

Environmental Impact Assessment Screening

In accordance with Article 81A(5) of the Planning and Development Regulations 2001, as amended, Wicklow County Council has undertaken screening for environmental impact assessment for the proposed development at Lott Lane, Kilcoole, Co. Wicklow. This screening is based on the report titled 'Lott Lane Residential Development Ecological Impact Assessment (EclA)' provided by Moore Group Environmental Services, June 2022.

Wicklow County Council's screening takes into account the nature and extent of the proposed housing development, its characteristics, its likely significant effects on the environment having regard to the criteria set out in schedule 7 and the information in Schedule 7A (Planning and Development Regulations as amended).

Based on the Schedule 7 criteria for determining whether a housing development would or would not be likely to have significant effects on the environment, Wicklow County Council finds the following:

1. Characteristics of proposed development

- a) The site has an area of 5 hectares with a proposal for 152 dwelling units, childcare facilities and associated works
- b) Proposed future development in the environs of the site is of a singular or small scale development
- c) It is proposed to demolish a single storey stables block c. 1980's
- d) All soil to remain on site where possible. Sustainable urban drainage solutions to be utilised in the development. Biodiversity is to be enhanced in the development through the development of a biodiversity plan.
- e) Waste is to be minimised during construction
- f) Actions will be undertaken to remove risk of pollution and nuisances
- g) Actions will be undertaken to remove the risk of major accidents or disasters including those caused by climate change
- h) Actions will be undertaken to remove risks to human health

2. Location of proposed development

- a) The existing site use is greenfield. It is designated MU (Mixed Use) in the Greystones-Delgany & Kilcoole Local Area Plan
- b) Efforts are to be made to maintain the existing natural resources to the site
- c) A detailed design proposal is to be completed to ensure all surface water is dealt with in a sustainable manner within the site. The site does not lie within a Natura 2000 site. It is not anticipated that this proposal will affect a Natura 2000 site. The site is adjacent to a protected structure (Ballydonarea House). Detailed design development is to ensure that the development will have no effect on adjacent lands.

3. Types and Characteristics of potential impacts:

- a) The magnitude and spatial extent of the impact

Response: The scale and extent of the development impact is outlined in Section 3 of the EclA.

- b) The nature of the impact

Response: The nature of the impact on the existing environment is outlined in Section 4 of the EclA. No impact found.

- c) The transboundary nature of the impact

Response: The transboundary nature of the impact is outlined in Section 4 of the EclA. No impact found.

- d) The intensity and complexity of the impact

Response: No impacts were found

- e) The probability of the impact

Response: The probability of impacts from the development are set out in Section 5. Probability ranges between no impact and unlikely. Mitigation measures listed in order to decrease risk.

- f) The expected onset, duration, frequency and reversibility of the impact

Response: The expected scale of impact is sealed in Section 5. Probability ranges between no impact and unlikely. Mitigation measures listed in order to decrease risk.

- g) The cumulation of the impact of other existing and/or development the subject of a consent for proposed development [...]

Response: "There are no predicted in-combination effects with the developments [...] given that they have been screened for potential significant effects on European sites where appropriate and given that it is predicted that the proposed Project is unlikely to have adverse effects on any European site."

- h) The possibility of effectively reducing the impact

Response: Mitigations measure shall be carried out in accordance with those listed in the EIA.

In conclusion, the 'Lott Lane Residential Development Ecological Impact Assessment (EclA)' provided by Moore Group Environmental Services has found that "there are no significant impacts predicted from the proposed development on habitats, flora, fauna or biodiversity. There will be no direct or indirect impacts on European sites identified in the potential zone of impact of the Proposed Project."