

Criteria for a Preliminary Examination of a Sub-Threshold Development to determine a Conclusion regarding an Environmental Impact Assessment.			
	Questions to be Considered	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? - Why?
1	Brief Project Description:		
a	Will construction of the project exceed 500+ units (Sub-Threshold EIA)	No. Proposal consists on the development of 14 storage units primarily for fishermen with internal dimensions of 35sq. metres.	No - Area zoned as waterfront development / quay. The proposed location is currently partly occupied by forty foot containers held under licence.
b	or will the accumulation of the project and other existing development exceed 500+ units	No	No
c	Will construction or operation of the Project involve the nature of any demolition works	No	No
d	Will construction or operation of the Project use natural resources such as land, soil, water and biodiversity	Yes - land. The footprint of the proposed development will sit on the site currently occupied by forty foot containers used for storage and a concrete area to the front of the containers	No. Temporary forty foot containers, many of which have been there since 2013, will be replaced by permanent units. The proposed development will help with the regeneration of the area.
e	Will the Project involve the production of waste	Yes, a small area of concrete / raised plinth may need to be excavated / removed. This excavated material will be removed off site by licenced waste management operations	No
f	Will the Project release pollutants or nuisances	Yes, construction related noise and emissions will be produced throughout the construction phase. These will be managed as part of the standard construction management plan	No
g	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	No, management of workplace accidents will be managed by the PSCS. The site is to be well secured and monitored to ensure that the works do not have significant impact on the general public	No
h	Will the Project lead to risks of contamination of land, air or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No, management of workplace incidents will be managed by the PSCS, the works do not have significant impact in respect to release of pollutants	No
2	Location of Proposed Development		
a	affect the existing approved land use	No, land is zoned as waterfront development which provides for development of infrastructure that supports maritime activities including fishing.	No
b	Will the Project affect the relative abundance of, availability, quality and regenerative capacity of the natural resources in the area and its underground	No, the land is currently occupied by container / storage units occupied by fishermen. The proposal will help to regenerate the area.	No
c	The absorptive capacity of the natural environment paying particular attention to the following areas:		
	(i) wetlands, riparian areas, river mouths	No	No
	(ii) coastal zones and the marine environment	No	No
	(iii) mountain and forest areas	No	No
	(iv) nature reserves and parks	No	No
	(v) areas classified or protected by legislation including Natura 2000 areas	No	No
	(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation	No	No
	(vii) densely populated areas	No	No
	(viii) landscapes and sites of historical, cultural or archaeological significance.	Under Part 8 process National Monuments Service will be notified and forwarded on the reports. As the area is already partly covered by containers at present, there are no implications for sites of significance.	No
Conclusion: Having carried out a Preliminary Examination of the nature, size and location of the proposed development as outlined above, it has been determined that there is no real likelihood of significant effects on the environment arising from the proposed development and it is concluded that an EIA is not required.			
Signed : Marc Devereux		06/05/2020	