



EIA Preliminary Examination

Development Summary	The proposed development will consist of the construction of 47no. dwellings, alterations to a permitted residential development including change of house type, drainage network design and site levels together with all associated site development works, public lighting, landscaping, public open space, boundary treatments, car parking, roads and footpaths with a vehicular entrance onto Old Slane Road with a roundabout junction to facilitate bus turning movements.
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Preliminary Examination

	Yes / No / Uncertain
1. Is the size or nature of the proposed development exceptional in the context of the existing environment?	No
2. Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	No
3. Is the proposed development located on, in, adjoining or have the potential to impact on an ecologically sensitive site or location ¹ ?	Yes
4. Does the proposed development have the potential to affect other significant environmental sensitivities in the area?	No

Comment (if relevant)

The proposed development site will be hydrologically linked to the Boyne River by way of Mell Stream due to the proposal to outfall surface water to the stream via the permitted and constructed headwall. The permitted development ('Gort Mell') has already undergone appropriate assessment under ABP-311678-21, P.A. Ref. 2360368 and P.A. Ref. 2460266. The proposed development is a relatively small extension to the permitted development. As surface water discharge will be maintained at the greenfield runoff rate under the proposed development, it is not envisaged that the Phase 3 development would result in additional impacts that have not been already considered under the two previous planning applications.

Having regard to the nature and scale of the proposed development which is subthreshold, it is considered that the issues arising from the connectivity to European Sites can be adequately dealt with under the Habitats Directive (Appropriate Assessment) and an NIS is submitted under separate cover in this regard.

¹ Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

The existing noise environment at the application site is classed as Medium to High Risk during the daytime and nighttime as a result of its location to the east of the M1. The permitted SHD (as modified) features an acoustic strategy to mitigate the road noise from the M1 and improves the noise levels on site. The proposed development continues the permitted acoustic strategy and has been assessed by a qualified acoustic engineer. With mitigation measures in place, the internal noise levels in the residential properties are predicted to meet the WHO and ProPG internal noise criteria. Noise levels within the external amenity areas are predicted to fall within the 55–60 dB LAeq,16hr range. While this represents a ‘Low to Medium’ risk category, it is in accordance with Stage 1 of the ProPG: Planning & Noise guidance.

There is no likelihood of other significant effects on the environment. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

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	X	
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Screening Determination required		
	Sch 7A information submitted?	Yes	No
There is a real likelihood of significant effects on the environment	EIAR is required (Issue notification)		

This preliminary examination has been undertaken by Judith Horgan B.A.(Mod), MRUP, AdvDip. MIPI.