



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

Project Reference	200813
Date & Time	14/01/2022
Subject	Proposed Housing Development at Cross, Co. Mayo
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The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, aims to determine the likely significant effects of a project on the environment. EIA screening determines whether an EIA is required for a specified project.

Schedule 5 of the Planning and Development Regulations 2001 (as amended) identifies development for the purposes Part 10 of the Planning and Development Act 2000 i.e. prescribed classes of development requiring EIA where a development meets or exceeds the thresholds set out under Schedule 5 (Part 1 and Part 2) mandatory EIA is required and, as such, there is no screening determination required. Where a development is of a class included for in Schedule 5 but is sub threshold the development shall be subject to a preliminary examination and if required, screening, to determine if it would or would not be likely to have significant effects on the environment. The Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018) state:

- Where, based on a **preliminary examination** of the information submitted with the application and any other supplementary information received, the competent authority concludes that, having considered the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required or formal determination made. The recording of the competent authority's view should be brief and concise, but adequate to inform the public. In many cases this considered view will be included in the planner's/inspector's report on the planning application and this may be cross-referenced in the competent authority's decision. Normally, this will be published at the time of the decision of the competent authority.
- Where, based on the information submitted with the application and any other supplementary information received, and having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended), **there is a real likelihood of significant effects on the environment, the competent authority must determine that an EIA is required.** The main reasons for this determination should be recorded.
- Where, based on the information submitted with the application and any other supplementary information received, the competent authority, having considered the nature,



size and location of the proposed development in the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), forms the view that there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment, **the competent authority must proceed to a further examination to determine whether EIA is required**. This requires the applicant to submit the information specified in **Schedule 7a** to the Planning and Development Regulations 2001 (as amended) in order to facilitate a formal screening determination.

In the event that a formal screening assessment is required the Lead Section may need to engage the services of an appropriately qualified consultant (MKO) to assist with same. This EIA Screening Report has been prepared to assist the Lead Section in;

Step 1

Recording whether the project is of a class of development requiring EIA (Pre Screening).

Step 2

Considering by way of a preliminary examination if there is a likelihood of significant effects on the environment,

Step 3

Where necessary, undertaking a more detailed examination, based on the information specified in Schedule 7a in order to reach a formal screening determination.



Step 1 – Pre-Screening

Part X. ABP Ref.			
Site Location		The proposed development is located in the townland of Cross West, Cross Co. Mayo. The site is located approximately 180m east of Cross village and approximately 8.9km south of Ballinrobe (ITM Grid reference: X 519594 Y 755364).	
Proposed Development		<p>The proposed development will consist of:</p> <ul style="list-style-type: none"> ▪ The provision of 8 no. residential units, consisting of, 5 No. 2 Bed dormers, and 3 No. 3 Bed dormers. ▪ Provision of community space, shared communal and private open space, site landscaping, and site services, and ▪ All associated site development works. 	
1. Does the Development constitute a class of development requiring EIA having regard to Schedule 5 of the Regulations?		Yes: No: ✓	
2. If YES, is the development meeting or exceeding a threshold set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations?			
Tick		Threshold	Comment
No	✓		No EIA is Required
Yes		Exceeds/	n/a
		Is Equal to	n/a
		No Threshold	n/a
		Sub Threshold	✓
			EIA Screening Required
Conclusion			
Development is not within Part 1 or Part 2, Schedule 5. No EIA/Screening is required.		n/a	
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold EIA Required.		n/a	
Development is within Part 1 or Part 2 but is less than the threshold. Preliminary Examination is required.		✓	
Name:		Date:	
Position:			



If the proposed development is not of a class requiring EIA it is not necessary to proceed to Steps 2 and 3.

If the development requires a Preliminary Examination to determine if EIA Screening is required then proceed to Step 2.

Step 2 – Preliminary Examination

A preliminary examination should be based on professional expertise and experience, and having regard to the 'Source - Pathway - Target' model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended).

Preliminary Examination		
<i>Size, Location, Nature</i>	<i>Yes / No / Uncertain</i>	<i>Comment</i>
Is the size of the development exceptional in the context of the existing environment?	No	The proposal is for 8 no. housing units which significantly lower than the EIA threshold of 500 units. The size and design of the proposed development is in keeping with the urban scale of the surrounding environment.
Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location?	No	An Appropriate Assessment Screening Report (AASR) has been prepared. The AASR found that: <i>“There are no Annex I habitats listed under the EU Habitats Directive present within the Proposed development site boundary”.</i> The subsequent NIS concluded that: <i>“the Proposed Development will not result in any residual adverse effects on any of these European Sites, their integrity or their conservation objectives when considered on its own.”</i> An Ecological Impact Assessment (EcIA) has been prepared. The EcIA found that: <i>“Provided that the development is constructed in accordance with the design and best practice that is described within this application, significant effects on biodiversity are not anticipated at any geographic scale.”</i>
Will the development result in the production of any significant waste, or result in emissions or pollutants?	No	The proposed works will reuse excavated materials in the reinstatement of and landscaping areas where appropriate. Waste where it arises, will be source segregated to



		<p>accommodate re-use and recycling opportunities with provisions implemented on site in waste management areas in accordance with a waste management plan which shall be prepared for the construction phase.</p> <p>The proposed development would not be considered a recognised emitter of greenhouse gases or a source of pollution. Plant and equipment utilised during construction will use fossil fuels, but the potential impact associated with this is immaterial due to the short-term scale of the works.</p> <p>The potential for the development to cause any pollution to waters has been mitigated set out in the NIS which provides construction phase control measures. For the operational phase mitigation has been provided by the design of the proposed drainage network which provides a proposal for surface water and wastewater discharges to the public network.</p>
Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is no real likelihood of significant effects on the environment	EIAR not required	✓
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Screening Determination Required	n/a
	Schedule 7A information required?	n/a
There is no real likelihood of significant effects on the environment	EIAR not required	n/a
Name:	Date:	
Position:		

The preliminary examination as required by Article 120 of the Planning and Development Regulations 2001 (as amended) has determined that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3.

