

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

### *Proposed Development*

Erect 14 no. dwelling houses and associated infrastructure.

### *Site Location*

The subject site is located in a zoned, serviced, urban area at Knockmay, c.1 kms northwest of Portlaoise town centre.

### *Site Size*

The site area is 0.403 hectares [0.99 acres].

### *Floor area of proposed development*

c. 1,400 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 sites,

[ii] 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,

[iii] the ability to connect to the Irish Water foul drainage network,

[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, a/SP, 14<sup>th</sup> July 2022*

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

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

### *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 my opinion, neither of the above two criteria apply in this case.

- In the case of criterion [i], the proposed development is only for 14 no. units.
- In the case of criterion [iv], the site curtilage is only 0.403 hectares [0.99 acres] and the location in question would not qualify as a business district.

Neither in my opinion do the criteria in Schedule 7 of the Regulations apply. These are criteria for determining whether sub-threshold development listed in Part 2 should be subject to an Environmental Impact Assessment.

### **SCREENING CONCLUSION**

An Environmental Impact Assessment Report is not required in respect of the proposed development.

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*Donal Kiely, a/SP, 14<sup>th</sup> July 2022*