

# **Barndarraig Ballinacor East, Co. Wicklow**

## **EIA Screening Report**

**2025s1098**

**July 2025**

**Prepared for:**

**Wicklow County Council**

**[www.jbaconsulting.ie](http://www.jbaconsulting.ie)**

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# Contract

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This report describes work commissioned by Wicklow County Council by an email dated 10/07/2025. Conor O'Neill of JBA Consulting carried out this work.

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## Abbreviations

AA	Appropriate Assessment
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
NMS	National Monuments Service
OPR	Office of the Planning Regulator
pNHA	Proposed Natural Heritage Area
QI	Qualifying Interests
RPS	Record of Protected Structures
WFD	Water Framework Directive

# 1 Introduction

JBA Consulting Engineers and Scientists Ltd. (hereafter referred to as "JBA") has been commissioned by Wicklow County Council to prepare an EIA Screening Report for a proposed residential development in Barndarraig, Co. Wicklow. An Appropriate Assessment (AA) Screening Report and Ecological Impact Assessment (EclA) have also been prepared and inform the conclusions of this report. The proposed development, which will be submitted under the Planning and Development Act (2000), as amended, involves the construction of 20 no. social housing units on a 1.1 hectare greenfield site.

## 1.1 Purpose of this Report

The purpose of this report is to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed development.

Schedule 5 (Parts 1 and 2) of the Act lists the groups of development projects which are subject to EIA screening under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. Part 1 lists those projects which are automatically subject to an EIAR due to the scale and nature of the project. Part 2 lists projects which are also likely to have significant environmental effects based on the nature and size of the development set out by threshold criteria.

An additional group of projects, which are considered sub-threshold developments under Part 2, may fall below the thresholds set but may, under further analysis, be deemed to have significant effects due to their location within a catchment, size, or proximity to sensitive areas.

This report documents the methodology employed to determine whether the proposed development falls under any of these groups, and therefore will have significant environmental impacts. Rationale has been given for the decision made in reference to the relevant legislation, and additional documents have been referenced where required.

This report is intended for the project as described below. Any significant changes to the project description or location would require preparation of a new EIA screening report.



## 2 Description of Proposed Works

### 2.1 Site Location

The proposed site is located in Barndarraig, (Townland Ballinacor East), Co Wicklow. The site is located 350m east of Barndarraig village within a mixed tenure, mixed residential neighborhood. The site is bound by the R772 to the south and greenfields to the north, east and west, with a residential site immediately adjacent to the north. The site is gently sloping and is serviced by foul sewer and water main. The M11 motorway is approx. 200m to the east.

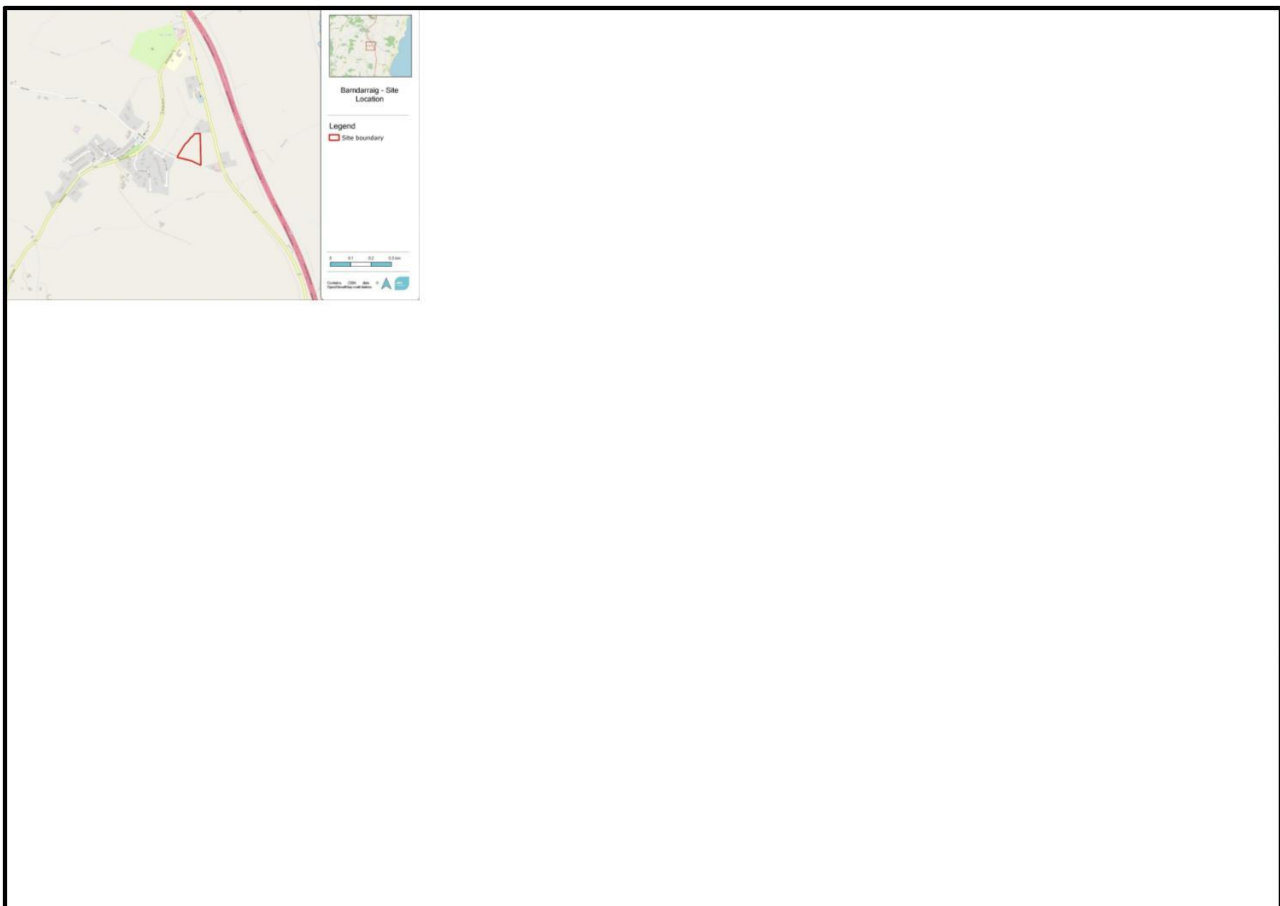


Figure 2-1: Site Location (©OSM, 2025)

### 2.2 Proposed Development

It is proposed that the site be developed for the construction of 20 social housing units within the area and to encourage infill opportunities and better use of under-utilised lands which are close to centres and public transport routes.

The proposed development of 20 social units comprises of:

- ▮ 17 no. social units & 3 grouped housing units comprising of:
  - 4 no. 3B/5P/2 storey units
  - 10 no. 2B/4P/2 storey units

- 3 no. 1B/2P/age friendly
- 2 no. 3B/6P/1 Storey units
- 1 no. 2B/4P/1 Storey unit

## 3 Purpose of Screening

### 3.1 Legislative Context for EIAR in Ireland

The EU has set out mandatory requirements for Environmental Impact Assessments under the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU). The Directive identifies certain project types, described under Annex I, that will always have significant environmental effects due to their nature and size. These projects are required to undergo an EIAR in every Member State.

For projects listed under Annex II, the EIA Directive gives Member States discretion to decide the limits of projects requiring an EIAR. In Ireland, mandatory thresholds have been set for projects that would otherwise fall under Annex II, which are described in Schedule 5 of The Planning and Development Regulations 2001 as amended. These thresholds are based on project characteristics including size and location. Projects within these thresholds are always subject to an EIAR. In some circumstances, projects considered below the thresholds set under Schedule 5 Part 2 may still be considered by the Planning Authority to have significant effects on the environment, such as in cases where the projects are in a location of particular environmental sensitivity and may also be subject to an EIAR. These sub-threshold projects are reviewed by the Planning Authority on a case-by-case basis.

The principal piece of legislation under which an EIAR may be undertaken for various developments is The Planning and Development Act 2000, as amended. Further regulations are explained in The Planning and Development (Environmental Impact Assessment) Regulations 2001-2018.

Legislation is examined below as to whether an EIAR will be required for this project.

### 3.2 The Planning and Development Act 2000 - Mandatory EIAR

The Planning and Development Act 2000, as amended, Section 172 sets out the types of projects that require an Environmental Impact Assessment Report (EIAR):

An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

- a. the proposed development would be of a class specified in
  - i. Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either -
    - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
    - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
  - ii. Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either -

- ▮ I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
- ▮ II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or

b.

- ▮ i. the proposed development would be a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and
- ▮ ii. the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.

### 3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001 as amended

Projects which fall under Schedule 5, Part 1 are typically large infrastructure and energy projects and by their nature will always have significant environmental effects. The proposed development does not fall under Schedule 5, Part 1.

### 3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended

With regards to Part 2 projects, the categories and thresholds were examined for the following category:

#### 10. Infrastructure projects

- (i) Construction of more than 500 dwelling units.
- (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

As the proposed development consists of the construction of 20 dwelling units on a site approx. 1.1 hectares in size, it does not exceed any of the thresholds above. The proposed development does not fall under any of the other categories in Part 2 of Schedule 5. Therefore, an EIAR has not been automatically triggered for this proposed development.

However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

### 3.3 Sub-threshold EIAR

In accordance with the requirement to submit an EIAR with sub-threshold planning application (Article 103 of the Planning and Development Regulations 2001-2018), where a planning application for sub-threshold development is not accompanied by an EIAR, and the Planning Authority considers that the development is likely to have significant effects on

the environment it shall, by notice in writing, require the applicant to submit an EIAR. This process therefore occurs after submission of an application, if that application is not accompanied by an EIAR.

The decision as to whether a development is likely to have 'significant effects' on the environment must be taken with reference to the criteria set out in Schedule 7A of the Planning and Development Regulations 2001-2018. Schedule 7A requires that the following information be provided for the purposes of screening sub-threshold development for EIAR:

1. A description of the proposed development, including in particular -
  - a. A description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
  - b. A description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from -
  - a. The expected residues and emissions and the production of waste, where relevant, and
  - b. The use of natural resources, in particular soil, land, water and biodiversity.
  - c. The compilation of the information at paragraphs 1 to 3 shall take into account where relevant, the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2018 (DHPLG, 2018).

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003, the Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development and the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG, 2018b).

The criteria, as transposed in Irish legislation, are grouped under three headings:

- i. Characteristics of Proposed Development
- ii. Location of Proposed Development
- iii. Characteristics of Potential Impacts

For the purposes of assessing if the development is likely to have significant effects on the environment in reference to these three parameters, the project is examined below in further detail.

## 4 Overview of Environmental Impacts

An overview of the potential environmental impacts of the development, according to themes presented in an EIAR, is provided below.

### 4.1 Population and Human Health

There will be temporary disruption to residents in the area during the construction phase of the project, due to the impacts of noise, dust, traffic, and emissions from operation of machinery on the site. These impacts will be limited to construction during daytime hours and will be subject to noise and dust limits per standard regulations. These impacts will be temporary and last only for the duration of the construction phase. Considering the size, location and characteristics of the development, no significant effect will occur.

Once the development is operational, no negative effects on population and human health are expected. The proposed development will provide additional high quality housing.

### 4.2 Biodiversity

Ecological receptors that must be examined include protected Natura 2000 sites under the Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC), as well as species protected under the Wildlife Act (1976), and any ecological receptors which may be negatively impacted by the proposed development, both directly and indirectly. Given the small scale and nature of the development, no significant impacts on biodiversity are expected.

#### 4.2.1 Proximity to Protected Sites

An Appropriate Assessment (AA) Screening has been completed by Moore Group for this project to determine whether there is a potential for impacts on nearby Natura 2000 sites.

Using a Source-Pathway-Receptor model recommended by the OPR, relevant sites to the proposed development are shown in Table 4.1.

The AA Screening determined that there are no likely significant impacts on any Natura 2000 sites as a result of the proposed development.

Table 4-1: Natura 2000 sites connected through the Source-Pathway-Receptor model

Natura 2000 site	Site Code	Approximate distance from site
Buckroney-Brittias Dunes and Fen SAC	000729	4.16 km

#### 4.2.2 Other Ecological Receptors

The proposed development is situated on a site comprising improved agricultural grassland and hedgerows. No rare or protected species were encountered as outlined in the

Ecological Impact Assessment (EclA) by Moore Group. Habitats on site were assessed as being of moderate to low local ecological value. The EclA found no potential for significant effects on ecological receptors as a result of the proposed development.

### **4.3 Soils and Geology**

The underlying bedrock at the site consists of dark grey slate with minor pale sandstone. Above the bedrock, subsoils consist of sandstone and shale till, with sections of bedrock at surface near the site.

Excavations where required for drainage or foundations will be shallow. Where appropriate, excavated material will be reused as fill. Any material not required for fill will be removed from the site and disposed of at licensed facilities. The total volume of excavated material is not expected to be significant, and no notable effects on soils or geology are anticipated.

### **4.4 Hydrology and Hydrogeology**

#### **4.4.1 Surface Water**

The proposed site lies within the Water Framework Directive (WFD) Ovoca-Vartry catchment, Redcross\_SC\_010 sub-catchment and Potter's\_020 river sub-basin.

The nearest surface waterbody to the site is a tributary of the Potter's River which is approx. 140m south of the site. The tributary flows east and into the Potter's River approx. 650m east of the proposed site. It has a 'Good' WFD status under the last WFD reporting period 2016-2021 and is 'Not At Risk' of failing to meet 2027 WFD objectives.

There are no surface waterbodies within the site boundary. Surface water from the proposed development will be conveyed to the existing surface water network in the area.

Given the site's location, there is minimal potential for surface water impacts during construction; however, during construction the appointed contractor will put in place standard procedures for the protection of surface water quality such as spill and leak prevention measures and direction of any surface water flows away from active works surfaces. Given the above controls, and considering the nature and scale of the proposed works, significant adverse effects on nearby surface waterbodies are not anticipated.

During operation, no significant impacts to surface water are expected. All car parking spaces will incorporate permeable paving and a stormwater attenuation tank will be installed to accommodate runoff from a 1-in-100 year storm, with an additional 20% capacity to account for climate change.

#### **4.4.2 Groundwater**

The site is underlain by the Wicklow (IE\_EA\_G\_076) groundwater body, which has a 'Good' status and is 'At Risk' of failing to meet 2027 WFD objectives. This groundwater body serves as a source for drinking water abstraction. There are no Groundwater Zone of Contribution sites listed by the EPA near the development site.

Groundwater vulnerability rating is 'High' underlying the site. There is a high risk of groundwater contamination during construction activities, which will be mitigated against through measures outlined in the operating plans of the contractor. These will include measures to prevent any ingress of contaminated water into open excavations, measures for the prevention of accidental spills and leaks, and reduction as much as possible of excavation and site clearance.

The risk of groundwater contamination will only be present during the construction phase of the development, and with limited shallow excavations as outlined in Section 4.3, the potential impact is not significant.

Once operational, the development is unlikely to result in groundwater impacts.

#### **4.4.3 Flood Risk**

No Site-Specific Flood Risk Assessment has been carried out for the proposed development. The subject site is located within Flood Zone C as shown in the Wicklow County Development Plan 2022-2028 Strategic Flood Risk Assessment.

The risk of flooding to the site is very low and not significant.

### **4.5 Cultural Heritage**

There are no archaeological features or protected structures within or directly bordering the proposed development site. The closest designated archaeological feature is a font (WI02941), located 200m northwest of the site in St. Mary's Church. The church is also on the Wicklow Record of Protected Structures (RPS No. 31-02). Additionally, there is a ringfort (WI01440) located in the grounds behind the church, approx. 240m northwest of the proposed development site.

There is the potential for undiscovered archaeological features to be uncovered. Any discoveries will be preserved in-situ and notified to the National Monuments Service (NMS), who may impose mitigation measures.

No significant impacts on cultural heritage are expected.

### **4.6 Air and Climate**

There is the potential for localised impacts to air quality through emissions during the construction phase of the development, due to the operation of machinery on site and transport of materials to and from the site. These impacts will be mitigated against with measures outlined in the contractor's operating plans and are not likely to be significant given the size and nature of the proposed development.

The proposed development will not lead to significant air or climate impacts during operation.

### **4.7 Noise and Vibration**



There is potential for localised noise and vibration impacts in the vicinity of the proposed development during the construction phase due to the operation of machinery on site. These impacts will be temporary and limited to the construction phase. Mitigation measures against such impacts will be outlined in the operating plans of the contractor.

The proposed development will not lead to any significant noise or vibration impacts during the operational period.

#### **4.8 Landscape and Visual**

The proposed development will give rise to temporary landscape and visual impacts to residents living in proximity to the development or people using the L5656 during the construction period. Impacts during construction will be temporary and not significant.

The section of the R772 running parallel to the proposed development, 80m to the east, is listed as a Prospect in the Wicklow County Development Plan 2022-2028. This Prospect provides views towards Kilbride and Castletimon Hills, facing away from the proposed development site. As the views of this Prospect are facing away from the proposed development, towards Kilbride to the north and Castletimon Hills to the east, construction activities are not anticipated to impact this Prospect. Any impacts would be temporary and not significant and would not directly affect this prospect.

Once operational, the proposed development will be low in landscape and visual impact for adjacent landowners and will be in character with the surrounding residential area.

#### **4.9 Material Assets including Traffic, Utilities, and Waste**

##### **4.9.1 Traffic**

During construction, there will be temporary disruptions on local roads during deliveries or due to machinery operating. These disruptions are expected to be temporary and limited, and will not be significant.

Once operational, the proposed development will not result in a significant increase in traffic in the area, given the small number of residential units proposed.

##### **4.9.2 Utilities**

The proposed development will be serviced by new foul drainage, surface water drainage, water, gas, electrical and telecom services, in addition to existing foul drainage and water main. Diversion of existing services will be included as required. There is an overhead ESB line traversing the front of the site which will require redirection.

No significant impacts on utilities are expected.

##### **4.9.3 Waste**

Waste generated from site clearance will be inert and/or organic material and is expected to be redistributed or re-used within the site extents. Significant amounts of construction waste are not anticipated.

Once operational, the proposed development will not generate small amounts of domestic waste that will be collected and disposed of at appropriate licensed facilities.

## **4.10 Cumulative Impacts**

### 4.10.1 Plans

#### Wicklow County Development Plan 2022-2028

The proposed development aligns with the Wicklow County Development Plan 2022-2028. The development supports the following objectives:

- ▮ Objective CPO 6.1 - New housing development shall be required to locate on suitably zoned or designated land in settlements and will only be considered in the open countryside when it is for the provision of a rural dwelling for those with a demonstrable housing social or economic need to live in the open countryside.
- ▮ Objective CPO 6.11 - To actively promote and support the development of affordable housing across all areas and settlement categories in the County, and in particular, to avail of and maximise take up of all and any future national affordable housing programmes and funds, including serviced site initiatives in smaller towns and villages.
- ▮ Objective CPO 6.12 - To provide and facilitate social housing in rural areas.

### 4.10.2 Projects

Recent developments or planning applications in the vicinity can have a cumulative impact with the proposed development. Larger development planning applications in the near vicinity from the last three years that have been granted permission were searched for. Applications for home extensions, internal alterations and retention are unlikely to result in significant cumulative effects with the proposed development and are therefore not listed.

Table 4-2: Other projects within close proximity which may have a cumulative impact on the development project

Planning Reference	Summary of Development	Address	Application Status	Decision Date
23716	proposed residential development (10 no. dwellings) comprising of 5 No. 5 bedroom detached 1.5 storey houses, 4 No. 4 bedroom 1-2 split level detached houses & 1 No. 3 bedroom detached house & ancillary site development works including site services, estate roads, public open space & boundary treatment	Ballinacor East, Barndarrig, Co. Wicklow	Conditional permission granted	30/04/2024
2360497	reclamation of land through the filling of material comprising of clay, silt, sand, gravel or stone for the purpose of improvement of land for agricultural use, temporary haul road from existing entrance and ancillary works including portable truck wheel-wash, office/ chemical toilet. The proposed development relates to an activity which requires a Waste licence	Ballinacor East, Kilbride, Wicklow	Conditional permission granted	01/10/2024
2460485	the removal of existing septic tank, installation of new wastewater treatment unit and soil polishing filter to current regulations and associate works	Breagura, Kilbride, Co. Wicklow	Conditional permission granted	30/10/2024
ABP-321255-24	Ballinclare Quarry, Proposed Material Recovery / Recycling Facility and Inert Landfill	In the townlands of Ballinclare and Carrigmore, near Kilbride, Co. Wicklow.	Awaiting decision	14/05/2025

# 5 Screening Assessment

## 5.1 Characteristics of the Proposed Development

To determine whether the characteristics of the proposed development are likely to have significant impacts on the environment, the following questions are answered in Table 5-1, following guidelines set out in the Office of the Planning Regulator (OPR) Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021).

Table 5-1: Characteristics of the proposed development

Characteristics of the Proposed Development - Screening Questions	Comment
<p><b>Could the scale (size or design) of the proposed development be considered significant (including any demolition works)?</b></p>	<p>No. The proposed development consists of 20 no. residential units, comprising a mix of types, on a small 1.1 ha site within an existing residential area. The proposed development will be in keeping with the surrounding residential area. The proposed development will provide additional social housing units for the local area.</p>
<p><b>Considered cumulatively with other adjacent existing or permitted projects, could the effects of the proposed development be considered significant?</b></p>	<p>When considered cumulatively with other permitted projects, significant effects are not expected. In the event that disruptions do occur, they will be temporary and limited in effect. Due to the size of the proposed and permitted developments, significant impacts are not likely.</p> <p>Once the proposed development and all permitted projects are operational, residual effects will not be significant, with a positive impact anticipated through the provision of additional social housing units.</p>
<p><b>Will the proposed development utilise a significant quantity of natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?</b></p>	<p>The proposed site is small, covering 1.1 ha, and is located on a greenfield site.</p> <p>Excavated material will be reused as fill where appropriate, and the overall amount to be excavated is minimal. No water is required for the development. There will not be a significant quantity of natural resources used.</p>

Characteristics of the Proposed Development - Screening Questions	Comment
<p><b>Will the proposed development produce a significant quantity of waste?</b></p>	<p>No. Significant excavations are not required. Debris or rubbish generated during construction will be collected by a suitably licenced contractor and disposed of at appropriately licenced facilities. Once operational, the proposed development will not generate small amounts of domestic waste that will be collected and disposed of at appropriate licensed facilities.</p>
<p><b>Will the proposed development create a significant amount or type of pollution?</b></p>	<p>No. Temporary air and noise pollution may occur during the construction phase, but the amount will not be significant and will be mitigated against by the operational plans devised by the contractor.</p>
<p><b>Will the proposed development create a significant amount of nuisance?</b></p>	<p>No. During construction, some noise and vibration will be created, however this will be temporary and short-term. Construction works will be limited to certain times of day. Once operational, the proposed development will be used as dwellings and will not create a significant amount of nuisance.</p>
<p><b>Will there be a risk of major accidents having regard to substances or technologies used?</b></p>	<p>The risks of this development will be those typically associated with normal construction practices. Construction machinery will be used during the construction phase and will be operated by licensed contractors and following best practice guidance. Traffic to and from the site should exercise heightened caution to ensure the safety of other road users, particularly due to the residential nature of the surrounding area.</p>
<p><b>Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?</b></p>	<p>No. The subject site is located within Flood Zone C and is at very low risk of flooding.</p>
<p><b>Will there be a risk to human health (for example due to water contamination or air pollution)?</b></p>	<p>No. Any potential risk to human health will be as a result of the construction phase of this project. All contractors will be subject to best practice methodologies and risk assessments in order to minimise any risk to human health.</p>

Characteristics of the Proposed Development - Screening Questions	Comment
<p><b>Would any combination of the above factors be considered likely to have significant effects on the environment?</b></p>	<p>No. The development is relatively small scale. The environmental impacts are predictable and easily mitigated through the use of best practice guidelines during the construction phase. As such, significant impacts on the environment are not expected as a result of the proposed development.</p>

Conclusion: The characteristics of the proposed development are not considered likely to result in a significant environmental impact due to its scale, nature, and operational function.

Reasoning: The proposed development is a relatively small social housing development in an existing residential area. The development will occupy a small area, currently consisting of a greenfield site. Any environmental or noise impacts will be during the construction phase and not during operation of the development. Construction will not require significant use of natural resources, nor will it generate significant amounts of waste.

## 5.2 Location of the Proposed Development

The following questions are answered below in Table 5-2 to determine whether the geographical location of the proposed development can be considered ecologically or environmentally sensitive, following guidelines set out in the OPR Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021).

Table 5-2: Location of the proposed development

Location of the Proposed Development - Screening Questions	Comments
<p><b>Is the proposed development located within, close to, or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> European Site (SAC or SPA)</li> <li><input type="checkbox"/> NHA/pNHA</li> <li><input type="checkbox"/> Designated Nature Reserve</li> <li><input type="checkbox"/> Designated refuge for flora or fauna</li> <li><input type="checkbox"/> Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan or local area plan</li> </ul>	<p>No. The AA Screening found that no impacts to Natura 2000 sites are likely as a result of the proposed development. Impacts on other protected sites are also not likely to occur.</p>
<p><b>Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?</b></p>	<p>No. The proposed development is located on a greenfield site in an existing residential area. No other sensitive areas are likely to be impacted, either during construction or operation.</p>
<p><b>Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?</b></p>	<p>The proposed development will be visible from the L5656 running adjacent to the site. The proposed development will be consistent with the neighbouring existing buildings.</p> <p>The section of the R772 running parallel to the proposed development, 80m to the east, is listed as a Prospect in the Wicklow CDP, which offers views towards Kilbride and Castletimon Hills. No, visual impacts are not expected due to these views being in the opposite direction of the proposed development.</p>

Location of the Proposed Development - Screening Questions	Comments
<b>Has the proposed development the potential to significantly impact any locations which contain important, high quality, or scarce resources, e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, or minerals?</b>	No. The proposed development will not impact the relative abundance, availability, or regenerative capacity of natural resources.
<b>Has the proposed development the potential to impact directly or indirectly on any features of historic or cultural importance, including protected structures or Recorded Monuments and Places of Archaeological Interest?</b>	No. There are no recorded archaeological or architectural features on-site or in the near vicinity of the proposed development which will be affected.
<b>Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?</b>	No. The proposed development is located in Flood Zone C and is not in an area susceptible to subsidence, landslides or erosion.
<b>Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g., the status of water bodies under the Water Framework Directive?</b>	No. Potter's River has a 'Good' WFD status and is 'Not At Risk'.
<b>Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities that could be affected by the proposal?</b>	The proposed development is located in an existing residential area within the small village of Barndarraig. The proposed development will be in keeping with the residential land-use and will not result in significant impacts on the surrounding area.
<b>Are there any additional considerations that are specific to this location?</b>	No.

Conclusion: The location of the proposed development is not considered likely to result in a significant impact on the environment.

Reasoning: The proposed development is in the village of Barndarraig and will be in keeping with the existing residential land use. There are no Natura 2000 sites which will be impacted by the proposed development. There is a Prospect located approx. 80m east of the proposed development, but significant visual impacts are not expected due to the views



from the Prospect facing away from the proposed development. There is a low risk of flooding within or close to the proposed development.

### 5.3 Characteristics of Potential Impacts

The following questions were answered in Table 5-3, following guidelines set out in the OPR Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021), to determine whether the environmental impacts of the development can be considered significant.

Table 5-3: Characteristics of potential impacts

<b>Types and Characteristics of Potential Impacts - Screening Questions</b>	
<b>If relevant, briefly describe the characteristics and magnitude of the potential impacts under the headings below.</b>	Is this likely to result in significant effects on the environment, with mitigation measures in place if applicable?
<b>Population and Human Health:</b>	
<p><b>During construction, significant impacts to public access are not expected on roads adjacent to or near to the site. In case of disruption, impacts would be slight, temporary, and not significant.</b></p> <p><b>Once operational, the proposed development will provide additional social housing, representing a positive impact.</b></p>	No. Construction stage impacts to population and human health are typical of such developments, and easily mitigated against by operational plans put in place by the appointed contractor.
<b>Biodiversity:</b>	
<p><b>During construction, temporary impacts to biological receptors on the site include disturbance from machinery and vegetation clearance.</b></p> <p><b>The AA Screening found there were no habitats or flora of conservation interest (i.e., qualifying interests (QI)) related to nearby Natura 2000 sites, found on site, nor any pathways to Natura 2000 sites.</b></p>	No. During construction impacts will be slight due to the nature of the proposed development. No impacts to biodiversity are expected once operational.
<b>Land and Soil:</b>	
<p><b>The area of land used for the proposed development is not significant. Construction will be at or near the surface, with only shallow excavation needed.</b></p>	No. Where possible, excavated material will be used as fill elsewhere in the project. Material not required on site will be exported as a waste to an appropriate facility. The amount is not expected to be significant.
<b>Water:</b>	

<b>Types and Characteristics of Potential Impacts - Screening Questions</b>	
<p><b>There are no waterbodies on site or in the immediate vicinity of the proposed development.</b>  <b>Due to the shallow excavations, interactions with groundwater are not expected to be significant.</b></p>	<p>No. Impacts to waterbodies are not expected due to the location of the site in relation to nearby watercourses, and the nature of the proposed development.</p>
<b>Air and Climate:</b>	
<p><b>There will be slight temporary impacts to air and climate during construction due to the operation of machinery and transport of materials. Mitigation measures and best practice methodologies will minimise emissions.</b></p>	<p>No. Impacts to air and climate during construction and operation will not be significant. No impacts are expected once operational.</p>
<b>Material Assets:</b>	
<p><b>During construction, temporary disruptions on the L5656 may occur. Significant impacts are not expected due to the scale of the proposed development.</b>  <b>Appropriate signage and traffic management will be in place to ensure the safety of other road users.</b>  <b>Impacts on utilities and waste are not expected.</b></p>	<p>During construction, the contractors will need to be aware of any services crossing the site. This will require consultation with the relevant service providers in the area. There is an overhead ESB line traversing the front of the site which will require redirection. No significant negative impacts on services are likely.  Once operational, no significant impacts are expected on material assets.</p>
<b>Cultural Heritage:</b>	
<p><b>There is no archaeological feature whose Zone of Notification is within the site boundary, nor any designated architectural sites.</b></p>	<p>No. Impacts to cultural heritage are not expected due to the nature and location of the works.</p>
<b>Landscape and Visual Amenity:</b>	
<p><b>Typical construction stage impacts to visual amenity will occur but will be temporary.</b>  <b>There is a Prospect located approx. 80m east of the proposed development, but significant impacts are not expected as the views are facing away from the site.</b>  <b>The site is located within an</b></p>	<p>No. Impacts to landscape and visual amenity during construction will be temporary and partially mitigated by the contractor's operating plans and will not be significant.  Once operational, no impacts to landscape or visual amenity are expected.</p>

<b>Types and Characteristics of Potential Impacts - Screening Questions</b>	
<b>existing residential area and will not create any significant landscape or visual impacts.</b>	
<b>Cumulative Effects:</b>	
<b>The Wicklow County Development Plan 2022-2028 contains objectives to provide social housing in appropriate and rural areas, which is the case here. Nearby proposed and in-progress developments are not large, and considered cumulatively they will not have a significant impact with the proposed development.</b>	No. The proposed development contributes to the objectives of the Wicklow County Development Plan.
<b>Transboundary Effects:</b>	
<b>Transboundary effects are not expected.</b>	No.

Conclusion: The characteristics of the potential impacts as a result of the proposed development are unlikely to be significant and are easily mitigated.

Reasoning: The potential impacts from this development would be primarily during the construction phase. It is easy to predict these impacts and mitigate them through the use of standard environmental procedures.

## 6 Conclusions and Recommendations

The purpose of this assessment is to identify whether there is a need under The Planning and Development Act 2000, as amended, for an EIAR for the proposed development in Barndarraig, Wicklow.

It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.

During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts and will be mitigated against by environmental operating plans devised by the on-site contractor, following best practice guidance.

An AA Screening Report completed by Moore Group Environmental Services for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development and the distance and lack of pathways to Natura 2000 sites.

Once operational, the proposed development is expected to be low in environmental impact. The proposed development will provide additional social housing in the local area.

It has been concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.

The overall conclusion is based on the details of the scheme available at the time of preparation of this report. If the extent of the scheme or the construction methods for the scheme are changed, then the EIA Screening assessment should be reviewed.

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