

Criteria for a Preliminary Examination of a Sub-Threshold Housing 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. The construction of 14 No. Social Housing Units at Cedar Court, Bray, Co. Wicklow	No - area zoned for residential development
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, Predominantly residential area.
d Will construction or operation of the Project use natural resources such as land, soil, water and biodiversity	No, the site is currently a brownfield site.	No, the site is currently a disused storage compound, and new residential units will improve the area.
e Will the Project involve the production of waste	Yes, excavated material for the development of the site will be produced. 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
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2 Location of Proposed Development

a	affect the existing approved land use	No, land is zoned as residential	No
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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 developed	No
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c The absorptive capacity of the natural environment paying particular attention to the following areas:

(i)	wetlands, riparian areas, river mouths	No	No
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(ii)	coastal zones and the marine environment	No	No
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(iii)	mountain and forest areas	No	No
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(iv)	nature reserves and parks	No	No
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(v)	areas classified or protected by legislation including Natura 2000 areas	No	No
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(vi)	areas in which there has already been a failure to meet the environmental quality standards laid down in legislation	No	No
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(vii)	densely populated areas	No	No
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(viii)	landscapes and sites of historical, cultural or archaeological significance.	Archaeological Assessment and Geophysical Survey have been carried. Under Part 8 process National Monuments Service will be notified and forwarded on the reports. At this stage we assume there are no major issues.	No
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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 :



Benan Clancy, Executive Architect, Housing and Corporate Estate
