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Environmental Impact Assessment (EIA) Screening Report



**No. 82, 84 & 86
Hyde Road,
Prospect,
Limerick**



ASH Ecology & Environmental

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1.0 Introduction

1.1 Purpose of the Report

A Screening for Environmental Impact Assessment (EIA) for the internal renovations, and combining of three vacant houses, at No. 82, 84 & 86, Hyde Road, Prospect, Limerick, was undertaken by Ash Ecology & Environmental Ltd (AEE) on behalf of Limerick City & County Council (LCCC).

The site location is shown below as Figure 1 with the front of three existing houses as Figure 2.

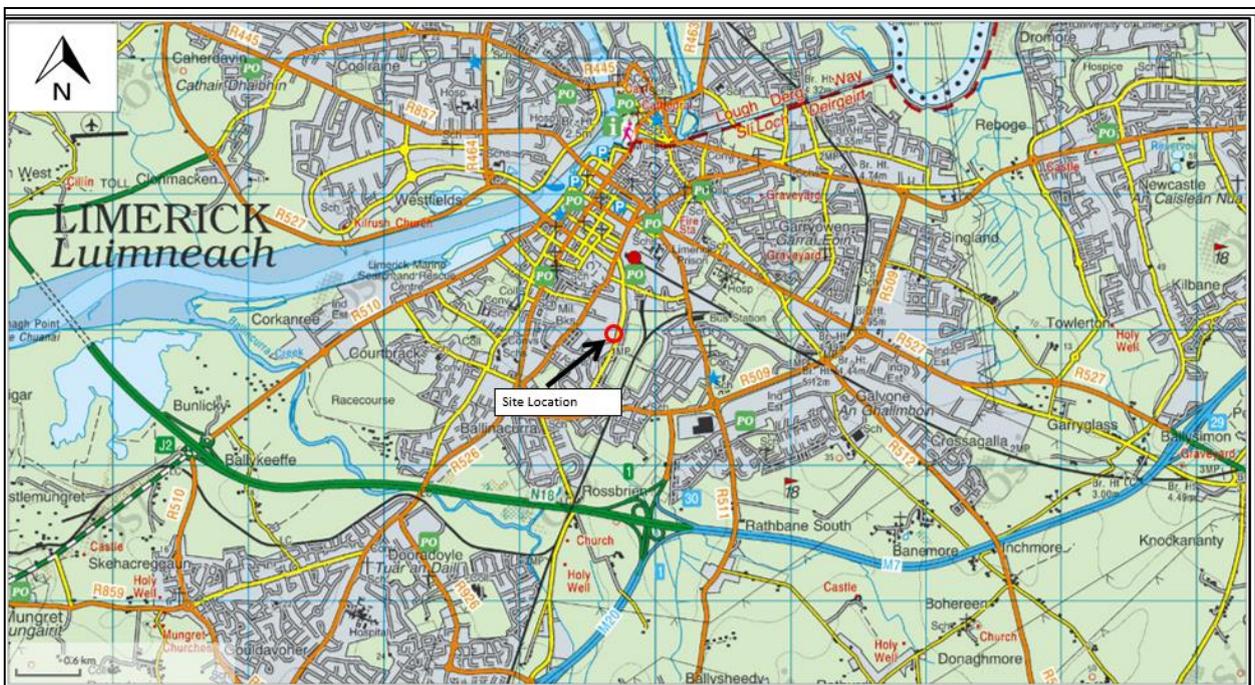


Figure 1 Site Location



Figure 2 Photo of site - red line denotes the three houses and the dashed line the approx. division of No.82, 84 and 86, Hyde Road.

The purpose of the report is to determine if Environmental Impact Assessment (EIA) is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Regulations 2001-2019 (Unofficial Consolidation) (annotated) 30th May 2019. The requirement for a 'sub-threshold' development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA screening exercise outlined below has examined the project with reference to the relevant thresholds and criteria.

The 'Screening stage' ascertains whether the project's effects on the environment are expected to be significant, i.e. the project is 'Screened' to determine whether an EIA is necessary. Projects listed in Annex I of the Directive are automatically subjected to an EIA because their environmental effects are presumed to be significant. Projects listed in Annex II of the Directive require a determination to be made about their likely significant environmental effects. The Member State's Competent Authority make that determination through either a (i) case-by-case examination or (ii) set thresholds or criteria.

The purpose of Screening is to determine whether or not an EIA is required for a particular project listed in Annex II of the EIA Directive. Projects listed in Annex II will hereafter be referred to as 'Annex II Projects'. 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.

This report meets the requirements of Directive 2014/52/EU and has been prepared with regard to the relevant guidelines from the European Commission, Department of Housing, Planning and Local Government and EPA. This report has been prepared to allow the Competent Authority (CA) to prepare an EIAR Screening Conclusion Statement.

An Appropriate Assessment (AA) Screening Report was also compiled for this project (AEE, April 2022).

1.2 Competency of Assessor

This report has been prepared by Aisling Walsh whose qualifications include MSc in Biodiversity and Conservation (TCD), B.Sc. (Hons) Zoology (NUIG) and B.Sc in Applied Aquatic Science (GMIT) with relevant modules in Hydrology. Aisling is the Managing Director of Ash Ecology & Environmental Ltd and has over 15 years of experience providing environmental consultancy and environmental assessment services. She is a full member of the Chartered Institute of Ecological and Environmental Management (CIEEM) and also a Licenced Bat Ecologist. She has also provided input and reviewed Ecological and Environmental assessments for several EIS and EIAR including the hydrology and water quality assessment chapters of same. AEE is a registered practice of the CIEEM.

2.0 The Screening Process

2.1 Legislation

This EIA screening report has been prepared to meet the requirements of EU Directive 2014/52/EU and the Planning and Development Regulations 2001-2019 (Unofficial Consolidation) (annotated) 30th May 2019. The requirements for Screening are contained in Article 4 of the EIA Directive, Annex IIA, and Annex III to the Directive. The relevant provisions of Article 4 are cited below.

Directive 2011/92/EU as amended by Directive 2014/52/EU

Article 4(2)

[...] for projects listed in Annex II, Member States shall determine whether the project shall be made subject to an assessment in accordance with Articles 5 to 10. Member States shall make that determination through:

- (a) a case-by-case examination; or*
- (b) thresholds or criteria set by the Member State.*

Member States may decide to apply both procedures referred to in points (a) and (b).

Article 4(3)

Where a case-by-case examination is carried out or thresholds or criteria are set for the purpose of paragraph 2, the relevant criteria set out in Annex III shall be taken into account. Member States may set thresholds or criteria to determine when projects need not undergo either the determination under paragraphs 4 and 5 or an environmental impact assessment, and/or thresholds or criteria to determine when projects shall in any case be made subject to an environmental impact assessment without undergoing a determination set out under paragraphs 4 and 5.

Article 4(4)

Where Member States decide to require a determination for projects listed in Annex II, the developer shall provide information on the characteristics of the project and its likely significant effects on the environment. The detailed list of information to be provided is specified in Annex IIA. The developer shall take into account, where relevant, the available results of other relevant assessments of the effects on the environment carried out pursuant to Union legislation other than this Directive. The developer may also provide a description of any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Article 4(5)

The competent authority shall make its determination, on the basis of the information provided by the developer in accordance with paragraph 4 taking into account, where relevant, the results of preliminary verifications or assessments of the effects on the environment carried out pursuant to Union legislation other than this Directive. The determination shall be made available to the public and: (a) where it is decided that an environmental impact assessment is required, state the main reasons for requiring such assessment with reference to the relevant criteria listed in Annex III; or (b) where it is decided that an environmental impact assessment is not required, state the main reasons for not requiring such assessment with reference to the relevant criteria listed in Annex III, and, where proposed by the developer, state any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Article 4(6)

Member States shall ensure that the competent authority makes its determination as soon as possible and within a period of time not exceeding 90 days from the date on which the developer has submitted all the information required pursuant to paragraph 4. In exceptional cases, for instance relating to the nature, complexity, location or size of the project, the competent authority may extend that deadline to make its determination; in that event, the competent authority shall inform the developer in writing of the reasons justifying the extension and of the date when its determination is expected.

While Article 4(2) defines a common Screening approach, to be adopted by Member States, Article 4(3) requires that the competent authorities consider relevant criteria when deciding whether EIA is needed, i.e. the type/characteristics and size of Projects, the sensitivity of Project locations, as well as the potential impacts the Project may trigger. These criteria are listed in Annex III to the Directive. Where Member States require that a case-by case examination be conducted for Annex II Projects in their national legislation, then the Developer must submit the information required about the Project in accordance with the detailed requirements in Annex IIA to the Directive (see Article 4(4)). The Developer shall, when submitting the information, take the available results or data from other relevant assessments of effects on the environment, carried out pursuant to other EU legislation than the EIA Directive (e.g. SEA, see the Annex to this Guidance Document on Links with Other EU Instruments), into account. Furthermore, the Developer may enclose information about the Project's features and the measures envisaged to avoid or prevent potential significant adverse effects on the environment. The Competent Authority in Member States must issue its decision, on whether a proposed Annex II Project is to be subjected to the EIA procedure or not, based on the information provided by the Developer in accordance with the detailed requirements in Annex IIA (see Article 4(5)). The authority is also required to take any other relevant assessments, carried out on the effects on the environment pursuant to other EU legislation than the EIA Directive, into account. Finally, the Competent Authority must make its decision on whether EIA is required or not within the time period specified in Article 4(6).

The 2014 revisions to the EIA Directive introduced several amendments (e.g. to Annex III, which lays down the criteria to determine whether the Projects listed in

Annex II should be subject to an EIA) and added a number of new provisions to the Screening process, including a timeframe within which the Member State's Competent Authority must reach a decision on whether an EIA is required or not. A new Annex IIA is to be used in the case of screening determination (i.e. information to be provided by the developer on projects listed in Annex II), which consists of:

A description of the project, including in particular:

- a) A description of the physical characteristics of the whole project and, where relevant, of demolition works;
- b) A description of the location of the project, with particular regard to the environmental sensitivity of geographical areas, likely to be affected.

A description of the aspects of the environment likely to be significantly affected by the project.

A description of any likely significant effects, to the extent of the information available on such effects, or the project on the environment resulting from:

- a) The expected residues and emissions and the production of waste, where relevant;
- b) The use of natural resources, in particular soil, land, water and biodiversity.

The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.

The Directive also amends Annex III "Selection Criteria referred to in Article 4(3)". The details to be considered in the new Annex III are as follows:

Characteristics of proposed development:

The characteristics of project, with particular regard to:

- the size and design of the whole project,
- cumulation with other existing and / or approved development,
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste,
- pollution and nuisances,
- the risk of major accidents and / or disasters which are relevant to the project concerned, including those caused by climate changes, in accordance with scientific knowledge
- the risk to human health (for example due to water contamination or air pollution).

Location of proposed development:

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

- the existing and approved land use,

- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- the absorption capacity of the natural environment, paying particular attention to the following areas:
 - a) wetlands, riparian areas, river mouths;
 - b) coastal zones and the marine environment;
 - c) mountain and forest areas,
 - d) nature reserves and parks,
 - e) areas classified or protected under national legislation, including Natura 2000 areas
 - f) designated by Member States pursuant to Directives 92/43/EEC and 2009/147/EC,
 - g) areas in which there has already been a failure to meet the environmental quality
 - h) standards, laid down in Union legislation and relevant to the project, or in which it is
 - i) considered that there is such a failure,
 - j) densely populated areas,
 - k) landscapes and sites of historical, cultural or archaeological significance.

Type and Characteristics of potential impacts:

The likely significant effects on the environment proposed development in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),
- the nature of the impact;
- the transboundary nature of the impact,
- the intensity and complexity of the impact,
- the probability of the impact,
- the expected onset, duration, frequency and reversibility of the impact.
- the cumulation of the impact with the impact of other existing and / or approved projects;
- the possibility of effectively reducing the impact.

In compliance with the requirements of 2014/52/EU, this EIA Screening Report provides details of the information specified in Annex IIA, taking account of the criteria in Annex III.

In summary Projects can be placed into one of the following categories:

- those that exceed the thresholds laid down and therefore have a mandatory requirement to prepare an EIS; and
- those projects that are sub-threshold and must be assessed on a case-by-case basis to determine whether or not they are likely to have significant effects on the environment;

-
- projects that fall under Annex II (13) (a) of the Directive for Any change or extension of projects listed in Annex I or Annex II, already authorised, executed in the process of being executed.

2.2 Guidance

Screening is the process of deciding whether a development requires an EIAR. The particulars of the assessment procedure are adopted through European Directives and correlate to the provisions set out in the Planning and Development Act 2001 (as amended). An EIA is required to be carried out as part of an application whereby the proposed development exceeds the limitations of Schedule 5 of the Planning and Development Regulations 2001 (as amended). The methodology for screening generally considers the following documents:

- Interpretation of definitions of project categories of annex I and II of the EIA Directive (European Commission 2015);
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (Environmental Protection Agency, 2003);
- European Commission (2017a) Environmental Impact Assessment of Projects: Guidance on Screening.
- European Commission (2017b) Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report.
- Department of Housing, Planning and Local Government (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- EPA (2017) Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR).
- European Commission (2001) Guidance on EIA Screening.

The 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports' (Environmental Protection Agency, Draft August 2017) provide a flow diagram of the screening process which is provided in the figure below.

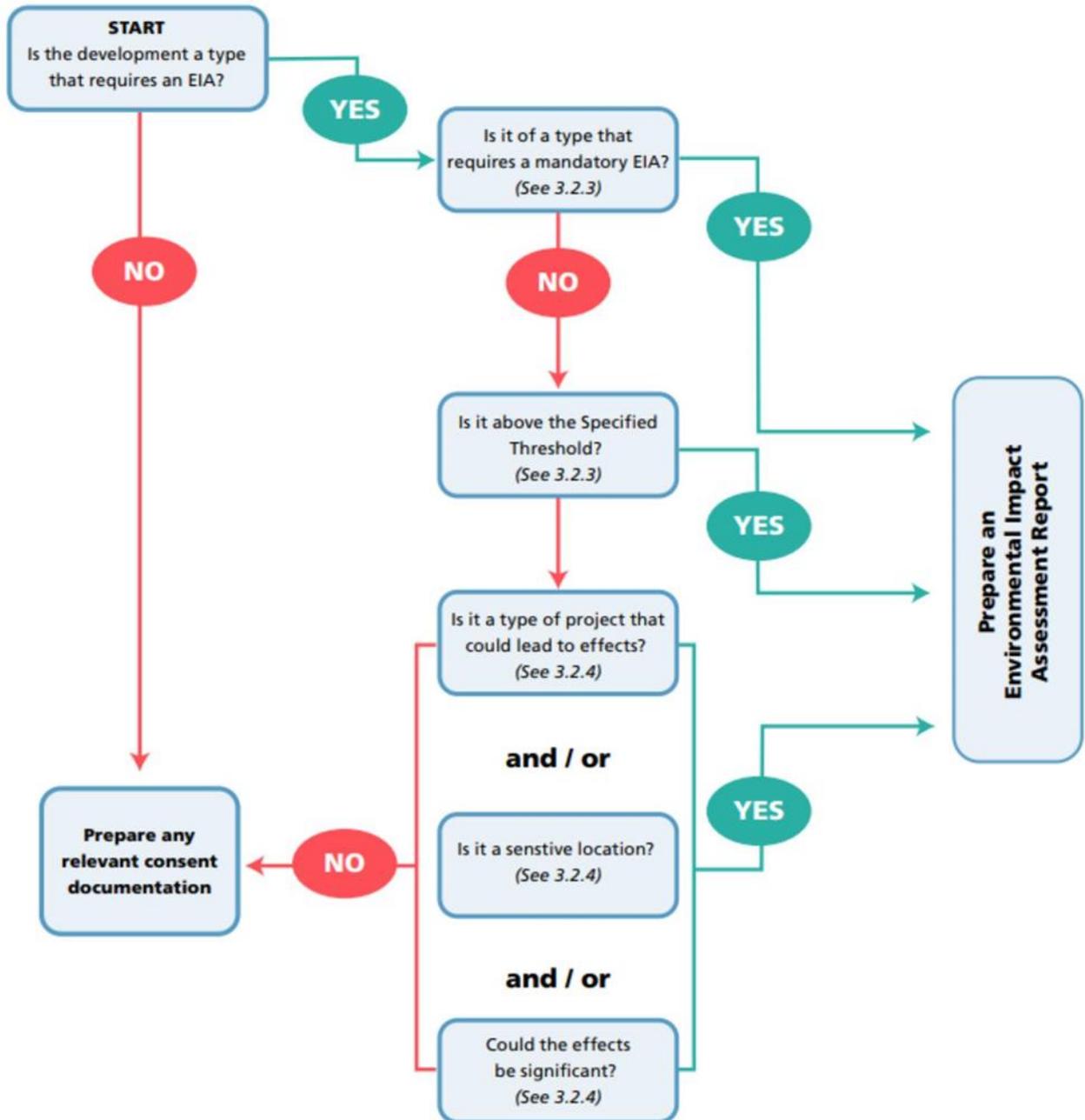


Figure 3 Flow Diagram of the Screening Process (Source: Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Environmental Protection Agency, Draft August 2017)

2.3 Consultation

No consultation was undertaken as part of the current EIAR Screening report. This report has been prepared to allow the Competent Authority (CA) to prepare an EIA Screening Conclusion Statement.

3.0 Project Information Required by Annex II (A) of 2014/52/EU

3.1 Description of Project

3.1.1 Physical Characteristics of the Project

The proposed works are mainly for internally combining three vacant houses, No. 82, 84 and 86 into one holding. This will involve knocking the internal dividing walls of the houses. The works will be mainly to the interior as opposed to the gardens of the site. Any garden wall, if present, will be knocked to join the three gardens into one. The site is connected to public mains.

Habitats (as per the aerial photography) were identified and classified according to Fossitt (2000)¹ and Smith *et al.* (2011)². The main habitats onsite appear to be (as per the aerial photography):

- Buildings and Artificial Surfaces (BL3) – The three vacant houses and walls.
- Scrub / Young Trees (WS1) – to the rear of the site, in the garden area.

3.1.2 Location of the Project, with regard to Environmental Sensitivities of Geographic Areas likely to be affected

There is no high value habitat present at the proposed development site or any particularly vulnerable features of interest. There are no watercourses in the immediate vicinity of the proposed development. The nearest watercourse is the

The nearest watercourse is the Dooradoyle Stream approx. 900m south of the site (a tributary of the Ballyclough River which becomes part of the Lower River Shannon SAC approx. 2.1km west of the site). There is no watercourses onsite that would form a direct hydrological connection to this river.

The vacant houses are terrace in nature. Figures 4 and 5 below shows the location of the proposed development in the context of the local Natura 2000 network within 15km of the development. There are a total of four SAC sites and one SPA site. The nearest Natura 2000 sites to the proposed development is the Lower River Shannon SAC and River Fergus Estuaries SPA c. 1km northwest, which overlap. Figure 6 below shows the location of pNHAs (Proposed Natural Heritage Areas) within a 5km radius of the proposed development site, a total of three. The closest is Inner Shannon Estuary - South Shore pNHA (Site Code 000435) c. 1.1km northwest of the site. There are no sites with full NHA status within 5km of the site.

¹ Fossitt, J. (2000). *A Guide to Habitats in Ireland*. The Heritage Council, Kilkenny.

² Smith, G.F., O'Donoghue, P., O'Hora, K. and Delaney, E. (2011) Best practice guidance for habitat survey and mapping. The Heritage Council, Kilkenny.

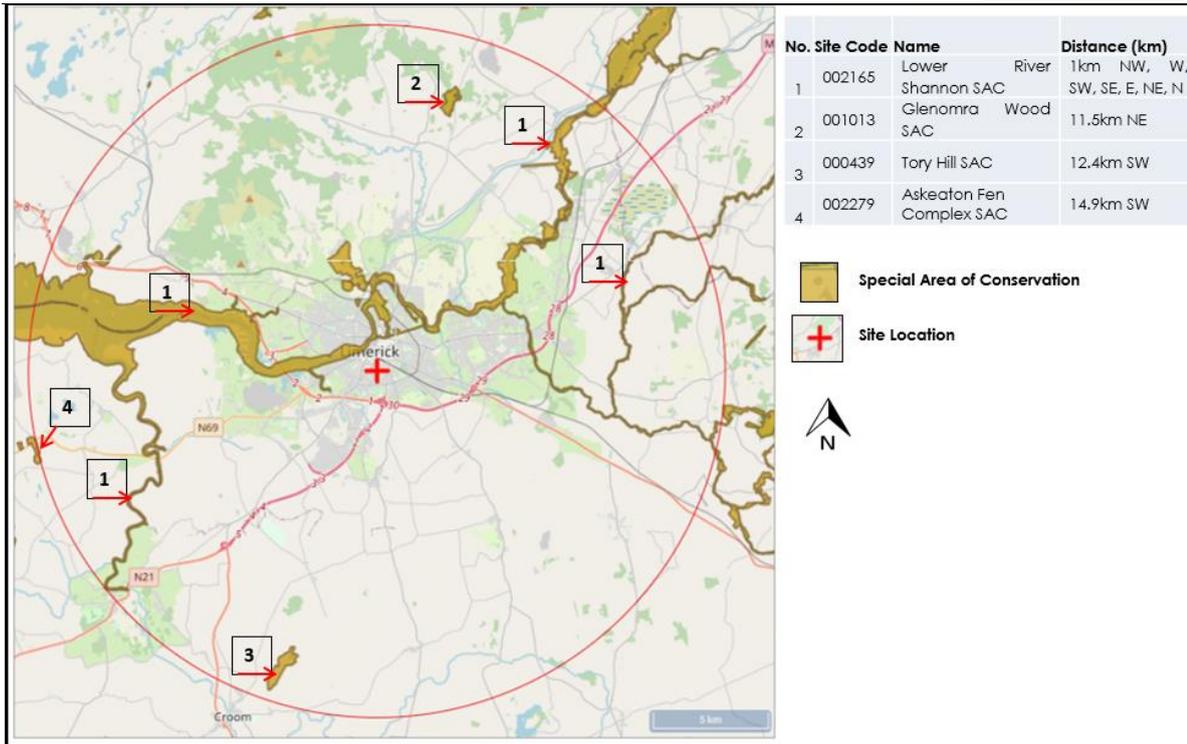


Figure 4 Special Areas of Conservation (SACs) within 15km of Site

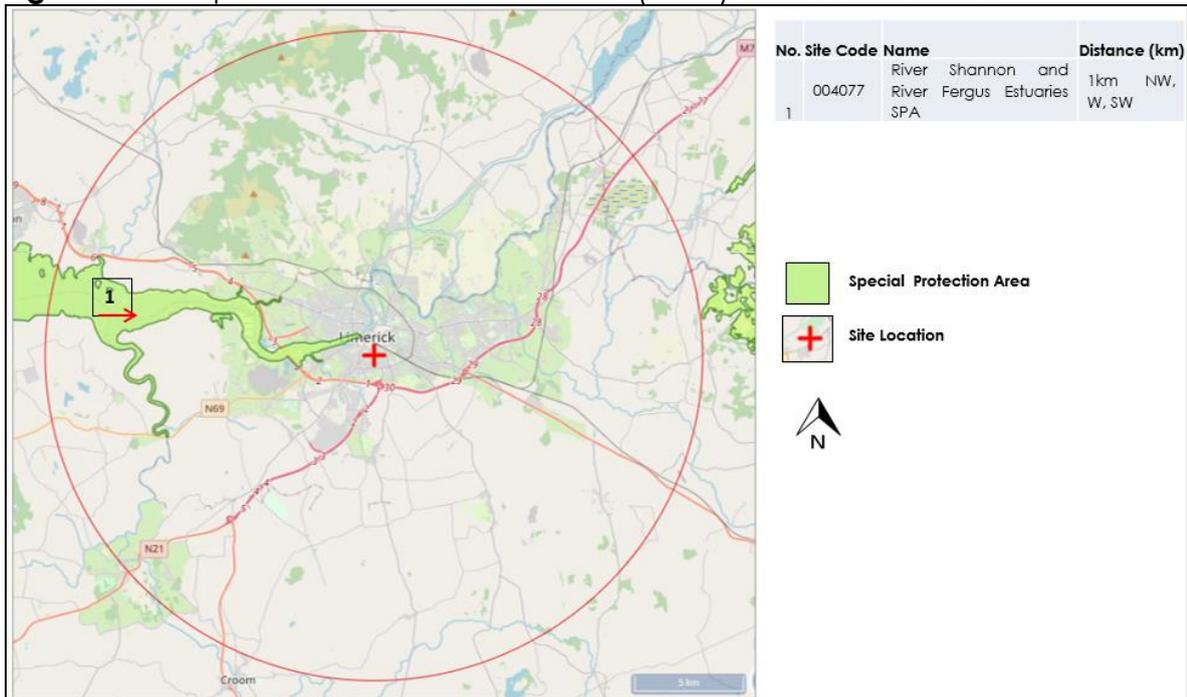


Figure 5 Special Protection Area (SPAs) within 15km of Site

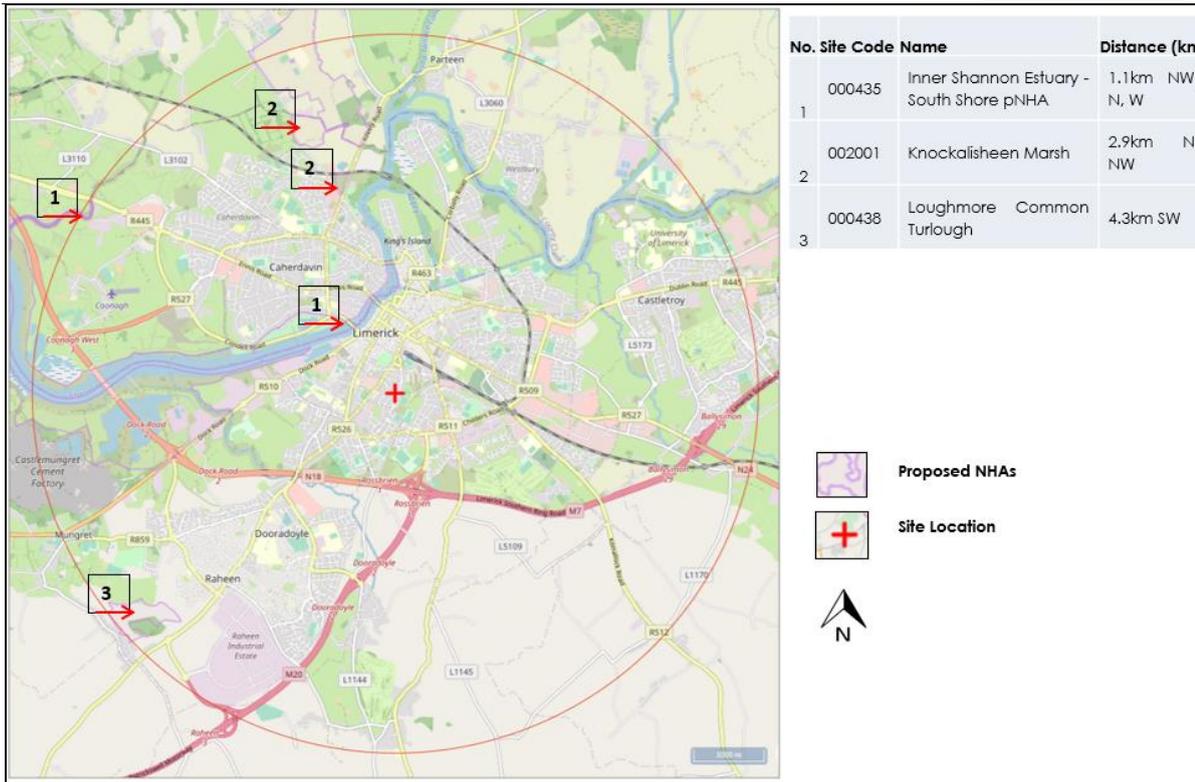


Figure 6 Proposed National Heritage Areas (NHAs) within 5km of Site

3.2 Description of Aspects of the Environment likely to be Significantly Affected

The most likely negative effects on the environment, in the absence of appropriate mitigation measures in place, are:

- Potential accidental spillages during works and contaminated surface run-off;
- Noise and vibration disturbance and air pollution from dust generated from the construction.

Standard best practice procedures and methods are considered sufficient to mitigate construction related impacts.

3.3 Description of any likely Significant Effects on the Environment

3.3.1 Expected Residues and Emissions and the Production of Waste

Residues and emissions from the construction phase of the development will be related to construction waste and dust generation, and potential for contaminated surface run-off from the site during construction.

Waste is expected to consist of rubble and stone from the removal of the internal dividing wall.

Standard best practice procedures will be implemented throughout the proposed works. The removal of waste will be to a suitably licenced facility as required. Due to the small scale nature of works, the impacts of dust generation, and potential for

contaminated surface run-off from the site during construction is considered remote.

3.3.2 Use of Natural Resources, in particular Soil, Land, Water and Biodiversity

Natural resources can be expected to be used for the renovations of the two vacant houses to a lesser extent. No unusual or excessive use of natural resources is anticipated for the small scale project. There is no land-take area, and the gardens are not of particular importance in terms of biodiversity and ecology.

4.0 EIA Screening

4.1 Screening for Mandatory EIAR

The proposed development is a small scale development comprising of combined three vacant houses into one habitable space. The site is located with a residential area of Limerick City (No. 82, 84 & 86 Hyde Road, Prospect). There are no sensitive watercourses or Natura 2000 sites on the proposed development site.

The proposed development has a small footprint and does not fall under any category in Schedule 5 (10) of the Planning and Development Regulations (2001) for Mandatory EIAR. Therefore, the proposed development does not trigger a requirement for mandatory EIAR.

4.2 Screening for Sub-threshold EIAR

Development projects which are below the threshold of requiring an EIAR as set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) may still require an EIAR. Schedule 7 of the Regulations details the criteria that the planning authority must consider in determining whether a sub-threshold EIAR should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. The EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, Table 1, attached, provides screening statement of the proposed development against the Annex III criteria of 2014/52/EU. These criteria come under three broad headings; Characteristics of projects; Location of Projects; and Types and characteristics of the potential impact. Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIAR is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.

The key issue is: 'are the likely effects 'significant' in the context of these criteria'? An assessment pertinent to Schedule 7 of the Regulations is set out as follows in Tables 1, 2 and 3.

Table 1 Characteristics of the Proposed Development

The characteristics of proposed development, in particular,	Assessment
<p>a) the size and design of the whole of the proposed development,</p>	<p>The project is a refurbishment and combining of three vacant houses along Hyde Road, Limerick City.</p> <p>It is considered that the nature, scale, use and location of the intended development are all compatible with the general layout of the houses as they exist. Any associated foul drainage and the surface water arrangements are to remain the same (connected to public mains).</p> <p>The scale, massing, and proportions of the three buildings will remain largely unchanged. The combining of the three vacant houses will be contained within the existing footprint and it is not considered that this will have a significant or material effect on the character of the area.</p>
<p>b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,</p>	<p>In consideration of other adjacent proposed developments, and as per the best information available on Myplan.ie and the Council's online register, the proposed works are not considered significant.</p>
<p>c) the nature of any associated demolition works,</p>	<p>The proposed development comprises an area of existing wall to be removed to allow for the three vacant houses to be combined internally. The extent of works is considered small in scale and not considered to have any likely significant effects to the environment.</p>
<p>d) the use of natural resources, in particular land, soil, water and biodiversity,</p>	<p>It is anticipated that the development would not result in the use of large amounts of natural resources or would have a significant impact on the environment. This especially due to the fact that the works area is kept within the same footprint of existing houses.</p> <p>If any scrub or trees require removal in the rear gardens, this should be done outside the bird nesting season which runs from March 1st to 31st August on a given</p>

The characteristics of proposed development, in particular,	Assessment
	year.
e) the production of waste,	<p>Any construction waste will be managed by a qualified contractor, and all waste generated will be transported to a licenced tip. The Construction phase will be carried out in accordance with industry best practice, as per building and environmental regulations. Site procedures to avoid construction site run-off to the road gullies on Hyde Road to the front of site will be implemented.</p> <p>It is anticipated that the development will not result in the production of waste greater than that associated with comparable developments, or to the extent that would have a significant impact on the environment.</p>
f) pollution and nuisances,	<p>There is no change proposed to surface water management. As described above, the construction phase will be carried out in accordance with industry best practice, as per building and environmental regulations. Site procedures to avoid construction site run off to the road gullies onto Hyde Road to the front of site, will be implemented by the contractor.</p> <p>It is anticipated that throughout the construction and operation of the development would not result in pollution and nuisances greater than that associated with comparable developments or to the extent that would have a significant impact on the environment.</p>
g) 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, and,	As described above, the construction phase will be carried out in accordance with industry best practice, as per building and environmental regulations.
h) the risks to human health (for example, due to water contamination or air pollution).	There are no foreseen risks to human health. The works are to be managed by a qualified contractor and the construction phase will be carried out in accordance with industry best practice, as per building and environmental regulations.

Table 2 Location of the Proposed Development

Location of the Proposed Development The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—	Assessment
a) the existing and approved land use,	The subject site and structure is that of three vacant houses on land zoned for development and 'Existing Residential'. The subject site is not situated within an 'Architectural Conservation Area'. In additional it is considered that the proposed works are minor in nature and will not materially affect character of the area. The three vacant houses are not protected structures. ³
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>Having regard to the receiving environment's character the proposed development will not significantly impact on the integrity of any main habitats (including soil, land, water and biodiversity). The proposed development is situated approximately 1km from the Lower River Shannon SAC and River Fergus Estuaries SPA (which overlap). The closest pNHA is the Inner Shannon Estuary - South Shore pNHA (Site Code 000435) approx. c. 1.1km northwest of the site.</p> <p>The works are to be managed by a qualified contractor and the construction phase will be carried out in accordance with industry best practice, as per building and environmental regulations. Site procedures to avoid construction site run off to the road gullies on Hyde Road to front of site will be noted in any construction management plan. These works are considered minor in nature and are not likely to have a significant effect on the environment.</p>
c) the absorption capacity of the natural environment, paying particular attention to the following areas:	The nearest watercourse is the Dooradoyle Stream approx. 900m south of the site (a tributary of the Ballyclough River. There is no watercourses onsite that would form a direct hydrological connection to this river. It is considered that

³ Draft Limerick Development Plan 2022-2028 Volume 3 – Architectural Conservation Areas (June 2021)

<https://mypoint.limerick.ie/en/consultation/draft-limerick-development-plan-2022-2028/chapter/volume-3-architectural-conservation-areas-and-proposed-record-protected-structures>

Location of the Proposed Development The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—	Assessment
<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 legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</p> <p>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</p> <p>(vii) densely populated areas;</p> <p>(viii) landscapes and sites of historical, cultural or archaeological significance.</p>	<p>the development will not be likely lead to significant effects on the absorption capacity of same as the existing surface water management provisions will remain unchanged.</p> <p>The works are to be managed by a qualified contractor and the construction phase will be carried out in accordance with industry best practice, as per building and environmental regulations. Site procedures to avoid construction site run off to the road gullies on Hyde Road will be noted in any construction management plan. These works are considered minor in nature and are not likely to have a significant effect on the environment.</p> <p>The subject site is not situated within an 'Architectural Conservation Area', and the proposed works are minor in nature and will not materially affect character of the area. The scale, massing, and proportions of the three vacant houses will remain largely unchanged and will be contained within the existing site boundary and it is not considered that this will have a significant or material effect on the character of the area.</p>

Table 3 Types and Characteristics of Potential Impacts

Types and characteristics of potential impacts The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—	Assessment
a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),	It is anticipated that the geographical extent and population likely to be affected are very small.
b) the nature of the impact,	The nature of impact will be related to construction activity contained on site. The impacts of the development are not considered to be any greater than that associated with typical developments.
c) the transboundary nature of the impact,	Some minor nuisance impacts such as noise and vibrations may affect the immediate surrounds but with the small scale of the proposed development this will be limited and within existing footprint.
d) the intensity and complexity of the impact,	The nature of impact will be related to construction activity contained on site. The impacts of the development are not considered to be any greater than that associated with typical developments.
e) the probability of the impact,	The nature of impact will be related to typical noise nuisance and creation of dust disturbances that are associated with typical developments of this type.
f) the expected onset, duration, frequency and reversibility of the impact,	The construction impacts will not commence until all relevant permission are obtained for the proposed development; the proposed works are

Types and characteristics of potential impacts The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—	Assessment
	<p>expected to be short term. Works will be restricted to standard hours of operation. Any impacts from the construction phase are expected to be short-term and no permanent negative impacts are anticipated.</p> <p>The majority of impacts during the development will be associated with the construction stage. These impacts are likely to be temporary, reversible and 'once-off'.</p>
<p>g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and</p>	<p>The proposed development does not give rise to cumulation with other development for the purposes of Section 172(1A)(b) of the Planning and development Act 2000, as amended</p>
<p>h) the possibility of effectively reducing the impact.</p>	<p>The majority of impacts during the development will be associated with the construction stage. These impacts are likely to be temporary, reversible and 'once-off'.</p>

5.0 Conclusion

This report has been prepared to allow the Competent Authority (CA) to prepare an EIA Screening Conclusion Statement. The report has assessed the potential impact of the proposed development on the environment. The proposed development does not fall under any category within Schedule 5 (10) of the Planning and Development Regulations (2001) for Mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.

The EIA Screening Assessment has determined that a sub-threshold EIAR is not required for the proposed renovation works to combine three vacant houses at No. 82, 84 and 86, Hyde Road, Prospect, Limerick. The proposed development is considered to be of small scale and footprint.

The characteristics and sensitivities of the site and receiving environment are not considered vulnerable to significant adverse effects from the project with the appropriate best practice standards and procedures being implemented throughout the project. The proposed development is small in scale and the site is of no ecological importance. Any negative impacts are minor and are expected to be easily managed and minimised.

A CEMP should be developed by the contractor for the proposed development to incorporate the relevant best practice procedures to be adhered to throughout the construction works. A CEMP is considered sufficient to ensure that the minor potential construction phase impacts, regarding surface run-off, waste generation, invasive species, a check for nesting birds if scrub removal is required, and nuisance impacts such as dust, noise and vibrations will be minimised and effectively reduced to imperceptible.

A Screening for Appropriate Assessment (AA) has also been undertaken to consider potential impacts on Natura 2000 sites in the locality. The Screening for AA determined that there was no potential for significant impacts on any Natura 2000 site.

The need for Environmental Impact Assessment can, therefore, be excluded on the grounds that:

- The proposal is substantially below relevant mandatory EIA thresholds.
- There are no potential cumulative or in combination effects likely to arise.
- There is no real likelihood of significant effects on the environment arising from the proposed development.