

## A. Screening Report for Appropriate Assessment for Part 8 Housing Project at Lakeglen, Mountmellick Road, Portlaoise, County Laois.

### *Proposed Development*

Carry out a residential development at Lakeglen estate, Portlaoise, County Laois.

In particular, the proposed development comprises the following main elements:

- construction of a replacement end of terrace, two-storey dwelling unit of 146 m<sup>2</sup> at site no. 13,
- refurbishment of the existing terraced, two-storey dwelling unit of 95 m<sup>2</sup> at site no. 14,
- ancillary site works.

### *Site Location*

The development site is located on zoned lands within an existing, long established housing estate “Lakeglen” off Green Road, c. 1.25 kms north-east of Portlaoise town centre.

### *Site Size*

The overall curtilage is 0.046 hectares [0.11 acres] in size.

### *Floor area of proposed development*

The total floor area of the proposed development is 241 square metres.

### *Identification of nearby Natura 2000 site(s)*

There are no Natura 2000 sites at or in close proximity to the development site.

The nearest such site is the River Barrow and River Nore SAC [site code 2162] which is c. 6,500 metres due north-west.

### *The characteristics of existing, proposed or other approved projects which may cause interactive/cumulative impacts with the project being assessed and which may affect the Natura 2000 site*

None.

### *Is the application accompanied by a NIS?*

No.

## **B. IDENTIFICATION OF THE RELEVANT NATURA 2000 SITE(S)**

### *The reasons for the designation of the Natura 2000 site*

A site synopsis is attached to this report (sourced on [www.npws.ie](http://www.npws.ie)).

### *The conservation objectives/qualifying interests of the site and the factors that contributes to the conservation value of the site*

A site synopsis is attached to this report (sourced on [www.npws.ie](http://www.npws.ie)).

## **C. NPWS ADVICE**

### *Summary of advice received from NPWS in written form*

None received.

## **D. ASSESSMENT OF LIKELY SIGNIFICANT EFFECTS**

(Purpose of this is to identify if the effect(s) identified could be significant – if uncertain assume the effect(s) are significant).

If answer yes to any of the questions, below then the effect is significant.

### *Would there be any impact on an Annex 1 habitat? (Annex 1 habitats are listed in Appendix 1 of AA Guidance)*

No. The development is not located within or close to a Natura 2000 site.

### *Would there be a reduction in habitat area on a Natura 2000 site?*

No. The development is not located within or close to a Natura 2000 site.

### *Would there be direct/indirect damage to the physical quality of the environment (e.g., water quality and supply, soil compaction) in the Natura 2000 site?*

No. There is a very low level of potential for connectivity of the development site with sites designated for environmental protection.

### *Would there be serious/ongoing disturbance to species/habitats for which the Natura 2000 site is selected (e.g., because of increased noise, illumination and human activity)?*

No. There is a very low level of potential for connectivity of the development site with sites designated for environmental protection.

*Would there be direct/indirect damage to the size, characteristics or reproductive ability of populations on the Natura 2000 site?*

No. The development is not located within or close to a Natura 2000 site and there is a very low level of potential for connectivity of the development site with sites designated for environmental protection.

*Would the project interfere with mitigation measures put in place for other plans/projects. (Look at in-combination effects with completed, approved but not completed, and proposed plans/projects. Look at projects/plans within and adjacent to Natura 2000 sites and identify them).*

No.

## **E. SCREENING CONCLUSION**

Taking account of the following:

[i] the lengthy distance between the development site and the nearest Natura 2000 site,

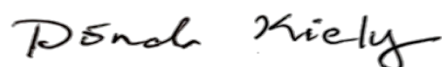
[ii] the availability of a connection to public foul and surface water drainage infrastructure,

[iii] the nature and extent of the proposed development and of the site curtilage including the very low level of potential for connectivity of the development site with water bodies or with sites designated for environmental protection,

[iv] the characteristics of the conservation objectives involved and

[v] best scientific knowledge.

it can be concluded with reasonable certainty that the development in itself or in combination with other plans or projects would not be likely to have a significant effect on the Natura 2000 sites network and therefore an appropriate assessment is not required.



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*Donal Kiely, SEP, 13<sup>th</sup> December 2024*

## B. Screening Report for Environmental Impact Assessment for Part 8 Housing Project at Lakeglen, Portlaoise, County Laois.

### *Introduction*

This report has been informed by:

- Schedules 5, 7 and 7A of the Planning and Development Regulations 2001 (as amended),
- ‘Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environment Impact Assessment’, issued by the DHPLG (2018), and
- Part VIII plans and particulars of the proposed development.

### *Legislation*

The proposed development is of a class referenced in **Schedule 5 of Part 2** of the Planning and Development Regulations 2001 as amended, namely:

#### *10. Infrastructure Projects*

*[b] [i] Construction of more than 500 dwelling units,*

*[iv] Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the of other parts of a built-up area and 20 hectares elsewhere.*

*[In this paragraph, business district means a district within a city or town in which the predominant land use is retail or commercial use].*

In the case of [b] [iv], the district in question would not be a district in which the predominant land use is retail or commercial. The predominant land use is residential.

Therefore, the relevant threshold is 10 hectares.

With a site area of 0.046 hectares [0.11 acres], the proposed development is significantly sub-threshold and does not automatically require EIAR.

### *Sub-threshold EIA*

The key issue with regard to the possible need for EIA of sub-threshold development is whether the development in question would or would not be likely to have significant effects on the environment.

**Article 120** of the Planning and Development Regulations 2001, as amended states the following:

120. (1) (a) Where a local authority proposes to carry out a sub threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the local authority concludes, based on such preliminary examination, that—

(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—

(I) conclude that the development would be likely to have such effects, and

(II) prepare, or cause to be prepared, an EIAR in respect of the development.

For sub-threshold developments listed in Schedule 5, Part 2 of the regulations, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment.

### *Schedule 7*

The proposed development is considered against the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended. This is based on the existence of realistic doubt with regard to the likelihood of significant effects on the environment and considering the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the 2001 Regulations.

The competent authority must proceed to a further examination to determine whether EIA is required pursuant to Schedule 7A to the 2001 Regulations in order to facilitate a formal screening determination.

### *Characteristics of the proposed development*

#### Size of the proposed development

The area of the application site is given as 0.046 hectares [0.11 acres].

#### The cumulation with other proposed development

Impacts caused by one project, which may be considered minor and insignificant, can combine with other environmental impacts from existing or planned development. When taken in combination, these impacts could be likely to have significant effects on the environment.

Existing development in the surrounding area is predominantly residential development.

Previous planning applications for development at this overall local authority-built scheme are relatively limited.

Subject to appropriate restrictions on the proposed development in relation to traffic movements, noise and dust emissions, mostly during the construction phase, it is considered that the potential for significant impacts on the environment from cumulative effects will not arise.

#### Nature of any associated demolition works

The former dwelling on site no. 13 has already been demolished and the site curtilage cleared.

There will be relatively limited groundworks on this brownfield site.

There will also be relatively limited groundworks on the adjacent site no. 14. The dwelling on that site will be retained and refurbished.

All demolition waste will be disposed of at an authorized facility.

#### The Use of Natural Resources

It is considered that there will only be relatively minor negative impact on soil, land, water and biodiversity.

A replacement two-storey dwelling will be constructed on site no. 13 which is a brownfield site and contained a two-storey dwelling up to recently.

Site no. 14 contains an existing dwelling which will be retained and refurbished.

No watercourses are present and neither site is in an at-risk flood zone.

Soil excavated for construction will be reused on site or removed off site for re-use elsewhere.

#### Production of Waste

The proposal will not generate significant quantities of waste.

The former dwelling on site no. 13 has already been demolished and the site curtilage cleared.

Waste produced during the construction phase will be managed by a site-specific construction and demolition waste management plan.

During the operational phase there will be non-hazardous waste and packaging waste, WEEE, empty containers and landscaping waste.

### Pollution and Nuisances

The proposed development has the potential to result in pollution and nuisances in the area during the construction phase due to dust and noise. Mitigation measures will be proposed to deal with these issues including proper construction methodology.

It is considered that soil and water pollution impacts are insignificant and will not result in pollution or nuisance.

Connections to the public foul and surface water sewer networks are available in the case of both sites.

Subject to the implementation of the best practice measures, it is considered that these impacts would not be significant.

### Risk of Accidents, having regard to substances or technologies used

None identified.

### Risks to Human Health

Risks to human health from the proposed development can principally arise from noise and dust emissions during the construction phase.

Subject to the implementation of the mitigation and best practice measures it is considered that these impacts would not be significant.

The characteristics of the development do not require EIAR to be carried out.

### Location of the proposed development

The development sites are located on "Residential 1. Existing Residential" zoned lands in an urban location at "Lakeglen", Portlaoise, County Laois.

There are no Natura 2000 sites at or in close proximity to the development sites.

The nearest such site is the River Barrow and River Nore SAC [site code 2162] which is c. 6,500 metres due north-west.

There are no protected structures on the site or on the surrounding lands.

### The relative abundance, quality and regenerative capacity of natural resources in the area

The proposed development is not likely to have significant effects on the abundance, quality and regenerative capacity of natural resources in the area having regard to its relative limited nature and extent, its location in a brownfield urban environment and the availability of connections to the public foul and surface water sewer networks.

### The absorption capacity of the natural environment

In terms of absorption capacity, site no. 13 is a brownfield urban site while adjacent site no. 14 is an existing urban site.

Neither site is not located in an upland or wetland area.

The development sites are outside the confines of the critical Flood Zones A and B as indicated in the Strategic Flood Risk Assessment of the Laois County Development Plan 2021-2027 and Portlaoise Local Area Plan 2018-2024.

### Types and Characteristics of the Potential Impacts

Potential impacts can arise in relation to:

- Operational noise, vibration, dust and related nuisances for lands and adjoining properties mainly during the construction phase.
- Pollution of groundwater and surface water during the construction phase.

### Transfrontier nature of impact

The proposed development will be localised and will take place fully within the administrative area of Laois County Council.

### Magnitude and complexity of impact

It is not considered that impacts from the proposed development would have the potential to affect a large range of receptors over a wide geographical area. The spatial extent of impacts would be more localised and the size of the population likely to be affected would not be significant.

### Probability of impacts

Impacts from the proposed development can arise over the duration of the construction works, particularly with respect to noise and dust emissions, potential pollution of groundwater and surface water, and traffic impacts on the local road



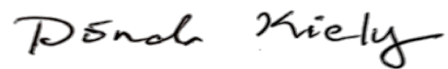
network. Subject to the strict implementation of the mitigation and best practice measures, it is considered that these impacts would not be significant.

Expected Onset, Duration, frequency and reversibility of impact

It is considered that the construction phase of the proposed development will be over a 12-month time period.

**SCREENING CONCLUSION**

I consider that the proposed development does not require an Environmental Impact Assessment as it is not likely to have significant effects on the environment by virtue, inter alia, of its nature, size and location.



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*Donal Kiely, SEP, 13<sup>th</sup> December 2024*