


Criteria for a Preliminary Examination of a Sub-Threshold Housing Development to determine a Conclusion regarding an Environmental Impact Assessment.
Construction of 18 no. Apartments and all associated works at Kilbride Lodge site located at the junction of Killarney Road & Ballywaltrim Road, Bray, County Wicklow.

	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 scheme consists of the Construction of 18 no. Apartments at Kilbride Lodge site, located at the junction of Killarney Road & Ballywaltrim Road, Bray, County Wicklow.	No
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 any demolition works	Yes – removal of the existing foundations of a derelict dwelling Kilbride lodge.	No - involves removal and disposal of a small amount of material
d	Will construction or operation of the Project use natural resources such as land, soil, water and biodiversity	No.	No
e	Will the Project involve the production of waste	No, A relatively small amount of excavated material for the development of the site will be produced. This excavated material will be used forming landscaped area within the existing site.	No
f	Will the Project release pollutants or nuisances	Yes, construction related noise and dust emissions will be produced throughout the construction phase. This 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, historically there was a dwelling within the proposed site.	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.	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.	No.	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 little likelihood of significant effects on the environment arising from the proposed development and it is concluded that an EIA is not required.

Signed :  *

* Damian Foley on behalf of MRL / Van Dijk Architects

