

# EIA SCREENING REPORT

PART VIII: 24 NO. HOUSING UNITS AT BARNAKYLE,  
PATRICKSWELL, CO.LIMERICK



LA HOUSING CONSTRUCTION & MAINTENANCE, LIMERICK CITY &  
COUNTY COUNCIL | 2022

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### **1.0 Introduction**

#### **1.1 Purpose of EIA Screening Report & Legal Context**

A screening for Environmental Impact Assessment (EIA Screening) was undertaken with regard to the proposed development of 24 no. housing units at the site identified in Barnakyle, Patrickswell, Co. Limerick.

The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, requires that an EIA Screening be conducted to determine the likely significant effects of specified projects on the environment, and whether further to screening EIA screening an Environmental Impact Assessment is required for same.

As per Schedule 5 of the Planning and Development Regulations 2001 (as amended), 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.

## **2.0 Proposed Development**

### **2.1 Site Location**

The site is located at Barnakyle, Patrickswell, County Limerick City and County Council. Grid Reference: R 52069 50185 / ITM 552023 650217. Refer to Fig 1 below.

The site is located approx. 9km southwest of Limerick City Centre, and approx. 350m from Main St. Patrickswell.

The site is accessed from Clarina Road, Patrickswell.

Three no. existing dwelling houses are located approx. 70m west of the site, with Bennis Animal feeds located approx. 100m south west of the site. The lands adjacent east and north are agricultural in nature and the village of Patrickswell lies to the south.



Fig 1: Site Location

## 2.2 Description of proposed development

The proposed development will consist of:

- a) Provision of 24 no. single storey, dormer and two storey residential housing units. The unit mix comprises; 8 no. 2 bedroom units, 11 no. 3 bedroom units and 5 no. 4 bed units;
- b) New roads running north-south and east-west connecting the development with Clarina Road and future proposed neighbouring developments, associated footpaths, 13 no. car parking spaces;
- c) Hard landscaping including; bin stores, privacy strip to front gardens, rear garden walls and installation of street lighting;
- d) Soft landscaping including; planting and trees;
- e) Construction of and / or remedial works to boundaries with adjacent sites;
- f) Construction of new water main, new foul sewer connection, storm sewer, and surface water drainage systems;
- g) Connection to public utilities;
- h) All associated site works.

## 3.0 Screening

Having regard to EU Directive 2011/92/EU, Annex I and Annex II, and Schedule 5, Part 1 & Part 2 of the Planning & Development Regulations 2001 (as amended):

The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU

Screening Stage 1 (Screen for mandatory EIA)	Assessment/Conclusion
Does the proposed development constitute a class of development as listed in Schedule 5 (10) Part 1 of the Planning & Development Regulations 2011 (as amended) and therefore require a mandatory Environmental Impact Assessment?	<u>No</u>  A mandatory EIA is not required in this instance
Screening Stage 2 (Screen for Sub-Threshold EIA)	Assessment/Conclusion
Does the proposed development constitute a class of development as listed in Schedule 5 Part 2 of the Planning & Development Regulations 2011 (as amended)?	<u>Yes</u>  'Schedule 5 (10) Infrastructure projects' covers proposed housing developments

<p>When assessed against the threshold criteria set out in Schedule 5 Part 2, is the development classified as:</p> <ul style="list-style-type: none"> <li>- Exceeds thresholds</li> <li>- Equal to thresholds</li> <li>- Sub-Threshold</li> </ul>	<p><u>Sub – Threshold</u></p> <p>The proposed development is for 24 no. housing units which is sub the threshold criteria of 500 dwelling units.</p> <p>The proposed development site is 1.87 ha in area and located in a location that can be classified as ‘other parts of built up area’, the threshold for which is 10 ha. Therefore, the proposed development is sub-threshold.</p> <p><i>With regard to Part 2, Section 10 (b) (iv)</i>  <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 is of a nature and scale that in keeping with the urban scale of the surrounding environment.</p>
<p><b>Screening Stage 3</b>          (Asses for likely significant environmental effects and whether a Sub-Threshold EIA is required)</p>	<p><b>Assessment/Conclusion</b></p>
<p>Is the proposed development likely to have significant environmental affects?</p>	<p>Please refer to content, conclusions and findings of the supporting AA Screening Assessment &amp; Report:</p> <p><i>‘Conclusion and Finding of No Significant Effects:          This study has found that the subject lands are not within or directly adjacent to any Natura 2000 area. While they are in the hydrological catchment of the Shannon Estuary there are no impacts that can be considered significant with regard to the conservation objectives of either the Lower River Shannon SAC or the River Shannon and River Fergus Estuaries SPA.’</i></p> <p>The scale and nature of the proposed development do not give rise to likely significant effects. The scale of the project when considered cumulatively with other existing and proposed development is not considered significant.</p> <p>All and any mitigation measures outlined in the AA Screening Report and EclA will be followed and complied with.</p> <p>An addition CEMP will be followed.</p> <p>The proposed development will not produce a significant amount of waste. Excavated materials will be reused on site for landscaping purposes where appropriate. Waste where it does arise will be segregated for re-use and recycle where appropriate and in accordance with the waste management plan.</p>

	<p>Regarding pollution, the proposed development is not considered as a recognised emitter source of pollution including greenhouse gases. There will be some emissions associated with the use of fossil fuels in the operating of construction plant, however this is considered as short term and nothing of the scale that could be considered as material.</p>
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#### **4.0 Conclusion:**

The preliminary examination as required by Article 120 of the Planning and Development Regulations 2001 (as amended) has determined:

1. A mandatory EIA is not required.
2. The proposed development is sub-threshold when assessed against the criteria set out in Schedule 5 of the Planning and Development Regulations 2011 (as amended).
3. A preliminary examination of likely significant effects has been undertaken by assessing the nature and scale of the development and it has been concluded that a sub-threshold EIA is not required.