



ESC Environmental Ltd

**EIA Screening Report
for
Development at
Swinford,
Claremorris,
Co. Mayo**

Reference: 0130 EIA Screening



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1. Introduction

On behalf of the HSE Environmental Services Consultancy have prepared an Environmental Impact Assessment Report to screen for the necessity of an EIA for the points as set out in the planning application.

The development consists of a four-bedroom community dwelling for usage as an adult residential care facility which will be serviced by Irish Water as the dwelling will be connected to the public sewerage system. The development is situated amongst other houses in the area.

1.1. *Legislative Context*

Environmental Impact Assessment Report (EIAR) requirements derive from EU Directives. The requirements of Directive 2011/92/EU and preceding directives have been transposed into Irish Legislation. EU Directive 2014/52/EU amends EIA law in several respects by amending Directive 2011/92/EU. The 2014 Directive was required to be transposed by 16 May 2017 but has not yet been transposed into Irish planning legislation. The Key Issues Consultation Paper, May 2017, issued by the Department of Housing, Planning, Community and Local Government, outlines the Government's proposals for transposing the 2014 Directive into Irish legislation. This screening report is drafted based on the requirements of EU Directive 2014/52EU, notwithstanding that the directive is yet to be transposed into planning legislation.

In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIAR shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIAR is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIAR may be required, if the Planning Authority determines that the development would be likely to have significant effects on the environment. Schedule 7 and 7A of the Regulations details the criteria for determining whether a development would or would not be likely to have significant effects on the environment, and this was transposed directly from Annex III of the 2011 Directive. The 2014 Directive provides a revised Annex III and its transposition into national legislation is mandatory. This screening report, therefore, refers to Annex III of the 2014 Directive.

Article 4 (4) of 2014/52/EU introduces a new Annex IIA to be used in the case of screening determination (i.e. Information to be provided by the developer on projects listed in Annex II), which consists of:

- 1) A description of the project, including in particular:
 - a) A description of the physical characteristics of the whole project and, where relevant, of demolition works;
 - b) A description of the location of the project, 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 project.
- 3) A description of any likely significant effects, to the extent of the information available on such effects, or the project on the environment resulting from:
 - a) The expected residues and emissions and the production of waste, where relevant;
 - b) The use of natural resources, in particular soil, land, water and biodiversity.



The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.

The Directive also amends Annex III "Selection Criteria referred to in Article 4 (3)". The details to be considered in the new Annex III are as follows:

1. Characteristics of proposed development

The characteristics of project, with particular regard to:

- the size and design of the whole project,
- cumulation with other existing and / or approved development,
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste,
- pollution and nuisances,
- the risk of major accidents and / or disasters which are relevant to the project concerned, including those caused by climate changes, in accordance with scientific knowledge
- the risk to human health (for example due to water contamination or air pollution).

2. Location of proposed development

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to

- the existing and approved land use,
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- the absorption capacity of the natural environment, paying particular attention to the following areas:

- (a) wetlands, riparian areas, river mouths;
- (b) coastal zones and the marine environment;
- (c) mountain and forest areas,
- (d) nature reserves and parks,
- (e) areas classified or protected under national legislation, including Natura 2000 areas designated by Member States pursuant to Directives 92/43/EEC and 2009/147/EC,
- (f) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,
- (g) densely populated areas,
- (h) landscapes and sites of historical, cultural or archaeological significance.



3. Type and Characteristics of potential impacts

The likely significant effects on the environment proposed development in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),
- the nature of the impact;
- the transboundary nature of the impact,
- the intensity and complexity of the impact,
- the probability of the impact,
- the expected onset, duration, frequency and reversibility of the impact.
- the cumulation of the impact with the impact of other existing and / or approved projects;
- the possibility of effectively reducing the impact.

2. Information Required by Annex II (A) of 2014/52/EU

2.1. Physical Characteristics of the whole project and demolition works

The proposed development does not consist of the any demolition works. The development consists of a four-bedroom community dwelling for usage as an adult residential care facility which will be serviced by Irish Water as the dwelling will be connected to the public sewerage system. The development is situated amongst other houses in the area.

2.2. Location of the Project, with regard to Environmental Sensitivities of Geographical Areas Likely to be affected

The site in question is located on the outskirts of the town of Swinford, Co. Mayo. The topography of the site is flat (<1:20) with an area of 0.097 hectares. The dominant habitats surrounding the site are mainly Buildings and artificial surfaces with improved agricultural grassland, amenity grassland, hedgerows, treelines, mixed broadleaved woodland, and streams are also present.

The site itself currently consists of scrub (WS1) surrounded by improved grassland habitat (GA2) and buildings and artificial surfaces (BL3). This habitat is of low conservation value.

The application site is located within the Moy & Killala Bay Catchment (34), with the nearest river being the Swinford River (EPA code: SWINFORD_010) in the Moy_SC_050 subcatchment. The website of the Water Framework Directive in Ireland (catchments.ie) classifies the streams and tributaries of the Swinford River in this area as being of Good ecological status and not at risk – under the requirements of the Water Framework Directive, this is satisfactory.



Bedrock is from the Aille Limestone Formation and consists of dark fine-grained limestone and shale. The topsoil consists of grey brown podzolics and brown earths derived from mainly calcareous parent materials whilst the sub-soil consists of Till derived from limestones.

An examination of the website of the National Biodiversity Data Centre, no protected species observed within the two bordering 1km square of the proposed development (M3899 and M3799).

2.3. Description of Aspects of the Environment likely to be Significantly affected by the project

It should be noted that due to the limited size and scale of the development, there will be few impacts on the local environment. The most likely significant negative effects on the environment, without appropriate mitigation measures in place, are:

- Increased traffic activity in local area during construction
- The surface water run off into local waterways during construction

2.4. Expected Residues and Emissions and the production of waste

Construction Phase:

The proposed development is small and so there will be minimal disruption during construction phase. Surface water runoff into the nearby stream and minor dust emissions may occur during levelling or preparation of unbound storage surfaces.

Operational Phase:

The only emission from the operation of the development is surface water runoff from the roof area which is to be discharged into the stream adjacent to the site.

2.5. Use of natural resources, in particular soil, land, water and biodiversity

The project will not use any natural resources and impact on biodiversity was assessed in the Appropriate Assessment Screening report.



3. Screening for Mandatory EIAR

3.1.Requirement – Schedule 5 (10)

Projects listed in Annex I of the EIA Directive have mandatory EIA requirements. Each Member State decides on a case-by-case basis whether Annex II projects require an EIA. Thresholds have been set for Annex II projects in Irish legislation. But even projects which do not meet the threshold may require an EIA if the project is likely to have significant effects on the environment.

The Annex I and Annex II projects have been transposed into Section 5 (Parts 1 and 2) of the Planning and Development Regulations 2001, as amended.

Note: All Environmental Impact Assessment Reports submitted to the EPA or other Consent Authorities on or after the 16th May 2017 must meet the requirements of Directive 2014/52/EU.

Subject to Article 2(4), for projects listed in Annex II, Member States shall determine whether the project shall be made subject to an assessment in accordance with Articles 5 to 10.

Member States shall make that determination through: (a) a case-by-case examination;

or

(b) thresholds or criteria set by the Member State.

Member States may decide to apply both procedures referred to in points (a) and (b).

4. Mitigation Measures

4.1.Construction

4.1.1. Mitigation measures specific for Surface Water Runoff

In order to avoid any reductions in water quality in the area surrounding the development, a number of mitigation measures must be fully implemented and followed. Measures have also been suggested that will help to protect the local biodiversity of the surrounding area and to ensure the protection of local wildlife. The immediate local watercourses can play various roles for biodiversity, including serving as potential riparian corridors. It is vital that there is no deterioration in water quality in the watercourses in the vicinity of the restoration site. This will protect both habitats and species that are sensitive to pollution, especially siltation.



- Raw or uncured waste concrete / cementitious material will be removed from the site;
- Any excavation spoil wastes are expected to be minimal as excavations and site preparations are minimal; spoil arising will be backfilled away from the river and its banks, or taken off-site by licensed contractors.
- Fueling and lubrication of equipment will be carried out under controlled conditions in bunded areas and away from watercourses or drains;
- Any spillage of fuels, lubricants or hydraulic oils will be immediately contained and the contaminated soil removed from the site and properly disposed of;
- Sufficient oil soakage pads will be kept on site to deal with any accidental spillage;
- Waste oils and hydraulic fluids will be collected in leak-proof containers and removed from the site for disposal or re-cycling;
- Prior to any work it will be ensured that all construction equipment is mechanically sound to avoid leaks of oil, fuel, hydraulic fluids and grease;
- Overnight parking of plant machinery and site vehicles will only take place in the designated site compound area away from watercourses and aquatic zones;
- Release of suspended solids will be controlled by interception (silt trap) and management of site run-off. If there is a requirement to release water, it will be to grassed areas of low gradient to allow water to percolate to ground. The location and specification of the settlement areas will be agreed with a site ecologist.



4.1.2. Mitigation measures for the control of oil and fuel:

Fuel and oils must not, under any circumstances, discharge into any surface water body. The measures outlined below are designed to prevent fuel and oil from entering any surface water body and will describe the emergency procedures designed to control any accidental spillages. All site plant and machinery e.g. excavators, dumpers, etc., will be refuelled in a bunded designated area situated in a designated area and away from any watercourses, drains or riparian zones. All site vehicles will be refuelled off site, and no maintenance or servicing will occur outside the bunded site compound area. The following measures will be undertaken to reduce risk of oil and fuel in the water system:

- Prior to any work commencing it will be ensured that all construction equipment is mechanically sound to avoid leaks of oil, fuel, hydraulic fluids and grease;
- Fuels, lubricants and hydraulic fluids for equipment used will be carefully handled to avoid spillage and properly secured against unauthorised access or vandalism. Spill containment measures will be in-situ according to current best practice;
- Mobile bowsers, tanks and drums will be stored in a secure, impermeable storage area, at least 50 m away from drains and open water;
- Fuel containers will be stored within a secondary containment system e.g. bund for static tanks or a drip tray for mobile stores;
- Ancillary equipment such as hoses, pipe and pumps must be contained within the bund;
- Fuelling and lubrication of equipment will be carried out in bunded areas;
- Taps, nozzles or valves should be fitted with a lock system;
- Fuel and oil stores, including tanks and drums, will be regularly inspected for leaks and signs of damage;
- Only designated trained operators will be authorised to refuel plant on site;
- Procedures and contingency plans will be set up to deal with emergency accidents or spills;
- Oil soakage pads will be kept on site to deal with any accidental spillage. In the event of a spill any fluids collected and any contaminated soil will be collected in leak proof containers and removed from the site for disposal by a licensed contractor.



4.1.3. Storage

The storage of materials, containers, stockpiles and waste, however temporary, will follow best practice at all times, and will be stored at dedicated areas only. Storage areas will be located:

- On an impermeable base;
- Under cover to prevent damage from the elements;
- In secure areas;
- Well away from moving plant, machinery and vehicles;
- On land not required until later in the development;
- All containers will be stored upright and clearly labelled. Sufficient waste storage will be provided near to all working areas.

4.1.4. Soil Stripping and Excavation Works

The following measures will be undertaken to avoid or minimise negative effects to water quality as a result of excavations and earth works:

- Drainage and associated pollution control measures will be implemented on site before the main body of construction activity commences;
- Excavations and soil stripping activities will be suspended during periods of prolonged rainfall events;
- The earthworks materials will be placed and compacted in layers to prevent water ingress and degradation of the material;
- In the event of potentially contaminated material being discovered during excavation activities (identified through staining, discoloration, or odour), this soil will be segregated, stockpiled, sampled for characterisation purposes sufficient to meet the requirements of the applicable disposal facility, transported off-site by a licensed transporter, and disposed of in an approved treatment or disposal facility. This is not likely to be the case on this site.

4.1.5. Concrete Control and Wheel Washing

Wet concrete pollution is silty and very alkaline (high pH) and can have a serious effect on watercourses and aquatic life. Concrete should not enter site water. The following measures will be implemented regarding concrete:

- Concrete pours shall not be carried out during forecasted periods of heavy rainfall. Weather forecasts will be monitored during the construction phase.
- Designate a concrete washout area away from drains and the river (if applicable)
- To reduce the volume of cementitious water, only concrete chutes will be washed down onsite. The concrete trucks will wash down their chutes at a designated chute wash down area in the site compound. The wash down area will consist of a polythene lined bunded area of adequate capacity (if applicable);
- Wash-water from the washing out of mixers and other equipment will be undertaken at a designated chute wash down area in the site compound (if applicable);
- Washout of concrete trucks should occur off-site;
- No disposal of concrete remnants will be permitted elsewhere on site;

4.2. Operation

The development is a small four-bedroom house and its operation will have minimal impact. Clean surface water from the roof area is to be discharged to the nearby watercourse, and all wastewater will be directed to the local sewerage system.



5. Screening for Sub-threshold EIA & Conclusion

Schedule 7 and 7A of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIAR should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides revised Annex III and its transposition into national legislation is mandatory. Accordingly, Table 1, attached, provides screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIAR is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment therefore the development is as such screened out.



6. Screening Statement with reference to Annex III EU Directive 2014/52/EU

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
<p>1. Characteristics of proposed development The characteristics of the proposed development, in particular:</p>		
<ul style="list-style-type: none"> the size and design of the whole project 	The project is minor and surrounded by developed land	As the site is minor, it will have little to no operational impacts
<ul style="list-style-type: none"> cumulation with other existing and / or proposed development 	The project is surrounded by other housing developments, with one off housing in a ribbon development along the R375 to the south, and a housing estate to the north.	The cumulative impact of the proposed development is limited to the clean surface water runoff from the roof being discharged into the local stream. No significant negative impacts are likely.
<ul style="list-style-type: none"> the use of natural resources, in particular land, soil, water and biodiversity 	The project consists of a small sized development and will not use any natural resources, and there are no resource requirements that will impact upon any designated site. No significant negative impacts are likely.	No out of the ordinary use of natural resources is likely during the operation phase. No significant negative impacts are likely.
<ul style="list-style-type: none"> the production of waste 	Waste produced during the construction phase will be transported to a suitable waste facility. No significant negative impacts are likely.	Operational waste generated will be domestic waste from the residential units. All waste will be disposed of by a licensed waste contractor. No significant negative impacts are likely.
<ul style="list-style-type: none"> pollution and nuisances 	There is a potential to cause nuisance related to noise, dust and vibration impacts during the construction phase. The proposed construction will be subject to normal conditions related to working hours	There will be no pollution emissions from the operation of this site. Clean surface water from the roof area will be directed to the local stream. All waste will be disposed of by a licensed waste contractor.



<ul style="list-style-type: none"> 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 	<p>No significant negative impacts are likely.</p>	<p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> the risks to human health (for example due to water contamination or air pollution). 	<p>There is a potential during construction for excessive dust to contaminate the air, and for the nearby stream to be contaminated by surface water runoff. However, the potential for human health to be at risk would be very unlikely.</p>	<p>There will be no risks to human health in the operation of this facility.</p>
<p>2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:</p>		
<ul style="list-style-type: none"> the existing and approved land use 	<p>The proposed project is in an area defined as Recreation & Amenities in the county development plan 2021-2027. The land is currently overgrown and has little to no recreational use. It is surrounded by "Self Sustaining Growth Towns", and there is a significant swathe of Recreation & Amenities designated land to the north of the site. The development will therefore have very little impact on the existing land use.</p>	<p>No significant negative impacts will occur during the operation of the development</p>
<ul style="list-style-type: none"> the relative abundance availability quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; 	<p>It is a small site and not sensitive in terms of natural resources. No significant negative impacts.</p>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources. No significant negative impacts are likely.</p>



<p>the absorption capacity of the natural environment, paying attention to the following areas:</p> <ul style="list-style-type: none"> a) wetlands, riparian areas, b) river mouths; c) coastal zones and the marine environment; d) mountain and forest areas, e) nature reserves and parks, f) areas classified or protected under national legislation, Natura 2000 g) areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, h) areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure, i) densely populated areas, j) landscapes and sites of historical, cultural or archaeological significance 	<p>There are no natural environments impacted by the development</p>	<p>The area in which the development is situated is of low ecological importance.</p> <p>No significant negative impacts are likely.</p>
<p>3. Type and Characteristics of potential impacts The likely significant effects of projects on the environment must be considered in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:</p>		
<ul style="list-style-type: none"> • the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected) 	<p>The development is of a very small size and therefore no significant negative impacts are anticipated.</p>	<p>The proposed development is in a build up area and is small.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> • the nature of the impact 	<p>No additional impacts</p>	<p>No additional impacts are foreseen</p>
<ul style="list-style-type: none"> • the transboundary nature of the impact 	<p>There are no construction phase transboundary impacts.</p>	<p>There are no operational phase transboundary impacts.</p>



<ul style="list-style-type: none">the intensity and complexity of the impact	.No significant negative impacts as the development is small in scale and scope.	No significant negative impacts as the development is small in scale and scope.
<ul style="list-style-type: none">the probability of the impact	No significant negative impacts as the development is small in scale and scope.	The operational phase will have minimal impact on the environment.
<ul style="list-style-type: none">the expected onset, duration, frequency and reversibility of the impact.	No significant negative impacts as the development is small in scale and scope	The development will be occupied all year round and impacts will be irreversible. However, the impacts are minimal due to the small scale and size of the development
<ul style="list-style-type: none">the cumulation of the impact with the impact of other existing and / or approved projects;	No significant negative impacts as the development is small in scale and scope	The operational phase will have minimal impact on the environment.
<ul style="list-style-type: none">the possibility of effectively reducing the impact.	No significant negative impacts as the development is small in scale and scope	The operational phase will have minimal impact on the environment in culmination with other developments in the area.