SUB THRESHOLD EIA SCREENING REPORT
CLOVER HILL COURT

Criteria for determining whether a development would or would not be likely to have significant effects on the environment as per the requirements of Article 120 of the Planning and Development Regulations 2001 as amended

1. CHARACTERISTICS OF PROPOSED DEVELOPMENT	
Size of Proposed Development	*The proposed Clover Hill Court development includes the construction of a total of 90 residential units, comprising:* • *2 no. apartment buildings (1 no. 3-4 storey building and 1 no. 4-5 storey building), linked at ground floor, containing 84 no. apartments in total, with 28 no. 1-bed apartments and 56 no. 2-bed apartments, each with private balcony/wintergarden/terrace, as well as ground floor bin & bicycle stores and plant (including 1 no. relocated substation and 1 no. additional substation)* • *6 no. 2-storey 3-bed terraced houses, each with private garden* *The site is 1.017ha in area.*
Cumulation with other Proposed Development	*N/A*
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	*It is intended that the existing concrete slab will be demolished as part of the development and that all existing utilities within the site footprint will be decommissioned and grubbed out, as will the existing tarmacadam surface. These will be decommissioned, removed from site and disposed of at an appropriately licenced facility.*
Use of Natural Resources	*The use of natural resources associated with this development is limited to the materials to be used for its construction.*
Production of Waste	*The proposed residential development will involve a maximum excavation depth of 2.3m bgl. All soil requiring disposal offsite will require waste classification in accordance with EPA requirements as set out in the documents 'Waste Classification List of Waste & Determining if Waste is Hazardous or Non-hazardous' (EPA, 2015), and 'Determining if waste is hazardous or non-hazardous' (EPA, 2018), and all relevant waste management legislation. In addition to screening against relevant WAC, the preparation of a waste classification tool (hazwaste online /EPA paper tool or similar etc.) will be required to be carried out in order to determine the relevant LoW / EWC code for the transport of any waste soils which require offsite removal and disposal. Any onsite waste should be removed firstly before the demolition phase occurs onsite. Construction waste generation will be minimised during the proposed construction works. Engineering grade fill material (hardcore or similar) will be imported to the site during the proposed construction. Therefore, based on the environmental setting, and taking account of the nature, scale and location of the proposed project other than standard construction materials, the proposed project (during both construction and operational phases) will not have a significant impact on natural resources.*
Pollution and Nuisances	*Construction will require the use of machinery such as excavators and road saws etc. and the presence of such machines may result in a temporary increase of noise. Noise barriers will be installed to minimise noise impact on sensitive receptors. The contractor will be required to avoid leaving machinery idling and required to change reverse indicators beepers. Noise levels will not exceed the indicative levels of acceptability for construction noise in an urban environment as set out in the NRA guidance 'Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes' (NRA, 2014). There will be no additional pollution or nuisance issues from the operational stage of the development.*
Risk of Major Accidents	*No significant risk of major accidents or disasters.*
Risk to Human Health	*No significant risks to human health have been identified*

2. LOCATION OF PROPOSED DEVELOPMENT	
Existing Land Use	*The site is a brownfield site that was previously home to Hormann Electronics from 1977 until 2008 when the firm closed. More than 90% of the site area is made up of hardstanding, comprising of macadam access road and carparking facilities.*
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	*It is a brownfield site, of low ecological value in terms of habitat or sensitive in terms of natural resources. The proposed operational phase will not have any out of the ordinary impact on natural resources. No significant negative impacts are likely.*
Absorption Capacity of the Natural Environment	*There are no natural environments in proximity likely to be impacted by the construction of the proposed development. The proposed use is compatible with the geographical area. The high quality architectural design will contribute to the urban landscape. No significant negative impacts are likely.*

3. CHARACTERISTICS OF POTENTIAL IMPACTS	
Extent of the Impact	*The proposed density of development is appropriate, given the level of services, amenities, infrastructure and public transport available in the areas. No significant negative impacts are likely.*
Transfrontier nature of the Impact	*N/A*

Magnitude and Complexity of the Impact	*The operational phase of the development is moderate in scale and will be actively managed. No significant negative impacts are likely.*
Probability of the Impact	*The operational phase will inevitably change the local environment, however the change will be consistent with emerging trends in the area. Measures are in place to avoid, reduce or mitigate any likely negative impacts.*
Duration, Frequency and Reversibility of the Impact	*No permanent negative impacts are anticipated as a result of the demolition and construction phase of the project. No significant negative impacts are likely. The development will be occupied all year round and impacts will be irreversible.*

SCREENING CONCLUSION STATEMENT
The Environmental Impact Assessment Screening therefore concludes that there is no real likelihood of significant effects and therefore an Environmental Impact Assessment is not required. *Please refer to Appendix A for report titled; EIAR Screening prepared by McCutcheon Halley Planning Consultants, dated June 2020.*

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Date:	02 November 2022

Appendix A

EIAR Screening