



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Project Reference	230848
Date & Time	06/03/2024
Subject	Proposed Housing Development at Carrowbunnaun, Strandhill, 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 Site of the Proposed Development is in the townland of Carrowbunnaun in Strandhill, Co. Sligo, approx. 8km west of Sligo city (ITM X 560922 Y 835449). Carrowbunnaun can be accessed from both regional roads (R292 and R869) from a south-east direction. The site is surrounded from the East and West by residential and public buildings.	
Proposed Development	<p>The Proposed Development consists of 51 total housing units (dwellings).</p> <p>The development will include:</p> <ul style="list-style-type: none"> • 6no. 2 Storey 2 Bed Mid Terrace Units • 8no. 2 Storey 3 Bed Semi-detached units • 6no. 2 Storey 3 Bed End Terrace units • 2no. 2 Storey 4 bed Semi-detached units • 1 no. 2 Storey 5 Bed Detached unit • 6no. 1 Bed over 1 Bed 2 Storey Duplexes • 2no. 1 Bed over 2 Bed 2 Storey Duplexes • 4no. 1 Bed over 2 Bed 2 Storey Duplexes • 1no. 1 Bed over 3 Bed 2 Storey Duplex • 1 no. 1 Bed over 2 Bed 2 Storey Duplex <p>The Proposed Development will consist of works including:</p> <p>51 No. Houses and Duplex Apartments and associated internal access road & car parking spaces. Small scale Road Upgrade Works including traffic calming, public lighting, and footpath upgrades.</p>	
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 comprises of 51 no. housing units and has a total area of 1.9 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 1.9 ha which is below the appropriate threshold of 10 hectares for a development in a built-up area.</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



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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		
<i>Size, Location, Nature</i>	<i>Yes / No / Uncertain</i>	<i>Comment</i>
<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>	No	<p>The proposal is for 51 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 of the Proposed Development represents a continuation of the built surrounding residential development keeping within the urban scale of the surrounding environment. Local guidelines (i.e., the Sligo County Development Plan 2017-2023) asserts that the</p> <p><i>“introduction of compatible/ancillary uses, redevelopment and regeneration may be considered in these areas, as long as the dominant use remains residential”.</i></p> <p>Therefore, this development is reasonable and is in support of local guidelines in Sligo for residential areas.</p> <p>The proposal is for a total area of 1.9 hectares which is well below 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 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 extension of residential dwellings (apartments) (approx. 75m away), extension</p>



		<p>of the nearby primary school (approx. 20m away), modifications to the surrounding infrastructures (e.g., internal road and car parking) and the installation of toilet facilities to the nearby golf course (approx. 110m away).</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, modification, upgrade, and continuation to the established developments and are relatively small in scale 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.</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>An Appropriate Assessment Screening Report (AASR) has been prepared. The AASR found that the closest European Sites to the Project include: Ballysadare Bay SPA [0014129] (located approx. 0.49km from proposed project) and Cummeen Strand/Drumcliff Bay SAC [00627] (located 0.52km from proposed project).</p> <p>The AASR also concluded that:</p> <p><i>“There is no direct land take of a Natura 2000 site”.</i></p> <p>And:</p> <p><i>“The proposed development will not result in the loss or fragmentation of any habitat supporting Special Conservation Interest of Ballysadare Bay SAC, Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC, Ballysadare Bay SPA and Cummeen Strand SPA.”</i></p> <p>Based on the Archaeological Impact Assessment Report it has been identified that no known cultural heritage assets are within the development area. However, the proposed development is located within an area of archaeological significance. Given this the potential for previously unknown subsurface archaeological remains, for which there are now no surface expressions could exist within the development limits. The closest archaeological monument is an Earthwork [SL013-033] located approx. 135m</p>



		<p>away. The next closest site is the Ringfort [SL013-034001] which is approx. 330m away.</p> <p>“Given the potential for subsurface archaeological remains to exist within the development area, further archaeological mitigation will be required.”</p> <p>Based on the Archaeological Impact Assessment Report, it has been</p> <p>“Recommended that a programme of archaeological test trenching be undertaken across the development site.”</p> <p>And:</p> <p>“The archaeological licence application should be submitted to NMS at least three weeks prior to the date on which the proposed to commence the works.”</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>	No	<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 the 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 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
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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