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Residential Development, Boreen Bradach, Kinnegad, Co. Westmeath
EIA Screening Report

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EIA Screening Report

Document Control Sheet

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P01	**DRAFT**	**AN**	**JW**		**15/11/2024**
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P03	**REVIEW**	**AN**	**NK**	**LM**	**21/03/2025**
P04	**FINAL**	**AN**	**NK**	**LM**	**28/03/2025**

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LRD Opinion response

The below summarises opinions raised by Westmeath County Council (WMCC) after the LRD Stage 2 meeting and our response to these items

Opinion / Recommendation	ORS Response
7.EIA and AA	
An EIAR Screening Report and Appropriate Assessment Screening Report with Natura Impact Statement, if required, to accompany any future planning application.	Both documents have been prepared and are submitted with this planning application as: • EIA Screening Report.pdf (Ref: 241139-ORS-XX-XX-RP-EN-13d-001), and • AA Screening Assessment.pdf (Ref: 241139-ORS-XX-XX-RP-EN-13d-008.pdf).
8.Other Matters	
Applicant to submit details in respect of the following:	
(i) All survey reports as noted in the Ecological impact Assessment such as the Bat Survey, Invasive Species, etc.	The Ecological Impact Assessment (EcIA.pdf - Ref: 241139-ORS-XX-XX-RP-EN-13d-007) addresses the detailed surveys conducted on the site as presented in Section 4 - Results. Invasive Species Suvey can be found in the Section 4.3.1, page 23 of the EcIA, and the Preliminary Bat Roost Potential survey had it results included in Appendix B of the EcIA report.
(ii) A Construction and Environmental Management Plan (CEMP) to include a full tabled list of mitigation measures. Mitigation measures identified in the Ecological Impact Assessment, Invasive Species Report and any other reports submitted with any future application should be included in the CEMP.	The Construction and Environmental Management Plan (CEMP.pdf) has been prepared by ORS, 2025 (Ref: 241139-ORS-XX-XX-RP-EN-13d-002) for the construction phase of the development. Section 4 - Environmental Management Plan summarises the mitigation measures and incorporates the proposed measures contained in the following reports: • Arboricultural Impact Assessment, by John Morris Arboricultural Consultancy Ltd, 2025 (Ref: 24-398-04) • Invasive Species Survey Report, by ORS - 2025 (Ref: 241139-ORS-XX-XX-RP-EN-13d-005) • Noise Impact Assessment, by Amplitude Acoustics, 2025 (Ref: D240912RP1) • Ecological Impact Assessment, by ORS - 2025 (EcIA.pdf - Ref: 241139-ORS-XX-XX-RP-EN-13d-007) • Archaeological Assessment Report, by IAC, 2025 (Ref: IAC Project J4402.pdf) Appendix B of the CEMP presents the Schedule of Mitigation Measures
(iii) A Noise Impact Assessment Report which assess the existing noise impact (mainly traffic) on the proposed residential development. Reference	Amplitude Acoustics were commissioned to undertake a Noise Impact Assessment for the proposed development, resulting in a report NIA.pdf (Ref: D240912RP1) which accompanies this planning application. The report takes into account the Westmeath Noise Action Plan 2024-2028 and the WHO Guidelines for noise impacts at construction stage.

should be made to the Westmeath County Council Noise Action Plan 2024-2028 and the World Health Organisation Guidelines.	
(iv) A Construction and Demolition Resource Waste Management Plan for the proposed development.	A RWMP was carried out by ORS, 2025 (Ref: 241139-ORS-XX-XX-RP-EN-13d-003) and accompanies this planning application
(v) An Operational Waste Management Plan for the proposed development .	An OWMP has been prepared by ORS - 2025 - for the operational phase of the proposed development - OWMP.pdf (ref: 241139-ORS-XX-XX-RP-EN-13d-004) and accompanies this planning application. It also includes details and drawings of a 3-bin waste/compost/recycling facility for the Creche site.
(vi) A Site-Specific Flood Risk Assessment.	ORS 2025 has produced a Site-Specific Flood Risk Assessment - SSFRA.pdf (Ref: 241139-ORS-XX-XX-RP-EN-13d-009) for the development and is presented within the documentation which accompanies this planning application. It concludes that the Site is classified as Flood Zone C, and, therefore no justification test is required and it is not expected that its construction will increase the area flood risk. The proposed development is not exposed to any flood risk.
(vii) An updated Ecological report which considers all boundaries, trees and hedgerows located on site.	An updated Ecological Impact Assessment (EcIA.pdf - Ref: 241139-ORS-XX-XX-RP-EN-13d-007) is submitted with the planning application documentation and takes into account all boundaries, trees and hedgerows on the site.

1 Introduction

1.1 Background

This Environmental Impact Assessment (EIA) screening exercise has been prepared in support of a proposal for the construction of a Large-Scale Residential Development (LRD) in Boreen Bradach, Kinnegad, Co. Westmeath. The purpose of this exercise is to determine if an Environmental Impact Assessment Report is required for the consideration of the proposed development.

EIA requirements are derived from legislation set by the European Union in the form of EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. Most pertinent to the screening stage of the EIA process, are **Annexes I** and **II** of the EU Directive which comprise a list of project categories with the potential to have significant effects on the environment. Annexes I and II are transposed into Irish Legislation and contained within the Planning and Development Regulations 2001-2024, in **Schedule 5, Parts 1** and **2**.

This EIA Screening exercise first provides a description of the proposed development under the criteria defined in **Schedule 7A** of the *Planning and Development Regulations 2001-2024 (as amended)*, further described in **Section 3**.

The proposed development (herein “the Development”) will comprise a Large-Scale Residential Development (LRD) on a site at Boreen Bradach, Kinnegad, Co. Westmeath. The development will comprise 129 no. houses (1 bed, 2 beds, 3 beds and 4 beds) and the provision of a crèche facility. Provision of car, cycle and motorbike parking. Provision of a new vehicular access and additional pedestrian/cyclist access from L-5014 (Boreen Bradach Road) and associated upgrades to the local road. All associated site development works and services provision, bin stores, residential private open space, public open space, substation, boundary treatments, landscaping and all associated site development works.

The purpose of this report is to provide information to enable the relevant competent authority to carry out the screening for Environmental Impact Assessment and will highlight significant effects, if any, that may arise through the Proposed development during Construction and Operational Phases.

An initial screening appraisal was then carried out for this activity against the relevant categories in **Schedule 5, Parts 1** and **2** of the *Planning and Development Regulations 2001-2024 (as amended*), further described in **Section 4**.

In the event where an EIA screening threshold is exceeded, the screening process is continued, and characteristics of the development are considered in further detail against the relevant criteria defined by Schedule 7 of the regulations, summarised as follows:

1. Characteristics of proposed development – size, cumulative effects, natural resources etc.
2. Location of proposed development – environmental sensitivity of the areas likely to be affected by the proposed development.
3. Types and characteristics of potential impacts – likely significant effects on the environment.

1.2 Consultation

ORS have been commissioned to assess the potential effects of the development on the surrounding environment.

The principal members of the ORS Environmental team involved in this assessment include the following persons:

Environmental Consultant & Author: Alex Nascimento – B.Eng. (Hons) (Environmental Engineering), MIEnvSc. Current Role: Senior Environmental Consultant. Experience *ca.* 14 years

Environmental Team Lead & Reviewer: Luke Martin – B.A. (MOD) (Natural Sciences), M.Sc. (Sustainable Energy and Green Technology), CEnv, MIEnvSc. Current Role: Environmental Team Lead. Experience *ca*. 13 years.

Consultation between ORS and other members of the planning/design team was made to obtain information required to assess the potential environmental effects as a result of the proposed development.

2 EIA Screening Methodology

2.1 Legislative Requirement for EIA

Screening is the initial stage in the EIA process and determines whether or not the proposed development is likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision for a development consent application being made.

EIA requirements are derived from legislation set by the European Union in the form of EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU, collectively titled: "*on the assessment of the effects of certain public and private projects on the environment"*. These directives set out the principles for the environmental effect assessment of projects by introducing minimum requirements regarding:

- The type of projects subject to assessment
- The main obligations of developers
- The content of the assessment
- The participation of competent authorities

Most pertinent to the screening stage of the EIA process, are **Annexes I** and **II** of the EU Directive which comprise a list of project categories with the potential to have significant effects on the environment. Annexes I and II are transposed into Irish Legislation by the Planning and Development Regulations 2001-2024, in Schedule 5, Parts 1 and 2, with national thresholds added to many of the Part 2 classes of development.

2.2 Project Categorisation

Once the proposed development is described and the principal activities are defined, the first step in the screening process can be undertaken. This involves assigning the development to a category listed in either **Parts 1** or **2** of Schedule 5 of the *Planning and Development Regulations 2001-2024:*

- **Part 1 Activities** – consists of activities which have significant effects on the environment. Proposed developments which exceed the relevant thresholds in Part 1 are subject to a mandatory EIA. Part 1 sub-threshold developments require screening in cases where the same class of development is not listed in Part 2 with a lower mandatory threshold.
- **Part 2 Activities** – do not necessarily have significant effects on the environment in every case; Proposed developments which exceed the relevant thresholds in Part 2, as defined by the Irish State are subject to a mandatory EIA. For all sub-threshold developments listed in Schedule 5, Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority **unless**, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment.

Corresponding developments automatically require EIA if no threshold is given or if they exceed a given threshold. Developments which correspond to Part 2 project types but are below the given threshold must be subject to a screening exercise to determine whether they require EIA or not.

2.3 Project Screening Determination

Where a project is deemed eligible for a mandatory EIA, a sub-threshold EIA or an exemption from EIA; the EIA screening process is concluded, and an appropriate recommendation is made for the next phase of the project as to whether further assessment is required.

In the event where a given project is deemed to be **below** the relevant **Part 2** thresholds, further screening is required, and characteristics of the proposed development are considered in further detail against the relevant criteria outlined in Annex III of the EIA Directive as transposed into **Schedule 7** of the *Planning and Development Regulations 2001-2024*.

This exercise is carried out for the project in **Section 4**.

2.4 Determination of the EIA Requirement for Sub-Threshold Projects

If the initial project screening determination did not confirm the requirement or the exemption of an EIA, the proposed development is subject to further screening to determine if a significant risk to the environment is posed. Annex III of the EIA Directive as transposed into **Schedule 7** of the *Planning and Development Regulations 2001-2024* outlines specific information pertaining to the project to be provided by the applicant for the purposes of screening sub-threshold projects to the competent authority's satisfaction. This includes:

1. The characteristics of the Development, in particular

a. Size and design of the whole of the proposed development
b. Cumulation with other existing development and/or development the subject of a consent for proposed development
c. Nature of any associated demolition works
d. Use of natural resources, in particular land, soil, water and biodiversity
e. Production of waste
f. Pollution and nuisances
g. The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change
h. The risks to human health (for example, due to water contamination or air pollution)

2. The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to -

a. The existing and approved land use,
b. Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
c. Absorption capacity of the natural environment, paying particular attention to the following areas:

(i) wetlands, riparian areas, river mouths
(ii) coastal zones and the 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.

3. **The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'Environmental Impact Assessment Report' in section 171A of the Act, taking into account -**

a. Magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
b. Nature of the impact,
c. Transboundary nature of the impact,
d. Intensity and complexity of the impact,
e. Probability of the impact,
f. Expected onset, duration, frequency, and reversibility of the impact,
g. Cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1a)(b) of the act and/or development the subject of any development consent for the purposes of the environmental impact assessment directive by or under any other enactment
h. Possibility of effectively reducing the impact.

These criteria are assessed for the proposed development in **Section 5.**

2.5 Information to be provided for the purpose of Sub-Threshold Projects

In the event that the requirement for a full screening exercise is triggered, **Schedule 7A** of the *Planning and Development Regulations 2001-2024* outlines specific information to be provided by the applicant pertaining to the project to be provided by the applicant for the purposes of screening sub-threshold projects to the competent authority's satisfaction. This includes:

1. **Description of the proposed development** (Outlined in **Section 3**)

a. Description of the physical characteristics of the whole proposed development and, where relevant, of demolition works.
b. Description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.

2. **Description of the aspects of the environment likely to be significantly affected by the proposed development** (Criteria incorporated into **Table 5.1 - Table 5.3**)
3. **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. Expected residues and emissions and the production of waste, where relevant.
b. Use of natural resources, in particular soil, land, water and biodiversity. (Criteria incorporated into Table 5.1 - Table 5.3)

4. **The compilation of the information listed in points 1 to 3 above shall take into account, where relevant, the criteria set out in** Annex III of the EIA directive as transposed into **Schedule 7 of the *Planning and Development Regulations 2001-2023 (as amended)***.

3 Description of the Development

3.1 Site Description

The Proposed Development Site (hereafter "the Site") is located to the north of the urban area of Kinnegad, in a Consolidation Site zoned land. The Site is facing the L5014 (Boreen Bradach Road), which connects the Killucan Road to the Kinnegad's Main St (R161). The North side of the Site is occupied by Agricultural land and there are a number of dwellings adjacent to this side, in the Northeast limit of the Site. The Correllstown River. occurs *ca.* 1.0km NE of the site. Some housing estates occurs along the eastern site boundary. To the East, *ca.* 450m, there is a wastewater treatment plant adjacent to the Kinnegad River. The southern Side of the site is adjacent to urban lands and a variety of buildings including Church of the Assumption, a hotel, a commercial complex, some dwellings, and a primary school. All of these buildings face Main Street and the St Etchen's Court. In this direction, Kinnegad River is *ca.* 250m SE of the Development boundary. To the west there is the aforementioned primary school. A complex of football courts is *ca.* 300m NW from the Site. Additional housing estates occur after *ca.* 215m to the West.

The Site location can be seen in **Figure 3.1** below.

Figure 3.1 - Site location and environs (Map Data © Google, adapted by ORS, 2025)

3.1.1 Planning Description

The development will consist of 129No. housing units and a crèche on a site of approximately total area of 4.279ha (gross), and the development is *ca.* 3.774ha (Net), including:

- 19 No. 4 bed – two storey houses
- 97 No. 3 bed - two storey houses
- 11 No. 2 bed - two storey houses
- 2 No. 1 Bed - single storey houses
- Landscaping, boundary treatment and all associated site works and services.

Planning permission is also sought for the provision of public open space in the form of 3 No. Public Open Space, with a total of 4,910m² (13.0% of overall site area).

The development will also provide for all associated ancillary site development infrastructure including hard and soft landscaping, internal roads and pathways, boundary treatments, public lighting, associated signage, bin stores, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

The development will have an internal road network serving site with 1 No. vehicular entrance located to the southwest of the site, from the Boreen Bradach Rd (L5014), and 2No. pedestrian links, both to the southern boundary of the Site. The Development will involve the provision of sufficient car and bicycle parking throughout the development.

The ground floor layout of the proposed development is included in **Figure 3.2** overleaf.

Figure 3.2 - Proposed Architectural Site Layout (Drawing: KIN-MCORM-AR-00-DR-P4-XX-CA1-1002.pdf - MCORM Architecture and Urban Design, adapted by ORS 2025)

3.2 Population

The Site is located within the Kinnegad electoral division, County Westmeath. It has a total population of 3,245 as of 2022, 181 of this number being in the rural area of the division, which has an area of 14.11 km^2. The electoral area has a population density of approximately 229.98/km^2. Considering only Kinnegad's urban area, the population is of 3,064 people, resulting in a density of 3,473 per km^2.

3.3 Hydrology and Topography

The Site is located within the Boyne Catchment (07), Boyne_SC_030 Sub Basin, KINNEGAD_030 Sub Catchment, Hydrometric Area 07 (Boyne).

The principal hydrological feature within the vicinity of the site consists of the Kinnegad River (EPA name: KINNEGAD_020) which runs from south to north *ca.* 250m Southeast of the proposed site. The Correllstown River is located *ca.* 950m North of the site and the Royal Canal Greenway is located *ca.* 3.5km Northeast of the site.

The Water Framework Directive aims to achieve good status for all rivers, lakes and transitional and coastal waters in the EU. Achieving good ecological status for surface waters is critical to this. According to the EPA maps, the Kinnegad River has a WFD status classified as "POOR" (3) immediately upstream Kinnegad's urban area (Station RS07K010070) and "MODERATE" (3-4) downstream to the urban area, after the bridge of the road R161 over the river and *ca.* 200m after the wastewater treatment plant (Stations RS07K010100 and RS07K010200). This

indicates that the river is not in accordance with the Water Framework Directive ecological status and chemical status.

EPA Maps were consulted to determine if any WFD River Network Routes designated as Designated Salmonid Waters under S.I. No. 293/1988 - European Communities (Quality of Salmonid Waters) Regulations 1988 existed in the surrounding areas of the site. None of the aforementioned riverine waterbodies were included in the register, therefore no adverse effects from the site are envisioned for salmonid habitats.

The Site is characterised as being a "Very gently sloping", as per the Slope Gradient Classes from the Food and Agriculture Organization of The United Nations (FAO, 2006). A peak in the site topography, *ca.* 77.5 m AOD, is situated at the westernmost corner of the Site, at the boundary next to the area of the retail business (Eurospar) with a gradual gradient northeastward, to a low of *ca.* 73.04m AOD at the northern boundary next to an adjoining existing housing estate, where there is an existing drain also.

Taking the scale and nature of the Development into consideration, only waterbodies within a 1km radius of the site were considered as potential receptors, and as such, only these waterbodies were included in this analysis. A summary of the nearest waterbodies can be found in **Table 3.1**.

Table 3.1 - Waterbodies in Proximity to Site

Waterbody	WFD Sub-basin Name	Code	Distance from Site	Direction from Site
Kinnegad River	Boyne_SC_030	IE_EA_07K010200	*ca.* 250m	SE
Correllstown Stream	Boyne_SC_030	IE_EA_07K010200	*ca.* 950m	N

3.4 Soils, Geology and Hydrogeology

The current surface of the site is covered of Agricultura Areas, Pastures (Corine 2018). Teagasc soil mapping indicates that the surface / quaternary sediments at the site are classified as derived from mainly calcareous parent materials, as the Geological Survey of Ireland (GSI) defines it as a Till derived from limestones (TLs) and according to the latest soil classification, the site presents the soil type known as Elton (1000a), constituted by a fine loamy drift with limestones.

The GSI bedrock database indicates that soils of the proposed site are underlain at depth by the Lucan Formation, which consists of beds of dark grey-black, fine-grained limestone with interbedded calcareous shale.

According to GSI groundwater maps, the site overlies a regionally important aquifer. The groundwater vulnerability index of the site is described as moderato to high. The hydrogeological setting at the site is described as a moderate permeability subsoil overlain by well-drained soil.

No groundwater source protection zones or protected hydrological features such as holy wells or springs are located within the boundaries of the of the proposed site. The nearest source protection zone is the Longwood Borehole (Longwood Water Supply Scheme) located *ca.*

13km west of the development.

A Ground Investigation was carried out by SIL and noted that the series of strata encountered during investigation was consistent across the site and was generally comprised of topsoil (to a max. depth of 0.30m BGL) and firm ground becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content. During trial excavations, groundwater was not encountered. The findings are summarised in the **Table 3.2** and **Table 3.3** .

Table 3.2 - SIL Soakway Test findings

	From (mBGL)	To (mBGL)	
SA01	0.00	0.30	TOPSOIL
	0.30	1.10	Firm brown sandy slightly gravelly silty CLAY with medium cobble content.
	1.10	2.10	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content
SA02	0.00	0.30	TOPSOIL
	0.30	2.10	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content.
SA03	0.00	0.30	TOPSOIL
	0.30	2.10	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content.
SA04	0.00	0.30	TOPSOIL
	0.30	2.10	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content.
SA05	0.00	0.30	TOPSOIL
	0.30	2.10	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content.
SA06	0.00	0.30	TOPSOIL
	0.30	2.10	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content.

Table 3.3 - SIL Trial Pit Logs summarised		
Trial Pit	Depth (mBGL)	Stratum Description
TP01	0.5	Topsoil
	1.5	Firm brown slightly sandy slightly gravelly silty CLAY with medium cobble content. Sand is fine to coarse. Gravel is fine to coarse, angular to subrounded of limestone. Cobbles are angular to subrounded of limestone
	3.5	Firm brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content. Sand is fine to coarse. Gravel is fine to coarse, angular to subrounded of limestone. Cobbles and boulders are angular to subrounded of limestone (up to 250mm diameter).
	3.5	Pit terminated due to pit wall instability at the base.
TP02	0.4	Topsoil
	3.4	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content. Sand is fine to coarse. Gravel is fine to coarse, angular to subrounded of limestone. Cobbles and boulders are angular to subrounded of limestone (up to 250mm diameter).
	3.4	Pit terminated due to pit wall instability at the base.
TP03	0.3	Topsoil
	3.5	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content. Sand is fine to coarse. Gravel is fine to coarse, angular to subrounded of limestone. Cobbles and boulders are angular to subrounded of limestone (up to 250mm diameter).
	3.5	Pit terminated due to pit wall instability at the base.
TP04	0.3	Topsoil
	3.6	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content. Sand is fine to coarse. Gravel is fine to coarse, angular to subrounded of limestone. Cobbles and boulders are angular to subrounded of limestone (up to 250mm diameter).
	3.6	Pit terminated due to pit wall instability at the base.
TP05	0.3	Topsoil
	3.3	Firm becoming stiff brown slightly sandy slightly gravelly silty CLAY with medium cobble and low boulder content. Sand is fine to coarse. Gravel is fine to coarse, angular to subrounded of limestone. Cobbles and boulders are angular to subrounded of limestone (up to 250mm diameter).
	3.3	Pit terminated due to pit wall instability at the base.

Figure 3.3 - Location of the Trial Pits on Site

There are no geological heritage features located within, or in the immediate environs of the subject development site. The nearest geological heritage sites consist of Ballykane Hill located *ca.* 7.5km southeast of the site.

There are no Karstic landforms occurring in the vicinity of the Site.

3.5 Designated Areas

There are no Special Protection Areas (SPAs) located within the site boundary or in the immediate vicinity of the proposed development. With regards to Special Areas of Conservation (SACs) Natural Heritage Areas (NHAs), the closest is Mount Hevey Bog SAC (002342) and Mount Hevey Bog NHA (001584), both located *ca.* 1.5km north-northeast of the site.

3.6 Flood Risk

OPW Flood maps indicate 0.1%, 1% and 10% AEP flood extents are not predicted to occur within the boundary of the site. OPW Flood maps indicate no risk of groundwater flooding within the boundary of the site. OPW maps indicate that 1 no. past flood events have occurred within a 1.5km radius of the site, which was located at Corkhill *ca.* 1.2Km west of the site. The source of the flood waters was described as run off (and the cause was Infiltration of runoff into combined sewer. The flooding occurred in the Boyne catchment, on the Kinnegad river, this flooding event started on 18th August 2008 and 19th November 2009.

Moreover, the site is not located within benefitting land associated with the Arterial Drainage

and District Drainage Schemes.

A Site-Specific Flood Risk Assessment was submitted as part of the Planning Application (Ref: **241139-ORS-XX-XX-RP-EN-13d-009-P3**.pdf)

3.7 Cultural Heritage

There are no archaeological heritage features located within the site boundary. The closest ones are listed in **Table 3.4** as follows:

Table 3.4 - ARCHAEOLOGICAL HERITAGE SITES IN PROXIMITY TO PROPOSED SITE

Name	Code	Distance & Direction from Site
Ringfort - rath : KINNEGAD	WM027-070	*Ca.* 660m SW
Bridge : ROSSAN	ME046-019	323m SE
Bridge : KINNEGAD	WM028-003	323m SE

There are some zones of architectural importance close to the Site, as listed in **Table 3.5** below.

Table 3.5 - ARCHITECTURAL HERITAGE SITES IN PROXIMITY TO PROPOSED SITE

Name	Code	Distance & Direction from Site
House	15316009	*ca.* 100m S
Catholic Church of the Assumption: Church / Chapel	15316005	*ca.* 110m S
Catholic Church of the Assumption: presbytery/parochial/curate's house	15316006	*ca.* 88m S
House	15316012	*ca.* 178m E
Kinnegad National School: school	15316004	*ca.* 155m S
Kinnegad National School: school master's house	15316003	*ca.* 110m S
Graveyard/cemetery	15316002	*ca.* 125m S
House	15316007	*ca.* 177m S
House	15316008	*ca.* 192m S
J.C. Donnelly: house	15316011	*ca.* 230m SE
Kinnegad Bridge: bridge	15316013	*ca.* 330m SE

It's important to note that the top three listed in the table above have their land adjacent to the boundary of the Site, but their buildings are outside of the boundary, as the table above shows.

3.8 Landscape

The landscape surrounding the Site is predominantly open greenfield land to the north and developed residential and urban land to the west, south and east. The northern lands of the Site currently consists of open undeveloped land with trees and shrubbery surrounding the Site. The southern portion of the Site is surrounded by the urban developments. Notable landmarks in the vicinity include the Catholic Church of the Assumption and the Kinnegad National School to the south, and the Kinnegad Bridge to the southwest of the Site. To the west beyond the neighbouring open field there is a series of sports courts related to the Kinnegad G.A.A club.

3.9 Biodiversity, Flora and Fauna

There are 4 no. designated sites located within 5km of the subject site which are summarised in **Table 3.6**. A map showing their locations relative to the works is shown in **Figure 3.4**. A full description of the sites can be read on the website of the National Parks and Wildlife Service (www.npws.ie).

Table 3.6 - Natura 2000 and Natural Heritage Areas within 5km of Subject Site

Site Name & Code	Distance & Direction from Site	Qualifying Interests	Screened In/Out
Mount Hevey Bog SAC/pNHA, 002342/001584	Located *ca.* 2.0km NE from site.	Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150]	**Screened Out**: The Kinnegad River flows in the direction of this SAC/pNHA however the Kilwarden River flowing from the designated site flows in the opposite direction. This means that a direct hydrological connection between the proposed site and the aforementioned designated site is not established. It is not foreseen that the proposed development will negatively affect the conservation objectives of this designated site.
Royal Canal pNHA, 002103	Located *ca.* 3.2km NE from site.	N/A	**Screened Out**: A hydrological connection to this designated site is established via the Kinnegad River which connects to the Royal Canal *ca.* 9.2km east of the proposed site after connecting with the River Boyne. Despite this, it is not reasonably expected that potential contaminants arising from the proposed site could reasonably travel over 9km via surface water to reach this receptor in the presence of best practice construction methods. The proposed site lies sufficient distance from the Kinnegad River and the Royal Canal watercourse for significant negative effects to be considered unlikely.
River Boyne and River Blackwater SAC, 002299	Located *ca.* 4.6km NE from site.	Alkaline fens [7230] Alluvial forests with *Alnus glutinosa* and Fraxinus excelsior (*Alno-Padion, Alnion incanae, Salicion albae*) [91E0] *Lampetra fluviatilis* (River Lamprey) [1099] *Salmo salar* (Salmon) [1106] *Lutra lutra* (Otter) [1355]	**Screened Out**: There are no direct hydrological links to this designated site nor is it reasonably expected that potential contaminants arising from the proposed site could travel over 4km to reach this sensitive receptor. It is not foreseen that the proposed development will have significant effects on the conservation objectives of this designated site.

River Boyne and River Blackwater SPA, 004232	Located *ca.* 4.6km NE from site.	Kingfisher (*Alcedo atthis*) [A229]	**Screened Out**: There are no direct hydrological links to this designated site nor is it reasonably expected that potential contaminants arising from the proposed site could travel over 4km to reach this sensitive receptor. It is not foreseen that the proposed development will have significant effects on the conservation objectives of this designated site.

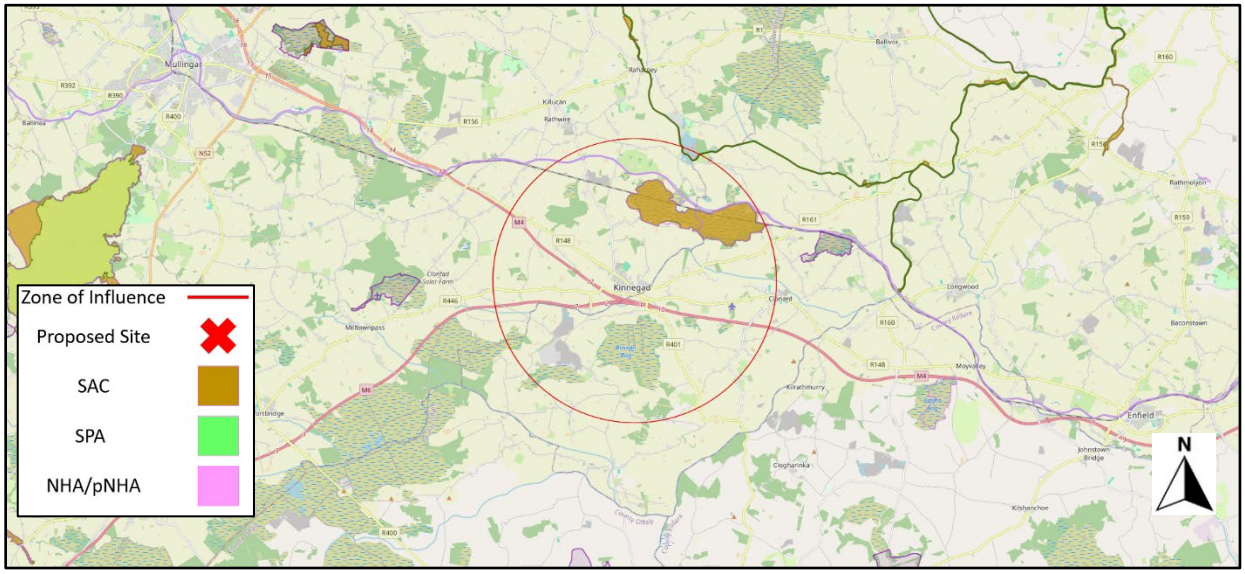

Figure 3.4 - Protected sites within a 5km Zone of Influence of the Development.

Based on the conclusions shown in the AA Screening Report, on the basis of objective information provided to the Development, individually or in combination with other plans or projects, will not have a significant effect on any designated sites.

3.10 Planning Requests in Site Vicinity

The web viewer for planning applications of the Westmeath County Council shows a number of applications for developments in the vicinity of the Site, as the **Figure 3.5** below illustrates:

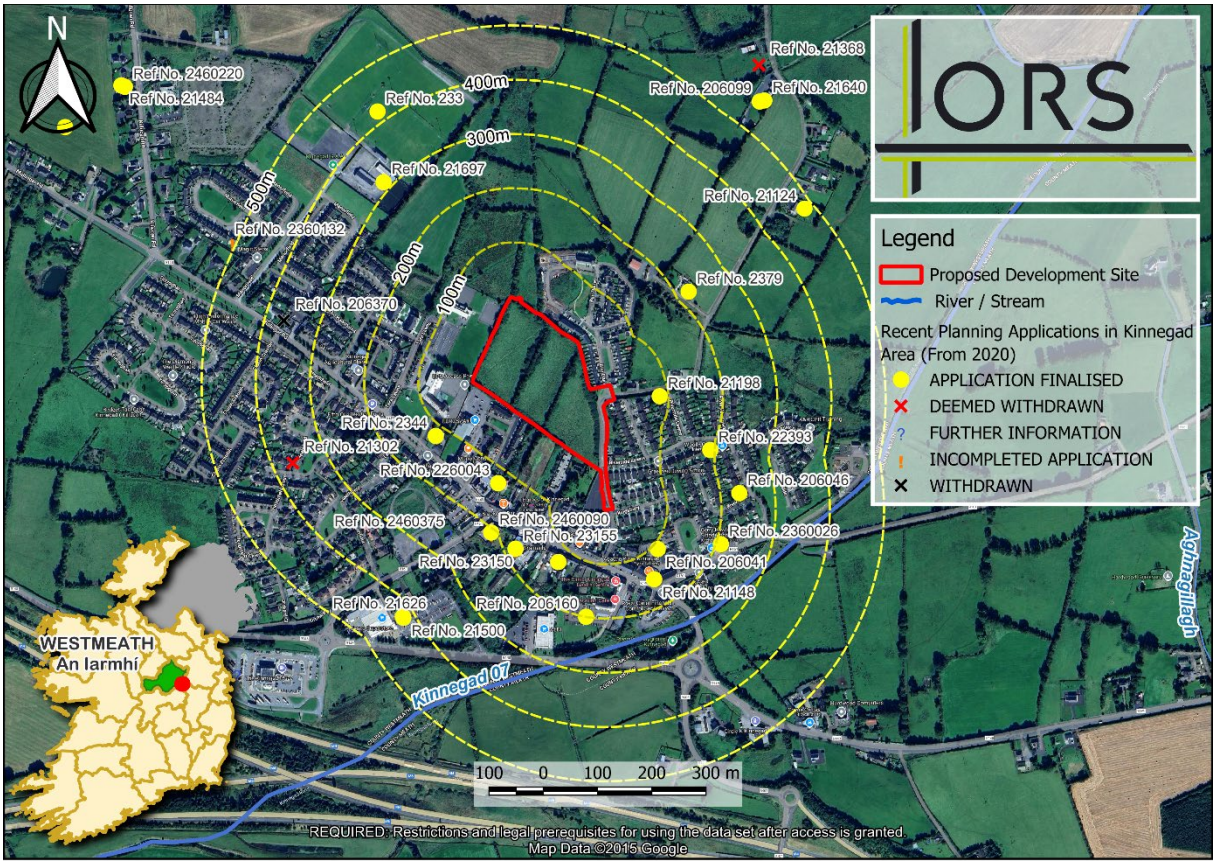

Figure 3.5 - Existing planning applications in the vicinity of the proposed development

There are no records in recent years of a planning applications being submitted or granted that are likely to affect or have cumulative effects with this proposed Large-Scale Residential development. There is no record of any planning application submitted to the Westmeath County Council in Kinnegad in the year 2025 so far. The **Table 3.6** overleaf presents a summary of the developments that most recently had been granted planning permission.

Table 3.1 Most recent Developments in Site Vicinity

Planning ID	Location	Description of Development	Status	Dist.	Anticipated Cumulative Effect
2460019	Cloncrave, Kinnegad, Co. Westmeath	development which will consist of the demolition of an existing single storey side projection and construction of a storey and a half side extension to an existing storey and a half detached dwelling. The development will also include the decommissioning of the existing wastewater treatment system and installation of a new septic tank and percolation area and all ancillary site works	(Retention) Granted – 25/04/2024	*ca.* 2.0Km N	***Neutral, Imperceptible, Unlikely, Temporary***

2384	Griffinstown, Kinnegad, Co. Westmeath	variation to previous grant of permission Ref:17/6331 RETENTION PERMISSION for (1) Revisions to the dwelling house to include variations to external windows and variations to internal layout (2) revisions to the detached domestic garage to include variations to the windows and door openings and variations to the internal layout (3) revised site layout/relocation of domestic garage and dwelling from that previously granted (4) to retain a garden tools storage sheds not previously granted permission. (5) to retain barbecue area covered by pitched roof and screened by blockwork wall not previously granted permission. PLANNING PERMISSION for (1) construction of a single storey family flat extension to east side of existing house (2) construction of a hay barn with all ancillary site works	(Retention) Granted – 26/05/2024	*ca*. 2.6 Km NW	***Neutral, Imperceptible, Unlikely, Temporary***
23155	The Phoenix, Main Street, Kinnegad, Co. Westmeath	proposed works to existing hotel to consist of alterations to existing elevations, inclusive of new shop-front. Internal alterations to 3 no. existing bedrooms to front at first floor level. Conversion of existing Function Room/Nightclub and ancillary areas to provide 11 no. new bedrooms with new carparking area provided at rear (11 no. spaces) and all ancillary site works	Granted (Conditional) – 30/05/2024	*ca*. 190 Km S	***Neutral, Imperceptible, Unlikely, Temporary***

Therefore, based on the nature and scale of all of the developments mentioned in the **Table 3.6** , it is unlikely that significant cumulative effects will occur.

3.11 Environmental Management Measures

The construction and operational phases of the proposed development will consist of similar nuisance-generating activities in terms of plant and vehicle movements. Once in the operational phase it can be expected that there will be no plant movement on the project and therefore no nuisance-generating activities. It can be concluded that the operational phase effects will not be significant.

A Construction Environmental Management Plan (CEMP) (ref: **241139-ORS-XX-XX-RP-EN-13d-002.pdf**) is included with the application. The measures contained in the CEMP, together with the mitigation measures set out in this EIA Screening Report and further documentation

submitted, shall be agreed with the Planning Authority prior to the commencement of development.

3.11.1 Noise and Vibration

A preliminary risk assessment was carried out for the proposed site locations in accordance with the Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition, produced by the London Authorities Noise Action Forum, July 2016. This assessment considered factors relating to the proximity of the sites to sensitive receptors and rated the level of nuisance anticipated with scheduled work practices.

Following the completion of this risk assessment, available in **Appendix A**, the Development was determined to be a **High** site based on the day-time ambient noise level, the expected duration of works to last 36 months and to the presence of neighbouring residential estates and school facilities located within a 100m buffer from the site boundary.

Noise and vibration levels generated by construction activities have the potential to impact upon nearby noise sensitive receptors; however, the magnitude of the potential impact depends upon a number of variables, including type of activity; periods of operation; source to receiver distance; ground absorption and reflections.

The potential exists for adverse noise and vibration effects from construction works on sensitive receptors in the surrounding area and therefore the levels of expected construction noise are further assessed below.

The nearest noise sensitive receptors are considered to be the residential dwellings east and south of the site as well as the school to the west, as indicated in the **Figure 4.1**.

Figure 4.6 - Nearest Noise Sensitive Receptors/Locations (Image: Map Data ©2015 Google - Amplitude Acoustics, 2025 – adapted by ORS 2025)

According to the ABC method for assessing the significant effects from construction noise, in BS5228 "Code of practice for noise and vibration control on construction and open sites – Part 1: Noise", states that "a potential significant effect is indicated if the L_{Aeq} noise level arising from the site exceeds the threshold level for the category appropriate to the ambient noise level."

Based on the results of the noise survey the ambient noise levels at the nearest noise sensitive receivers are expected to fall within Category A, which provides the following threshold values, and the Contractor shall aim to restrict noise levels to the following levels (measured from nearest noise sensitive location):

- Daytime (07:00 to 19:00 hrs) – 65dB L_{Aeq}
- Evening (19:00 to 23:00 hrs) and Weekends – 55dB L_{Aeq}
- Night-time (23:00 to 07:00 hrs) – 45dB L_{Aeq}

Noise predictions and baseline measurements have been used to provide an estimate of the construction noise emissions from the site during the daytime construction works at the nearest receptor. From these predictions it has been possible to determine whether the adopted daytime target noise criterion of 65 dBA $L_{eq,10hrs}$ is likely to be met during the works. The magnitude of any effect has then been determined and the requirement for further mitigation measures considered.

Mitigation Measures from the Noise Impact Assessment prepared by Amplitude Acoustics were

incorporated into this CEMP, as follows:

- **General** - The following general mitigation measures are recommendations from BS5228 and should be employed on this site.
    - Avoid unnecessary revving of engines and switch off equipment when not required;
    - Keep internal haul routes well maintained and avoid steep gradients;
    - Use rubber linings in, for example, chutes and dumpers to reduce effect noise;
    - Minimize drop height of materials;
    - Start plant and vehicles sequentially rather than all together;
    - Use alternative methods
- **Community Relations** - BS5228 suggests the following with respect to community relations:
  "Good relations with people living and working in the vicinity of site operations are of paramount importance. Early establishment and maintenance of these relations throughout the carrying out of site operations will go some way towards allaying people's fears.

  It is suggested that good relations can be developed by keeping people informed of progress and by treating complaints fairly and expeditiously. The person, company or organization carrying out work on site should appoint a responsible person to liaise with the public. The formation of liaison committees with members of the public can be considered for longer term projects when relatively large numbers of people are involved."

  With vibration, the fear of building damage can be exacerbated where people are unsure of the levels of vibration it would take to effect upon their property, and therefore good communication can help to alleviate fears beforehand.
- **Specification and Substitution** - All plant specifications must be reviewed to ensure they are the quietest available for the required purpose; this is in accordance with best practicable means
- **Modification of Plant and Equipment** - The following extract from BS5228 sets out how plant noise may be reduced by modification.
  "Noise from existing plant and equipment can often be reduced by modification or by the application of improved sound reduction methods, but this should only be carried out after consultation with the manufacturer. Suppliers of plant will often have ready-made kits available and will often have experience of reducing noise from their plant. For steady continuous noise, such as that caused by diesel engines, it might be possible to reduce the noise emitted by fitting a more effective exhaust silencer system or by designing an acoustic canopy to replace the normal engine cover. Any such project should be carried out in consultation with the original equipment manufacturer and with a specialist in noise reduction techniques. The replacement canopy should not cause the engine to overheat nor interfere excessively with routine maintenance operations.

  It might be possible in certain circumstances to substitute electric motors for diesel engines, with consequent reduction in noise. On-site generators supplying electricity for electric motors should be suitably enclosed and appropriately located. Noise caused by resonance of body panels and cover plates can be reduced by stiffening with additional ribs or by increasing the damping effect with a surface coating of special resonance damping

material. Rattling noises can be controlled by tightening loose parts and by fixing resilient materials between the surfaces in contact; this is generally a maintenance issue."

The following table contains suggested methods for reducing noise levels from construction plant specific to this site. These measures should be implemented wherever possible.

Table 4.7 - Noise Impact Assessment Recommended Mitigation Measures

Plant Type	Source of Noise	Proposed Mitigation	Potential Sound Reduction dBA
Earth moving equipment	Engine	Fit more efficient exhaust sound reduction equipment Manufacturers' enclosure panels need to be kept closed	5 – 10
Breaker	Tool Bit	Fit suitably designed muffler or sound reduction equipment to reduce noise without impairing machine efficiency Ensure all leaks in airline are sealed	Up to 15
		Use dampened bit to eliminate ringing	
	Total Machine	Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured	Up to 10
Concrete Pump	Engine Pushing	Use machine inside acoustic enclosure with allowance for engine cooling and exhaust	Up to 20
Concrete Mixers	Cleaning	Do not hammer the drum	n/a
Materials Handling	Effect of Material	Do not drop materials from excessive heights. Screen dropping zones, especially on conveyor systems. Line chutes and dump trucks with a resilient material	Up to 15

- **Enclosures** - The significant sources of plant noise should be enclosed where possible. The close proximity of the nearest sensitive receptors means that all practicable means to reduce noise must be employed wherever possible.

  The concrete pump is a significant noise source which could potentially be enclosed. Covers should enclose the plant as fully as possible, should be of sufficient mass (17kg/m2 minimum), and should be lined inside with an acoustically absorbent material with minimum 25mm thickness. A maximum of 20dBA sound reduction can be expected from a suitably designed enclosure with openings. An example of the enclosure design is shown in the **Figure 4.2**.

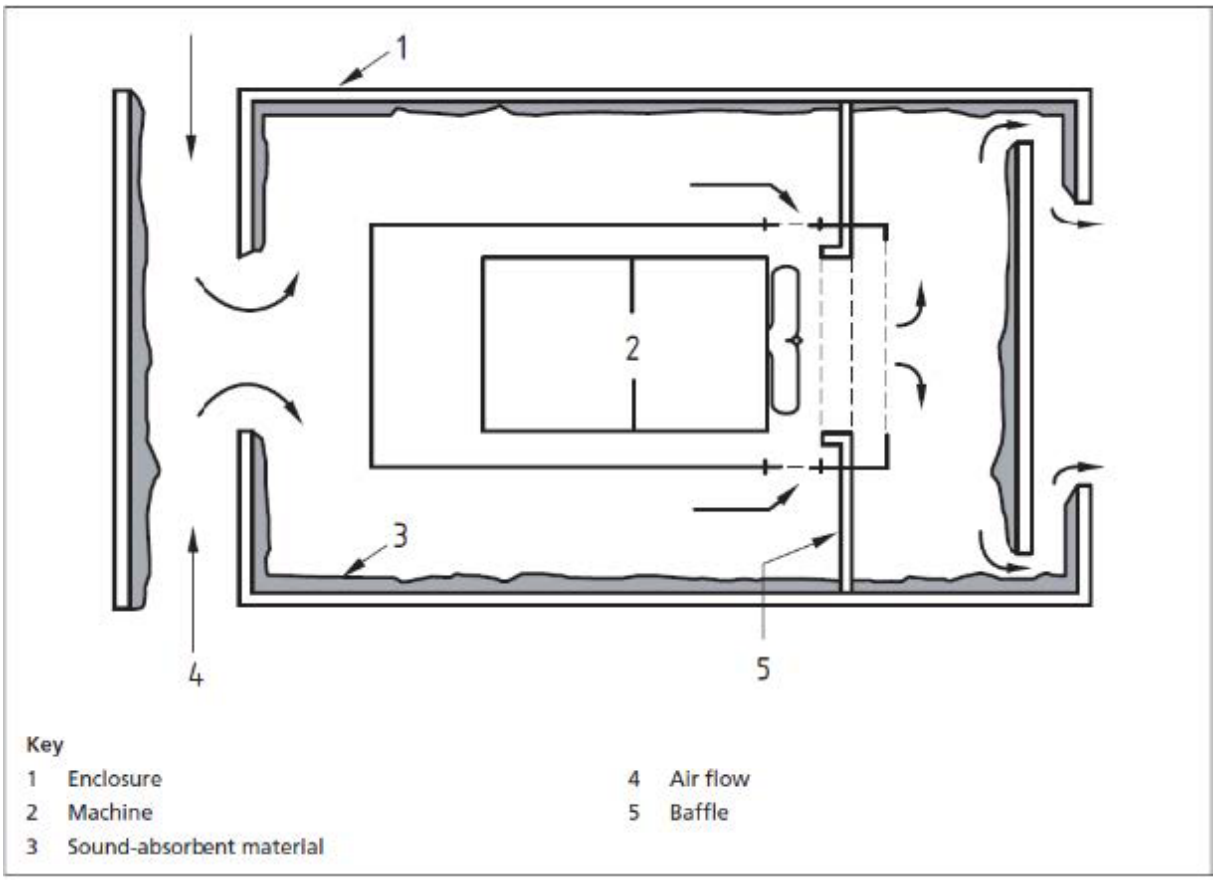

Figure 4.7 - Example Plant Enclosure

- **Use and Siting of Equipment** - All plant should be used in accordance with manufacturers' instructions.
- **Use and Siting of Equipment** - Plant should be located away from noise-sensitive areas where possible; loading and unloading should not be carried out next to the sensitive receptors. The concrete pump and drum should be located at least 25m from the nearest sensitive receptors wherever possible.
- **Use and Siting of Equipment** - The plant used intermittently, should be shut down or throttled down to a minimum between work periods.
- **Use and Siting of Equipment** - Acoustic convers to engines must be kept closed when the plant is in use or idling; compressors should have effective enclosures and should not be operated with access panels open.
    - The following advice is taken from BS5228:

      "Materials should be lowered whenever practicable and should not be dropped. The surfaces on to which the materials are being moved should be covered by resilient material.

      When a site is in a residential environment, lorries should not arrive at or depart from the site at a time inconvenient to residents."

- **Maintenance** - Noise caused by vibrating machinery having rotating parts can be reduced by attention to proper balancing. Frictional noise from the cutting action of tools and saws can be reduced if the tools are kept sharp. Noises caused by friction in conveyor rollers, trolleys and other machines can be reduced by proper lubrication."
- **Screening** - It is recommended that a high mass site hoarding is used along the West, North and East site boundaries to protect the worst-case noise level effect. This barrier should be as tall as is reasonably practical.

Complementary Measures

To minimise noise from construction operations, no heavy construction equipment/ machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 07:00 or after 18:00, Monday to Friday, and before 08:00 or after 13:00 on Saturdays. No activities shall take place on site on Sundays or Bank Holidays, unless authorised by the Council in writing, at least 3 working days in advance. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 19:00 and 07:00am.

The proposed development will be obliged to comply with BS 5228 "*Noise Control on Construction and open sites Part 1*". The contractor shall implement the following measures to eliminate or reduce noise levels where possible:

- No plant used on site will be permitted to cause an on-going public nuisance due to noise.
- The best means practicable, including proper maintenance of plant, will be employed to minimise the noise produced by on site operations.
- All vehicles and mechanical plant will be fitted with effective exhaust silencers and maintained in good working for the duration of the contract.
- Compressors will be attenuated models, fitted with properly lines and sealed acoustic convers which will be kept closed whenever the machines are in use and all ancillary pneumatic tools shall be fitted with suitable silencers.
- Machinery that is used intermittently will be shut down or throttled back to a minimum during periods when not in use.
- Any plant, such as generators or pumps, which is required to operate before 7am or after 6pm will be surrounded by an acoustic enclosure or portable screen.
- During the construction programme, supervision of the works will be include ensuring compliance with noise limits, using methods outlined in *BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites* – Noise.
- The hours of construction activity will be limited to avoid unsociable hours where possible. Construction operations shall generally be restricted to between 7am and 6pm on weekdays and between 8am and 1pm on Saturdays. However, any necessary or emergency out of hours working will be agreed in advance with the local Planning Authority.
- All site staff shall be briefed on noise mitigation measures and the application of best practicable means to be employed to control noise.
- All staff should be briefed on the complaints procedure, the mitigation requirement and their responsibilities to register and escalate complaints received.

- Good Quality 2.4m high (minimum height) site hoarding shall to be erected to maximise the reduction in noise levels. Hoarding to be painted & maintained for duration of works. Hoarding to be designed to withstand wind loading for that area hoarding to mitigate excessive noise pollution to neighbouring estates and sensitive receptors.
- Contact details of the contractor and Construction Project Manager shall be displayed to the public, together with the permitted operating hours.
- Material and plant loading and unloading shall only take place during normal working hours.
- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC.
- Use all plant and equipment only for the tasks for which it has been designed.
- Locate movable plant away from noise sensitive receptors.
- Avoid the transfer of noise and vibration from demolition activities to adjoining occupied buildings through cutting any vibration transmission path or by structural separation of buildings.
- Ensure written confirmation is received from Westmeath County Council Planning Department when applying for extensions to normal working hours. No out of hours work to be undertaken unless permission to do so has been granted.
- In the event that excessive noise levels are deemed necessary, Westmeath County Council Planning Department and local residents, must be suitably notified in advance of said works.

3.11.2 Dust and Air Quality

Dust prevention measures will be put in place for any particulate pollution. The extent of dust generation under construction activities being carried out is dependent on environmental factors such as rainfall, wind speed and wind direction. The most likely sources of dust generation at this site include the demolition of the existing structure, the soil stripping and excavation of foundations for the buildings and the sawing of wood and concrete throughout the duration of the project. Dust can also be dispersed by excessive vehicular movement around the site during dry periods. Control Measures are outlined as follows:

- Soil will not be exposed until a replacing capping layer is almost ready to be placed. This is to ensure that soil is left exposed for the minimum amount of time possible.
- Material stockpiles will be strategically placed to reduce wind exposure. Materials will be ordered on an ‘’as needed’’ basis to reduce excessive storage.
- The contractor will spray water on the surface of all roads in the vicinity of the site if required in order to minimise dust generation from the construction activities.
- Appropriate dust suppression will be employed to prevent fugitive emissions affecting those occupying neighbouring properties or pathways.
- Restrict vehicle speeds to 15 kmph as high vehicle speeds cause dust to rise.
- Covers or dampening of soil and material stockpiles when high wind and dry weather are encountered, if required.
- During the course of construction, the contractor shall provide on site a covered skip or other such receptacle for the deposit therein of all rubbish, litter, packaging, rubble and other such materials arising from the works. The contractor shall ensure that the site and its

environs are maintained at all times in a clean and tidy condition.

- All consignments containing material with the potential to cause air pollution being transported by skips, lorries, trucks or tippers shall be covered during transit on and off site.
- Street and footpath cleaning shall be undertaken during the ground works phase to minimise dust emissions, if deemed necessary.
- A road sweeper with vacuuming capabilities will operate along construction traffic routes throughout the development cycle to alleviate excessive material deposition along transport routes in the vicinity of the site, when deemed necessary.
- Wet cut concrete saws are only to be used on site. Tools with dust extraction filters are to be used when and where possible.
- Additionally, a wheel wash system may be installed during the works if the Construction Project Manager or Resident Engineer deems it necessary to reduce dust and dirt on the public roads along the construction routes.
- Wet cut concrete saws are only to be used on site. Tools with dust extraction filters are to be used when and where possible.
- No materials shall be burned on-site.
- During any demolition phase, water hoses with appropriate mist heads, or equivalent, are to be used to dampen structures prior to and during demolition, to limit dust generation.

3.11.3 Surface Water Run Off and Groundwater Protection

Surface water drainage from the Site from internal roadways, pedestrian footpaths, roofs and hardstanding areas will be collected via a gravity drainage network integrated into the existing surface water drainage network.

The main pollutants with the potential to effect water receptors are silt, fuel/oil, concrete and chemicals. The steps outlined below aim to eliminate contamination of site surface water runoff. The recommendations are advised with reference to the Inland Fisheries Board recommendations for protection of adjacent water courses during the construction phase. They are also intended to contain groundwater contamination, which requires extra caution given the aquifer's high vulnerability.

By default, no refuelling and fuel/oil storage shall take place within the Site. In the event of activities related to refuelling or fuel/oil storage within the Site exceptionally arises, or if this measure is determined to be unfeasible, mitigation measures are outlined and must be adhered to. Exceptions to this rule must be duly justified, registered, and communicated to the Westmeath Co. Co. Planning Department in a timely manner. Furthermore, all such activities must be carried out in full compliance with the measures outlined in this Section.

- Harmful materials such as fuels, oils, greases, paints and hydraulic fluids must be stored in bunded compounds well away from storm water drains and gullies. Refuelling of machinery should only take place at petrol stations or, if this is not practicable and refuelling must take place on site, as in the case of equipment such as generators, pumps, compressors, or even construction machinery and vehicles, this should be done using drip trays.
- All manholes and gullies will be covered with silt fencing material and sandbags to limit silt and chemical run-off into surface water.
- Refuelling will not be permitted within 10m of surface drains, with the exception of pumps

for dewatering purposes, which are to be stored on portable spill bunds.

- Runoff from machine service and concrete/grout mixing areas must not enter storm water drains and gullies leading off-site.
- No direct discharges to be made to waters where there is potential for cement/ residues/ oils/ chemicals in discharges.
- Stockpile areas for sands and gravel should be kept to minimum size, well away from storm water drains and gullies leading off-site.
- Open excavations to be backfilled immediately following installation of services, etc.
- Earthworks and the movement of plant on soil surfaces will be avoided during periods of extensive rainfall to limit silt laden runoff and damage to soil structure.
- Pre-cast concrete should be used wherever possible. When this is not possible, any works using cast-in-place (poured) concrete must be done in the dry and effectively isolated from any flowing water or drains for a sufficient period to ensure no leachate from the concrete.
- Following heavy rainfall events, it is important to mitigate excessive outflow of silt and particulates to the surrounding surface water drainage system. During the pre-construction & construction phase, silt outflows to surface water drainage infrastructure (gullies, drains, etc.) along the access road may be mitigated using sandbags or silt fencing, where suitable. During the construction phase, once site-specific surface water drainage infrastructure has been developed, silt chambers should be blocked off following high rainfall events to prevent excessive silt outflows to the surface water drainage system.
- All storage tanks areas and drum storage areas shall be rendered impervious to materials stored therein. In addition, storage tank areas shall be bunded, either locally or remotely, to a volume equal to 110% of the sum of the volumes of the largest five drums likely to be stored therein. The height of the bund for any drum storage area shall be not less than 300 millimetres
- The contractor shall clean any spillages on the public roads arising from the development, as the need arises or when requested to do so by the Planning Authority.
- Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.

3.12 Roles and Responsibilities

3.12.1 Construction Project Manager

The Construction Project Manager/Site Manager will have the overall responsibility of ensuring the measures outlined in the Project CMP/EOP are adhered to for the duration of the construction phase. The primary responsibilities of the Construction Project Manager/Site Manager are as follows:

- Promotion of awareness of environmental issues associated with each project phase/site rules.
- Facilitate environmental audits and site visits.
- Monitor the effect of construction/operational traffic on local traffic conditions.
- Monitor the effect of construction/operational traffic on local road conditions.

- Awareness and implementation of relevant legislation, codes of practice, guidance notes as stated in the CMP/EOP.
- Conduct regular site inspections to facilitate the timely identification of environmental risks or incidents.
- Ensure all construction activities are carried out with minimal risk to the environment.
- Report environmental incidents in a timely manner to the project environmental consultant and the relevant authorities.

3.12.2 Resident Engineer

Typically, the Resident Engineer's primary role involves assurance that the construction work of a project is carried out according to the quality, time, and cost requirements of the contract. A significant degree of cross-over can usually be anticipated between the roles of a Resident Engineer, a Construction Project Manager, and an Environmental Consultant. With respect to the Project CMP, the Resident Engineer is expected to play a crucial role in the Traffic Management Plan along with the following responsibilities:

- Performing or coordinating site inductions.
- Monitoring the performance of subcontractors.
- Monitoring the performance of the traffic management plan.
- Managing and supervising less experienced site engineers and operatives.
- Ensuring that work activities have been carried out in accordance with the plans, specifications and industry standards.
- Ensuring that tests and inspections are performed.
- Liaising with construction management to remove any hazards associated with work activities.
- Ensuring that delivered materials meet specifications and established quality standards.
- Initiating and maintaining records, back-charge procedures, progress reports etc.
- Quality assurance of the Project CMP/EOP.
- Update of the Project CMP/EOP as required paying particular attention to site-specific environmental hazards or changes in legislation.
- Ensuring compliance of Project CMP/EOP with the conditions of the Planning Permission.
- Provide expertise to the Construction Project Manager/Site Manager on environmental concerns.
- Conduct the various specialist environmental monitoring tasks outlined in **Section 3.14**.
- Prompt response to environmental issues if they arise.

3.13 Awareness and Training

3.13.1 Environmental Induction

The key environmental topics outlined in **Section 3.5** will be summarised and integrated into the general site induction. Site-specific concerns and best work practices will be outlined to all contractors and sub-contractors due to carry out work at the site. As a minimum this will include:

- The roles and responsibilities of the Construction Project Manager; the Environmental Consultant and the Resident Engineer; along with the responsibilities of contractors/sub-contractors themselves.
- Incident and complaints procedure.
- Outline of the EOP structure.
- Site specific environmental concerns.
- Best work practices

3.13.2 Toolbox Talks

Daily toolbox talks will be conducted by the Construction Project Manager/Site Manager as standard practice. It is the duty of the Construction Project Manager/Site Manager to liaise with the Project Environmental Consultant and Resident Engineer to assess site operations for environmental concerns particularly as the project advances and new activities commence. Appropriate mitigation measures will be devised and communicated to the relevant personnel prior to the commencement of any such activities.

3.14 Environmental Incidents and Complaints Procedure

The Construction Project Manager/Site Manager will maintain a register of environmental incidents which will document the nature, scale and severity of any environmental incident or complaint which arises as a result of site activities. In the event of an environmental incident the following steps must be followed:

- A suitably qualified Environmental Consultant is notified immediately.
- A suitably qualified Environmental Consultant will liaise with the competent authority if necessary.
- The details of the incident will be recorded on an Environmental Incident Form which will record the following details:
    - Cause of the incident
    - Extent of the Incident
    - Immediate actions
    - Remedial measures
    - Recommendations made to avoid reoccurrence.
- If the incident has effected on an ecologically sensitive receptor (SPA, SAC, NHA) an ecological specialist will be consulted.
- A suitably qualified Environmental Consultant and Construction Project Manager will fully cooperate with any investigations conducted by the competent authority.

4 Screening for Mandatory EIA

4.1 Project Categorisation

A detailed description of the proposed development is outlined in **Section 3.1**. In terms of the different categories of development listed in **Schedule 5** of the Planning and Development Regulations 2001 – 2024 (as amended), there is only a single aspect of the project which could bear relevance to the thresholds outlined in **Part 1** and **2** of Regulations:

1. *Construction of a Large-Scale Residential Development (LRD) on a site at Boreen Bradach, Kinnegad, Co. Westmeath. The development will comprise 129 no. houses (1 bed, 2 beds, 3 beds and 4 beds) and the provision of a crèche facility. Provision of car, cycle and motorbike parking. Provision of a new vehicular access and additional pedestrian/cyclist access from L-5014 (Boreen Bradach Road) and associated upgrades to the local road. All associated site development works and services provision, bin stores, residential private open space, public open space, substation, boundary treatments, landscaping and all associated site development works.*

4.1.1 Part 1 Development Activities

Considering the categories listed in Part 1 of the Regulations, the subject development does not relate to any of the activities listed.

Based on these criteria, the proposed activity is below the Part 1 threshold hence a mandatory EIA is **not required** for the project based on this category

4.1.2 Part 2 Development Activities

The proposed development comprises a residential development and is therefore subject to Category 10(b) “Infrastructure Projects”, stated as follows.

Category 10

(i): “*Construction of more than 500 dwelling units.”*
(iv): “Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the 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.)

In relation to the threshold set in Category 10. (b) (i), the project will comprise the construction of 129 no. housing units, which is significantly below the 500 dwelling unit threshold which does not equal or exceed the Category 10(b)(i) threshold; therefore, an EIA is not a mandatory requirement relative to unit numbers.

In relation to Category 10 (b)(iv), the project is considered to be a Large Residential Development (LRD) with no retail or commercial land use, comprising a total area of *ca*. 4.279ha (gross), which is significantly below the threshold limits outlined in Category 10(b)(iv), therefore a mandatory EIA is not required relative to the total area of the development.

4.2 Conclusions on Mandatory EIA Requirement

Based on a review of the relevant categories listed in **Schedule 5, Part 1** and **2** of the *Planning and Development Regulations 2001-2024 (as amended)* the Development does not require a mandatory EIA. Therefore, the development is subject to further screening under the relevant criteria outlined in **Schedule 7** of the regulations. This exercise is outlined in **Section 5** of this report.

5 EIA Screening

Schedule 7 of the *Planning and Development Regulations 2001-2024 (as amended)* outlines specific criteria for the determination of EIA requirements for sub-threshold projects, summarised in **Section 2.4** of this report. Specific aspects of the project are screened against these criteria in **Tables 5.1** to **5.3** below.

Schedule 7A of the *Planning and Development Regulations 2001-2024 (as amended)* outlines information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA, summarised in **Section 2.5** of this report. The following **Tables 5.1** - **5.3** also address the criteria set out under paragraphs 1-4 of Schedule 7A of the planning and Development Regulations 2001 (as amended).

5.1 Characteristics of Proposed Development

Table 5.1 Criteria to determine the characteristics of the proposed development

Schedule 7 Criteria	Information
(a) size and design of the whole of the proposed development	Large-Scale Residential Development (LRD) for *129 no.* housing units on the Consolidation Site zoned lands of total area of *ca.* 4.279ha (gross), and the development is *ca.* 3.774ha (Net). A description of the project and of the construction methodology is provided in **Section 3** of this report. The proposed location of the site is adjacent to the urban buildings of Kinnegad, a populated area with a population density of 3,473 per km^2.
(b) cumulation with other existing and/or approved projects	A review of existing and previous planning applications under consideration by Westmeath County Council was carried out to elaborate this exercise and would not find any developments under consideration by Westmeath County Council in the town of Kinnegad to this date. The most recent developments granted by the council are outlined in **Table 3.6**. The **Table 3.7** shows the notable developments in the immediate vicinity and adjacencies of the Site, disregarding how old are their planning development granting, to anticipate cumulative effects taking into consideration the scale and nature of nearby existing developments and attempt to anticipate possible environmental disturbances posed to nearby receptors such as the road network. There are not any developments which may lead to additional effects regarding nuisance emissions and disruptions to the local road network on a temporary basis as construction phases may overlap.

	The closest IPC or IE licenced site to the development site is the Breedon Cement Ireland Limited (IE Licence P0487-07), *ca.*2.5 Km Southwest of the site It is considered that cumulative effects with other existing and/or approved projects are unlikely to cause significant negative effects on the environment.
(c) nature of any associated demolition works	There are no significant demolition works associated with this project.
(d) use of natural resources, in particular land, soil, water and biodiversity	The project does not include the extensive use of natural resources. Soil will be excavated to facilitate groundworks, although the extent of this work should not be significant and excavated material may be utilised on site as infill material or during landscaping works. No negative effects arising from the use of land or soil are anticipated.
(e) production of waste	It is typical that construction & demolition waste will arise during the construction phase of the Development. A detailed Resource & Waste Management Plan (RWMP) is submitted in conjunction to this planning application. This document will outline measures for the management of waste during the construction phase.
(f) pollution and nuisances	Potential noise, light, air quality and water pollution effects are anticipated. The Kinnegad River is located *ca*. 250m Southeast and the Correllstown River is located *ca.* 950 m Northeast of the Site. The use of best practice environmental management and surface water protection measures during the construction phase will ensure that the release of suspended solids into the watercourse is unlikely to occur during periods of heavy rainfall. The inadvertent deposition of hazardous material may lead to pollution of soil, water courses and groundwater bodies. The site is underlain by a regionally important aquifer and the groundwater vulnerability is classified as 'Moderate' in the North part of the land and as 'High' in the South portion of the site. The overall FFL of the development will rise the ground level at the Site, which is expected to increase the protection of the groundwater by adding a layer of soil over it. Dust, Noise and Vibration will be generated from HGV traffic entering and exiting the site and by 360º excavators and dozers during soil extraction. Baseline environmental survey's will be conducted for each of these parameters, and these will be monitored during the

	operation of the facility at a frequency to be agreed by the local authority. Significant negative effects on the environment are not likely to arise due to pollution or nuisance due to the nature and scale of the project and the mitigation measures proposed.
(g) 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	Standard construction practices will be employed throughout the construction phase and a Construction Environmental Management Plan shall be adhered to. A review of PFRA and CFRAM maps for the area confirms that the development site is outside lands at risk from fluvial, pluvial or ground flooding. A Site-Specific Flood Risk Assessment (Ref: **241139-ORS-XX-XX-RP-EN-13d-009-P3**.pdf) was carried out by ORS in March 2025 and it has concluded that the Site is not exposed to any flood risk, no flood modelling has indicated that the area is under any risk, so no further assessment is necessary, with the development being in due compliance with the requirements to be developed as proposed regarding flood risk assessment. The potential effects due to risk of accidents and/or disasters are anticipated to be negligible given the nature of the proposed development and its location.
(h) risks to human health (e.g. due to water contamination or air pollution)	The risks to human health via fugitive noise and dust emissions associated with the construction phase of the development are anticipated to be negligible given the nature, location and scale of the development. The implementation of best practice procedures and mitigation measures outlined in the Construction Environmental Management Plan (CEMP) and the Resource & Waste Management Plan (RWMP), are considered to be sufficient to mitigate any potential negative effects on population that may arise.

5.2 Location of the proposed development

Table 5.2 Section 7 Criteria to determine the characteristics of the site environs

Schedule 7 Criteria	Information
(a) existing and approved land use	The current surface cover of the Site is classified as agricultural land (pasture) and its use is as open land, predominantly grassed, with trees and shrubs surrounding the site boundary. No demolition is required. The Site is located within the CS – Consolidation Site zoning next to the town centre as per Westmeath County Development Plan 2021-2027.

	There are no apparent characteristics or elements of the scheme that are likely to cause significant effects on the environment.
(b) relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	The closest waterbody, the Kinnegad River, is located *ca.* 250m southwest of the Site. The river has a WFD status (River Q Value Score) classified as **POOR (3)** immediately upstream the site (Station RS07K010070), having the bridge over the Kinnegad River as reference, with its risk "At Review" and **MODERATE (3-4)** downstream of the site (Stations RS07K010100 and RS07K010200), classified as "At Risk". The use of best practice environmental management measures on site, in addition to its distance to this receptor, means that construction activities are not deemed to pose a risk to the river. The site overlies as locally important aquifer with a GW vulnerability classified as "High" in its southern portion and "Moderate" in its northern portion. There are no wells located within the site boundary. General housekeeping and measures to prevent nuisances at the development sites will be outlined in the Construction Environmental Management Plan (CEMP) and Resource & Waste Management Plan (RWMP). 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. There will be no significant loss of soil, land, water or biodiversity. Following the implementation of the above measures, effects to soil, land and biodiversity are not anticipated as a result of the Development.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
i. wetlands, riparian areas, river mouths	The Development is not located close to wetlands, coastal zones, mountains and forest areas, nature reserves or parks.
ii. coastal zones and the marine environment	The Site is not hydrologically connected to the marine environment.
iii. mountain and forest areas	The Development site is not within or directly connected to any mountain or forest areas.
iv. nature reserves and parks	The Development is not within or directly connected to any nature reserves or parks.
v. areas classified or protected.under legislation, including.Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	Based on the findings presented in the AA Screening Report, there are the following Natura 2000 and Natural Heritage Areas within 5km of Subject Site:

Site Name & Code	Distance & Direction from Site	Qualifying Interests	Screened In/Out
Mount Hevey Bog SAC/pNHA, 002342/001584	Located *ca.* 2.0km NE from site.	Active raised bogs [7110] Degraded raised bogs still capable of natural regeneration [7120] Depressions on peat substrates of the Rhynchosporion [7150]	**Screened Out**: The Kinnegad River flows in the direction of this SAC/pNHA however the Kilwarden River flowing from the designated site flows in the opposite direction. This means that a direct hydrological connection between the proposed site and the aforementioned designated site is not established. It is not foreseen that the proposed development will negatively affect the conservation objectives of this designated site.
Royal Canal pNHA, 002103	Located *ca.* 3.2km NE from site.	N/A	**Screened Out**: A hydrological connection to this designated site is established via the Kinnegad River which connects to the Royal Canal *ca*. 9.2km east of the proposed site after connecting with the River Boyne. Despite this, it is not reasonably expected that potential contaminants arising from the

			proposed site could reasonably travel over 9km via surface water to reach this receptor in the presence of best practice construction methods. The proposed site lies sufficient distance from the Kinnegad River and the Royal Canal watercourse for significant negative effects to be considered unlikely.
River Boyne and River Blackwater SAC, 002299	Located *ca.* 4.6km NE from site.	Alkaline fens [7230] Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion, Alnion incanae, Salicion albae*) [91E0] *Lampetra fluviatilis* (River Lamprey) [1099] *Salmo salar* (Salmon) [1106] *Lutra lutra* (Otter) [1355]	**Screened Out**: There are no direct hydrological links to this designated site nor is it reasonably expected that potential contaminants arising from the proposed site could travel over 4km to reach this sensitive receptor. It is not foreseen that the proposed development will have significant effects on the conservation objectives of this designated site.
River Boyne and River Blackwater SPA, 004232	Located *ca.* 4.6km NE from site.	Kingfisher (*Alcedo atthis*) [A229]	**Screened Out**: There are no direct hydrological links to this designated site nor is it reasonably expected that potential contaminants

				arising from the proposed site could travel over 4km to reach this sensitive receptor. It is not foreseen that the proposed development will have significant effects on the conservation objectives of this designated site.

Given the distance of the Site from the nearest receptors and the nature of the development, this EIA screening report has concluded that the location, nature and scale of the Site posed no significant effects upon the Natura 2000 sites identified.

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	The Site is not located within such an area. Historic maps of the Site, Geological Survey Ireland, EPA maps and OPW historic flood records were consulted for the preparation of this report. The historic use of the development site has been as agricultural land and there are no records of environmental incidents or failures to meet past environmental quality standards for the Site.
vii. densely populated areas	The Site is adjacent to the urban buildings of Kinnegad, a populated area with a population density of 3,473 per km^2. The Development will be permanent although taking the scale and nature of the development into account, the effects are considered to be moderate. Kinnegad town comprises a sufficient number of amenities to facilitate the increase in population associated with this development.

viii. landscapes and sites of historical, cultural or archaeological significance	There is no archaeological heritage features located within the Site. The closest features consist of a house (id. 15316009) *ca.* 100m South of site, another house (id. 15316012) *ca.* 178m East of site, the Catholic Church of the Assumption and its curate's house, ca. 110m and 88m South of site, respectively, and Kinnegad National School and its school master's house, *ca.* 155 and 110m South of the site. The works are not located within an archaeological area of importance. There is no geological heritage features located within, or in the immediate environs of the development site. It is considered that the distance (*ca*. 100m) and nature of the Development will not have a material effect on the landscape or the beforementioned sites of historical, cultural or archaeological significance.

5.3 Characteristics of Potential Effects

Table 5.1 - Schedule 7 Criteria to determine the likely significant effects on the environment of the proposed development

Schedule 7 Criteria	Information
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),	The Site is adjacent to the urban area of Kinnegad Town, a populated area with a population density of 3,473 per km^2. The site lies *ca.* 250m northwest of the Kinnegad River, although it is not envisioned that development will have significant effects on the surrounding environment. Moderate effect from noise and nuisance emissions are expected for a short duration of the construction phase.
(b) nature of the effect	
i. Human Beings, Population and Human Health	During the construction phase, potential effects identified to the local population included noise, dust and traffic. Given the mitigation measures outlined in the CEMP, the systems and good practices in place, and the population density within the surrounding environs, effects to human health are anticipated to be moderate. Amenities within Kinnegad Town will be sufficient to support the increased population associated with this development during the operational phase.
ii. Water, Biodiversity, Flora and Fauna	The release of suspended solids into a watercourse are unlikely to occur as a result of environmental best practice measures implemented on site. The Site and immediate environs are not prone to flooding. It is not anticipated the development of the site will exacerbate the risk of flooding.

	Given the nature and extent of the proposed development, it is considered that the Development will not result in any likely significant effect on biodiversity and that the effects on Biodiversity are not of such a significance that would warrant the completion of a sub threshold EIAR.
iii. Land and Soil	The inadvertent deposition of hazardous material may lead to pollution of soil both on-site and at neighbouring sites. This risk is mitigated by a rigorous waste acceptance procedure, highly trained members of staff and good housekeeping practices. The proposed project will not have a significant effect on the land, soil environment during the construction and operational phases of the Development.
iv. Air & Climate	The construction phase of the development has the potential to generate short-term fugitive dust emissions during ground preparation and enabling works and from general site construction activities. These emissions will be controlled by best practice mitigation techniques and the implementation of a construction phase air quality management and monitoring plan is highly recommended. This plan shall be implemented throughout the duration of the construction phase to ensure that adjacent residential properties and sensitive receptors in proximity to the site will not be adversely effected by a deterioration in air quality associated with development works. The operational phase of the development will see the operation of modern, well insulated thermally efficient buildings where energy efficiency will be achieved by implementing sustainable features into the building design. There is potential for minor degradation of the air quality in a localised area during certain parts of the construction process. Best practice mitigation measures are set out in the site-specific construction environmental management plan. It is considered that there will be no negative effect on climate that would be likely to have a significant effect on the environment which would warrant the preparation of a sub-threshold EIAR. During the construction phase there is the potential for minor effects on nearby noise sensitive properties due to noise generated by construction site activities. The implementation of noise and vibration mitigation measures throughout the construction phase will minimise potential effects on local receptors and the receiving environment. With respect to the effects of noise and vibration during the construction and operational phases of the development, effects are not likely to at a level of significance which would warrant the completion of a sub threshold EIAR.

v. Material Assets, landscape and cultural heritage including architectural aspects	The development does not require any acquisition of privately owned lands, any loss of land / property used by the community or any demolition of property. The development will not give rise to a revaluation of or change in the development potential of adjoining lands / properties. The construction of the Project is not expected to have a significant effect on the visual amenity. The retention of part of existing treelines and hedgerows which were assessed as healthy should mitigate visual effect to the neighbouring residential development. It is not considered that any elements of the Development will cause any direct or visual effects with respect to previously recorded and/or extant archaeological monuments or architectural heritage features. It is considered that the effects on Landscape are not likely to be of such a significance that would warrant the completion of a sub threshold EIAR. The Development has been designed to ensure that it will not effect the setting or established views existing in Kinnegad Town. It is considered that due the location and nature of the Development it will not have a material effect on material Assets, landscape and cultural heritage including architectural aspects.
vi. The interrelationship between the environmental topics	Interaction between soil, ground and surface water receptors and by extension, sensitive aquatic and terrestrial habitats were considered. Mitigation measures implemented are expected to reduce the residual effects associated with such to slight/negligible.
(c) transboundary nature of the effect	The necessary implementation of urban infrastructure services, such as water, sewage, drainage and electricity, will require some extension or resizing of existing networks. These services may temporarily affect areas outside the boundaries, increasing the nuisance in the surrounding area. Moderate negative and temporary effects on the environment are possible to arise due to traffic changings, landscape, pollution or nuisance due to the nature of this ancillary activities. Mitigation measures implemented are expected to reduce the effects. There are no operational phase transboundary effects. Any minor effects 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.

(d) intensity and complexity of the effect	
i. Human Beings, Population and Human Health **ii. Water, Biodiversity, Flora & Fauna** **iii. Land and Soil**	The nature of the environmental effects is not particularly complex or intense. The intensity and complexity of the construction phase is in keeping with modern construction projects. No significant negative effects are likely. The operational phase of the development is moderate in scale and will be actively managed. No significant negative effects are likely.
iv. Air & Climate	A slight effect to air quality and a net increase to baseline CO_2 levels are anticipated during the construction phase of the project. The operational phase of development will have a long-term, localised, neutral and imperceptible effect on air quality. The climate effect of the development during the operational phase is also predicted to be long-term, localised, neutral and imperceptible.
v. Material Assets, landscape & cultural heritage including architectural aspects	The development does not require any acquisition of privately owned lands, any loss of land / property used by the community or any demolition of property. The development will not give rise to a revaluation of or change in the development potential of adjoining lands / properties. The construction of the Project is not expected to have a significant effect on the visual amenity. The retention of part of existing treelines and hedgerows which were assessed as healthy should mitigate visual effect to the neighbouring residential development. It is not considered that any elements of the Development will cause any direct or visual effects with respect to previously recorded and/or extant archaeological monuments or architectural heritage features. It is considered that the effects on Landscape are not likely to be of such a significance that would warrant the completion of a sub threshold EIAR. The Development has been designed to ensure that it will not effect the setting or established views existing in Kinnegad Town. It is considered that due to the location and nature of the Development will not have a material effect on material Assets, landscape and cultural heritage including architectural aspects.
vi. The interrelationship between the environmental topics	Interaction between soil, ground and surface water receptors and by extension, sensitive aquatic and terrestrial habitats were considered. Mitigation measures implemented are expected to reduce the residual effects associated with such to slight/negligible.

(e) Probability of the effect	
i. Human Beings, Population and Human Health	Negative effects associated with the construction stage are certain and temporary. It is likely that the minor effect 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. All works carried out will be performed in accordance with approved management plans. In summary, some level of construction effects is highly probable, but these will be mitigated by the CEMP included with the application which will be used and updated by the contractor to implement the mitigation measures. Negative effects associated with the operation stage are possible, but unlikely and long-term.
ii. Water, Biodiversity, Flora & Fauna	Effects during construction stage are possible, but unlikely. Effects during operation stage are possible, but unlikely.
iii. Land and Soil	Effects during construction stage are likely, but temporary. Effects during operation stage are possible, but unlikely.
iv. Air & Climate	Air quality and climate effects during construction are certain and temporary. Effects during operation are possible but unlikely
v. Material Assets, landscape & cultural heritage including architectural aspects	Negative effects associated with the construction stage are certain and temporary. Negative effects associated with the operation stage are unlikely.
vi. The interrelationship between the environmental topics	None identified or likely.
(f) Expected onset, duration, frequency and reversibility of the effect	
i. Human Beings, Population and Human Health	Construction stage effect and nuisances will be temporary. Effects associated with the operational phase are anticipated to be long-term.
ii. Water, Biodiversity, Flora & Fauna	Construction stage effect and nuisances will be temporary. Operational phase effects on Flora, Fauna, surface water, groundwater and biodiversity are anticipated to be Moderate and long-term in the absence of mitigation measures.
iii. Land and Soil	Construction stage effect and nuisances will be temporary. Operational phase effects on Land and Soil are anticipated to be slight and long-term.

iv. Air & Climate	Construction stage effect and nuisances will be temporary. Effects identified during the operational stage are considered negligible.
v. Material Assets, landscape & cultural heritage including architectural aspects	The potential effects during the development will be associated with the construction stage which will be temporary in nature. No effects identified by operational stage.
vi. interrelationship between the environmental topics	Interaction between soil, ground and surface water receptors and by extension, sensitive aquatic and terrestrial habitats are anticipated to be long-term but unlikely.
(g) cumulation of the effect with the effect of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	The development in culmination with other existing, proposed and/or approved developments is not likely to cause significant effects on the environment. The subject site is greenfield in nature, currently zoned for consolidation. The development in culmination with other existing, proposed and/or approved developments is not likely to cause significant effects on the environment.
(h) possibility of effectively reducing the effect	A Construction Environmental Management Plan (CEMP) will be submitted by the main contractor to the local authority for approval and will include the following features designed to ensure maximum protection for the environment: Surface water drainage from the Site from internal roadways, pedestrian footpaths, roofs and hardstanding areas will be collected via a gravity drainage network integrated into the existing surface water drainage network. The main pollutants with the potential to effect water receptors are silt, fuel/oil, concrete and chemicals. The steps outlined below aim to eliminate contamination of site surface water runoff. The recommendations are advised with reference to the Inland Fisheries Board recommendations for protection of adjacent water courses during the construction phase. They are also intended to contain groundwater contamination, which requires extra caution given the aquifer's high vulnerability. By default, no refuelling and fuel/oil storage shall take place within the Site. In the event of activities related to refuelling or fuel/oil storage within the Site exceptionally arises, or if this measure is determined to be unfeasible, mitigation measures are outlined and must be adhered to. Exceptions to this rule must be duly justified, registered, and communicated to the Westmeath Co. Co. Planning Department in a timely manner.

Furthermore, all such activities must be carried out in full compliance with the measures outlined in this Section.

- Harmful materials such as fuels, oils, greases, paints and hydraulic fluids must be stored in bunded compounds well away from storm water drains and gullies. Refuelling of machinery should only take place at petrol stations or, if this is not practicable and refuelling must take place on site, as in the case of equipment such as generators, pumps, compressors, or even construction machinery and vehicles, this should be done using drip trays.
- All manholes and gullies will be covered with silt fencing material and sandbags to limit silt and chemical run-off into surface water.
- Refuelling will not be permitted within 10m of surface drains, with the exception of pumps for dewatering purposes, which are to be stored on portable spill bunds.
- Runoff from machine service and concrete/grout mixing areas must not enter storm water drains and gullies leading off-site.
- No direct discharges to be made to waters where there is potential for cement/ residues/ oils/ chemicals in discharges.
- Stockpile areas for sands and gravel should be kept to minimum size, well away from storm water drains and gullies leading off-site.
- Open excavations to be backfilled immediately following installation of services, etc.
- Earthworks and the movement of plant on soil surfaces will be avoided during periods of extensive rainfall to limit silt laden runoff and damage to soil structure.
- Pre-cast concrete should be used wherever possible. When this is not possible, any works using cast-in-place (poured) concrete must be done in the dry and effectively isolated from any flowing water or drains for a sufficient period to ensure no leachate from the concrete.
- Following heavy rainfall events, it is important to mitigate excessive outflow of silt and particulates to the surrounding surface water drainage system. During the pre-construction & construction phase, silt outflows to surface water drainage infrastructure (gullies, drains, etc.) along the access road may be mitigated using sandbags or silt fencing, where suitable. During the construction phase, once site-specific surface water drainage infrastructure has been developed, silt chambers should be blocked off following high rainfall events to prevent excessive silt outflows to the surface water drainage system.
- All storage tanks areas and drum storage areas shall be rendered impervious to materials stored therein. In addition,

	storage tank areas shall be bunded, either locally or remotely, to a volume equal to 110% of the sum of the volumes of the largest five drums likely to be stored therein. The height of the bund for any drum storage area shall be not less than 300 millimetres • The contractor shall clean any spillages on the public roads arising from the development, as the need arises or when requested to do so by the Planning Authority. • Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater. • Soil will not be exposed until a replacing capping layer is almost ready to be placed. This is to ensure that soil is left exposed for the minimum amount of time possible. • Material stockpiles will be strategically placed to reduce wind exposure. Materials will be ordered on an ‘’as needed’’ basis to reduce excessive storage. • The contractor will spray water on the surface of all roads in the vicinity of the site if required in order to minimise dust generation from the construction activities. • Appropriate dust suppression will be employed to prevent fugitive emissions affecting those occupying neighbouring properties or pathways. • Restrict vehicle speeds to 15 kmph as high vehicle speeds cause dust to rise. • Covers or dampening of soil and material stockpiles when high wind and dry weather are encountered, if required. • During the course of construction, the contractor shall provide on site a covered skip or other such receptacle for the deposit therein of all rubbish, litter, packaging, rubble and other such materials arising from the works. The contractor shall ensure that the site and its environs are maintained at all times in a clean and tidy condition. • All consignments containing material with the potential to cause air pollution being transported by skips, lorries, trucks or tippers shall be covered during transit on and off site. • Street and footpath cleaning shall be undertaken during the ground works phase to minimise dust emissions, if deemed necessary. • A road sweeper with vacuuming capabilities will operate along construction traffic routes throughout the development cycle to alleviate excessive material deposition along transport routes in the vicinity of the site, when deemed necessary.

	• Wet cut concrete saws are only to be used on site. Tools with dust extraction filters are to be used when and where possible. • Additionally, a wheel wash system may be installed during the works if the Construction Project Manager or Resident Engineer deems it necessary to reduce dust and dirt on the public roads along the construction routes. • Wet cut concrete saws are only to be used on site. Tools with dust extraction filters are to be used when and where possible. • No materials shall be burned on-site. • During any demolition activity, water hoses with appropriate mist heads, or equivalent, are to be used to dampen structures prior to and during demolition, to limit dust generation

6 Conclusion

This EIA Screening report has been produced in accordance with Annex III of the EIA Directive as transposed by **Schedule 7** and **Schedule 7A** or the *Planning and Development Regulations 2001-2024* (as amended). This screening exercise has been performed to determine whether an Environmental Impact Assessment is necessary for the proposed development located at Boreen Bradach, Kinnegad, County Westmeath.

This EIA Screening report is also to serve as an informational resource in addition to the relevant accompanying documentation mentioned previously, to be used the planning authority as per **Article 103** of the *Planning and Development Regulations 2001-2024* (as amended) in the case where a sub-threshold development is not accompanied by an EIAR.

The proposed residential development located at Kinnegad, County Westmeath does not trigger any thresholds for mandatory EIA/EIAR as set in EU Directive 2011/92/EU, as amended and transposed into Irish Law by the *Planning and Development Regulations 2001 – 2024* (as amended).

This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant, detailed as follows:

- The scale and nature of the proposed development is confined to an area of *ca.* 4.279 ha (gross), and the development is *ca.* 3.774ha (Net)
- hectare in size which is sub threshold in respect of C lass 10(b)(i) (Infrastructure – Dwelling Units) and Class 10(b)(iv) (Infrastructure – Urban Development) of the Planning and Development Regulations, 2001 (as amended).
- The characteristics and sensitivities of the receiving environment is low. Pending additional details.
- The mitigation measures that will be implemented as part of the construction phase in the form of CEMP and detailed in **Table 5.3** .
- The best practice procedures to be implemented at the site during the operational phase in accordance with EPA Best Practice Guidelines, listed in **Table 5.1** .

Given the scale and nature of the proposed development the overall risk posed to the environment is considered to be high, although no significant effects are anticipated following the implementation of suitable mitigation measures associated with standard construction practices and outlined in the accompanying CEMP.

The information provided in this EIA Screening Report can be used by the competent authority, Westmeath County Council, to assess whether an EIA is required for the proposed development as no significant effects are anticipated.

The overall conclusion for this screening exercise is that having considered the appropriate statutory criteria, Environmental Impact Assessment **is not required** for the proposed development.

Appendix A: Risk Assessment as per Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition

Risk Assessment A – Locality/Site Information

	Low	Medium	High
Expected duration of work			
Less than 6 months			
6 months to 12 months			
Over 12 months			X
Proximity of nearest sensitive receptors			
Greater than 50 metres from site			
Between 25m and 50m			
Less than 25 metres			
Hospital or school within 100 metres			X
Day time ambient noise levels			
High ambient noise levels (>65dB(A))			
Medium ambient noise levels (55-65dB(A)		X	
Low ambient noise levels (<55dB(A)			
Working Hours			
8am – 6pm Mon-Fri; 9am-1pm Sat	X		
Some extended evening or weekend work			
Some night-time working, including likelihood of concrete power floating at night			
SUBTOTAL A	**1**	**1**	**2**

Risk Assessment B – Works Information

	Low	Medium	High
Location of works			
Majority within existing building			
Majority External			X
External Demolition			
Limited to two weeks			
Between 2 weeks and 3 months			
Over three months			
Ground Works			
Basement level planned			
Non-percussive methods only	X		
Percussive methods for less than 3 months			
Percussive methods for more than 3 months			
Piling			
Limited to one week			
Bored Piling Only			
Impact or vibratory piling			
Vibration generating activities			
Limited to less than 1 week			
Between 1 week and 1 month		X	
Greater than 1 month			
SUBTOTAL B	**1**	**1**	**1**

Total Risk Assessment

	Low	Medium	High
Risk Assessment A	**1**	**1**	**2**
Risk Assessment B	**1**	**1**	**1**
Total	**2**	**2**	**3**

The site is considered to be at **high** overall risk for air quality and noise impacts.

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A World-Class Multidisciplinary Building Consultancy

10 SERVICES, 1 TEAM

Have a project in mind? View our brochure to learn more about how our multidisciplinary team can support you.

Civil and Structural | Project Management | Fire Safety | Health and Safety | Building Surveying
Assigned Certifier | Infrastructure | Sustainability | Environmental | Mechanical and Electrical

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