

# **Environmental Impact Assessment Screening Report**

Proposed Large Scale Residential Development (LRD) on Lands at Confey, Leixlip, Co. Kildare.

Prepared by MCG Planning

on behalf of Leixlip and Newbridge SPV Limited

July 2026

## INTRODUCTION

On behalf of the applicant, Leixlip and Newbridge SPV Limited, 1st Floor, Block One, Quayside Business Park, Dundalk, Co. Louth, McGill Planning Limited, 9 Pembroke Street Upper, Dublin 2, has prepared this Environmental Impact Assessment (EIA) Screening Statement to accompany a Large-scale Residential Development (LRD) planning application to Kildare County Council for a proposed residential development on lands at Confey, Leixlip, Co. Kildare.

The planning application has been prepared having regard to the statutory Large-scale Residential Development (LRD) process, including the receipt of an LRD Opinion from Kildare County Council.

This EIA Screening Statement has been prepared to determine whether the proposed development is likely to have significant effects on the environment and, consequently, whether the preparation of an Environmental Impact Assessment Report (EIAR) is required in accordance with the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

The full details of the proposed development are set out in the accompanying planning application documentation and are summarised below.

*The proposed development will consist of 125 no. residential units comprising 81 no. houses, 22 no. duplex units and 22 no. apartments. The proposed housing will comprise of 56 no. 3-bedroom houses and 25 no. 4-bedroom houses, in a mix of detached, semi-detached, terraced and end-of-terrace dwellings ranging in height from 1 to 3 storeys.*

*The proposed duplex accommodation will comprise of 11 no. 2-bedroom units and 11 no. 3-bedroom units, provided in 11 no. buildings ranging in height from 1 to 3 storeys. The proposed apartment accommodation will comprise of 5 no. 1-bedroom units and 17 no. 2-bedroom units, provided in a single apartment building ranging in height from 4 to 5 storeys.*

*All residential units will be provided with private amenity space in the form of private rear gardens and/or balconies, as appropriate. The development will also provide public and communal open space, including a linear park parallel to the Royal Canal.*

*The proposed development will be served by two new vehicular access points from the R149 and a new pedestrian access via the Royal Canal.*

*The development will also include 175 no. car parking spaces and 384 no. cycle parking spaces, public, communal and private open spaces, landscaping, boundary treatments, waste management and cycle storage areas, 2 no. ESB substations; Sustainable Drainage Systems (SuDS) areas, and all associated site development works, site services and infrastructure, including connections to the Uisce Éireann water supply and wastewater networks.*

The statement is prepared with direct input from the design team, who include Tegos Architects, Murphy+Sheanon Horticulture & Landscape Architecture, Corrigan Hodnett Consulting Engineers, NRB Consulting Engineers, Waterman Moylan Consulting Engineers, Altemar Environmental Consultants, Shanarc Archaeology, Charles McCorkell Arboricultural Consultancy (Arborist), Wave Dynamics, AWN Consulting and Digital Dimensions and demonstrates that the possible effects on the environment have been examined through the process of an EIA Screening (detailed below) and confirms that the most appropriate form of development is delivered at this site.

## **PURPOSE OF THIS STATEMENT**

The purpose of the Environmental Screening Statement is to demonstrate that there is no requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development and to identify any likelihood of significant effects on the environment that might arise. In the first instance it is noted that this development, in terms of scale/quantum and/or site area, is below any mandatory EIAR threshold prescribed by Directive 2011/92/EU, as amended by Directive 2014/52/EU (together 'the EIA Directive'), and as transposed into Irish law.

## EIA SCREENING AND METHODOLOGY

The EIA Screening exercise has been guided by the following legislation and guidance:

- Planning and Development Act 2000 (as amended) ('the 2000 Act').
- Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.
- Planning and Development Regulations 2001 to 2026 ('the Planning and Development Regulations').
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub- Threshold Development (DoEHLG 2003).
- EIA Directive 85/337/EC (as amended by Council Directive 97/11/EC, Directive 2003/35/EC, Directive 2009/31/EC, Directive 2011/92/EU and Directive 2014/52/EU).
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) – transposed Directive 2014/52/EU into Irish law.
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017).
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017).
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022).
- Environmental Impact Assessment Screening Practice Note 2021 (Office of the Planning Regulator).

Using the above documents, it has been possible to carry out an EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development Act, 2000 (as amended) / Planning and Development (Amendment) (Large-scale Residential Development) Act 2021, and the Planning and Development Regulations 2001 to 2024.

The methodology employed in this screening exercise is in accordance with the EIA Guidelines published by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations.

### EIA Thresholds

#### EIA Thresholds

Schedule 5 of the Planning and Development Regulations 2001-2024(as amended) sets the thresholds and scale of development for which if a project exceeds these limits, it then must be the subject of a mandatory Environmental Impact Assessment. There are no relevant classes to the Proposed Development listed in Part 1 of Schedule 5. The classes of relevance to the Proposed Development are set out in Part 2 of Schedule 5. These are set out in the Table 2-1 below:

| Development for the Purposes of: | Related Development Details | Exceeds Threshold? |
|----------------------------------|-----------------------------|--------------------|
|----------------------------------|-----------------------------|--------------------|

|                                                                                                                                                                                                                                                                                             |                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10. Infrastructure project_<br>(b)(i) Construction of more than 500 dwelling unit                                                                                                                                                                                                           | The proposed development is for 125 no. residential units.                                                               | No – the proposed is below the limit, quantity or threshold set out in this class so an EIA is mandatory under this class.                                                                                                                                                                                                                                              |
| 10. Infrastructure project_<br>(b)(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.                                                       | The Proposed Development is located within a built-up urban area. The proposed site is c. 4.260 ha gross (2.986 ha net). | No – the proposed development is below the 10 hectares threshold.                                                                                                                                                                                                                                                                                                       |
| 15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class development but which would be likely to have significant effect on the environment, having regard to the criteria set out in Schedule 7. | The proposed development does not exceed the thresholds set out above.                                                   | The proposed development falls within a class of development specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), which requires the submission of an Environmental Impact Assessment Report (EIAR) where the relevant threshold is met or exceeded. The proposed development does not exceed the thresholds set out above. |

**The number of housing units proposed in this instance is 125 which is well below the 500-unit threshold, while the site area at c. 4.260 ha gross (2.986ha net) is also below the 10ha threshold for urban development in other parts of a built-up area that's not a business district. Given the above, a mandatory EIAR is not required.**

### Sub EIA Thresholds Projects requiring an EIA

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow the planning authority to carry out proper screening to determine if an Environmental Impact Assessment Report is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact Assessment as set out below:

- 1. A description of the proposed development, including in particular:**
  - A description of the physical characteristics of the whole project and, where relevant, of demolition works, and
  - A description of the location of the proposed development, with particular 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:**
  - The expected residues and emissions and the production of waste, where relevant, and

- The use of natural resources, in particular soil, land, water and biodiversity.
- 4. Compilation of the above information at paragraphs 1 to 3 shall take into account, where relevant, the criteria in schedule 7.**

Schedule 7, as referenced in Item 4 of Schedule 7A, provides a further list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

**1. Characteristics of the Proposed Development;**

- a. The size and design of the whole of the proposed development
- b. The cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- c. The nature of any associated demolition works;
- d. The use of natural resources, in particular land, soil, water and biodiversity;
- e. The production of waste;
- f. Pollution and nuisances;
- g. The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- h. The risks to human health (for example due to water contamination or air pollution).

**2. Location of the Proposed Development;**

The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:

- a. The existing and approved land use;
- b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- c. The absorption capacity of the natural environment:
  - i. Wetlands, riparian areas, river mouth;
  - ii. Coastal zones and the marine environment;
  - iii. Mountain and forest areas;
  - iv. Nature reserves and parks;
  - v. Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive; and
  - vi. Areas in which there has already been a failure to meet the environmental quality standards, laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
  - vii. Densely populated areas;
  - viii. Landscapes and sites of historical, cultural or archaeological significance.

**3. Type and Characteristics of the Potential Impacts**

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of “environmental impact assessment report” in section 171A of the Act, taking into account:

- a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);

- b. The nature of the impact;
- c. The trans-boundary nature of the impact;
- d. The intensity and complexity of the impact;
- e. The probability of the impact;
- f. The expected onset, duration, frequency and reversibility of the impact;
- g. The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and
- h. The possibility of effectively reducing the impact.

## EIA SCREENING STATEMENT

The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for EIA.

## A DESCRIPTION OF THE PROPOSED DEVELOPMENT

### Physical Characteristics of the Proposed Development

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Figure 1: Landscape Masterplan - Murphy+Sheanon Horticulture & Landscape Architecture,

### Location of the Proposed Development

The site principally comprises a large agricultural field along with a portion of the existing Royal Canal towpath. More specifically the site is located directly east of Confey GAA Club, south of the R149 Regional Road, and north of Maynooth/Sligo – Dublin Railway Line and the Royal Canal. The subject lands are part of the Confey Key Development Area (KDA) identified for a new residential and community neighbourhood.

The subject site consists of agricultural grassland and is bounded by existing hedging to the north, south and west. The subject lands form an irregular shape, sited within close proximity to a number of detached dwellings, ribboning along the R149. Glendale Meadows is located south of the site, beyond the Canal and Railway Line. In terms of topography the site is relatively flat, enclosed by field hedgerows. No structures or buildings are present on site, nor any green infrastructure within main body of site. The Royal Canal to the south is a proposed Natural Heritage Area and includes a pedestrian/cyclist route as part of the Royal Canal Greenway. The Rye Water Valley/Carton SAC that runs through Leixlip Town Centre is located 1.5km from the site.



Figure 2: Approximate Site Context

The site is located c.400m from Leixlip Confey Train station to the west. Leixlip Town Centre is c.1.3km to the south-west.

In terms of existing character, the subject site is located to the northern periphery of the Lexlip Settlement. A ribbon of detached dwellings are located to the immediate north and north west of the subject site. The wider environs of the subject site is characterised by a mix of rural uses with lands in agricultural use to the immediate north and east of the site.

The Confey lands are currently accessed via the R149 from Leixlip, with a single carriageway and signalised junction at Captains Hill. The R149 continues north to meet the L1015, which links east to Ongar and west to Kellystown Lane and the L1014. Two local roads also branch off towards Ongar (northeast) and Dunboyne (northwest). The lands are predominantly rural, flat, and gently rise from the canal northwards. This elevation provides scenic views over the canal and Leixlip. Field boundaries are marked by hedgerows, shrubs, and trees, with steeper terrain near the railway line to the south

The site does not contain any protected structures or buildings of architectural merit as per the National Inventory of Architectural Heritage. The site is not located within or adjoining an Architectural Conservation Area or Zone of Archaeological Potential. There are no Tree Preservation Orders.

In terms of accessibility primary access to the subject site is via the R149 (Captain's Hill), which connects to Leixlip Confey Main Street and links eastward to the M4 at Junction 5 via the R148. Alternative routes include access from the M4 at Junctions 3 or 4 through Lucan via the Clonee Road and R149, or from the west via the R148, L1014, and L1015 (Dunboyne Road) around the Intel campus. Additional access is also available from the M3 to the north.

Leixlip has benefitted from an increase in population in recent decades. In 2022, the population of the town was 16,733 rising by c.8% from 15,504 in 2016. In terms of population age 23.1% aged 0–17, 60.3% aged 18–64, and 16.6% aged 65 and over, indicating a predominantly working-age population alongside a significant proportion of both young people and older adults.

## **A DESCRIPTION OF THE ASPECT OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT**

This section provides examines the possible effects on the environment under the topics prescribed by Directive 2014/52/EU. This approach provides a comprehensive description of the aspects likely to be affected by the proposed development that have not been identified.

This site is north of an established, built-up urban location, Leixlip town. It is considered that the proposed development is likely to result in a long-term positive effect, in terms of providing for a comprehensive and integrated residential development on this greenfield site in accordance with the Local Area Plan and Masterplan for the area. The impact of this proposed development is set out in the full application documents including landscaping, architecture, environmental, and engineering.

### **Population & Human Health**

The subject site is located to the northern periphery of the Leixlip Settlement. The existing character is transitional at northern rural hinterland of the town. A ribbon of detached dwellings are located to the immediate north and north west of the subject site. These existing properties are set back from the edge of the application site. The wider environs of the subject site is characterised by a mix of rural and recreational uses with lands in agricultural use to the immediate north and east of the site.

During the construction phase there may be possible short-term nuisances to human beings and users of the canal from noise and dust during construction. Once mitigated in accordance with an agreed Outline Construction Management Plan it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health. An outline Construction Stage Waste Management Plan is submitted this LRD application and a final plan can be submitted in compliance with any grant of permission and submitted for approval to the local authority prior to commencement of works by the main contractor.

There are no operational impacts associated with this predominantly residential accommodation development that would be likely to cause significant effects in terms of population and human health. The additional residential population created will have a positive impact on the area and will help sustain existing services and public transport and provide demand for additional.

The proposed development will provide a positive visual improvement to the character and streetscape of the area and will not detrimentally impact existing residential amenity in terms of light and daylight.

### **Biodiversity**

Altamar Environmental undertook a Stage 1 Appropriate Assessment Screening for the proposed development and concluded that, either alone or in combination with other plans or projects, it is not likely to have a significant effect on any European (Natura 2000) site in the wider vicinity.

The nearest European site, the Rye Water Valley/Carton SAC, is located approximately 674 m from the site, however, there is no direct or indirect hydrological pathway linking the development to this SAC. While an indirect surface water pathway exists to the European sites within Dublin Bay, the substantial separation distance, together with settlement, dilution and flocculation processes within the receiving water environment, ensure that no significant effects are likely.

Foul water will discharge to the existing public sewer network for treatment and will not result in impacts on any European site. Taking account of the drainage strategy, separation distances, absence of ecological connectivity, and the findings of the supporting hydrological and hydrogeological assessment carried out by AWN Consulting, it is concluded that the proposed development will not adversely affect the integrity or conservation objectives of any European site. Accordingly, Stage 2 Appropriate Assessment is not required.

AWN Consulting undertook a Hydrological and Hydrogeological Risk Assessment which concluded that the proposed development will not result in significant impacts on surrounding water bodies or any European (Natura 2000) sites. The assessment confirmed that the Rye Water Valley/Carton SAC has no direct hydrological connection to the site and that any potential hydrogeological linkage through the underlying locally important aquifer is highly unlikely to result in impacts due to the low permeability overburden, significant groundwater dilution and mixing, and the separation distance between the site and the SAC.

During operation, surface water will be attenuated and discharged to the Oranstown Stream, which has no hydrological connection to the upstream SAC. Although indirect pathways exist to the River Liffey and Dublin Bay European sites via the surface water and foul drainage networks, the substantial travel distances, attenuation, dilution and treatment processes ensure that impacts are imperceptible.

The assessment concludes that there are no pollutant linkages during either the construction or operational phases that could adversely affect the water quality or conservation objectives of the Rye Water Valley/Carton SAC or the European sites within Dublin Bay.

An Ecological Impact Assessment (EcIA) has been prepared by Altamar Ltd. to assess the potential ecological effects of the proposed development during the construction and operational phases. The assessment included desk studies, habitat mapping, botanical, mammal, bat and wintering bird surveys undertaken between 2024 and 2026, together with an assessment of designated sites, ecological receptors and potential impact pathways.

The EcIA concludes that the site comprises predominantly intensively managed agricultural land of generally low ecological value, with the principal ecological features being the boundary hedgerows, treelines, drainage

ditches associated with the Silleachain Stream, and the adjacent Royal Canal corridor. No protected or rare plant species were recorded, and no evidence of badger setts or otter holts was identified within the site, although evidence of otter activity was recorded along the Royal Canal. Bat surveys recorded three species i.e. Leisler's bat, common pipistrelle and soprano pipistrelle, using the site for commuting and foraging. Wintering bird surveys undertaken over two consecutive seasons recorded 28 species, including one red-listed and nine amber-listed Birds of Conservation Concern, but confirmed that the site does not support significant numbers of SPA Qualifying Interest species and is not of significance for wintering bird populations.

The assessment identifies potential construction-related effects associated with habitat loss, disturbance, lighting and surface water management. These impacts are addressed through a comprehensive package of mitigation measures, including retention and protection of key boundary vegetation, implementation of a 20m exclusion zone adjacent to watercourses, pollution prevention measures, sensitive lighting design, ecological supervision, and biodiversity enhancement planting.

The EclA concludes that, following the implementation of the proposed mitigation measures and best practice construction management, the proposed development will not result in significant adverse effects on designated conservation sites, protected species or local biodiversity. Residual ecological effects are predicted to be not significant, with the landscape strategy and habitat creation measures providing opportunities for biodiversity enhancement over the longer term.

A Biodiversity Management Plan (BMP) has been prepared by Altamar Ltd. to guide the protection, enhancement, management and long-term monitoring of biodiversity associated with the proposed development. Informed by the findings of the Ecological Impact Assessment (EclA), the BMP sets out measures including the retention and enhancement of existing ecological features, native planting, species-rich grassland, SuDS habitat enhancements, and the provision of bird and bat boxes and other biodiversity features. The Plan also establishes habitat management and ecological monitoring measures, overseen by a suitably qualified ecologist, to ensure the successful establishment of habitats and the long-term enhancement of biodiversity across the site.

## **Lands and Soils**

The site in the main comprises greenfield lands currently in agricultural use, located north of the Royal Canal and bounded by the R149 regional road. Ground investigations were undertaken by Ground Investigations Ireland in July 2025 (Ref. 14130-19-4), as recorded in Appendix D.3 of the Infrastructure Design Report.

The investigation included trial pits and boreholes to assess the composition, structure, and drainage characteristics of the subsurface materials.

### Findings:

- The trial pits revealed an upper stratum of soft to firm brown sandy clay, typically containing gravel and cobbles.
- With depth, this material transitioned to firm to stiff grey/brown sandy gravelly clay, also containing cobbles and occasional boulders.
- The soils were described as glacial till, consistent with regional geology, exhibiting low natural permeability.

- Excavations were terminated at depths of approximately 1.4 to 2.5 metres below ground level, upon encountering large angular boulders interpreted as weathered or fragmented limestone bedrock.
- Boreholes confirmed the presence of structured limestone bedrock at depths ranging between 2.0 and 3.0 metres, with a notable increase in overburden thickness (up to 10.6 m) recorded at borehole RC102.
- No significant water ingress was observed during trial pitting, though standing groundwater was recorded in the boreholes at depths of between 3 and 6 metres at the completion of drilling.
- Ongoing groundwater monitoring between December 2024 and March 2025 indicated a shallowest recorded groundwater level of 2.2 m below ground level at borehole BH101.
- Minor seepage was observed at the base of TP202 (1.9 m), but all trial pits remained stable for the duration of excavation, confirming adequate short-term stability for construction activities.

The subsoil conditions are consistent with glacial till deposits underlain by limestone bedrock, which is typical of the area. The soils possess low infiltration characteristics, a finding reflected in the BRE Digest 365 infiltration tests, which failed due to slow percolation rates. These results indicate that soakaways are unsuitable for concentrated infiltration drainage, however, the soils are capable of supporting distributed SuDS systems, such as permeable paving, rain gardens, tree pits, and retention swales.

The flat site topography and stable trial pit conditions suggest no significant geotechnical constraints for development. Cut and fill requirements will be modest, and the volume of soil movement is not expected to result in significant environmental effects

## Water

The entire scheme incorporates Sustainable Drainage Systems (SuDS). A comprehensive SuDS plan for the proposed development has been prepared by Corrigan Hodnett Consulting Civil & Structural Engineers in collaboration with Murphy + Sheanon Horticulture & Landscape Architecture.

The proposed SuDS strategy for the development represents a fully integrated, multi-layered approach to sustainable stormwater management. By combining green infrastructure (rain gardens, tree pits, and green roofs) with engineered systems (permeable paving, flow controls, and retention swales), the design effectively utilises natural hydrology while supporting biodiversity and improving visual amenity across the site. The system not only reduces runoff volume and peak discharge but also enhances water quality prior to release to the nearby stream, ensuring long-term environmental resilience and alignment with both Kildare County Council and national SuDS policy objectives. In doing so, it provides a future-proofed drainage network capable of accommodating climate change and urban growth impacts within the Confey Masterplan area.

### Water Supply

There is currently no existing potable water connection serving the site. The proposed development will be supplied via a new connection to the Uisce Éireann public water network on the R149 (Confey Road). Uisce Éireann has confirmed the feasibility of the proposed connection, subject to the completion of planned network upgrades. These works comprise the upgrade of approximately 1.2 km of the existing 3-inch watermain to a 250 mm internal diameter (ID) watermain under the Phase 2 Confey Network Upgrades project, which is currently scheduled for completion in Q2 2027.

A new water connection is proposed at the eastern vehicular access to the site, in accordance with Uisce Éireann's Confirmation of Feasibility. The proposed water supply has been designed to meet the needs of the 125 residential units, with an estimated average daily demand of approximately 50,625 litres. Water-efficient

fittings and fixtures will be installed throughout the development to reduce potable water consumption and promote the efficient use of water resources.

Uisce Éireann has confirmed its acceptance of the proposed water supply arrangements through the issue of a Statement of Design Acceptance (SoDA) in July 2026. The final connection to the public water network will be completed following the granting of planning permission and agreement with Uisce Éireann. The proposed water supply infrastructure will be designed and constructed in accordance with Uisce Éireann standards and all relevant Building Regulations.

### **Air and Climate**

Generally, the primary potential air quality impact or nuisance associated with construction activities is dust. Excavations and earth moving operations may generate quantities of construction dust, particularly in drier weather conditions. The extent of any construction dust generation depends on the nature of the construction dust (soils, sands, gravels, silts etc.) and the construction activity. The potential for construction dust dispersion depends on the local meteorological conditions such as rainfall, wind speed and wind direction. The main potential sources of air borne dust from construction activities include Construction vehicles, construction traffic and haulage routes, Excavation works and earth-moving activities, Materials (particularly excavated soils) handling, storage and stockpiling.

There are no likely significant effects on air quality arising from the proposed development, except for the potential temporary effect arising from dust during the construction phase. The effects on human health arising from the construction phase of the proposed development is considered to be imperceptible in this regard. Standard environmental control measures will be employed in agreed Construction Management Plan.

The proposed development is not likely to have a significant effect on Air and Climate during the operational phase.

### **Noise and Vibration**

Construction activities will generate temporary noise and vibration associated with site clearance, excavation, foundation works, the use of construction plant and machinery, and construction traffic. These effects will be temporary and confined to the construction phase. The Outline Construction Management Plan submitted with the application includes a range of environmental control measures to minimise noise and vibration impacts on nearby residential properties.

An Acoustic Design Statement prepared by Wave Dynamics assessed both the operational noise associated with the proposed development and the potential noise environment for future residents. The assessment found that the site is categorised as low to medium risk in accordance with ProPG guidance.

Subject to the implementation of the recommended building envelope and ventilation strategy, the assessment concludes that the development will achieve the relevant internal and external noise criteria set out in BS 8233 and ProPG: Planning and Noise. Operational noise associated with the proposed development, including building services and the two ESB substations, is predicted to have a low impact on nearby residential receptors in accordance with BS 4142. Accordingly, no significant adverse operational noise or vibration effects are anticipated.

## **Landscape & Visual**

It is submitted that the overall development will have a positive impact on the site's landscape features and the character of the surrounding area. The subject site is not located within any of the "Views to be Preserved" identified in Chapter 11 of the Kildare County Development Plan 2023–2029.

A series of verified photomontages, prepared by Digital Dimension, illustrate the visual impact of the development from ten vantage points, including neighbouring residential developments to the south, the R149 to the west and north, the local road immediately north of the site, and the Royal Canal Amenity Group to the east.

Supporting documentation prepared by Tegos Architects, Murphy+Sheanon Horticulture & Landscape Architecture, and Digital Dimension confirms that the proposed development will not adversely affect any designated views or prospects identified in the Kildare County Development Plan.

## **Traffic**

A Traffic and Transport Assessment (TTA), prepared by NRB Consulting Engineers Ltd., has assessed the potential traffic and transport effects associated with the proposed Large-scale Residential Development. The assessment considered the capacity of the surrounding road network, the proposed site access arrangements, road safety, parking provision and access by sustainable modes of transport.

The proposed development will be accessed via two priority junctions from the R149 (Confey Road), in accordance with the Confey Masterplan. The site is located within walking and cycling distance of Confey Railway Station, is served by existing bus services, and benefits from direct access to the Royal Canal Greenway, providing excellent opportunities for travel by sustainable modes. The development also safeguards the future widening and upgrading of the R149, consistent with the objectives of the Confey Masterplan.

The scheme provides 175 car parking spaces, which is below the maximum standards set out in the Kildare County Development Plan 2023–2029, reflecting the site's highly accessible location and encouraging a modal shift towards more sustainable travel. In addition, 384 cycle parking spaces are proposed throughout the development to support cycling as a convenient mode of transport for residents and visitors.

The assessment included traffic surveys, junction capacity assessments and a review of future traffic conditions, together with supporting documents including a Mobility Management Plan, a DMURS Review, a Public Transport Demand and Capacity Assessment, and an independent Road Safety Audit.

The TTA concludes that the existing and proposed road network has sufficient capacity to accommodate the traffic generated by the proposed development. Subject to planned improvements at the Captains Hill (R149) junction, the construction and occupation of the development will have a negligible and unnoticeable impact on the operation of the surrounding road network and will not give rise to adverse effects in terms of traffic capacity, road safety or transport operations. Accordingly, no significant traffic or transportation effects are anticipated.

## **Material Assets**

The application site is a material asset comprising lands zoned for residential development under the Kildare County Development Plan 2023–2029. The proposed Large-scale Residential Development represents an

appropriate and efficient use of these zoned lands and will provide 125 new residential units, contributing to the delivery of much-needed housing in a sustainable location.

The proposed development has been designed to connect to existing and planned public infrastructure, including water supply, wastewater, electricity and telecommunications networks. Uisce Éireann has confirmed the feasibility of connecting the development to the public water and wastewater networks, subject to the relevant connection agreements and planned infrastructure upgrades where required. Electricity will be provided via the existing ESB network, including two new ESB substations within the development to serve the proposed dwellings.

The development has also been designed to integrate with the existing and planned transport infrastructure, including the R149, the Royal Canal Greenway and nearby public transport services. No strategic infrastructure or utilities that would be adversely affected by the proposed development have been identified within the site. Overall, the proposed development will make efficient use of existing and planned material assets and will not result in significant adverse effects on such assets.

### **Archaeology, Architecture and Cultural Heritage**

The proposed LRD at Confey is on a greenfield site between the R149 and the Royal Canal, about 1 km from historic Leixlip centre. The R149, dating back to at least the 18th century, includes an arched stone bridge modified in 2011, possibly built with stone from nearby Confey Castle. While the bridge and roadside walls will not be impacted, the development will alter the rural character of the area, particularly the setting of Confey House opposite the site, though it is not a protected structure.

No recorded archaeological remains exist on the site, but it lies close to medieval monuments at Confey, including the church, graveyard, and castle, associated with a historic settlement and field system. A medieval artefact found in 2011 highlights potential for further finds near the Silleachain Stream. Evidence of a medieval road is uncertain, though an 18th-century road (Silleachain Lane) formerly connected the area. Archaeological monitoring in 2014 found no significant remains within the site, though a 19th-century brick kiln survives just outside its boundary.

The proposed LRD was the subject of unlicensed archaeological monitoring in 2014, during the installation of a foul sewer and rising main on an Uisce Éireann wayleave along the southern and western portions of the site. No evidence of archaeological significance were found on the wayleave.

Due to its proximity to medieval and prehistoric sites, the general location of the site is considered archaeologically sensitive, and any subsurface remains could be impacted without mitigation. Visually, the proposed multi-storey blocks will change the rural landscape and introduce intervisibility with Confey's medieval remains, though distance and intervening housing will limit major adverse effects on the castle's setting.

The proposed development would be subject to a pre-development programme of licensed geophysical survey followed by a pre-development programme of targeted archaeological test excavation to comprehensively address its sub-surface archaeological potential.

The results of geophysical survey and archaeological test excavation will determine whether further mitigation at the site will be required, such as a strategy for the in situ preservation of confirmed archaeological remains, archaeological monitoring of groundworks during construction, or archaeological excavation and recording to full resolution of archaeologically significant remains that cannot be preserved in situ.

To mitigate inadvertent impact on the wing wall at Cope Bridge during proposed surface upgrade work on the canal towpath, the wing wall should be isolated and protected using an appropriate barrier system. Any alteration to the built heritage at Cope Bridge should be preceded by the preparation of a built heritage record in accordance with best cultural heritage practice.

### **Vulnerability of the project to risks of major accidents and/ or disasters.**

Corrigan Hodnett Consulting Civil & Structural Engineers has undertaken a Site-Specific Flood Risk Assessment (SSFRA) for the proposed development in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and the Kildare County Development Plan 2023–2029.

The assessment confirms that none of the proposed residential buildings are located within the OPW's identified fluvial flood extent for the 0.1% Annual Exceedance Probability (AEP) event (1 in 1,000-year flood). Although a limited area of Flood Zone B is present within the site, no residential development is proposed in that specific area and no changes to ground levels are proposed within this area. The site is not at risk of coastal flooding due to its location more than 19 km from the Irish Sea and its elevation of over 50 metres Above Ordnance Datum. The Confey Masterplan flood mapping also confirms that all proposed buildings are located within Flood Zone C for both fluvial and pluvial flooding.

The assessment further confirms that there are no recorded flood events within the site and that the proposed development incorporates a comprehensive Sustainable Drainage Systems (SuDS) strategy designed in accordance with the Greater Dublin Strategic Drainage Study (GDSDS) and Kildare County Development Plan. The drainage design includes attenuation, permeable paving, green roofs, tree pits, interception storage, climate change and urban creep allowances, and finished floor levels set a minimum of 500 mm above the critical storm water level. These measures ensure that the development is protected from flood risk and that surface water runoff is managed to greenfield runoff rates.

The Flood Risk Assessment concludes that the proposed residential development, while classified as a highly vulnerable land use, is appropriately located within Flood Zone C and therefore satisfies the requirements of the Flood Risk Management Guidelines. No Justification Test is required. Furthermore, the proposed surface water management measures ensure that the development will not increase flood risk elsewhere or have any significant adverse effect on the existing flood regime.

Accordingly, the proposed development is not considered vulnerable to major accidents or natural disasters, including flooding, and the likely effects are considered to be negligible.

### **Inter-relationship between the above factors**

It is considered that any of the previously identified relatively minor temporary effects are not in themselves considered significant nor will they cumulatively result in a likely significant effect on the environment.

## **A DESCRIPTION OF ANY SIGNIFICANT EFFECTS TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT**

This includes information available on the environment including:

- (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.

The proposed development is on a green field site in an urban edge location. Given the nature of the site and the proposed development it is not anticipated that there will be likely significant effects on land, water or biodiversity.

It is expected that there will be some residues/emissions created during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures will be employed and monitored. These measures will be set out in an agreed Construction Management Plan. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment.

A final Operational Waste Management Plan (OWMP) will accompany the full application, which will set out measures ensuring the maximise quantity of waste is recycled throughout the proposed residential development. The scheme will provide sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large-scale use of natural resources. The main use of natural resources will be land. The subject lands are greenfield lands which are zoned for residential use.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

## COMPILATION OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT

The compilation of the above information and assessing the development against the Schedule 7 criteria:

| Characteristics of Proposed Development                                                                 |                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The size of the proposed development.                                                                   | <p>The site is c. 4.260 (gross) and the development is for 125 residential units. The development is sub-threshold for EIA.</p> <p>The proposed design, and anticipated impact of same, is fully detailed in the planning application plans and particulars submitted.</p> |
| The cumulation with other existing development and/or development the subject of a consent for proposed | The potential cumulative effects of the proposed development with existing development and other relevant permitted or proposed                                                                                                                                            |

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| <p>development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.</p> | <p>developments have been considered as part of this EIA Screening Assessment.</p> <p>The proposed development is located within the Confey Masterplan lands, where the phased delivery of residential development and supporting infrastructure is envisaged. While there are existing residential developments and community facilities in the surrounding area, these have been considered in the design of the proposed development and in the accompanying technical assessments, including those relating to traffic and transportation, drainage, flood risk, noise, ecology and utilities.</p> <p>Particular regard has been had to the proposed Ballymore Large-scale Residential Development (Kildare County Council Reg. Ref. 2660746) on lands immediately east of the application site. The application comprises 272 residential units, a childcare facility, commercial units, public open space, transport infrastructure and associated services, and is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS). As both developments form part of the wider Confey Masterplan area, cumulative effects have been considered within the supporting technical assessments, particularly in relation to transportation, water services, drainage, flood risk and other shared infrastructure.</p> <p>Having regard to the nature, scale and location of the proposed development, the planned delivery of strategic infrastructure within the Confey Masterplan area, and the findings of the accompanying specialist reports, it is concluded that the proposed development, either individually or in combination with existing, permitted or proposed developments, is not likely to give rise to significant cumulative environmental effects for the purposes of Section 172(1A)(b) of the Planning and Development Act 2000 (as amended).</p> |
| <p>The nature of any associated demolition works.</p>                                                                                                                                                                             | <p>No existing buildings are within the subject lands. Notwithstanding, the LRD application is submitted with an Outline Construction Management Plan, Outline Construction Waste Management Plan, and Resource &amp; Waste Management Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <p>The use of natural resources, in particular land, soil, water and biodiversity.</p>                                                                                                                                            | <p>This is a greenfield site with planting and hedgerows on the site's perimeters. Its redevelopment for residential development on this site as an accessible location is deemed appropriate.</p> <p>High-quality landscaping, planting and SuDS measures are incorporated into the proposed development to sustainably control surface water.</p> <p>An Ecological Impact Assessment (EclA), Appropriate Assessment (AA) Screening, Hydrological and Hydrogeological Risk Assessment, and Biodiversity Management Plan (BMP) were prepared to assess potential effects on biodiversity. The assessments conclude that the proposed development will not result in significant adverse effects on European (Natura 2000) sites, protected species or local biodiversity. The site comprises predominantly low-value agricultural land, with key ecological features retained and protected where possible. Mitigation measures, including protection of existing habitats, pollution prevention, sensitive lighting, ecological supervision, native planting and long-term habitat management, will ensure that residual</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ecological effects are not significant while delivering biodiversity enhancement over the longer term.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| The production of waste.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance.<br><br>Operational waste for the residential development will be controlled by each household and dealt with by municipal services. The management company will address waste management in communal and public areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Pollution and nuisances.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The Resource and Waste Management Plan, AA, CEMP and EclA submitted with the application assesses the impact of potential pollution and nuisances and outlines a range of mitigation measures to deal with same.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The site and the development are not considered to be at specific risk of major accidents or disasters. Specifically in relation to flood risk, a site specific floodrisk assessment has been prepared as part of the planning application and which confirms that the site is at low risk of flooding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| The risks to human health (for example, due to water contamination or air pollution).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | As with any significant development proposal there are potential negative impacts at construction stage in terms of noise and dust if not properly mitigated. However, these will be short term in duration and in this instance will be fully mitigated in accordance with the measures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Location of Proposed Development</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| The existing and approved land use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | This site is currently vacant greenfield site, absent of any existent structures. It is zoned and allocated for residential development in the Kildare County Development Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | This is a greenfield site that will be developed for high-density residential development appropriate to its location and accessibility to services and public transport. The provision of new open spaces with planting and vegetation will be positive for the biodiversity of the area. The use of SuDs measures on site is an additional benefit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| The absorption capacity of the natural environment, paying particular attention to the following areas:<br>(i) wetlands, riparian areas, river mouths;<br>(ii) coastal zones and the marine environment;<br>(iii) mountain and forest areas;<br>(iv) nature reserves and parks;<br>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;<br>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;<br>(vii) densely populated areas;<br>(viii) landscapes and sites of historical, cultural or archaeological significance. | The site itself is not located within a wetland, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site.<br><br>An Appropriate Assessment (AA) Screening Report has been prepared by Altermar Environmental for the proposed development. The assessment concluded that the proposed development, either alone or in combination with other plans or projects, is not likely to result in significant effects on any European sites (Natura 2000 sites). The nearest European site is the Rye Water Valley/Carton SAC, located approximately 674 m from the site. The AA Screening identified no direct or indirect hydrological pathway between the development and this SAC. While potential indirect pathways exist to European sites within Dublin Bay, separation distances, attenuation, dilution and treatment processes ensure that significant effects are not anticipated.<br><br>The supporting Hydrological and Hydrogeological Risk Assessment prepared by AWN Consulting confirms that there are no significant pollutant pathways or hydrogeological linkages that could adversely affect European sites. Accordingly, the proposed development will |

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|                                                                                                                                   | <p>not adversely affect the integrity or conservation objectives of any European site and a Stage 2 Appropriate Assessment is not required.</p> <p>Absorption Capacity of the Natural Environment<br/>The site is not located within or directly adjacent to any of the listed sensitive environmental areas, including wetlands, coastal areas, marine environments, forests, nature reserves or designated sites. The site is also not located within a Natura 2000 site or other protected area.</p> <p>The proposed development is located within the Confey Masterplan lands and represents the planned development of appropriately zoned residential lands. Existing infrastructure and services are available within the surrounding area to accommodate the proposed development.</p> <p>The site specifically is not of cultural, historic or archaeological importance based on current assessment.</p> |
| <b>Types and characteristics of potential impacts</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected). | <p>Given the existing context it is expected that the proposed development will not have any significant environmental impact beyond the site and immediate vicinity.</p> <p>All construction activities will be carried out in accordance with the measures outlined in the Construction Environmental Management Plan submitted.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| The nature of the impact.                                                                                                         | <p>The potential likely and significant impacts arising from the development will be typically those associated with a medium scale residential development in a greenfield urban location designated for such provision. The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The impact of the development at operational stage will be typical of this area and will not be significant, adverse or permanent.</p>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| The transboundary nature of the impact.                                                                                           | Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance that requires further assessment or notification of likely significant effects on the environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| The intensity and complexity of the impact.                                                                                       | The proposed residential development on a greenfield site, is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment beyond that which has been assessed in the various reports and studies submitted with this application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| The probability of the impact.                                                                                                    | It is probable that the minor impact of noise and pollution during the construction phase will occur, however, construction works on zoned lands within the area are not unexpected or out of character, and working hours will be limited to hours set by the planning conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| The expected onset, duration, frequency and reversibility of the impact.                                                          | The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase, however, the impact is not considered to be significant. The minor impacts associated with the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|                                                                                                                                                                                                                                                                                                                                                    | construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.                                                                                                                                                                                                     |
| The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment. | The subject site is zoned land designated for residential use. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment. |
| The possibility of effectively reducing the impact.                                                                                                                                                                                                                                                                                                | Appropriate mitigations measures will be undertaken in order to ameliorate effects on the environment arising from the proposed development. Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance.      |

## SUMMARY

The site is located on appropriately zoned lands and the proposed development is in accordance with the residential zoning and associated local and national planning policy. The proposed development includes for a 125-unit residential development, new communal & public open space and associated works. It is considered that the characteristics of the proposed development, its location and the type and characteristics of the potential impacts arising do not give rise to likely significant impacts. While temporary or short-term impacts in relation to construction noise and dust may arise, such impacts are typical of any construction phase, and any potential impacts on nearby receptors will be effectively managed through mitigation measures and standard best practice construction measures.

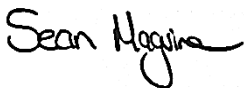
## CONCLUSION

In conclusion, it is respectfully submitted that the proposed development is below the thresholds of a mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.

The screening exercise (for potential sub-threshold EIAR) has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.

It is considered that a sub threshold EIAR is not required for the proposed development as the proposal is below the thresholds of Schedule 5 of the Planning and Development Regulations, the development will be connected to public services such as water and foul systems, standard construction practices can be employed to mitigate any risk of noise, dust or pollution and no identified impact in this screening exercise either individually or cumulatively will have significant impacts on the environment.

In conclusion, it is considered that the proposed development will not have any significant impacts on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.



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