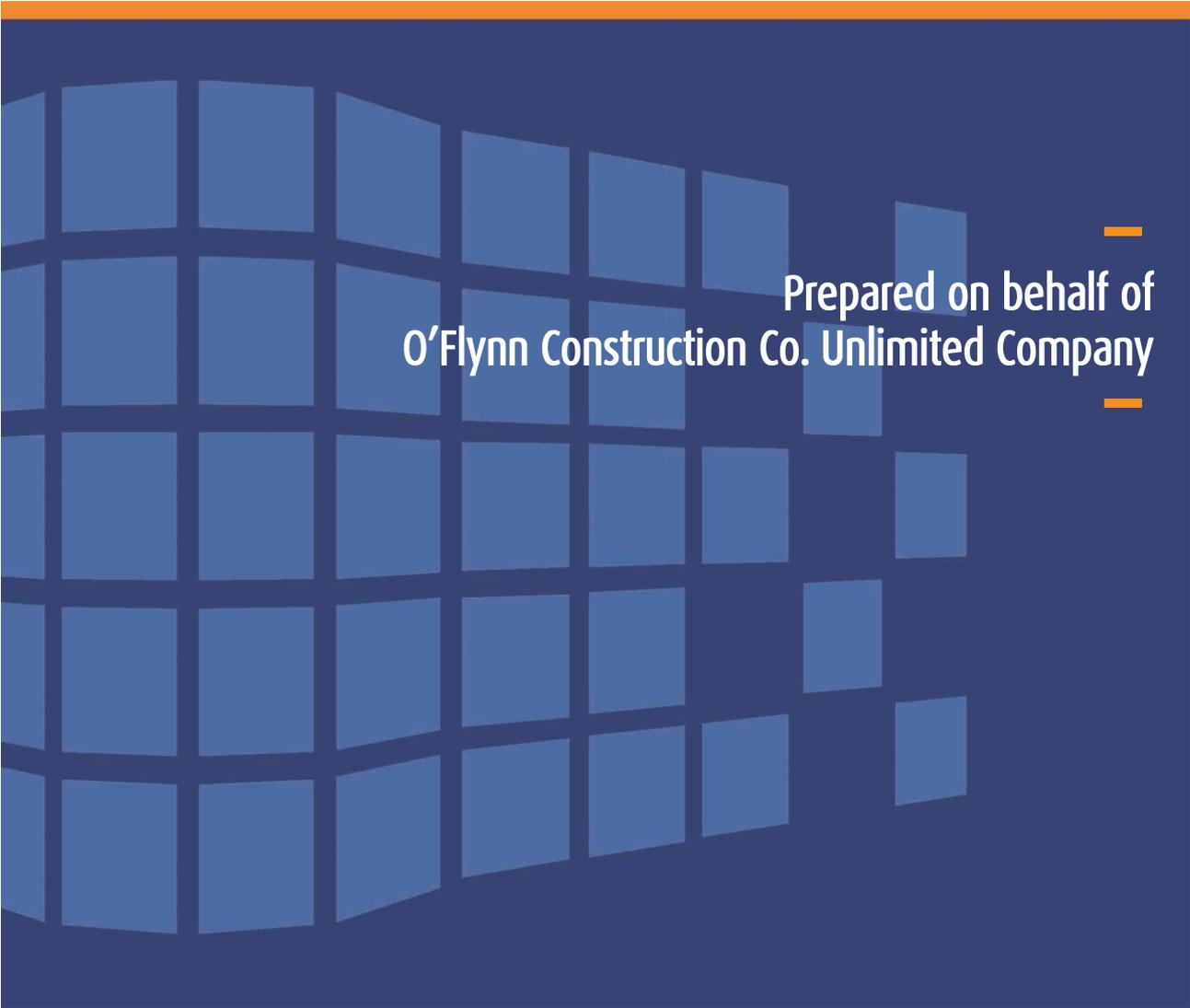


# EIA Screening Report

Residential Development at Oldtown, Celbridge, Co. Kildare

December 2018



Prepared on behalf of  
O'Flynn Construction Co. Unlimited Company

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# 1 Introduction

This Environmental Impact Assessment (EIA) Screening Report has been prepared by McCutcheon Halley Planning Consultants on behalf of O'Flynn Construction Co. Unlimited Company. It accompanies a Strategic Housing Development application for 251 residential units, plus 1 creche at Oldtown, Celbridge, Co. Kildare.

The purpose of this EIA Screening Report is to provide Kildare County Council with the information to determine whether an Environmental Impact Assessment of the proposed development is required. The report is structured to:

- Review the Legislative Context for EIA Screening
- Detail the Information to be Provided by the Application
- Screen the Proposed Development for a Mandatory EIA
- Screen the Development for a Sub-Threshold EIA
- Conclusion

## 2 EIA Screening - Legislative Context

Environmental Impact Assessment (EIA) requirements derive from EU Directives, the most recent of which is EU Directive 2014/52/EU. The requirements of the EU Directives have been transposed into Irish Legislation, within the Planning & Development Act 2000 (as amended) and the Planning & Development Regulations 2001 (as amended). The latest amendment to the Planning & Development Regulations incorporated the provision of the European Union Planning & Development (Environmental Impact Assessment) Regulations 2018 (SI 296/2018). This screening report is drafted based on the requirements of the planning legislation.

In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIA may be required, if the Planning Authority determines that the development would be likely to have significant effects on the environment. Schedule 7(a) of the Regulations details the information to be provided by developers for purposes of screening sub-threshold developments for EIA, which consists of:

1. *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.*
2. *A description of the aspects of the environment likely to be significantly affected by the project.*
3. *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 compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7*

Schedule 7 of the Regulations, details the criteria for determining whether a development would, or would not be likely to have significant effects on the environment, as follows:

### **1. 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).

### **2. 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 designated by Member States pursuant to Directives 92/43/EEC and 2009/147/EC,
  - (f) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,
  - (g) densely populated areas,
  - (h) landscapes and sites of historical, cultural or archaeological significance.

### **3. 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.

### 3 Information to be Provided by the Applicant

#### 3.1 Physical Characteristics of the whole project and demolition works

The proposed development is for 251 residential units, plus a creche with capacity for c. 68 childcare places, on a total site area of c. 9.3 ha, with a gross floor area of c. 26,260 m<sup>2</sup>. The net developable lands are c. 7.1 ha, taking account of lands sterilised by the powerline buffer and provision for the roads / cycle-paths / paths. The proposed site has a density for the site of 35.35 units per ha.

The unit mix includes 2, 3 and 4-bed terraced, semi-detached and detached houses; 2 and 3 bed duplex and apartment units and 1-bed duplex units.

No demolition works are proposed as part of the proposed development. Adjacent land in the ownership of the applicant has been set aside for the future development of a school, to a design and time-line to be determined by the Department of Education. The school set-aside lands do not form part of this application.

#### 3.2 Location of the Project, with regard to Environmental Sensitivities of Geographical Areas Likely to be affected.

The proposed development is located to the west of the town centre, approximately 1.3 km from the town centre, as illustrated in Figure 1, which outlines an approximate boundary of the site in red.

**Figure 1:** Site Location



The site is bound by Shackleton Road (R403) to the east and Oldtown Road (L5065) to the north, see Figure 2. A Transport Assessment (TA) has been carried out by Systra, to evaluate the likely impact of the proposed

development on the local and wider transport network and accompanies the planning application. The TA concluded that there was a need for a widening of the Shackleton Road approach lane at Oldtown Road N / Church Street / Shackleton Road / Oldtown Road W signalised crossroads junction. Further network improvements, including optimisation of signalisation at the junction; improved cycleways and footpaths on Shackleton and Oldtown Roads; and an additional pedestrian crossing of Shackleton Road are proposed as part of the development.

The lands are zoned for residential development and currently in agricultural use. Lands to the west are located outside the development boundary of Celbridge and are in agricultural use. The adjacent residential zoned lands to the south are in different ownership, also currently in agricultural use. The environs north of Oldtown Road and east of Shackleton Road consist of established residential use. There is an existing primary school proximate to the north east of site on Shackleton Road. A 110kV over-head electricity cable traverses the south-western corner of the site. Two 38kV over-head electricity cables also traverse the site and are to be diverted and undergrounded as part of the development.

There is a stream to the southern boundary of the site, and a small part of the southern edge of the lands are identified within the Celbridge Local Area Plan 2017 – 2023 as falling within Flood Risk Zone A (100-year flood event) and Flood Risk Zone B (1000-year flood event). A site-specific Flood Risk Assessment (FRA) has been carried out for the site by JBA Consulting and accompanies the planning application. The FRA concludes that the site is located in Flood C and at a low risk of inundation.

An arboricultural survey of the hedgerows and trees has been carried out by CMK Hort + Arb and a copy accompanies the planning application. The Arboricultural report notes that the quality of the trees within the site is generally low. The report notes that this limits their potential for retention and incorporation into open space areas within any development site, although some trees could potentially be retained where appropriate. The landscaping report prepared by Aecom accompanies the planning application. This report notes that 360 liner metres of tree lined hedgerows (out of a total length of approximately 1225 liner metres) are to be retained within the development. 950 liner metres of new hedgerow is proposed, providing a net gain of 85 liner metres. The landscaping plan proposes the planting of a more diverse mix of species, increasing the biodiversity value of the hedgerows.

There is no known archaeological features within the site boundary and no national monuments proximate to the site. There are no protected structures or buildings of architectural merit within the site boundary. An archaeological impact assessment report has been prepared and accompanies the planning application. The report proposed the following mitigation measures during the construction phase of the development:

- A suitability qualified archaeologist monitors all site development works within the project area;
- In the event of archaeological features or material being uncovered during construction phase, it is crucial that machine work cease in the immediate area to allow the archaeologist to assess, excavate and record any such materials; and
- Should archaeological features or material be uncovered during the construction phase, adequate funds to cover excavation, fencing (if required), post excavation analysis and reporting, and conservation work should be made available.

The closest Special Protection Areas are Poulaphouca Reservoir SPA, which is >18 km to the south and Wicklow Mountain > 20 km to the south / south east. There is an SAC located c. 4 km to the north of the site (Rye Water Valley / Carton SAC). An Appropriate Assessment (AA) Screening Statement has been prepared by Tom Gittings, ecologist, and accompanies the planning application. The AA Screening Statement concludes that the proposed development is not likely to have any significant impact on large scale groundwater flow paths or cause significant contamination of groundwater under the site. The report notes that the distance of the site from the Rye Water Valley / Carton SAC, compared to the typical lengths of groundwater flow paths in this area, mean that there is unlikely to be any significant interaction between the groundwater under the site and the groundwater which the sensitive features in the Rye Water Valley / Carton SAC are dependent upon.

Figure 2: Site Environs



### 3.3 Description of Aspects of the Environment likely to be Significantly affected by the project

The possible moderate to significant negative effects on the environment of the proposed development at Oldtown, without appropriate mitigation measures in place, are:

- Increased demand on recreation and amenity provision;
- Increased demand on school and childcare services;
- Shortages of water supply and overloading of the foul sewer network;
- Flood risk from surface water discharge;
- Dust emissions from construction process;
- Damage to unrecorded sub-surface archaeological features;
- Construction and operational traffic resulting in traffic congestion and / or public safety hazards.
- Visual impact and health risk associated with the overhead high voltage power cable.

A range of measures have been developed to avoid, reduce or mitigate likely significant negative effects on the environment, including:

- **Design and Layout:**
  - (a) The layout has provided an appropriate set-back and buffer to the high voltage power line to avoid any negative impacts. The landscaping layout mitigates the negative visual impact of the power line and maximises the usability of the adjacent open space.
  - (b) The layout will facilitate walking and cycling; the provision of strong pedestrian links to access existing amenities; and the provision of the following additional amenities within the layout:
    - Passive and Active open space, including a children's playing area;
    - Crèche providing for approximately 73 childcare spaces
    - Additional pedestrian /cycle crossing points on Shackleton Road.
    - Improved pedestrian / cycle routes on Shackleton Road and the introduction of pedestrian and cycle routes on Oldtown Road.
  - (c) Proposals for improvements to the signalised junction at Oldtown Road N / Church Street / Shackleton Road / Oldtown Road.
  - (d) Sustainable urban drainage system in accordance with the Greater Dublin Strategic Drainage Study including attenuation tank, retention basins in the green areas and permeable paving to reduce discharge to the existing surface water drainage system
- **Landscaping plan** – the landscaping plan will support biodiversity on the site and provide high quality amenity spaces for residents (see drawing reference 60560636-SHT-20-0000-L-0001-GA and associated drawings). The landscape planting plan will improve the biodiversity value of hedgerows within the site.
- A **Traffic Impact Assessment (TIA)** has been undertaken and details measures to mitigate any negative operational traffic impacts. The scope of the TIA was agreed with Kildare County Council.
- A **Flood Risk Assessment** has been undertaken and informed the design of surface water treatment to avoid any flood risk (Flood Risk Assessment, JBA Consulting, November 2018.)
- A **Construction & Waste Management Plan (CWMP)** has been prepared and will ensure best practice in the management of dust emission; construction traffic and archaeological monitoring of ground works.

The most significant positive effects on the environment will be the provision of residential accommodation to meet the national shortage of housing supply.

### 3.4 Expected Residues and Emissions and the production of waste,

Residues and emissions from the construction phase of the development will be related to construction plant. No out of the ordinary residues, or emissions, are likely during the construction phase of the development and a construction and waste management plan will mitigate likely impacts of the works. No residues are likely during the operational phase of the development. All domestic waste will be disposed of by a licensed waste contractor.

### 3.5 Use of natural resources, in particular soil, land, water and biodiversity

The proposed development is on a greenfield site, with a low to moderate value ecological habitat. It will be connected to public main water supply and foul sewer system and connection agreements have been secured from Irish Water. The development is for residential accommodation and ancillary uses and there will be no activities on site which would have a high demand for water resources. Natural resources may be used in the construction process (i.e. stone, gravel, water), but during the operational phase there will be no out of the ordinary use of natural resources.

## 4 Screening for Mandatory EIA

### 4.1 Requirement – Schedule 5 (10)

The proposed development for residential development falls within the category of an ‘Infrastructure Project’ within Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIA must be carried out for the following projects:

b)

- (i) *Construction of more than 500 dwellings*
- (ii) *Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*
- (iii) *Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*
- (iv) *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.*

*(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)*

For this proposed development the relevant thresholds are:

- 500 dwellings;
- 10 hectares of urban development, as the site is located on the edge of an existing built-up area.

### 4.2 Assessment

The proposed development is for 251 units, on a site area of c. 9.3 ha. The proposed development does not trigger a requirement for a mandatory EIA because:

- The number of residential units, at 251 units, falls well below the threshold of 500 dwellings; and
- The site area of c. 9.3 ha falls below the area the relevant threshold of urban development greater than 10 ha.

Given that the proposed development falls below mandatory thresholds, the next test is Screening for a Sub-Threshold EIA against Annex III of the Directive.

## 5 Screening for Sub-threshold EIA

Schedule 7 of the Planning and Development Regulations 2001 (as amended) details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. Table 1, attached, provides screening statement of the proposed development against the characteristics of the development and the location of the development. Table 2 provides a screening of the type and characteristics of the potential impacts, taking into account the provisions

The following reports accompany the planning application and have informed the Schedule 7 screening:

- Oldtown, Celbridge Transport Assessment, Systra, 26 November 2018.
- Flood Risk Assessment, JBA, December 2018.
- Fisheries Assessment of the Toni Stream, Triturus Environmental Services, June 2018
- Arboricultural Report, Oldtown, Celbridge, CMK Hort + Arb, 25 June 2018.
- Archaeological Impact Assessment, Celbridge, Co. Kildare Shanarc Archaeology, November 2018
- Construction & Waste Management Plan, Hogan Associates, Oldtown, Celbridge, December 2018.
- Appropriate Assessment Screening Report, Tom Gittings, 22 November 2018.

Based on the information provided in accordance with Schedule 7 of the Planning & Development, it is considered that a sub-threshold EIA 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.

5.1.1 Table 1: Screening Statement with reference to Schedule 7 of the Planning & Development Regulations 2001 (as amended)

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
<p><b>1. Characteristics of proposed development</b> The characteristics of the proposed development, in particular</p>		
<ul style="list-style-type: none"> <li>- the size and design of the whole project</li> </ul>	<p>The proposed development is for 251 residential units and creche. Construction works are confined to an area of 9.3 ha and will be completed over an estimated 3 – 5-year period @ circa 50-84 dwellings per year. A construction &amp; waste management plan (CWMP) will be in place for the construction phase. A construction traffic management plan (CTMP) will also be put in place for the construction phase. A preliminary CWMP has been prepared and accompanies the planning application.</p> <p>With mitigation measures detailed in the CWMP and CTMP in place no significant negative impacts are likely.</p>	<p>The proposed development is located on the edge of Celbridge in an urban area well served by amenities and public transport.</p> <p>The size and design of the project is in keeping with the urban scale of the environs and no significant negative impacts are likely.</p>
<ul style="list-style-type: none"> <li>- cumulation with other existing and / or proposed development</li> </ul>	<p>A search of the Kildare County Council planning database identifies that there are a number of permitted and proposed developments within Celbridge. However, these mainly relate to extensions to existing properties or to commercial development within the town centre.</p> <p>An application for the construction of 58 residential dwellings is proposed at Newtown, Celbridge (Planning Ref 18/1481). At the time of writing of this report the application was at pre-validation stage and no further information was available. However, any proposed projects will be subject to normal planning and environmental impact assessment procedures, and will be required to propose measures to prevent impacts on the receiving environment. The proposed development is located to the south of Celbridge town and cumulative effects associated with this development are not anticipated.</p> <p>No significant negative impacts are likely.</p>	<p>The proposed development is located near established residential area, with a good level of existing and proposed amenity provision.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>
<ul style="list-style-type: none"> <li>- the use of natural resources, in particular land, soil, water and biodiversity</li> </ul>	<p>Energy, including electricity and fuels, will be required during the construction phase. Construction process will use general construction methods and materials. No out of the ordinary use of natural resources is likely.</p> <p>No significant negative impacts are likely.</p>	<p>Water, consumption of electricity and energy related to the operation of the development. The development will incorporate a sustainable urban drainage system in accordance with the Greater Dublin Strategic Drainage Study including attenuation tank, retention basins in the green areas and permeable paving to reduce discharge of surface water to the existing drainage system.</p> <p>No out of the ordinary use of natural resources is likely during the operation phase.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> <li>- the production of waste</li> </ul>	<p>The construction process will result in limited general construction waste. No soil is to be removed from site due to level topography. A</p>	<p>Operational waste generated will be domestic waste from residential units. All domestic waste will be dealt with by a licensed waste contractor.</p>

	<p>CWMP has been prepared and will accompany the planning application.</p> <p>No significant negative impacts are likely.</p>	No significant negative impacts are likely.
- pollution and nuisances	<p>The construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The CWMP details measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.</p> <p>Any impacts are likely to be temporary and imperceptible. With mitigation measures in place no significant negative impacts are likely.</p>	<p>No pollution or nuisance is anticipated from the operational phase of the development.</p> <p>No significant negative impacts are likely.</p>
- 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	<p>None foreseen, subject to strict compliance with building regulations and environmental controls. A site specific flood risk assessment has been completed, which concluded that the site is located in Flood Zone C and at low risk of inundation.</p> <p>No significant negative impacts are likely.</p>	<p>None foreseen, subject to compliance with building and fire regulations</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>
- the risks to human health (for example due to water contamination or air pollution).	<p>The CWMP details measures to mitigate any likely impacts associated with noise, dust or pollution from the construction process.</p> <p>With mitigation measures in place no significant negative impacts are likely.</p>	<p>The proposed development will be connected to public water and sewer infrastructure.</p> <p>No significant negative impacts are likely.</p>
<p><b>2. Location of proposed development</b> The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:</p>		
- the existing and approved land use	<p>The proposed development will result in the development of a greenfield site, zoned for residential development.</p> <p>No significant negative impacts are likely.</p>	<p>The completed development will provide for an expansion to an existing town, compatible with existing uses.</p> <p>A landscaping plan has been prepared, which includes replanting of hedgerows and will support biodiversity on the site and provide high quality amenity spaces for residents.</p> <p>No significant negative impacts are likely.</p>
- the relative abundance, availability quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	<p>The proposed construction phase will result in the permanent change from agricultural land to residential development, consistent with strategic policy objectives. Agricultural land is not a scarce resource in the area and its impact would be negligible in a regional context. Any effects will be long term but not significant.</p>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant negative impacts are likely.</p>
- the absorption capacity of the natural environment, paying 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,	<p>The natural environment of the site is not sensitive in terms of ecology or cultural heritage.</p> <p>A Flood Risk Assessment has been prepared for the site and concludes that the site is categorised as Flood Risk Zone C and therefore at low risk of inundation.</p> <p>An Arboricultural Report has been prepared and concludes that the quality of the trees within the site is generally low</p>	<p>Proposed use is compatible with the geographical area. High quality architectural design will contribute to the urban landscape and amenity value of Celbridge.</p> <p>The landscape proposal includes provision of an overall increase in hedgerows within the site and greater species variety, providing increased biodiversity value over existing hedgerows within the site.</p>

<p>(e) areas classified or protected under national legislation, Natura 2000 areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,</p> <p>(f) areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,</p> <p>(g) densely populated areas,</p> <p>(h) landscapes and sites of historical, cultural or archaeological significance</p>	<p>A Fisheries Assessment of the Toni River has been carried out. This concludes that the river is unsuitable for salmonids, lamprey and European eel overlapping the development lands at Oldtown because of shallow water, very low flows of water (close to stagnant), a heavily modified channel profile, enriched water and poor-quality substrata for spawning fish. Measures are recommended to mitigate any fisheries related impacts for the construction works.</p> <p>An Appropriate Assessment Screening has been prepared and forms part of this application. The AA Screening concludes that there is no risk of significant negative impacts on any designated sites.</p> <p>An archaeological impact assessment has been prepared and accompanies this application and proposes monitoring of the site during construction by a suitably qualified archaeologist. Should any archaeological features or material be discovered during construction work will cease to allow the archaeologist to evaluate any such materials or features.</p> <p>There will be no risk of significant impacts during construction once the proposed mitigation measures are put in place.</p>	<p>A Landscape Character Assessment forms part of the Kildare County Development Plan 2017 – 2023. The assessment concentrates on the distinctiveness of different landscapes and the sensitivity of that landscape to development. Celbridge is located within an area identified as “Northern Lowlands”, characterised by <i>fertile lands with relatively high levels of local population and intensive land management. The slope and topography of areas occur in a shallow / gradual transition; the area is generally characterised by flat terrain and low vegetation</i>. This type of landscape is regarded as “Low Sensitivity”; a robust landscape, tolerant to change, with the ability to accommodate development pressure.</p> <p>No significant negative impacts are likely.</p>
<p>- Visual Impact</p>	<p>There will be a local visual impact due to site clearance and the presence of machinery and construction materials at the site. However this will be short term for the duration of the construction phase.</p> <p>Significant impacts are not likely.</p>	<p>Celbridge is located within an area identified as northern lowlands and is regarded as a landscape tolerant to change. The site is located within the built up area of Celbridge, and is in keeping with residential development in proximity. No sensitive visual receptors were identified. There will be no significant negative impacts as a result of the proposed development.</p>

## 5.2 Type and Characteristics of Potential Impacts.

This section of the report focusses on those effects that are likely to occur during both the construction and operational phases of the project. The potential for impacts arising during these phases has already been considered in the previous sections.

We note the criteria of paragraph 3 of Schedule 7:

### *Characteristics of Potential Impacts;*

*The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:*

- *the extent of the impact (geographical area and size of the affected population),*
- *the transfrontier nature of the impact,*
- *the magnitude and complexity of the impact,*
- *the probability of the impact,*
- *the duration, frequency and reversibility of the impact.*

These criteria are dealt with in the report above and Table 3.3 below summarises the predicted post-mitigation significance, quality and duration of the identified likely effects.

The characteristics of the effects are rated using the descriptive terminology presented in the EPA (2017) *Guidelines on the Information to be contained in Environmental Impact Assessment Reports (Draft)*<sup>1</sup>;

- Quality of effects
- Significance of effects
- Extent and context
- Probability
- Duration
- Type (indirect, cumulative, residual, etc).

5.2.1 Table 2 Characteristics of Potential Impacts and Effects

Characteristic	Possible Effect	Probability	Extent	Significance of Effect	Quality of Effect	Duration
Landscape	Loss of open space character as a result of development of greenfield area	Likely	Local	Moderate	Neutral	Permanent
Transboundary	None	-		-	-	-
Visual	Emergence of plant and machinery associated with the construction phase	Likely	Local	Moderate	Neutral	Short term
Biodiversity	Loss of approximately 70% of existing hedgerows. Effect due to delay before replacement hedgerows have matured sufficiently to support biodiversity	Likely	Local	Not significant	Neutral	Short-term
Land	Loss of agricultural land	Likely	Local	Not significant	Neutral	Permanent

<sup>1</sup> <https://www.epa.ie/pubs/advice/ea/EPA%20EIAR%20Guidelines.pdf>

Soil	None	-	-	-	-	-
Water	Potential increase in surface water run-off	Likely	Local	Not significant	Neutral	Permanent
Air	Dust emissions associated with construction works, wind blow from stockpiles, or machinery movement may lead to reduction in air quality.	Likely	Local	Not significant	Neutral	Temporary
	Exhaust emissions from construction vehicles may result in a reduction of air quality.	Likely	Local	Imperceptible	Neutral	Temporary
Noise	Increase in noise during construction phase	Likely	Local	Imperceptible	Neutral	Temporary
Cultural Heritage	Damage to unrecorded subsurface archaeological features that may exist within the site	Unlikely	Site	Imperceptible	Neutral	Permanent

### 5.3 Cumulative Effects

An application for the construction of 58 residential dwellings is proposed at Newtown, Celbridge (Planning Ref 18/1481). At the time of writing of this report the application was at pre-validation stage and no further information was available. However, any proposed projects will be subject to normal planning and environmental impact assessment procedures, and will be required to propose measures to prevent impacts on the receiving environment. The proposed development is located to the south of Celbridge town and cumulative effects associated with this development are not anticipated.

## 6 Conclusion

The development of the site will provide much needed residential development within appropriately zoned lands. With proposed mitigation measures in place, significant negative impacts on the receiving environment are not likely during the construction or operational phase of the project, and therefore a sub-threshold EIA is not required to accompany the application.