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 20 No. Housing Units at School Road, Tinahely Co Wicklow

No - area zoned for residential development

b or will the accumulation of the project and other existing development exceed 500+ units

c Will construction or operation of the Project involve the nature of any demolition works

d

Will construction or operation of the Project use natural

No No

No No, Predominantly residential area.

No, the site is currently a green field

resources such as land, soil,water and biodiversity

e

Will the Project involve the production of waste

f

Will the Project release pollutants or nuisances

g

Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?

No, the site is currently a greenfield site.

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

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, 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

residential units will improve the area.

No

No

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 wasters or the sea?

No, management of workplace incidents will

be managed by the PSCS, the works do not No have significant impact in respect to release

of pollutants

# Location of Proposed Development

a affect the existing approved land use No, land is zoned as residential 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

c The absorptive capacity of the natural environment paying particular attention to the following areas:

No, the land is currently developed No

|  |  |  |
| --- | --- | --- |
| (i) wetlands, riparian areas, river mouths | No | No |
| (ii) costal zones and the marine environment | No | No |
| (iii) mountain and forest areas | No | No |
| (iv) nature reserves and parks | No | No |

* 1. areas classified or protected by legislation including Natura 2000 areas
  2. areas in which there has already been a failure to meet the

No No

environmental quality standards laid down in legislation No No

* 1. densely populated areas No No

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 No notified and forwarded on the reports. At this stage we assume there are no major issues.

# 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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

# Mark Devereux B.E. Ceng, MIEI

# Senior Executive Engineer

# Housing & Corporate Estate