



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Project Reference	220421
Date & Time	14/04/23
Subject	Proposed Residential Development at Bruff, Co. Limerick
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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 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.

This EIA Screening exercise has been prepared in accordance with the guidance set out in the Office of the Planning Regulator's 'Environmental Impact Assessment Screening' practice note.



Step 1 – Pre-Screening

Part 8 Ref:			
Part X. ABP Ref:			
Site Location		<p>The site is located in the village of Bruff, Co. Limerick (Grid Reference: R 63094 36421/ ITM: X 563047, Y 636454). The site is located approximately 300m northeast of the village of Bruff, in the Townland of Bruff. It is accessible from the southern boundary via slip road joining the R516. Footpaths connectivity is also present from the development site to Bruff village via this road network. The development site is surrounded by residential and commercial property to the south and west with improved agricultural grasslands to the north and east. The village of Bruff is located approximately 22km south of Limerick City.</p>	
Proposed Development		<p>The proposed development will consist of:</p> <ul style="list-style-type: none"> ➤ Construction of 17 no. residential units comprising of: <ul style="list-style-type: none"> ○ 2 no. 1-bed, 2 person apartments, single story. ○ 2 no. 2-bed 4 person houses, single story ○ 1 no. 2-bed 4-person house, two story. ○ 4 no. 3-bed 5/6 person houses, single story. ○ 6 no. 3-bed 5/6 person houses, two story. ○ 2 no. 4-bed 7 person houses, single story. ➤ Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services. ➤ Pedestrian, cycle, and vehicular access/egress with Brugh na Deise estate through to Crawford's Street and then to Main Street Bruff. ➤ Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works. 	
1. Does the Development constitute a class of development requiring EIA having regard to Schedule 5 of the Regulations?		<p>Yes:</p> <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
No	✓		No EIA is Required
Yes		Exceeds/	n/a
		Is Equal to	n/a
		No Threshold	n/a
		Sub Threshold	✓
			EIA Screening - Preliminary Examination or Screening Determination Required

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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 project is sub-threshold</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 site area is 0.66 ha. This Urban development is below the threshold of 10 hectares for a development in a built – up area.</p> <p>This threshold can be found in 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>The proposed development consists of the construction of 17 no. residential units with the provision of all associated surface water and foul drainage services and connections. This is below the threshold of 500 units.</p> <p>This threshold can be found in Class 10 (b)(i) in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001 (as amended).</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:	Date:
Position:	

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:</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 proposed development consists of the construction of 17 no. residential units with the provision of all associated surface water and foul drainage services and connections. Also Pedestrian, cycle, and vehicular access/egress within the site and Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works.</p> <p>The proposal is for the construction of 17 no. housing units which significantly lower than the EIA threshold of 500 dwelling units.</p> <p>The proposed urban development is for a total area of 0.66 hectares which is significantly lower than the EIA threshold of 10 hectares for urban development.</p> <p>The size and design of the proposed development is in keeping with the urban scale of the surrounding environment.</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. 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. It can be concluded that the proposed development, due to the relatively low scale of development permitted for the area along</p>



		with the modest scale of the proposed development, the short-term duration of the construction and the limited potential for operational phase effects, when considered cumulatively with existing and permitted projects will not result in significant effects on the environment.
<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>	No	<p>The site is a greenfield site and defined on its North, East & West boundaries by agricultural hedgerows. A palisade fence delineates the South boundary, separating the site from the Brugh na Deise estate.</p> <p>An Appropriate Assessment Screening Report (AASR) has been prepared. The AASR found that:</p> <p><i>“No habitats listed under Annex I of the EU Habitats Directive were identified within the boundary of the proposed development”.</i></p> <p>The AASR also concluded that:</p> <p><i>“beyond reasonable scientific doubt, in view of best scientific knowledge, on the basis of objective information and in light of the conservation objectives of the relevant European sites, that the proposed development, individually or in combination with other plans and projects, will not have a significant effect on any European Site”</i></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. This will take account of, but not limited to the following;</p> <p>A Capital Appraisal document was prepared which includes Environmental Considerations, Heritage Background, Constraints and Flooding. The overall conclusion is that the proposed development is entirely consistent with the policies and objectives of the Limerick County Development Plan, the Bruff Local Area Plan and other relevant statutory documents.</p> <p>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 will use fossil fuels, but the potential impact associated with this is immaterial due to the short-term scale of the works.</p> <p>The potential impacts associated with a project of this nature are well established and understood by the author of this EIA Screening</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 Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination.	Screening Determination Required	n/a
	Schedule 7A information required?	n/a
Name:	Date:	
Position:		

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.

