



# ARMSTRONG FENTON ASSOCIATES

**PROJECT:** Strategic Housing Development for proposed residential development at The Steeples Road / Longford Road, Duleek, Co. Meath.

**REPORT:** Environmental Impact Assessment Screening Report

**CLIENT:** DSPL Ltd.

**DATE:** April 2022

Planning &  
Development  
Consultants



## 1.0 Introduction

On behalf of the applicant, DSPL Ltd, we have prepared this Environmental Impact Assessment Screening Report to assess the potential impacts on the environment of the proposed residential development at The Steeples Road, Duleek, Co. Meath. It is submitted that the development is below any threshold that would trigger the requirement for EIAR.

The purpose of this Report is to identify and assess the potential for environmental impact associated with the Proposed Development and to determine if EIA is required for the Proposed Development. The EIA requirement was determined as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations). Projects listed in Schedule 5, Part 1, of the Regulations, shall be subject to systematic assessment (Article 4(1) of the EIA Directive) as they are deemed as projects that have significant effects on the environment. Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and for projects that fall below these thresholds, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR) is required. Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This Report was prepared by Tracy Armstrong of Armstrong Fenton Associates, Planning Consultants, who holds a Masters of Regional and Urban Planning, a BA in Geography, and a Diploma in EIA & SEA Management. She has practised as a planning consultant for over 17 years and has directed the preparation of EIARs for a range of development projects.

This report accompanies a Strategic Housing Development Application to An Bord Pleanála. The possible effect on the environment has been examined through the process of an EIA Screening which is detailed below.

This report is supported and informed by accompanying application documentation including an Appropriate Assessment Screening Report and an Ecological Impact Assessment Report prepared by Enviroguide Consulting, Ecologists.

## 2.0 Description of the Site Location and Proposed Development

**2.1** The subject site is a greenfield site which fronts onto the Longford Road / Steeples Road, a local road providing access to the centre of Duleek, Co Meath. The site is located within the settlement boundary of Duleek, has mature hedging around the entire perimeter of the site and is accessed via an agricultural entrance directly from Longford Road to the front of the site. A residential estate to the north of the site i.e. Stoneyford Green, consists of traditional two storey semi-detached dwellings and a row of detached dwellings that front onto and are accessed directly from Longford Road to the north. A number of detached bungalows set on large sites are positioned along the east and south of the site, access to two of these residences is from the Longford Road and from Larrix Street for the other two.

**2.2** The site comprises three large agricultural fields, no longer in productive use, having been deep ploughed and the vegetation allowed to grow unhindered. For the most part the site is level, with a very slight rise north westwards towards Stoneyford Green housing estate. The site has road frontage along its western boundary. Laneways bound the north and southern boundaries. The northern laneway, apparently known as 'Julia Dunnes Lane', links the Longford Road with Larrix Street. The laneway is very overgrown with mature trees and hedgerows; it is inaccessible. The southern laneway is actually two separate laneways. The first, known as 'Kennel Lane' provides access to two bungalows and an agricultural field; it is surfaced with gravel and well



maintained. The second is a gated laneway and provides access to a single property, it is surfaced with tarmac and also well maintained. The general character of the area is defined by relatively recent single storey and two storey detached and semi-detached houses, with a small number of older single storey buildings along Larrix Street.



Fig. 1 – Location of application site (coloured red) (Source: Google Maps)

### 2.3 The development put forward for permission can be described as follows:

DSPL Limited, intends to apply to An Bord Pleanála for permission for a strategic housing development, on a site area of 4.8Ha., located at Longford Road / The Steeples Road, Duleek, Co. Meath in the townland of Commons. To the north-west of the site is the Stoneyford Green residential estate, to the west, on the opposite side of Longford Road / The Steeples Road, is The Steeples residential estate, with Larrix Mews / Kennel Lane to the east/south-east.

The proposed development will consist of 141 no. dwellings and a 2 storey creche (415sq.m). The residential dwellings will be comprised of 131 no. 2 storey houses and 10 no. 1 bed apartments accommodated 4 no. 2 storey buildings. The proposed houses consist of 4 no. 4 bed detached houses, 18 no. 3 & 4 bed semi-detached houses, 102 no. 3 & 4 bed terraced houses and 7 no. 2 bed terraced houses.

The proposed development provides for all associated site development works, including the provision of a roadside footpath and cyclepath along Longford Road / The Steeples Road, surface car parking (Total: 317 no. spaces), bin & bicycle storage, public & communal open spaces, hard & soft landscaping, boundary treatments, sub-stations and public lighting. Access to the development will be via one new vehicular entrance off Longford Road / The Steeples Road, with pedestrian / cyclist access provided along the northern & eastern boundaries.



## 3.0 EIA Screening Methodology

### 3.1 Introduction

The scope of the EIA screening process is to identify any potential impacts associated with the Proposed Development that may arise during Construction and Operational Phases as outlined in the preceding Section 2.3.

### 3.2 Legislative Requirements for an EIA

Directive 2011/92/EU was enacted as a means to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex I of Directive 2011/92/EU, as amended by Directive 2014/52/EU defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II lists projects which do not necessarily have significant effects but can be subject to case by case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states the following:

*“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for:*

*(a) Proposed Development of a class specified in Schedule 5 of the Planning and Development Regulations 2001 which exceeds a quantity, area or other limit specified in that Schedule, and*

*(b) Proposed Development of a class specified in Schedule 5 to the Planning and Development Regulations 2001 which does not exceed a quantity, area or other limit specific in that Schedule but which the planning authority or the Board determines would be likely to have significant effects on the environment”.*

In some cases, Member States have also established “exclusion” or “negative” lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States. In Ireland the thresholds are defined in ‘Article 120 of the Planning and Development Regulations 2001-2021.

Schedule 5 of the Planning and Development Regulations 2001-2021 outlines the legislative requirements deeming whether a project needs a mandatory EIA. Projects that automatically require an EIA included in Annex 1 are listed in Part 1 of Schedule 5 to the Planning and Development Regulations. Projects that are assessed either on a case-by-case examination or on the basis of set mandatory thresholds are defined under Annex II of the Directive, and these are transposed in Irish legislation in Schedule 5, Part 2 of the Planning and Development Regulations.

The Proposed Development at Longford Road / Steeples Road, Duleek, Co. Meath is not listed as a development type in Schedule 5, Part 1 of the Planning and Development Regulations 2001-2021 and accordingly a mandatory EIA is not required.

The Proposed Development is a project listed as a development type in Schedule 5, Part 2 of the Planning and Development Regulations 2001-2021. The Proposed Development is considered a sub-threshold development as detailed below.

A sub-threshold development is defined as a “*development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*”. Sub threshold developments can be screened to determine if



an EIA is required.

The Proposed Development does not meet the criteria set out in Schedule 5, Part 2 (10) (b) (iv) of the Planning and Development Regulations 2001-2021:

**10. (b) (i) Construction of more than 500 dwelling units.**

The number of dwelling units as part of the residential development include 141 no. dwellings. This is below the threshold of 500 units and therefore a mandatory EIA is not required.

The Proposed Development does not meet the criteria set out in Schedule 5, Part 2 (10) (b) (ii) of the Planning and Development Regulations 2001-2021:

**10 (b) (ii) Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.**

The Proposed Development will include the provision of a total of 317 No. car parking spaces. These parking spaces are part of the Proposed Development and therefore a mandatory EIA is not required.

**10(b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case 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.)**

The Proposed Development does constitute an 'urban development' as it is located within a built-up area on land which has been zoned for development by Meath County Council. However, as the total area of the Site for development has been confirmed as 4.8 hectares with a net developable area of 4.7ha, it is less than the 10-hectare threshold and accordingly a mandatory EIA is not required.

**12. (c) Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms.**

The Proposed Development comprises a residential development to include 141 no. residential dwellings. It is not intended that the dwellings be used as holiday homes, therefore this development does not fall under the category of Tourism and Leisure. Thus, a mandatory EIA is not required in this case.

**15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.**

The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5 Part 2, (15). The findings of this review will be detailed in this report's conclusions.

As this Proposed Development is significantly below the threshold specified in the above Classes or the Classes do not apply, Class 10(b), 12(c), 13(c), 14 and 15, of Part 2, it is considered a sub-threshold development on these grounds. Therefore, the Proposed Development does not meet the thresholds to require a mandatory EIA as per Schedule 5 of the Planning and Development Regulations and is considered to be a sub-threshold development in the context of Irish legislation.

The criteria as set out in Schedule 7 has been incorporated into this EIA screening. This EIA Screening concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in Sections 3.5 to 3.15.



### 3.3 EIA Screening

The process of evaluating the likelihood of a project listed in Annex II requiring an assessment is called Screening. Figure 3 below, from *The Environmental Impact Assessment of Projects, Guidance on Screening* (European Commission, 2017) provides the steps involved in the Screening process.

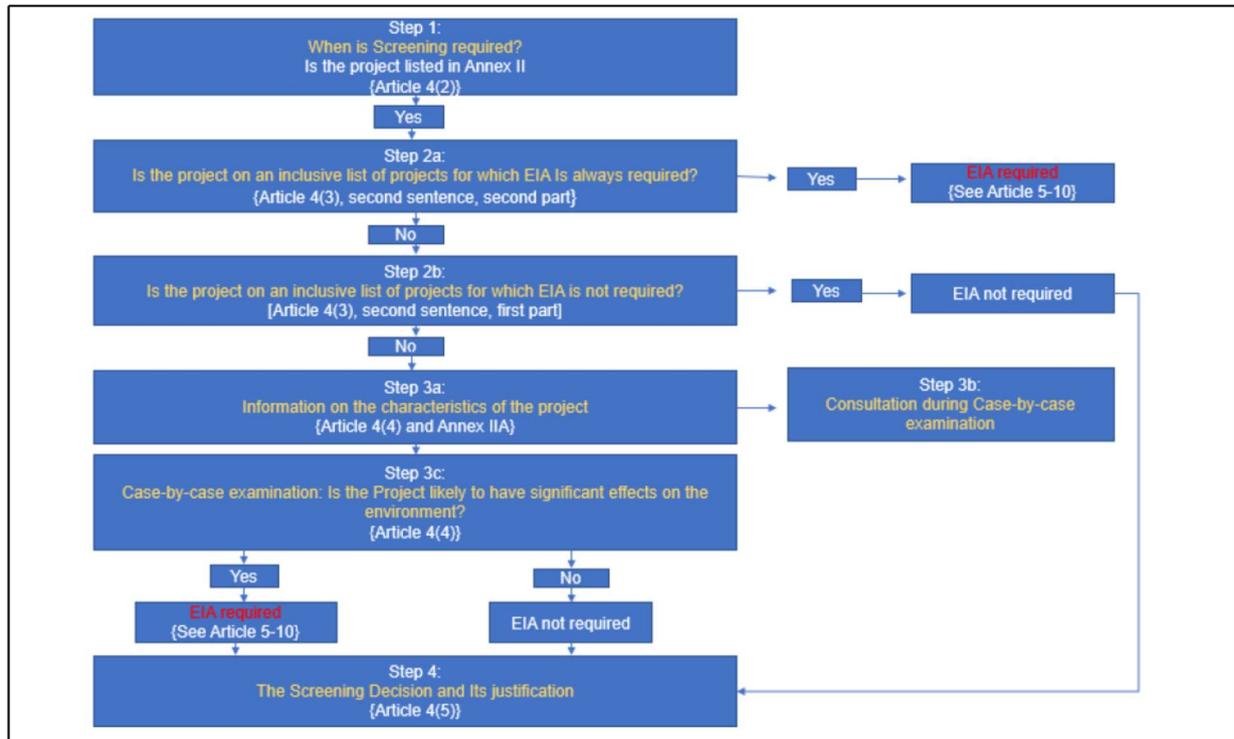


Fig. 1 – Flow Diagram of the Steps in Screening

(Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

### 3.4 Sub-Threshold Development

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. In order to provide guidance with this, criteria have been transposed into Irish legislation and set out in Annex III of the EIA Directive, it is also set out in Schedule 7 to the Planning & Development Regulations 2001 - 2021. Within Annex III of the EIA Directive 2014/52/EU, the characteristics under which a project must be considered in order to determine if an EIA is required includes:

1. The size and design of the Proposed Development;
2. The nature of any associated demolition works,
3. The use of natural resources, in particular land, soil, water and biodiversity;
4. The production of waste;
5. Pollution and nuisances;
6. 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;
7. The risks to human health (for example due to water contamination or air pollution);
8. The existing and approved land use;
9. The relative abundance, availability, quality and regenerative capacity of natural resources;
10. The absorption capacity of the natural environment, paying particular attention to the following areas:
  - i. wetlands, riparian areas, river mouths;
  - ii. coastal zones and marine environment;



- iii. mountain and forest areas;
- iv. nature reserves and parks;
- v. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;
- vi. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
- vii. densely populated areas;
- viii. landscapes and sites of historical, cultural or archaeological significance.

- 11. The magnitude and spatial extent of the impact;
- 12. The Nature of the Impact;
- 13. The transboundary nature of the impact;
- 14. The intensity and complexity of the impact;
- 15. The probability of the impact;
- 16. The expected onset, duration, frequency and reversibility of the impact;
- 17. Cumulation with other existing development and/or development the subject of a consent; and
- 18. The possibility of effectively reducing the impact.

The above criteria, as transposed in Irish legislation, are grouped under three main headings, as follows:

- 1. Description of the Proposed Development;
- 2. Location of the Proposed Development; and
- 3. Characteristics of the Potential Impacts.

In addition, the European Commission publication *Environmental Impact Assessment of Projects, Guidance on Screening (2017)* contains helpful checklists such as “Screening Checklist” and the “Checklist of Criteria for Evaluating the Significance of Environmental Impacts”, that are beneficial in aiding the production of screening for an EIA.

### 3.5 Site Planning History

A search of planning applications in the vicinity of the site of the proposed development was carried out using online planning resources and a summary of same is as follows:

#### **Planning Application Reference: ABP – 307240 - 20.**

A planning permission for a strategic housing development at a Site area of 4.8 hectares located at the Steeples Road, Duleek, County Meath in the townland of the Commons. To the north-west of the Site is the Stoneyford Green residential estate, to the west, on the opposite side of the Steeples Road, is The Steeples residential estate, with Larrix Mews to the east. The Proposed Development will consist of 167 number dwellings and a two-storey creche (415 square meters) and associated Site works. The residential dwellings will consist of 93 number two-storey houses and 74 number duplex units and apartments accommodated in five number three storey blocks.

### 3.6 Cumulation with Other Projects

Cumulative Impacts can be defined as “*impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project*”. Effects which are caused by the interaction of effects, or by associated or off-site projects, are classed as indirect effects. Cumulative effects



are often indirect, arising from the accumulation of different effects that are individually minor. Such effects are not caused or controlled by the project developer.

Plans and projects in the surrounding area that could have the potential to result in cumulative impacts were reviewed from online planning resources including:

The following sets out several relevant permissions in the vicinity of the Proposed Development

**Planning Application Reference: LB200275 Ashcroft Property Developments Ltd.**

Planning Permission was sought for a residential development consisting of the construction of 34 no. 2 storey dwellings on a site measuring circa 1.3 hectares in the townland of Com-mons, Station Road, Duleek, County Meath. The proposed development is comprised of 2 no. 5 bed detached houses, 1 no. 4 bed detached house, 18 no. 4 bed semidetached houses, 10 no. 3 bed semi-detached houses and 3 no. 3 bed terraced houses. Access to the proposed site will be from Station Road via the permitted Berford residential development to the immediate west of the subject site, as previously granted under Reg. Ref. LB/170362. The proposed development also includes for all associated site development works, including public open space, landscaping, roads, drainage, infrastructure connections etc. Significant further information/revised plans submitted on this application. **Decision Date: 17/09/2020. Planning Permission Granted with Conditions.**

**Planning Application Reference: LB200127 BKD Alliance Ltd.**

Planning Permission was sought for the development of 22 no. older people and persons with limited mobility housing units consisting of 4 no. block of single storey terrace buildings comprising 18 no. one bedroom units and 4 no. two bedroom units and 4 no. two bedroom units. The development also includes the provision of a new access road and pedestrian access leading to public road, carparking spaces, bin storage enclosure, site lighting and revised site boundary treatments. To connect to council mains, sewage, and storm sewers with associated siteworks. **Decision Date: 26/05/2020. Planning Permission Granted with Conditions.**

**Planning Application Reference: LB191719 Edge Fusion Limited**

Planning Permission was sought for a development consisting of a new 2 storey nursing home with an overall floor area of c5,497 sq.m and an ESB kiosk and access road to an attenuation pond with related pumping station. The nursing home to comprise 120. No bedrooms all with associated ensuite bathrooms, at ground and first floor levels. It will also include the following ancillary elements;-treatment room; multipurpose activity room; sitting/day and dining/recreation rooms; reception; storage; seating/rest areas; toilets; sluice rooms; coffee shop; staff/management facilities; including kitchen and catering areas; staff room; and lobby; staff changing rooms; boiler/plant and comms room all at ground floor level and lounge; oratory/library; meeting rooms; sluice/toilets; nurse station/office/storage; seating/ rest areas; and laundry areas all at first floor level; along with car parking for 90. No cars and 26.No cycle spaces, including landscaping and all other associated development works. **Decision Date: 17/02/2020. Planning Permission Granted with Conditions.**

**Planning Application Reference: LB190450 Patrick Shields**

Planning Permission was sought for the construction of a residential development consisting of 9 no. three and four-bedroom 2 story dwelling houses, 7 no. one and two-bedroom apartments in a two-storey block, new entrance / exit landscaping works and associated services. **Decision Date: 12/11/2019. Planning Permission granted with conditions.**

**Planning Application Reference: LB181036 Edge Fusion Ltd**

The development will consist of incorporation of amendments to a portion of the previously approved medical/retirement complex, nursing home, primary care and day care centre and associated assisted living housing units under Reg. Ref. SA901916 (extended under Reg. Ref LB/150550). The Proposed Development will consist of the following: (a) Amendments to the internal layout of the approved Nursing Home including new entrance layout, revisions to kitchen, dining areas/ancillary services, bedroom layout and staff facilities. (b) External elevational changes including the introduction of a new pitched roof. (c) Two storey additions to the north of the previously approved 47-bedroom Nursing Home resulting in an overall Nursing Home



development of 120 single bedrooms (all with associated ensuite bathrooms) plus lounges, family rooms, assisted bathrooms and an enclosed landscaped courtyard. (d) Associated changes to the car parking layouts serving the Nursing Home to provide 90 car parking spaces in total. (e) Associated revisions to the approved overall site development work and landscaping layout to suit the reconfigured approved Nursing Home and its proposed extensions to the north. (f) The resultant relocation of the approved Primary Care Centre, ESB sub-station, revisions to layout of assisted living units in "Cluster 11" and omission of "Cluster 1 & part of Cluster 2" will be the subject of a separate future Planning Application. The total GFA of the proposed development including ancillary plant/services building is 5,334 Sq/m. Significant further information and revised plans were submitted on this application. **Decision Date: 24/01/2019. Planning Permission Granted with Conditions.**

**Planning Application Reference: LB181286 Shauna Gallagher & Paul Donegan**

Planning Permission was sought for the construction of a private residence, detached domestic garage, the installation of new entrance onto main road and all ancillary site works. **Decision date: 18/12/2018. Planning Permission granted with conditions.**

**Planning Application Reference: LB171383 Roadstone Ltd.**

Planning Permission was sought for the extraction of aggregates using conventional drilling and blasting techniques, landscaping and restoration within an area of 19.65 ha. The proposed activity area is within the existing Roadstone Ltd., landholding at Stoneyford Quarry. The development will consist of Permission for stone extraction and processing using mobile crushing and screening plant. Permission for the deepening of the extraction area in part by 3 no. 17.5 benches to a final depth of c. -2.74m AOD. The current permitted quarry floor level is c. 18m AOD under An Bord Pleanála Ref: SU17.SU0070 and 25m AOD under P01/1442. Restoration of the site to a beneficial ecological after use. This application was accompanied by an Environmental Impact Assessment Report and Appropriate Assessment Screening. **Decision Date: 12/10/2018. Planning Permission granted with conditions.**

It is considered that cumulative impacts are most likely to arise due to potential pollution and nuisances. Good construction management practices will minimise the risk of pollution from construction activities at the Site. Due to the full implementation of management controls to avoid adverse environmental impacts from the current Proposed Development and the proposed off-site projects, as listed above, it is not expected that cumulative impacts from these developments are likely to result in significant adverse effects on the environment.

### 3.7 Relevant Plans and Policies

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- County Meath Biodiversity Plan 2015-2020;
- Meath Biodiversity Action Plan 2015-2020 - Appropriate Assessment Screening;
- Meath County Development Plan 2021-2027;
- Meath County Development Plan 2021-2027 – Strategic Environmental Assessment & Appropriate Assessment.

*"The Board shall, in carrying out its screening determination under article 299B(2)(b) whether there is no real likelihood of significant effects on the environment arising from a proposed development or there is a real likelihood of significant effects on the environment arising from the proposed development, have regard to (iv) the available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive".*



The Core Strategy, policies and objectives of the Meath County Development Plan 2021-2027 (hereafter 'CDP') have been developed to anticipate and avoid the need for developments that would be likely to significantly affect the integrity of this area. Furthermore, such developments are required to conform to the relevant regulatory provisions for the prevention of pollution, nuisance or other environmental effects likely to significantly affect the integrity of Natura 2000 sites. The County Meath Biodiversity Action Plan 2015-2020 is set out to protect and improve biodiversity, and as such will not result in negative in-combination effects with the Proposed Development. The CDP has directly addressed the protection of European Sites through specific policies and objectives (i.e. HER POLs 32 & 34, HER OBJ 33 & 34). The relevant recommendations and mitigation measures have been integrated into the Plan. In addition, sustainable development including SuDS measures for all new developments is inherent in the objectives of CDP.

On examination of the above, it is considered that there will be no likely significant cumulative effects on the environment or sensitive receptors when the proposed strategic housing development commences. The most significant potential for adverse cumulative impacts in combination with other projects in the area is in the potential for water pollution, noise, dust, and increased traffic. However, the adherence and full implementation of the appropriate mitigation measures will ensure there is no potential for cumulative impacts to arise.

### **3.7.1 Zoning**

The Site of the Proposed Development is located within the administrative area of Meath County Council and is subject to the provisions, policies and objectives of the Meath County Development Plan (CDP) 2021-2027. Duleek is identified as a 'Self-Sustaining Town' in the CDP which describes such settlements as *"Towns with high levels of population growth and a weak employment base which are reliant with other areas for employment and/or services and which require targeted 'catch-up' investment to become more self-sustaining"*.

The proposed development site is zoned objective A2 – New Residential: *"To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate"*. Chapter 11 of the CDP states that under the A2 zoning *"this is the primary zone to accommodate new residential development. Whilst residential zoned lands are primarily intended for residential accommodation, these lands may also include other uses that would support the establishment of residential communities. This could include community, recreational and local shopping facilities"*.

The Proposed Development is in line with the zoning objective; it will contribute to the improvement of residential amenity by providing a creche and public open space to serve both the Proposed Development and the existing residents in Duleek.

### **3.8 Use of Natural Resources**

The main use of resources will be the construction materials used during the construction of the Proposed Development. While the exact quantities of material required for the construction of the Proposed Development, has yet to be confirmed, the amount of materials that will be imported to the Site for the Construction Phase of this development will not cause concern in relation to significant effects on the environment. There will also be an increase in the use of energy (fuel for construction/demolition vehicles, electricity for tools etc.) required for the removal of the waste from the Site during the Construction Phase of the development.

For the water supply of the Proposed Development, there is a 400mm diameter uPVC trunk watermain located on The Steeples Road / Longford Road. There is also a 150mm diameter watermain located on Main Street, Duleek, which is 300m from the development. A pre-connection enquiry was submitted to Irish Water and a Confirmation of Feasibility was received in January 2022 under Ref. CDS21008901. A statement of design Acceptance was also received from Irish Water in March 2022, and both letters are set out in Appendix



F of the submitted Punch Engineering Planning Report). Irish Water states that the proposed water connection is feasible subject to upgrades. The development is proposed to connect to the 150mm diameter main located on Main Street. The watermain will have to be extended approximately 90m up The Steeples Road to facilitate this connection. These works will be completed by Irish Water's approved contractors as it is within the public realm.

According to the Ecological Impact Statement Report (EclA), prepared by Enviroguide (*March, 2022*) based on the successful implementation of the proposed works and control measures, it is deemed that there will be no significant negative ecological impacts; to any valued habitats, designated sites or individual or group of species, arising from the Construction and Operational Phases of the Proposed Development.

Screening for Appropriate Assessment (AA) was also carried out as part of this planning application (*Enviroguide, March 2022*). The AA Screening Report states that on the basis of the best scientific knowledge available, that the possibility of any significant effects on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded.

Therefore, it is not foreseen that any extensive use of natural resources (land, soil, water and biodiversity) is required for the Construction or Operational Phase of the Proposed Development.

### **3.9 Production of Waste**

All works carried out as part of these works will comply with all Statutory Legislation including the Waste Management Act & Local Government (Water Pollution) Acts, and the contractor will co-operate in full with the Environmental Section of the Local Authority.

There will be an increase in waste in the form of construction and demolition waste, during the construction of the Proposed Development. A Construction and Demolition Waste Management Plan (C&DWMP) and a Construction and Environmental Management Plan (CEMP) have been developed by Ayrton Group for the project, which are submitted as part of the application. The primary aim of this C&DWMP is to ensure that the wastes generated during the course of the project are managed in accordance with the governing Waste Management Legislation and the principles of Waste Hierarchy i.e. prevention, minimization, reuse, recovery and recycling. The primary predicted waste streams are outlined within the C&DWMP along with a brief overview of the methods which will be put in place to manage these waste streams. Until final materials and methods of construction have been decided, it is not possible to predict with a high level of accuracy the construction waste that will be generated as the exact materials and quantities may be subject to some degree of change and variation during the construction process.

A Construction and Demolition Waste Manager (CDWM) will be appointed on site. The CDWM will have overall responsibility for the management of waste on site. The CDWM will have experience in all aspects of site logistics including waste and materials management. Project goals will include:

- Distinguish reusable materials from materials suitable for recycling;
- Ensure maximum segregation at source;
- Cooperate with site manager on best locations for stockpiling reusable materials;
- Separate materials for recovery; and
- Identify and liaise with operators of recovery outlets.

The CDWM will be responsible for educating all site staff, sub-contractors and suppliers about the available alternatives to conventional waste disposal. The CDWM will continually identify waste minimisation actions on site, and these will be updated in the plan.



There will be an increase in the form of municipal waste during the Operational Phase of the Proposed Development. All waste will be collected by appropriately authorised waste collection contractors and will be consigned to suitably authorised waste disposal or materials recovery facilities for further treatment or disposal.

Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.

### **3.10 Pollution and Nuisances**

The Construction Phase of the Proposed Development could give rise to short-lived dust nuisances. However, it is not predicted that these impacts will be significant, as they will be intermittent, localised, and last only for the duration of the Construction Phase. Adequate dust control measures will be put in place for the duration of the Proposed Development.

It is not considered that noise disturbance from the Proposed Development will be significant during the construction works due to the urban nature of the surrounding environment. Any such disturbance will be temporary and limited to the construction period. The Proposed Development will comply with BS 5228 "Noise Control on Construction and open sites Part 1: Code of Practice for basic information and procedures for noise control" and all works will be limited to normal daytime working hours.

The construction works present a risk of pollution to water resources, with potential water pollution sources including particulate matter, fuel, suspended solids, lubricants and concrete. The Construction and Environmental Management Plan (CEMP) outlines the proposed control measures that will prevent any significant risk of pollution to water resources. All works carried out as part of these infrastructure works will comply with all Statutory Legislation including the Local Government (Water Pollution) acts, 1977 and 1990 and the developer will cooperate in full with the Environmental Section of WCC. All surface water runoff used as part of the site dust suppression activities will be managed by collecting such runoff in settlement tank. Only clean water taken from the top of the settlement tank, after passing through a series of baffles, and allowing for sufficient time for the sediments to drop to the bottom of the tank, will be allowed discharge to the public piped network.

The Proposed Development is not expected to give rise to nuisance odours. A power supply is readily available from ESB Networks to power both the compound and the construction site to avoid the use of diesel generators to prevent noise and odour pollution, with sub-stations proposed as part of the overall development.

All applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisance. It is therefore concluded that the Proposed Development will not give rise to pollution or nuisances, and proper Site management will further reduce the likelihood of such impacts occurring.

### **3.11 Risk of Major Accidents and/or Disasters**

The potential for the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances used in the Proposed Development which may cause concern for having likely significant effects on the environment. Furthermore, the Site will be secured at all times and construction works will be managed and controlled by using standard best practice measures for construction sites and adhering to normal daytime working hours.



Therefore, it is anticipated that the risk of accidents and/or disasters will be insignificant due to the nature of the Proposed Development, proper site management, and adherence to all standard health and safety procedures.

### **3.12 Risk to Human Health**

During the Construction and Operational Phase, due to best management practices, good housekeeping, and adherence to all health and safety procedures, it is not foreseen that there will be any negative impacts to human health such as noise or air quality.

The COVID-19 pandemic has affected Ireland's economy and society since the first case of the virus was confirmed in Ireland at the end of February 2020. On 11<sup>th</sup> March 2020, the World Health Organisation (WHO) declared COVID-19 to be a global pandemic.

Ireland's society continues to adhere to the public health advice. All public health advice that will be in place, at the time of commencement of the Construction and Operational Phases of this Proposed Development, will be adhered to in order to protect human and public health.

### **3.13 Location of the Project**

#### **3.13.1 Existing and Approved Land Use**

The Site of the Proposed Development is located within the Meath County Council 'A2' zoning objective. The objective of this zoning is *"To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate"* within the Meath County Development Plan 2021-2027.

In the context of the CDP, the Proposed Development is entirely appropriate for the existing land use as it falls in line and assists with the core strategies of the Plan. It is considered that the Proposed Development will have no significant impact to the wider landscape as it will be keeping in line with the surrounding land uses and the zoning of the area.

#### **3.13.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources**

Having regard to the character of the receiving environment and the surrounding area, the impacts are considered to be negligible for the Proposed Development in relation to the regenerative capacity of natural resources in the area.

As detailed within the C&DWMP, materials will be re-used where possible, This will reduce the level of new materials required for the site. Furthermore, this reduces the impact on new resources and carbon emissions associated with the extraction, manufacture and transportation of materials to the site.

#### **3.13.3 The Absorption Capacity of the Natural Environment**

##### **3.13.3.1 Overview**

The proposed development is located on a 4.8ha greenfield site which fronts onto the Longford Road, and has mature hedging around the entire perimeter of the site and is accessed via an agricultural entrance directly from Longford Road to the front of the site. A residential estate to the north of the site consists of traditional two storey semi-detached dwellings and a row of detached dwellings that front onto and are accessed directly from Longford Road to the north. A number of detached bungalows set on large sites are positioned along the east and south of the site, access to two of these residences is from the Longford Road and from Larrix Street



for the other two. The site comprises three large agricultural fields, no longer in productive use, having been deep ploughed and the vegetation allowed to grow unhindered. For the most part the site is level, with a very slight rise north westwards towards Stoneyford Green housing estate. The site has road frontage along its western boundary. Laneways bound the north and southern boundaries.

The Site is underlain by *Crinoidal peloidal grainstone-packstone of the Platin Formation* (NEW Code: CDPLTN), comprising of *crinoidal and peloidal grainstone, locally conglomeratic. Cherty and micritic units are also present* (GSI, 2022). The groundwater rock units underlying the area are classified as *Dinantian Pure Bedded Limestones* (GSI, 2022). The quaternary sediments are described by the GSI as *Tills derived from limestones (TLs)*, and the sub-soil at the Site of the Proposed Development is classified as *Till type* (EPA, 2022).

The Site and the surrounding area are located within the *Bettystown* groundwater body, which is *At Risk* of not meeting its Water Framework (WFD) objectives according to the EPA. The Site of the Proposed Development is located on a *Regionally important aquifer, namely Rkd, regionally important karstified (diffuse) aquifer* with groundwater vulnerability in the area listed as *Low* (GSI, 2022).

### 3.13.3.2 Watercourses

The Site of the Proposed Development is within the Nanny (Meath) Water Framework Directive sub catchment (Nanny-(Meath)\_SC\_020, the Nanny- Delvin\_08 WFD Catchment, the Nanny (Meath)\_040 WFD River Subbasin (IE\_EA\_08N010500) and the Nanny- Delvin\_08 Hydrometric Area (EPA,2022).

The Kellystown\_08 stream (EPA Code 08K23) flows 53m south of the Proposed Development in a north-easterly and ultimately southern direction for 0.9 river km until it reaches the River Nanny (Meath). The River Nanny (Meath) (EPA Code 08N01) flows for a further 11 river km until it reaches the River Nanny Estuary and Shore SPA. The EPA have classified the ecological status of the River Nanny (Meath) and Kellystown stream at points upstream and down-stream of Duleek as being of *Moderate* ecological status, and the waterbodies are *At Risk* of not achieving their Water Framework Directive objectives (EPA,2022). Currently, no EPA monitoring stations are located along the Kellystown stream or immediately downstream of the Proposed Development on the River Nanny (Meath) (EPA,2022).

There are no wet drainage ditches or waterbodies within or within close proximity to the Site of the Proposed Development, and therefore no direct impact pathway connecting the Proposed Development to the above fish species or their habitats. However, should construction surface waters enter the surface water drainage network in the vicinity of the Site, contaminated waters could be discharged to the Kellystown stream, a tributary of the River Nanny (Meath), via outfalls to the watercourse.

The Catchment Flood Risk Assessment and Management Study (CFRAMS) is a national programme which to date has produced both a series of Preliminary Flood Risk Assessments (PFRA) which cover the entire country, as well as more detailed flood maps in certain catchments across the country. The PFRA data indicates that a section of the subject site is within Flood Zone A for pluvial flooding. A surface water drainage network will be constructed as part of the development, which will reduce the pluvial flood risk so that it could be considered to be in Flood Zone C for pluvial flooding. Flood Maps produced as part of the Fingal-East Meath CFRAMS were consulted to establish the Flood Zone. It was determined that the proposed development is currently located in Flood Zone C for fluvial flooding. A review of PFRA mapping shows portions of the site to be within Flood Zone A for pluvial flooding. However, the project consulting engineers, Punch, consider that the pluvial risk will be managed through the construction of a new surface water drainage network, and therefore the site will be in Flood Zone C for pluvial flooding. The site is not affected by coastal or groundwater flowing.



### 3.13.3.3 Mountain and Forest Areas

Due to the urban setting of the Proposed Development, it is not predicted the Construction or Operation Phases of the development will have any impact on mountains and forest areas.

### 3.13.3.4 Nature Reserves and Parks

There are no nature areas or parks that will be affected by this project.

### 3.13.3.5 Nationally Designated Sites

Within a 15km radius of the Site, 3 SACs and 4 SPAs are located. An Appropriate Assessment (AA) Screening Report (*Enviroguide, March 2022*) was produced as part of the planning application. This Report concluded that the possibility may be excluded that the Proposed Development will have any significant effect on the European sites listed as follows:

- River Boyne and River Blackwater SAC – 4.1km from site;
- Boyne Coast and Estuary SAC – 10.3km from site;
- River Boyne and River Blackwater SPA – 4.2km from site;
- Boyne Estuary SPA – 9.3k from site;
- River Nanny Estuary and Shore SPA – 10.4km from site .

Refer to the submitted Appropriate Assessment (AA) Screening Report for details of the qualifying interests of the above listed designated sites.

### 3.13.3.6 Densely Populated Areas

The Site is located within the urban area of Duleek which has a population of 4,219. The Site of the Proposed Development is located within the Meath County Council 'A2' zoning objective. The objective of this zoning is *"To provide for new residential communities with ancillary community facilities, neighbourhood facilities as considered appropriate"* within the Meath County Development Plan 2021-2027.

A Traffic and Transport Assessment Report has been carried out by Punch Consulting Engineers for the Proposed Development. The results of the assessment show that the potential impact of the Proposed Development on the operation of the adjacent road network, and in particular upon the Steeples/Longford Road, north of the R150 nearby, will be imperceptible. The assessment confirms that the proposed access junction is more than adequate capacity to accommodate the worst case traffic associated with the Proposed Development during the selected year of opening and the design year 15 years following opening.

The development has been designed in accordance with both the principles and guidance outlined within the Design Manual for Urban Roads and Streets (DMURS). The scheme proposals are the outcome of an integrated design approach. This approach seeks to implement a sustainable community connected by well-designed links, layout and accesses - which combined deliver attractive, convenient and safe access in addition to promoting modal shift and viable alternatives to car based journeys.

The site of the Proposed Development promotes pedestrian and cyclist permeability to/from the town centre of Duleek and is in close proximity to public transport and public services. Given the clear accessibility of the location, it is anticipated that a significant number of residents can be encouraged to cycle to work and school etc.

It can be concluded that there will be no likely significant impacts on the environment with regard to the geographic location of densely populated areas.



### **3.13.3.7 Landscapes and Sites of Historical, Cultural or Archaeological Significance.**

An Archaeological Assessment Report was prepared by Archaeological Management Solutions Ltd (hereafter AMS), which is submitted as part of this SHD planning application, and concludes that significant archaeological remains were identified within the south-eastern and southern portions of the proposed development. These are likely to be mostly of early and later medieval date and be associated with the ecclesiastical/monastic origins of Duleek village but may also include a prehistoric element.

The enclosed report confirms that it was recommended in the original testing reports (Ó Maoldúin 2008a & b) that should development go ahead, two areas c.145x60m and 90x35m should be the subject of full excavation in advance of any construction works. It was further recommended that all subsequent topsoil stripping and/or invasive groundworks should be archaeologically monitored.

The enclosed Archaeological Assessment report asserts that the updated project design still impacts upon the south-east and south of the development area, and therefore the recommendations made in 2008 (Ó Maoldúin 2008a & b) remain. It also states that should the development progress in its proposed form, two areas should be fully archaeologically excavated under licence, prior to the groundworks following consultation with the National Monuments Service (NMS) of the Department of Culture, Heritage and the Gaeltacht, and the National Museum of Ireland. The remainder of the development should be subject to a licensed monitoring/watching brief during all topsoil stripping or invasive groundworks outside of those areas.

### **3.13.3.8 Designated Focal Points/ Views**

There are no protected views, rights of way or planned pieces of strategic infrastructure or any important tourist sites affected in any way by the Proposed Development.

On the assessment of the above, it is foreseen that there will be negligible impact on the surrounding natural environment.

## **3.14 Characteristics of Potential Impacts**

### **3.14.1 Extent of the Impact**

The Proposed Development use is consistent with land use in this location. The immediate area of the Proposed Development may experience a minor impact during the Construction Phase in terms of pollution and nuisance, however, the works are not of such a scale or extent that would be considered likely to cause significant effect on the environment or on the population size in the vicinity.

The Operation Phase of the development will result in an increase in population in the area; however, due to the nature and scale of the proposed activities for this development, there are no significant impacts envisaged on the geographical area and size of the affected population in the area. The Operation Phase will result in an increase in the population of the area, and it will have a positive impact on the national long-term housing supply needs.

### **3.14.2 Transboundary Nature of the Impact**

The effects of the development are local in nature and there are no transboundary impacts associated with the Proposed Development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.



### 3.14.3 Magnitude and Complexity of the Impact

This section is intended to provide a clear statement on the possible effects on the environment, if any. This section will consider the potential impacts of the proposed development under the environmental topics prescribed by Directive 2014/52/EU. This approach will assist in providing a comprehensive description of the aspects of the environment likely to be significantly affected by the proposed development that have not previously been identified.

#### 3.14.3.1 Population & Human Health

There may be possible short term nuisances to human beings from noise and pollution. These are not likely to be at such a quantity or of such a significance that would warrant the undertaking of a sub threshold EIAR. Noise and dust or pollution will be subject to standard mitigation measures as per typical construction projects.

The proposed residential units and creche, which will become available for occupation upon completion of the development, will provide a high-quality residential environment offering a diverse range of housing options and typologies suitable for a variety of occupiers. The development provides for public open space for meaningful recreational purposes and provides a high standard of living which will be beneficial for the wellbeing of the future residents.

There are no operational impacts that would be likely to cause significant effects on the environment in terms of population and human health.

#### 3.14.3.2 Biodiversity

The River Boyne and River Blackwater SAC is the closest Natura site from the development being c. 4.5km away. At a distance of 7.3km is the Boyne Coast and Estuary SAC and SPA. The proposed development will not lead to a reduction or loss of any habitats within the Natura sites or habitats related to them. Given the relatively small scale nature of the proposed development, the separation distance to environmental designations and the potential impacts associated with the construction and operational phases, it is considered the proposed development will not result in any significant effects on the environment in relation to biodiversity, as addressed in the enclosed Appropriate Assessment Screening Report.

This application is accompanied by an Ecological Impact Assessment (EclA) prepared by Enviroguide Consulting which concludes that *“it is deemed that, provided the mitigation measures proposed are implemented in full, there will be no significant negative impact to any valued habitats, designated sites or individual or group of species as a result of the Proposed Development. Based on the successful implementation of these measures and proposed works, to be carried out in accordance with the landscape plan, there will be no significant negative ecological impacts arising from the Construction and Operational Phases of the Proposed Development”*.

#### 3.14.3.3 Land and Soils

The application site is in greenfield condition. There is not likely to be significant effects on the environment with regard to soils and/or geology due to the site connecting directly to public foul and water services on the Longford Road / The Steeples Road, and due to the limited amount of earthworks involved in the construction of the proposed development. The surface water management proposal is designed into the scheme and SUDS principles are being adhered to.



#### **3.14.3.4 Water**

There are no wet drainage ditches or waterbodies within the Site of the Proposed Development, and therefore no direct impact pathway connecting the Proposed Development to the fish species or their habitats. However, should construction surface waters enter the surface water drainage network in the vicinity of the Site, contaminated waters could be discharged to the Kellystown stream, a tributary of the River Nanny (Meath), via outfalls to the watercourse.

There is a stream to the south-east of the site. The stream flows in a north-easterly direction and is located approximately 60m south of the site boundary. The stream is identified within EPA datasets as “Kellystown” but is known locally as the “Paramadden Stream”. The stream discharges to the Nanny River, approximately 600m south east of the site. There are limited and shallow excavations proposed for foundations which will not impact on groundwater. It is considered that in relation to water, there are no anticipated significant effects on the environment arising from the proposed development, as addressed in the enclosed AA Screening Report.

#### **3.14.3.5 Air & Climate**

There is potential for minor degradation of the air quality in a very localised area during certain parts of the construction process, which will be temporary in nature. Standard mitigation measures would be appropriate as set out in a construction management plan. It is considered that there will be no negative impact on climate that would be likely to have a significant effect on the environment.

#### **3.14.3.6 Noise & Vibration**

There may be noise and vibration during the construction phase, but this will be temporary in nature. It is considered that there will be no significant noise or vibration effects on the environment during the operational phase or the construction phase subject to standard construction mitigation measures.

#### **3.14.3.7 Landscape**

The proposed development will not significantly impact on any protected views or prospects listed in the Meath County Development Plan 2021-2027. There are expected impacts locally to the site; however, this must be taken in the context of the land being zoned for residential development and the changed nature and landscape once housing is delivered.

#### **3.14.3.8 Material Assets**

The land on which the site is situated is a material asset. It has been zoned for residential land use through the appropriate process, and as such, the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate. Once constructed, the operational phase will provide an important material asset for the area in terms of residential units, open space and a creche.

#### **3.14.3.9 Archaeology, Architecture and Cultural Heritage**

The application site has been assessed in terms of the impact of the proposed development on archaeology. As part of this SHD application, we submit an Archaeological Impact Assessment prepared by Archaeological Management Solutions Limited – please refer to same. A summary of that impact assessment is as follows:



The enclosed report summarises the results of geophysical and archaeological testing of the subject site, carried out in advance of the proposed housing development. It also assesses the likely archaeological impact of the proposed development and makes recommendations for mitigation of predicted archaeological impacts.

As part of the previous development proposal for the site, as permitted under Ref. SA/802333, the site was the subject of geophysical survey (Leigh 2008a & b) and archaeological testing (Ó Maoldúin 2008 a & b) by Archaeological Development Services Ltd (ADS) in 2008 (Note: ADS are no longer trading).

The enclosed assessment summarises all previous archaeological works and assesses the potential archaeological impacts of the current development proposal. It also makes further recommendations for possible mitigation measures.

In terms of geophysical survey and archaeological test-trenching, the area of the proposed development was comprehensively surveyed and archaeologically tested in two phases, I and II (Leigh 2008a & b; Ó Maoldúin 2008a & b). The geophysical survey identified a series of linear and curvilinear responses in the southeast and along the southern boundary of the site (Figure 4). These were interpreted as suggestive of an archaeological complex and possibly associated with the recorded ecclesiastical enclosure ME027-038019. Linear trending, potentially representing ridge and furrow cultivation, was noted elsewhere (Leigh 2008a & b).

Forty-eight archaeological test-trenches between 15m and 43m long and 2m wide were mechanically excavated, with six of these placed to target the geophysical anomalies noted along the south and southeast of the site and the other 42 were placed to test the remainder of the area of the development.

The test-trenching confirmed the presence of archaeological remains in those areas where geophysical anomalies were noted and suggests that the areas void of geophysical anomalies are also largely void of archaeological remains. In all, archaeological remains were encountered within seven, possibly eight, trenches, all within the south and southeast of the site.

The archaeological remains encountered included ditches, one of which forms a substantial enclosure likely appended to the ecclesiastical enclosure ME027-038019, postholes, stakeholes, pits and roughly-cobbled or tempered work surfaces. Artefactual evidence included medieval pottery, butchered animal bone and one sherd of possible prehistoric pottery. These remains constitute a significant archaeological resource that should either be preserved *in situ* or be the subject of full archaeological excavation in advance of the proposed project's construction stage (Ó Maoldúin 2008a & b).

The enclosed Archaeological Impact Assessment report concludes that significant archaeological remains were identified within the south-eastern and southern portions of the proposed development. These are likely to be mostly of early and later medieval date and be associated with the ecclesiastical/monastic origins of Duleek village but may also include a prehistoric element.

The report confirms that it was recommended in the original testing reports (Ó Maoldúin 2008a & b) that should development go ahead, two areas c.145x60m and 90x35m should be the subject of full excavation in advance of any construction works. It was further recommended that all subsequent topsoil stripping and/or invasive groundworks should be archaeologically monitored.

The enclosed Archaeological Impact Assessment asserts that the updated project design still impacts upon the south-east and south of the development area, and therefore the recommendations made in 2008 (Ó Maoldúin 2008a & b) remain. It also states that should the development progress in its proposed form, two areas should be fully archaeologically excavated under licence, prior to the groundworks following consultation with the National Monuments Service (NMS) of the Department of Culture, Heritage and the Gaeltacht, and the National Museum of Ireland. The remainder of the development should be subject to a licensed



monitoring/watching brief during all topsoil stripping or invasive groundworks outside of those areas.

All recommendations are subject to the approval of NMS and Meath County Council. Please refer to the enclosed Archaeological Impact Assessment Report prepared by AMS, for further details.

There are no Protected Structures or Recorded Monuments on the subject site. The site is not located in or near an Architectural Conservation Area (ACA) and there are no protected views into or adjacent to the site.

#### **3.14.4 Vulnerability of the project to risks of major accidents and/ or disasters**

Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso/COMAH designated sites.

Punch Consulting Engineering has prepared the enclosed Site Specific Flood Risk Assessment (SSFRA) which has been carried out in accordance with *"The Planning System & Flood Risk Management Guidelines"* published by the Department of the Environment, heritage and Local Government in November 2009 and the Meath County Development Plan 2021-2027. The enclosed SSFRA confirms that a review of the flooding and flood risk in the area was carried out as the site is located near the Paramadden Stream.

The Catchment Flood Risk Assessment and Management Study (CFRAMS) is a national programme which, to date, has produced both a series of Preliminary Flood Risk Assessments (PFRA) which cover the entire country, as well as more detailed flood maps in certain catchments across the country. The PFRA data indicates that a section of the subject site is within Flood Zone A for pluvial flooding. A surface water drainage network will be constructed as part of the development, which will reduce the pluvial flood risk so that it could be considered to be in Flood Zone C.

The enclosed SSFRA refers to a review of flood maps produced as part of CFRAMS, which indicate that the site does not fall into Flood Zone A or Flood Zone B for fluvial events and is in Flood Zone C for fluvial flooding. In terms of mitigation measures, the following are proposed in order to ensure that the proposed development (a) is not subject to flooding and (b) does not worsen flooding downstream of the site:

- FFLs for the site have been set so there is a freeboard of greater than 1.5m above the CFRAMS Q1000 flood level of 25.64 mAOD.
- All surface water drains will be sized such that they will prevent flooding in the proposed development and convey surface water flows from the site without causing pluvial flooding;
- A surface water attenuation tank will be provided within the site and has been sized to ensure that runoff from the site does not exceed the level of the greenfield (pre-development) runoff rate. This will ensure that the runoff rate from the site will not increase as a result of the proposed development;
- No development will take place in the floodplain, and as such there will be no changes to the flooding extent as a result of the proposed development;
- A non-return valve will be located at the downstream point of the drainage network to prevent any surcharging from the adjacent drainage network.

In conclusion, the enclosed SSFRA determined that the proposed development is currently located in Flood Zone C for fluvial flooding. A review of PFRA mapping shows portions of the site to be within Flood Zone A for pluvial flooding. However, pluvial risk will be managed through the construction of a new surface water drainage network, and therefore the site will be in Flood Zone C for pluvial flooding.

Appropriate measures have been taken to ensure that the proposed development will not be at risk of flooding.



Storm drainage for the development will be designed such that there will be no pluvial flooding at the site of the proposed development. The proposed attenuation storage will be utilised to ensure that runoff from the site does not exceed the greenfield runoff rate. This reduction in flow rate will ensure that the risk of flooding downstream of the site is not worsened by the proposed development. No development will take place in the floodplain; as such no floodwaters will be displaced during extreme flooding events. The flood extents in the post-development scenario will remain unchanged.

The proposed development is not considered particularly vulnerable to major accidents and/or disasters, and therefore the expected effects are considered to be negligible.

### **3.14.5 The inter-relationship between the above factors**

It is considered that any of the previously identified relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.

It is considered that there are no likely significant effects on the environment in terms of any of the factors, individually or cumulatively.

*A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:*

- (a) the expected residues and emissions and the production of waste, where relevant, and
- (b) the use of natural resources, in particular soil, land, water and biodiversity.

The development put forward for permission is not considered likely to cause significant effects on the environment in culmination with the proposed development.

There are no proposed demolition works.

There will be no large use of natural resources. The main use of resources will be the construction materials used. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

The subject lands are greenfield lands which are zoned residential lands use and it is put forward that the proposed development involves a relatively minor land take of 4.8 hectares. The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment.

Lands with higher significance in terms of biodiversity are located to the north and east of the subject site, and the proposed development has responded to this through appropriate buffering and separation distances, as confirmed by the enclosed Appropriate Assessment Screening Report.

The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment

There will be some amount of waste produced in the construction of the proposed scheme, however, it will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.



During operation, everyday waste and recycling from residential units and the crèche will be disposed of by an approved licensed waste disposal contractor.

There is potential for dust and noise to be produced during the construction phases, which will be temporary in nature. This will be managed by ensuring construction work largely operates within the approved hours of construction set out by planning conditions.

Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored.

Standard construction practices will be employed throughout the construction phase. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. The subject lands are not proximate to any Seveso/COMAH sites.

No impact on air pollution is expected from the development outside of the potential dust impact. Standard mitigation measures previously referred to will be employed in this regard. In terms of water integrity, the scheme is to be connected to public foul and storm water systems and as such, no significant effects on the environment are likely. Therefore, it is not anticipated that there will be any risks to human health likely to cause significant effects on the environment.

It is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures as outlined in the enclosed Construction & Demolition Waste Management Plan (C&DWMP) prepared by Ayrton Group will be employed and monitored. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.

The accompanying C&DWMP details the methodologies employed for the control, management, monitoring and disposal of waste from the site.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources for construction and operational phases in relation to the proposed development is not likely to cause significant effects on the environment



### **3.14.6 Probability of the Impact**

No significant environmental impacts are predicted for the Proposed Development. All applicable environmental health and safety regulation will be complied with throughout the Construction Phase thereby ensuring that this phase will not result in significant effects on human health or the environment.

If all COVID-19 safety protocols and hygiene measures are adhered to during all phases of the Proposed Development, it is considered that the development poses no additional COVID-19 risk.

Increased noise levels may intermittently occur during the duration of the construction works. Any increase in noise levels is not considered as being significant in nature or sufficient to cause environmental impacts of any significance. The control measures outlined in the CEMP will be adhered to during all stages of the works in order to further reduce the possibility of such nuisances occurring.

The Operational Phase of the Proposed Development will result in an increase in the population of the area, and it will have a positive impact on the long-term national housing supply needs.

### **3.14.7 Duration, Frequency, and Reversibility of the Impact**

Any potential impacts associated with the Construction Phase of the Proposed Development will be temporary and characteristic of a typical urban development project.

According to the EclA Report (*Enviroguide Consulting, March 2022*), it is considered that provided the mitigation measures proposed are carried out in full, there will be no significant negative impact to any valued habitats, designated sites or individual or group of species as a result of the Proposed Development.

The Proposed Development will cause permanent visual changes to the landscape, but this change will be a benefit to the surrounding area as the development will utilise an underutilised greenfield site which is zoned for residential land use.

The Proposed Development will assist in providing residential units that are required on this zoned land and furthermore, it will contribute positively towards addressing the national critical shortage in housing supply by providing for increased densities as well as an increase in housing supply, in accordance with the National Planning Framework (NPF) objectives, without causing detriment to the existing residential amenity in the area.

Impacts such as noise, dust and/or water pollution during the Construction Phase will be temporary and reversible through the correct implementation of the appropriate control measures.

### **3.15 The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.**

Article 103(3) of the Planning and Development Regulations, 2001 as amended, states that in determining whether a proposed development would or would not be likely to have a significant effect on the environment, regard shall be given to the criteria set out in Schedule 7 of the Regulations.

The following assesses the development against the Schedule 7 criteria:



<b>Characteristics of Proposed Development</b>	
<i>The size of the proposed development</i>	The site is 4.8ha and the development is for 141no. residential units. The development is sub-threshold for EIA.
<i>The culmination of other proposed development</i>	The proposed development is bounded to the north by existing residential development, to the south/east by 4 no. detached dwellings, to the west by The Steeples Road and further by existing residential development. To the east/north-east of the site is a private lane accessing private dwellings and beyond undeveloped greenfield land zoned for residential land use. As it stands there are no anticipated adjoining developments planned that would likely give rise to cumulative impacts.
<i>The nature of any associated demolition works</i>	There are no buildings to be demolished on site.
<i>The use of natural resources, in particular land, soil, water and biodiversity.</i>	<p>The proposed development does not include the extraction of materials or groundwater. Minimal excavation in the form of topsoil removal will be required to facilitate the proposed development.</p> <p>Topsoil will be re-used on site for landscaped areas as much as possible.</p> <p>Existing hedgerows of low biodiversity value through the site will be removed to facilitate the development and the creation of the new open space.</p> <p>Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.</p> <p>The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.</p>
<i>The production of waste</i>	<p>Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance.</p> <p>The enclosed Construction &amp; Demolition Waste Management Plan (C&amp;DWMP) details the methodologies employed for the control,</p>



	<p>management, monitoring and disposal of waste from the site.</p> <p>Operational waste for the residential development will be controlled by each household and dealt with by municipal services. Estate management will control pollution of public areas.</p> <p>A Construction and Environmental Management Plan is enclosed which identifies an indicative sequence of the works from initial enabling works through to sub-structure and superstructure, however, a final Construction Management Plan will be agreed with Meath County Council prior to commencement of development.</p>
<p><i>Pollution and nuisances.</i></p>	<p>There will likely be potential for dust and noise produced during the demolition and construction phases. This will be managed by ensuring construction work largely operates within the approved hours of construction.</p> <p>An agreed Construction Management Plan will ensure that construction activities are properly controlled and mitigated.</p> <p>Standard dust and noise prevention mitigations measures will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant effects on the environment.</p>
<p><i>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</i></p>	<p>Standard construction practices will be employed throughout the construction phase. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. The subject lands are not proximate to any Seveso/COMAH designated sites.</p> <p>The Site-Specific Flood Risk Assessment prepared by Punch Engineers indicates that the subject site is within Flood Zone C, with a low probability of flooding. The enclosed SSFRA concludes that the development meets the requirements of 'The Flood Risk Assessment Guidelines' and that the proposed development is appropriate to this flood zoning and a justification test is not required.</p> <p>The potential impact of climate change has been allowed for in the design of the surface water drainage network and attenuation measures.</p>



<p><i>The risks to human health (for example, due to water contamination or air pollution).</i></p>	<p>There is potential negative impact at construction stage in terms of noise and dust. However, these will be short term in duration and will be mitigated in accordance with an agreed Construction Management Plan.</p> <p>In terms of potential water contamination, interceptors will prevent pollutants or sediments from discharging into water courses.</p>
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<p align="center"><b>Location of Proposed Development</b></p>	
<p><i>The existing and approved land use</i></p>	<p>The site was previously used for agricultural purposes and remains vacant, undeveloped land.</p> <p>The site is zoned for residential land use in the Meath County Development Plan 2021-2027.</p> <p>The proposed use as a residential and childcare facility development is compatible with the land use zoning of the subject lands.</p> <p>No significant negative impacts are likely.</p>
<p><i>The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.</i></p>	<p>There will be no significant likely effects on the environment in relation to natural resources in the area. The main use of natural resources will be land. The land is zoned for residential use and the proposal is considered an efficient use of greenfield and zoned lands. The proposal involves a land take of 4.8 hectares.</p> <p>The site comprises former agricultural land, now vacant. There will be potential negative impacts on flora, fauna and ecology from loss of the former grassland habitat, trees and hedgerows. However, the impact will be localised to the site only and the species impacted are considered widespread and common to agricultural lands in the wider vicinity. No cumulative negative impact for the natural heritage of the wider area is anticipated.</p> <p>The development has also been subject to Appropriate Assessment &amp; Ecological Impact Assessment, both of which are submitted as part of this application.</p> <p>The scale of natural resources used both in construction and operation is not such it is likely to cause concern in terms of significant likely effects on the environment.</p>



	There will be no significant loss of soil, land, water or biodiversity.
<p><i>The absorption capacity of the natural environment, paying particular attention to the following areas:</i></p> <ul style="list-style-type: none"> <li><i>(i) wetlands, riparian areas, river mouths;</i></li> <li><i>(ii) coastal zones and the marine environment;</i></li> <li><i>(iii) mountain and forest areas;</i></li> <li><i>(iv) nature reserves and parks;</i></li> <li><i>(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</i></li> <li><i>(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</i></li> <li><i>(vii) densely populated areas;</i></li> <li><i>(viii) Landscapes and sites of historical, cultural or archaeological significance.</i></li> </ul>	<p>The site itself is not located within a wetland, river mouth, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site.</p> <p>The nearest Natura 2000 site is the River Boyne and River Blackwater SAC being c. 4.5km away</p> <p>The enclosed Appropriate Assessment concludes that the proposed development will not have a significant effect on Natura sites.</p> <p>The site has been subject to archaeological assessment and testing programme prior to this application. The archaeology uncovered during the testing programme appears likely to be mostly of early and later medieval date and be associated with the ecclesiastical/monastic origins of Duleek village but may also include a prehistoric element. Full archaeological excavation is identified for two locations on the site which are to be fully excavated and recorded prior to commencement of development while it was further recommended that all subsequent topsoil stripping and/or invasive groundworks should be archaeologically monitored. The remainder of the development should be subject to a licensed monitoring/watching brief during all topsoil stripping or invasive groundworks outside of those areas.</p>

<b>Types and characteristics of potential impacts</b>	
<p><i>The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),</i></p>	<p>It is expected that the proposed development will not have any environmental impact beyond the site and immediate vicinity.</p> <p>All construction activities will be governed by a Construction &amp; Traffic Management Plan, the details of which will be agreed with Meath County Council prior to commencement of development.</p> <p>The works during construction or the operational phase are not of such a scale or extent that would be considered to be likely to cause significant effects on the environment in the immediate area or on any considerable quantum of the population in the vicinity.</p>



<p><i>The nature of the impact</i></p>	<p>The potential likely and significant impacts arising from the construction of the development will be typically those associated with any small to medium scale residential development without basement construction - e.g. noise, dust, traffic.</p> <p>The site has already been subject to significant archaeological test trenching and features and deposits identified. As per the recommendations of the Archaeological Impact Assessment submitted with the application these will be fully excavated and recorded (along with any other features found) prior to commencement of development.</p> <p>The impact of the development at operational stage will be typical of this residential area and will not be significant, adverse or permanent.</p>
<p><i>The transboundary nature of the impact,</i></p>	<p>There are no construction phase or operational phase transboundary impacts.</p> <p>Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.</p>
<p><i>The intensity and complexity of the impact,</i></p>	<p>The potential impacts at construction or operational stage are not anticipated to be complex in nature or of significant intensity.</p> <p>The operational phase of the development is moderate in scale and will be actively managed.</p> <p>No significant negative impacts are likely.</p>
<p><i>The probability of the impact</i></p>	<p>It is likely that the minor impact of noise and pollution during the construction phase will occur; however, construction works in an urban environment are entirely normal and working hours will be limited generally to hours set by condition or as otherwise agreed.</p> <p>All works carried out will be done so in accordance with approved management plans.</p> <p>In summary, some level of construction impacts is highly probable, but these will be mitigated by the C&amp;DWMP.</p>



<p><i>The expected onset, duration, frequency and reversibility of the impact</i></p>	<p>The construction impacts will commence within approximately 6 months of planning approval; they will be short-medium term, over a period of c. 5 years and restricted by planning conditions in terms of the hours of operation.</p> <p>The frequency of the minor impacts will vary throughout the construction phase; however, the impact is still not considered to be significant.</p> <p>The minor negative impacts identified will occur during the construction phase and will be short term in duration.</p> <p>The long term operation of this development will not create significant negative impacts for the area.</p>
<p><i>The culmination of the impact with the impact of other existing and/or approved projects.</i></p>	<p>It is not anticipated that the proposed scheme in combination with any other permitted residential developments in the wider vicinity would create significant negative impacts on the environment.</p> <p>It is also noted that the subject site and any remaining undeveloped adjoining lands are zoned for residential land use and their future redevelopment for such purposes has been anticipated and assessed in the Strategic Environmental Assessment of the existing Development Plan (2021-2027).</p>
<p><i>The possibility of effectively reducing the impact.</i></p>	<p>Appropriate mitigations measures will be undertaken in order to reduce likely significant effects on the environment arising from the proposed development.</p> <p>Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance. A Construction &amp; Environmental Management Plan is submitted with the application.</p>

In conclusion, and having regard to the criteria specified in Schedule 7 of the Planning and Development Regulations, 2001 (as amended); the context and character of the site and the receiving environment; the nature, extent, form and character of the proposed development; and the Appropriate Assessment Screening Report, Ecological Impact Assessment and Archaeological Impact Assessment prepared for this application, this EIA Screening Assessment concludes that an Environmental Impact Assessment of the proposed development is not required.



#### 4.0 EU Legislation Consideration in accordance with Article 299B (1)(B)(II)(II)(C)

EU Legislation Nature of the assessment completed	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 92/43/EEC, The Habitats Directive	<ul style="list-style-type: none"> <li>▪ Appropriate Assessment Screening Report</li> <li>▪ Ecological Impact Assessment</li> <li>▪ Arboricultural Report</li> </ul>	No significant impact once proposed control measures are implemented.	Refer Section 3.13.3.5, Section 3.14.3.2 and Section 3.8.
Directive 2000/60/EC, EU Water Framework Directive	<ul style="list-style-type: none"> <li>▪ Appropriate Assessment Screening Report</li> <li>▪ Ecological Impact Assessment</li> <li>▪ Flood Risk Assessment Report</li> <li>▪ Construction Environmental Management Plan (CEMP)</li> <li>▪ Construction &amp; Demolition Waste Management Plan (CDWMP)</li> <li>▪ Engineering Planning Report</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.8, Section 3.9, Section 3.10, Section 3.14.3.1, Section 3.12, Section 3.13.2, Section 3.13.3.4
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)	<ul style="list-style-type: none"> <li>▪ Meath County Development Plan 2021-2027</li> <li>▪ Environmental Impact Assessment Screening Report</li> <li>▪ Planning Report</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.6 of this report
Directive 2002/49/EC on the assessment and management of environmental noise	<ul style="list-style-type: none"> <li>▪ CEMP</li> <li>▪ CDWMP</li> </ul>	No significant impact once proposed control measures are implemented	Refer to Section 3.10 and Section 3.4.3.6 of this report
Directive 2008/50/EC on ambient air quality and cleaner air for Europe	<ul style="list-style-type: none"> <li>▪ CEMP</li> <li>▪ CDWMP</li> <li>▪ Traffic &amp; Transport Assessment Report</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.8, Section 3.9, Section 3.10, Section 3.14.3.6
Directive 2007/60/EC on the assessment and management of flood risks	Flood Risk Assessment Report	No significant impact once proposed control measures are implemented	Refer to Section 3.13.3.2 and Section 3.14.3.4 of this report



Other relevant provision of EU law	Nature of the assessment completed	Results of the assessment	How taken into account
Birds Directive (79/409/EEC), Bern and Bonn Convention & Ramsar Convention.	Ecological Impact Assessment	No significant impact once proposed control measures are implemented.	Refer Section 3.13.3.5, Section 3.14.3.2 and Section 3.8
Directive 2006/21/EC on the management of waste from extractive industries	Not relevant to the Proposed Development.	N/A	N/A
Directive (EU) 2018/850 on the landfill of waste	C&DWMP	No significant impact	Refer to Section 3.8, Section 3.9, Section 3.10 and Section 3.14.3.1
Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU	CDWMP	No significant impact	Refer to Section 3.8, Section 3.9, Section 3.10 and Section 3.14.3.1
Directive 2010/75/EU on industrial emissions	Not relevant to the Proposed Development.	N/A	N/A
Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Re-lease and Transfer Register	Not relevant to the Proposed Development.	N/A	N/A
Directive 2000/14/EC on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors	CEMP	No significant impact	Refer to Section 3.10 and Section 3.14.3.6
Directive 2012/27/EU on energy efficiency	Building Life Cycle Report	Positive Impact	Refer to Section 3.14.3 of this report
Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU	Not relevant to the Proposed Development.	N/A	N/A



Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	Building Life Cycle Report	Positive Impact	Refer to Section 3.14.3 of this report
Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance)Text with EEA relevance	Not relevant to the Proposed Development.	N/A	N/A
Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources	Building Life Cycle Report	Positive Impact	Refer to Section 3.14.3 of this report
Regulation (EU) No 517/2014 on fluorinated greenhouse gases	Not relevant to the Proposed Development.	N/A	N/A
Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC	Not relevant to the Proposed Development.	N/A	N/A



## 5.0 Summary & Conclusions

This Environmental Report has been prepared to accompany the Strategic Housing Development Application to An Bord Pleanála for residential development at The Steeples Road, Duleek, Co. Meath.

The proposed development is below the thresholds of a mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives.

It is considered that a sub threshold EIAR is not required for the proposed development for the reasons set out in this screening exercise and summarised as follows:

- The proposal falls significantly below the thresholds of Schedule 5 of the Planning and Development Regulations 2018;
- The development will be connected to public services such as water and foul systems;
- Standard construction practices can be employed to mitigate any risk of noise, dust or pollution;
- No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.

The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive'.

Having regard to:

- a) the nature and scale of the Proposed Development on an urban site served by public infrastructure;
- b) the absence of any adverse impacts on any significant environmental sensitivities in the area, and
- c) the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),

It is concluded that, by reason of the nature, scale and location of the subject site, the Proposed Development would not be likely to have significant effects on the environment.

It is considered that the proposed development will not have any significant impacts on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

The proposed development will provide an appropriate form of high quality residential development on a residential zoned site within the context of the existing Meath County Development Plan, 2021-2027.

The statement of consistency submitted with the application demonstrates that the proposed development complies with relevant national, regional and local planning policies and guidelines and that it will provide for an effective and efficient use of this serviced site located within an established urban area.

In conclusion, it is respectfully submitted that the proposed development is consistent with the proper planning and sustainable development of the area.

A