



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Project Reference	231020
Date & Time	16/10/23
Subject	Proposed Housing Development at Geldof Drive and Benson Court, Co. Sligo
Author(s)	Morgan Valvik, Owen Cahill

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 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

Part 8 Ref:	
Site Location	The Proposed Development is located in the Cranmore area of Sligo Town, County Sligo (Grid Reference for the Geldof Drive site is: R 69767 335376 / ITM X 569720 Y 335376); (Grid Reference for the Benson Court site is: R 69885 335167 / ITM X 569838 Y 835182). The Proposed Development is located approximately 2km southeast of the Sligo Town Centre. Benson Court is currently a disused greenfield site, while Geldof Drive currently comprises 10 no. derelict single story dwellings. The sites are directly surrounded by residential housing estates. The sites can be accessed by Cleveragh Road via regional roads R286 and R870.
Proposed Development	<p>The Proposed Development consists of four no. apartment blocks spread over two sites, for a total of 30 no. housing units.</p> <p>Geldof Drive will include:</p> <ul style="list-style-type: none"> • Block A - 6 no. 2 Bed units, • Block B - 8 no. 1 Bed units, <p>Benson Court will include:</p> <ul style="list-style-type: none"> • Block A - 8 No. 2 Bed units, • Block B - 8 No. 1 Bed units, <p>The Proposed Development will consist of works including:</p> <ul style="list-style-type: none"> • Demolition of existing derelict Geldof Drive and redevelopment of existing structure. • Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services. • Provision of a new parking arrangement for Geldof Drive. • Development of a new access road adjacent to Carroll Drive for vehicular access/egress for Benson Court. • Provision of public open space, communal open space, site landscaping, public lighting, and refuse storage.
1. Does the Development constitute a class of development requiring EIA having regard to Schedule 5 of the Regulations?	<p>Yes: ✓</p> <hr/> <p>No:</p>



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	EIAR Required
	Is Equal to	n/a	
	No Threshold	n/a	EIA Screening- Preliminary Examinations 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 comprises of 30 no. housing units and has a total area of 1.3 ha. This housing Development is below the threshold of 500 dwelling units.</p> <p>This total area of the site of the proposed development is 1.3ha which is below the appropriate 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>	
Name:	Morgan Valvik	Date: 17 th October 2023	

Position: Graduate Environmental Scientist, MKO

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 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 in Schedule 7 to the Planning and Development Regulations 2001 (as amended).

Preliminary Examination		
The planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.		
	Yes / No / Uncertain	Comment
<p>Size of the development: Is the size of the proposed development exceptional in the context of the existing environment? Are there cumulative considerations having regard to other existing and/or permitted projects?</p>	No	<p>The proposal is for 30 no. housing 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 in keeping with the urban scale of the surrounding environment. The site is zoned as an existing residential area. Local guidelines (i.e., the Sligo County Development Plan 2017-2023) asserts that the “introduction of compatible/ancillary uses, redevelopment and regeneration may be considered in these areas, as long as the dominant use remains residential.” Thus, this is deemed an appropriate development and is in support of local guidelines in Sligo for residential areas.</p> <p>The proposal is for a total area of 1.3 hectares which is significantly lower than the EIA threshold of 10 hectares as set out in class 10b Schedule 5 Part 2 (iv).</p> <p>The Appropriate Assessment Screening Report (AASR) 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. The AASR provided a list of the projects such as the provision and modification of residential dwellings, construction of new stables for Sligo Racecourse, modifications to existing private and public buildings, and construction of new dwellings. Relevant projects considered cumulatively include the construction of 64 no. accommodation units for Globe House, located approximately 210m from the project site. Other projects of note include the development of 34 no. residential units approximately 630m from the project site. Additionally, there is an application for the development of a 150m² single storey prefab building, 2 no. classrooms and ancillary accommodation for Mercy College Sligo located approx. 10m from the project site.</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. Due to the relatively small-scale nature of many of the above developments, the separation in distance, the absence of</p>



		residual impacts as a result of the Proposed Development and the absence of any additional cumulative impact pathways identified, the Proposed Development will not represent any potential to contribute to any significant effects when considered cumulatively with any other development.
The Location: Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location? Does the proposed development have the potential to affect other significant environmental sensitivities in the area?	No	<p>An Appropriate Assessment Screening Report (AASR) has been prepared. The AASR found that the closest European Sites to the Project include Lough Gill SAC [001976] (located approximately 600m north) and Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC [000627] (located approximately 970m northwest).</p> <p>The AASR concluded that: <i>“There are no notable surface water features onsite and no direct hydrological pathways to offsite surface water bodies.” Furthermore, “there were no record of invasive species as listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations, 2011 (S.I. No. 477 of 2011) on site.”</i></p> <p>The AASR also concluded that: <i>“The Proposed Development, either alone or in combination with other plans or projects, is not likely to have significant effects on a European site.”</i></p> <p>Site-Specific Flood Risk Assessment Reports were produced for the Proposed Development and the following outcome was concluded: <i>“ The assessment and analysis undertaken as part of this Site-Specific Flood Risk Assessment indicates that the sites of the Proposed Development are not susceptible to predictive, indicative, or historic fluvial, pluvial or groundwater flooding. The likelihood of onsite flooding [for both Geldof Drive and Benson Court] from the hydrogeological ground conditions are deemed to be minor and within acceptable levels.”</i></p> <p>Based on archaeological records provided by the Department of Government and Heritage¹ from The National Inventory of Architectural Heritage and National Monuments Service on the Historic View Finder, there are no Protected Structures or Recorded Monuments located directly on the site. The closest archaeological monument was a ringfort [SL014-127] located 166.8m away. The next closest site is the Albert House [reg. no.: 32012038] which is 188.3m away. Based on the distance from the Proposed Development, there will be no predicted direct impact on recorded archaeological monuments.</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?	No	Schedule 5 part 2 outlines the criteria under Class 14 provides for EIA for developments under the relevant threshold, where the works would be likely to have significant effects on the environment. This states the following: <i>‘ Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in</i>

¹ <https://heritagedata.maps.arcgis.com/apps/webappviewer/index.html?id=0c9eb9575b544081b0d296436d8f60f8>



		<p><i>Schedule 7.</i> This project will involve demolition of an existing derelict site to aid in redevelopment; however, will not facilitate a development listed in this schedule.</p> <p>The proposed works will be required to be undertaken in accordance with detailed method statement. The proposed works will reuse excavated materials in the reinstatement of and landscaping areas where appropriate. Waste where it arises, will be source segregated to accommodate re-use and recycling opportunities with provisions implemented on site in waste management areas in accordance with a waste management plan which shall be prepared for the construction phase.</p> <p>The Proposed Development would not be considered a recognised emitter of greenhouse gases or a source of pollution. Plant and equipment utilised during construction or preparatory/ enabling works will use fossil fuels, but the potential impact associated with this is immaterial due to the short-term scale of the works.</p>
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
Name: Morgan Valvik	Date: 10/10/2023	
Position: Graduate Environmental Scientist		

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

