Determination Required
		Sub Threshold	✓	
Conclusion				
Development is not within Part 1 or Part 2, Schedule 5. No EIA/Screening is required.		n/a		
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold EIA Required.		n/a		
Development is within Part 1 or Part 2 but is less than the threshold. Preliminary Examination is required.		<p>The Proposed Development is sub-threshold.</p> <p>Class 10(b)(i) and Class 10(b)(iv) in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001 (as amended):</p> <p><i>“Construction of more than 500 dwelling units”</i></p> <p><i>“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”.</i></p> <p>The Proposed Development has a total of 39 residential units. Therefore, this housing development is below the threshold of 500 units.</p> <p>This total area of the site of the proposed development is 1.1 ha which is less than the threshold of 10 hectares for a development in a built-up area.</p> <p>A Preliminary Examination is being completed under the provisions of Article 103 and 120 of the Planning and Development Regulations 2001 (as amended).</p>		

If the proposed development is not of a class requiring EIA it is not necessary to proceed to Steps 2 and 3.

If the development requires a Preliminary Examination to determine if EIA Screening is required, 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

Preliminary Examination



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Size, Location, Nature	Yes / No / Uncertain	Comment
<p>Size of the development:</p> <p>Is the size of the proposed development exceptional in the context of the existing environment?</p> <p>Are there cumulative considerations having regard to other existing and/or permitted projects?</p>	<p>No</p>	<p>The proposal is for 39 no. residential units which is significantly lower than the EIA threshold of 500 units as detailed in Class 10b Schedule 5 Part 2 (i).</p> <p><i>Class 10 – Infrastructure Projects</i></p> <p><i>(b) (i) Construction of more than 500 dwelling units.</i></p> <p>The size and design of the proposed development is keeping with the surrounding environment.</p> <p>The proposal is for a total area of 1.1 hectares which is well below the EIA threshold of 10 hectares as set out in class 10 (b) (iv) Schedule 5 Part 2 (b).</p> <p>The Appropriate Assessment Screening Report (AASR) has been prepared as part of this application has examined plans and projects that may have the potential to result in cumulative/and or in-combination impacts on European sites. The AASR provided a list of the projects that are considered cumulatively with the proposed development in terms of whether it would be likely to have significant effects on the environment. The AASR provided a list of projects such as the demolitions of residential dwelling located approximately 420m from site, extensions of existing developments located 570m from site and the construction of a new community centre located approximately (430m from site) to mention a few.</p> <p>These projects have been considered cumulatively with the Proposed Development in terms of whether it would be likely to have significant effects on the environment. As many of the mentioned developments are an extension and within public interest and are keeping in line with the already established developments within the environment it can be concluded that there is no potential for the proposed development to contribute any significant effects when considered cumulatively with any other development in the area.</p>



<p>Location:</p> <p>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?</p> <p>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	<p>No</p>	<p>The Proposed Development site is bound by to the east, north and west by greenfield and to the south by residential properties.</p> <p>An Appropriate Assessment Screening Report (AASR) has been prepared. The AASR found that the closest European Sites to the Project include Templehouse and Cloonacleigha Loughs SAC [000636] (2.8km from proposed project) and Bricklieve Mounatins and Keishcorran SAC [001656] (10 km from the proposed project).</p> <p>The appropriate assessment screening report conducted for this proposed development stated that:</p> <p><i>“No projects in the vicinity of the proposed development would be seen to have a significant in combination effect on Natura 2000 sites”.</i></p> <p>And:</p> <p><i>“Concluded that no significant effects on the on Natura 2000 sites are likely as a result of the proposed development in combination with other projects”.</i></p> <p>The Site-Specific Flood Risk Assessment Report for this site concluded that:</p> <p><i>“[The] predicted flood mapping for pluvial/ tidal and fluvial flood events will not affect the subject lands”.</i></p> <p>And:</p> <p><i>“The likelihood of onsite flooding from the hydrogeological ground conditions are deemed to be minor [...]”.</i></p> <p>In addition, there are no monuments on the site of the Proposed Development. The nearest national monuments are a ringfort [SLO448] (331m from site) and a barrow bowl which is 616m away from site.</p>
<p>Nature of the development: Is the nature of the proposed development exceptional in the context of the existing environment? Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</p>	<p>No</p>	<p>The nature of the development is not exceptional regarding the existing environment as similarly described developments, already exist in the surrounding area.</p> <p>The Construction Environmental Management Plan (CEMP) Report for this site concluded that:</p>



		<p><i>'All site activities are effectively managed to minimise the generation of waste and to maximise the opportunities for on-site reuse and recycling of waste materials'.</i></p> <p>Also, efforts such as pedestrian only entrance/exit, wheel washing, and the addition of a road sweeper ensure that the site will remain accessible during the short duration of the works (12-18 months).</p> <p>This report also concluded that surface and wastewater management, noise air quality and dust monitoring and migrating dust and dirt pollution, harmful and vibration materials are all managed accordingly and agreed with the Sligo County Council (SCC).</p> <p>In addition to the CEMP an Operational Health and Safety (OH&S) Management plan, Environmental Management/Waste Management Plan and a Construction Traffic Management Plan and Pedestrian Management Plan have been prepared alongside this.</p> <p>The CEMP also stipulated that:</p> <p><i>'The contractors Construction Management Plan (CMP) shall be strictly adhered to throughout the development's construction stage'.</i></p> <p>Conclusively it can be determined that given the nature of the development (given that the surrounding developments are residential) the duration of the works alongside the management of waste and pollutants that this development is not exceptional in the context of the existing environment.</p>
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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	EIA not required	✓
There is significant and realistic doubt regarding the likelihood of significant effects on the environment.	Screening Determination Required	n/a



Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination.	Schedule 7A information required?	n/a
There is no real likelihood of significant effects on the environment	EIAR not required	✓

The preliminary examination as required by Article(s) 103 and 120 of the Planning and Development Regulations 2001 (as amended) has concluded that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3.



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