



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING STATEMENT

In respect of

LANDS AT LISDARAN, CAVAN TOWN

Prepared by

GENESIS PLANNING CONSULTANTS

On behalf of

LISDARAN DEVELOPMENTS LTD

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1 INTRODUCTION

- 1.1 On behalf of the applicant, Lisdaran Developments Ltd, we have prepared this Environmental Report to assess the potential impacts of the proposed development on the environment.
- 1.2 The development will consist of the construction of 109no. residential units, a crèche building along with ancillary car parking and site works on a site of 8.6 hectares.
- 1.3 This report will accompany the planning application. The possible effects on the environment has been examined through the process of an EIAR Screening which is set out below.
- 1.4 This report is submitted to demonstrate for the Planning Authority the potential impacts of the proposed development on the environment.
- 1.5 This report should be read in conjunction with application documents including the Project drawings, the Planning Report and Statement of Consistency, Outline Construction Management Plan and the Infrastructure Design Report.
- 1.6 Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the impacts of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.
- 1.7 In addition, a 'sub-threshold' EIA may be required, if the competent authority determines that the development would be likely to have significant impacts on the environment. Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant impacts on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.
- 1.8 Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.
- 1.9 Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:
 - '1. A description of the project, including in particular:
 - a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.
 - b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
 2. A description of the aspects of the environment likely to be significantly affected by the project.
 3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:
 - a) the expected residues and emissions and the production of waste, where relevant.
 - b) the use of natural resources, in particular soil, land, water and biodiversity.
 4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.'

- 1.10 Schedule 7A of the Planning and Development Regulations details the criteria the competent authority must consider in determining whether a sub-threshold EIA should be undertaken.
- 1.11 This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory.
- 1.12 Accordingly, the pro-forma included in section 5 of this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU and in accordance with schedule 7A of the Planning and Development Regulations.

2 SITE DESCRIPTION & CONTEXT

- 2.1 The site is in a strategically important location to the north of Cavan Town Centre.

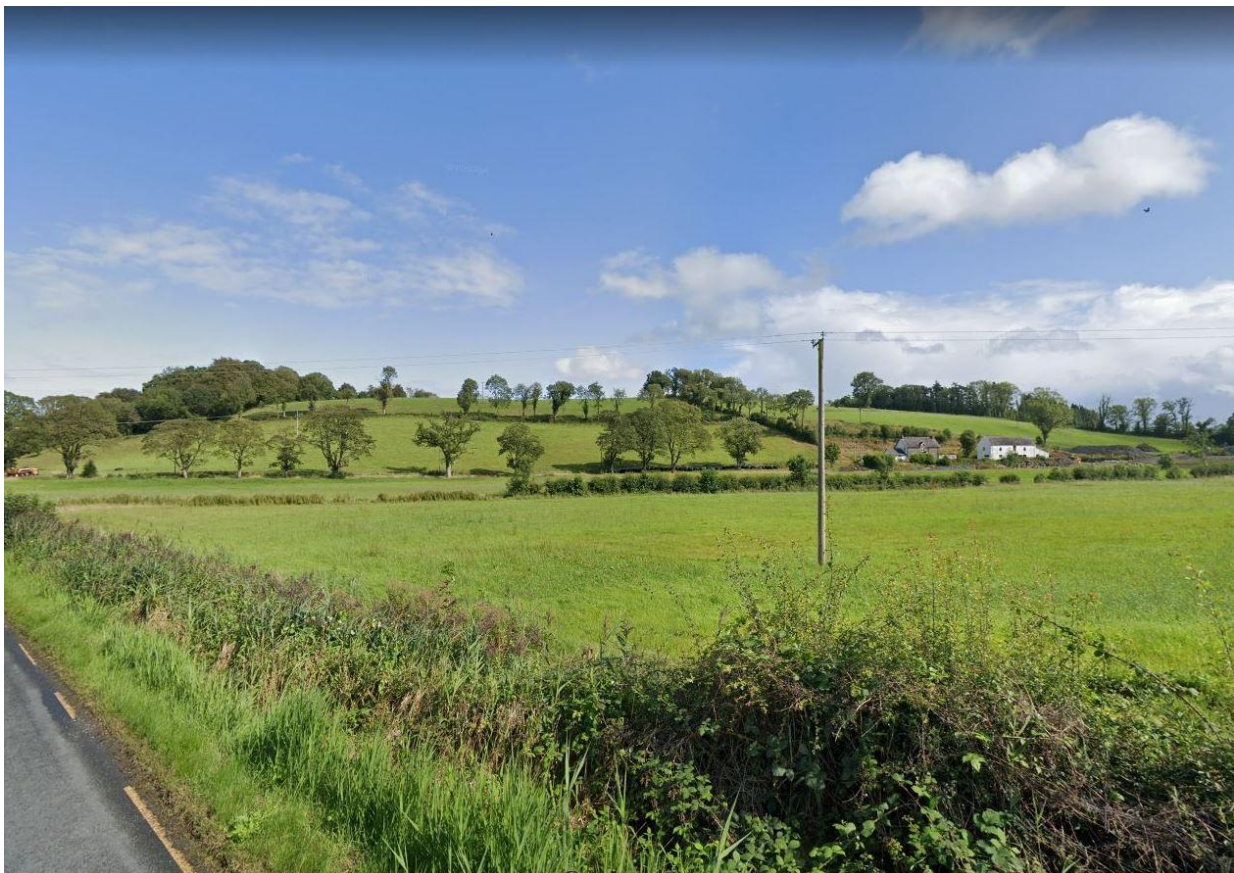


Figure 1 Site area as existing

- 2.2 In terms of local context the site is to the north of Cavan General Hospital and bounded by existing hedges, with a woodland copse further north within the overall landholding.
- 2.3 To the west the lands are bounded by an existing residential development, whilst to the east the Greenway passes and the Loreto Road defines the northern boundary of the holding.
- 2.4 In respect of site features, the site is currently agricultural pasture-land, which rises upwards from the entrance level towards where the residential units and associated site works are proposed.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 Project description

- 3.1.1 The proposed residential development provides for a total of 109no. residential units with a mixture of residential types which ranges from detached houses to one bed apartments.
- 3.1.2 In addition the proposed development will incorporate a creche facility.
- 3.1.3 In terms of services, direct connection will be made to the existing foul sewer, water and ESB networks, and surface water will be discharged to the adjacent ditch.
- 3.1.4 Vehicular access to the proposed development is to be provided from Loreto Road, via the entrance point as already granted under permission 19236 with associated upgrade/improvement works to this entrance also proposed. From this entrance point an internal link road is to be provided to serve the residential development.
- 3.1.5 Pedestrian/cycle pathway and linkages to the proposed development will also be provided from Loreto Road. Parking provision within the site will be at street level throughout.
- 3.1.6 For further detail on the proposal please refer to the architectural drawings, design statement and the landscape drawings and particulars which accompany the planning application.

3.2 Description of aspects of the Environment likely to be affected by the project

- 3.2.1 The most significant possible negative impacts on the environment, without appropriate mitigation measures in place, are likely to be:
- Construction traffic contributing to traffic congestion and road safety hazards on the local road network.
 - Additional traffic on local road network once scheme is operational.
 - Adverse health and amenity impacts arising from noise pollution during demolition and construction phase.
 - Potential to damage unrecorded, sub-surface archaeological features that may exist on the subject site.
 - Possible landscape and visual impacts.
 - Possible impacts include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units.
 - A lack of capacity in the water and sewer networks could result in shortages, outages, and disruptions in services for local residents.
- 3.2.2 These matters have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:
- Provision of detailed Landscape Design Proposals
 - Provision of a Natura Impact Statement and Ecological Assessment.
 - Provision of a Traffic and Transport Assessment.
 - Preparation of a Construction and Environmental Management Plan.

- Infrastructure assessment and design acceptance with Irish Water and utility providers.

3.3 Expected Residues / Emissions / Production of Waste

- 3.3.1 It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention mitigations measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant impacts on the environment.
- 3.3.2 Construction will be guided by a Construction and Environmental Management Plan. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. It will be disposed of using licensed waste disposal facilities and contractors.
- 3.3.3 The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant impacts on the environment. During the operational phase, everyday waste and recycling from residential dwellings will be disposed of by approved licensed waste disposal contractors.
- 3.3.4 There are no significant mitigations measures or methods to be undertaken in order to reduce likely significant impacts on the environment in order to complete the proposed scheme. Any mitigations measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

3.4 Use of Natural Resources – Soil/ Land / Water / Biodiversity

- 3.4.1 There will be no significant likely impacts on the environment in relation to natural resources in the area.
- 3.4.2 The main use of natural resources will be land. However the land is in an urban context, zoned and the use of the lands for the proposed development was subject to a Strategic Environmental Assessment under the development plan process.
- 3.4.3 The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely impacts on the environment.
- 3.4.4 The development will not result in high demand for water use.
- 3.4.5 The accompanying Natura Impact Statement prepared by Flynn Furney considers (i) construction and (ii) operational impacts in relation to the identified Natura 2000 sites which are connected via source pathway connectors. In summary, the NIS concludes the integrity of Natura 2000 sites, their qualifying interests and also ecology in the area can be protected using best-practice construction methods.

4 EIA SCREENING METHODOLOGY

4.1 Legislation & Guidance

4.1.1 Environmental Impact Assessment (EIA) requirements derive from EU Directives, the most recent of which is EU Directive 2014/52/EU. The requirements of the EU Directives have been transposed into Irish Legislation, within the Planning & Development Act 2000 (as amended) and the Planning & Development Regulations 2001 (as amended).

4.1.2 The latest amendment to the Planning & Development Regulations incorporated the provision of the European Union Planning & Development (Environmental Impact Assessment) Regulations 2018 (SI 296/2018).

4.1.3 This screening report is drafted based on the requirements of the planning legislation. Also, this screening exercise has been undertaken with reference to the following documents:

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001 (as amended);
- Department of Housing, Planning, Community and Local Government (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018);
- Department of Housing, Planning, Community and Local Government (2017) Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems;
- Department of Housing, Planning, Community and Local Government (2017) Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive): Advice on the Administrative Provisions in Advance of Transposition;
- Department of the Environment, Heritage and Local Government (2003) Environmental Effect Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development;
- Environmental Protection Agency (2017) Revised Guidelines on the Information to be contained in Environmental Impact Assessment Reports (Draft August 2017);
- Environmental Protection Agency (2015) Advice Notes for Preparing Environmental Impact Statements Draft September 2015;
- Environmental Protection Agency (2003) Advice Notes on Current Practice in the Preparation of Environmental Impact Statements;
- Environmental Protection Agency (2002) Guidelines on the Information to be contained in Environmental Impact Statements;
- European Commission (2017) Guidance on EIA Screening;
- European Commission (2015) Interpretation of definitions of project categories of Annex I and II of the EIA Directive;
- Office of Planning Regulator (2021) Practice Note PN02 Environmental Impact Assessment Screening; and
- Transport Infrastructure Ireland (2008) Environmental Impact Assessment of National Road Schemes – A Practical Guide.

4.1.4 On the basis of the above legislation and guidelines, it has been possible to carry out a screening exercise using the available guidance whilst also having regard to the applicable legislation & thresholds. In order to ensure all relevant environmental matters are considered for the purposes of this report this screening exercise is carried out in accordance with the new Directive 2014/52/EU and relevant matters for consideration set out therein.

4.2 EIAR Thresholds

4.2.1 For planning applications/projects Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets out the thresholds for which projects, must be subject to an Environmental Impact Assessment. (or what is now known as an EIAR)

4.2.2 Specifically Part 2 of Schedule 5 sets out the following that is relevant to the proposal:

“10. Infrastructure projects –

(b)(i) Construction of more than 500 dwelling units;

(b)(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres;

(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere; (In this paragraph, ‘business district’ means a district within a city or town in which the predominant land use is retail or commercial use).

14. Works of Demolition

Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

15. Any project listed in this Part which does not exceed a quantity, area or other limit

specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”

4.2.3 In response to what are considered to be the relevant thresholds to this project we submit:

- the proposal relates to the construction of 109no. residential units along with a creche building.
- given the site area is 8.6 hectares it is submitted the proposed development is significantly below the threshold(s) for a mandatory EIAR requirement of 10 hectares in such areas; (ie ‘other parts of a built-up area’).
- There are no demolition works proposed.

4.3 Other Developments in the Area

4.3.1 For completeness we have also reviewed the wider extent of lands which are served by the entrance point from the Loretto Road. Projects that are relevant are summarised below.

- Project 1: Permission was previously granted for a Nursing Home under permission 19/236. This permission was granted 17th January 2020 to erect *'fully serviced 2 Storey 160 Bed Nursing Home in two phase of 80 beds, alterations to existing site entrance & upgrade of access road, installation of pumping station and rising main and connecting to public foul drainage system and watermain, parking provision, landscaping and all ancillary site works. This permission has since expired.*
- Project 2: Permission is being sought under application 2460481 for the following development:

'Permission for a fully serviced two storey 112 no. bed Nursing Home, parking provision, landscaping, access via existing service road (granted under Pl. Ref: 19/236), connection to existing services and all ancillary site works. This application is now subject to a third party appeal at time of writing'.
- Project 3: Permission was previously granted for a Medical Centre under ABP permission 313955-22. This permission incorporates the following development:

'To erect fully serviced 3 storey Medical Centre, the extension of existing access road, associated parking, drop off areas, associated bicycle spaces, connection to public foul drainage system and watermain, landscaping and all ancillary site works'.

This permission remains extant at time of writing.

4.3.2 Of relevant Project No.2 above is on lands not owned by the prospective applicant.

4.3.3 Also having reviewed the planning register it is noted that there are no other extant planning permissions for a residential development on the wider landholding or environs surrounding the site. Furthermore there are no other projects at either design stage or Masterplan stage for the applicant's lands, so there is no basis to consider cumulative impacts beyond projects 2 & 3 above.

4.3.3 This is highlighted in that there are no cumulative effects for this type of development (Residential) to assess which would give rise to a cumulative development scenario exceeding the thresholds under Part 2, Schedule 5 of the Regulations.

4.3.4 We have further reviewed design particulars (proposed and consented) for projects 2 & 3 aforementioned and we conclude both projects are not functionally dependant on this proposed residential development. Accordingly with no functional interdependence between the proposed development (111 residential units and the Creche) and projects 2 & 3 there are no matters arising in terms of project splitting. We highlight:

- Project 2 is stand-alone;
- Project 3 is stand-alone;
- The proposed residential development is stand-alone and of a different development type.

4.3.5 Furthermore the obligations on what is required to be considered for the purpose of EIA and cumulative effects has been clarified in the Supreme Court Judgement 'Fitzpatrick V An Bord Pleanala' (2019) otherwise known as the Apple Case, Athenry, Co Galway' wherein the Judgement sets out:

Paragraph 48

'On the facts of this case, I have concluded that, notwithstanding that the data centre application is the first phase of an overall masterplan, it was permissible to treat it as a standalone project or development both for planning purposes and for the assessment under the EIA Directive, as it was not functionally or legally dependent on later phases of the masterplan.'

- 4.3.6 In this context the proposed residential development is a stand-alone project and does not form part of a larger project. The Apple Judgement further sets out:

Paragraph 50

'The next issue is the consideration which the Board was obliged to give to the masterplan when conducting the EIAs of the proposed data centre and the substation. This concerns the scope of the EIAs required to be carried out of the proposed developments of the single data centre and the substation, in the factual context that they are the first phase of the masterplan. It arises from the secondary, or fall back, submission of the appellants if they failed, as they have done, in their primary contention that there was an obligation to conduct an EIA of the full masterplan. The issue must now be considered in the legal context that, contrary to the submissions of the appellants, an EIA of the masterplan is not obligatory. The EIAs required are of the proposed developments for which planning has been applied.'

Paragraph 51

The only case before the CJEU in which a similar issue was raised appears to be Bund Naturschutz. The scope of the EIA of the specific project, which on the facts formed part of a larger project, was addressed by Advocate General Gulmann at para. 71:

"71. The important question in the present connection is not, however, which projects are to be subject to an environmental impact assessment. It is whether, in connection with the environmental impact assessment of the specific project, there is an obligation to take account of the fact that the project forms part of a larger project, which is to be carried out subsequently, and in the affirmative, the extent to which account is to be taken of that fact. The subject-matter and content of the environmental impact assessment must be established in the light of the purpose of the directive, which is, at the earliest possible stage in a) the technical planning and decision-making processes, to obtain an overview of the effects of the projects on the environment and to have projects designed in such a way that they have the least possible effect on the environment. That purpose entails that as far as practically possible account should also be taken in the environmental impact assessment of any current plans to extend the specific project in hand."

- 4.3.7 Accordingly it is found that a Mandatory EIAR is not required by virtue of the scale or nature of the specific project, notwithstanding the extant permission on lands adjacent for the Medical Centre (ABP permission 313955-22) and also notwithstanding an indicative Masterplan included therein, which is not yet a project.
- 4.3.8 The following section is to screen for the requirement of EIAR on a sub-threshold project as the proposal does not exceed any other threshold in Schedule 5.

4.4 Sub-threshold projects requiring EIAR

4.4.1 We note that in some circumstances development which is below the threshold of requiring an EIAR as set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) may however still require an EIAR. (referred to as sub-threshold projects). On this basis we consider it appropriate to screen the proposed development against the criteria for determining whether there are likely to be any significant effects on the environment emanating from the project.

4.4.2 Accordingly for the purposes of this report we consider it appropriate to assess the likelihood of significant effects on the environment against the criteria and particulars set out in Annex III of the EIAR Directive as defined under 2014/52/EU at a European level.

4.4.3 For ease of reference, the criteria are listed under three broad headings:

- Characteristics of projects;
- Location of projects; and
- Types and characteristics of the potential impact.

4.4.4 This report here-under will address these headings.

5 EIA SCREENING EXERCISE

5.1 Introduction

5.1.1 The following sub-sections assess the development against the criteria for determining whether there are likely to be any significant effects on the environment emanating from the project both during construction and at operational phase.

5.2 Characteristics of Proposed Development

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
1. Characteristics of proposed development		
<i>Could the size and design of the whole proposed development be likely to cause significant effects on the environment?</i>	The proposed development is for 109 residential units along with an ancillary creche on a site of 8.6 hectares. This is not considered to be a large scale project in an urban context. The construction will be carried out in accordance with best practice as per the Construction Management Plan. No significant negative impact likely.	Impacts will include the height and built form which is acceptable for the lands in terms of relationship with adjacent properties. No significant negative effects likely
<i>Could the development in culmination with other proposed and/or approved developments be likely to cause significant effects on the environment?</i>	The subject lands are in an urban context. There are no inter-dependant projects where the cumulative site area would exceed 10ha as provided for in terms of the threshold for EIA's in an urban context. Further on review on the extant permission on lands to the west for a Medical Centre (ABP permission 313955-22) it is not an inter-dependant project and we consider the environmental safeguards and project plans set out therein and the nature of each respective project will mean no adverse impacts on the environment from that proposal, or in combination with our submitted application given the size, nature and design of the proposals is in keeping with the planned development for Cavan Town as set out under the relative zonings. No significant negative impact likely.	The proposed uses are consistent with the land use zoning of the site and compatible with adjacent land uses. The development will positively integrate with Cavan Town once operational. No significant negative effects likely.
<i>Could the nature of any associated demolition works be likely to cause significant effects on the environment?</i>	No; there are no demolition works proposed and no impacts at either construction or operational stages.	No negative effects.
<i>Could the use of natural resources in relation to the proposed development, in particular, land, soil, water and biodiversity be likely to cause significant effects on the environment?</i>	No. The main use of resources will be the construction materials used. The scale and relatively small site area means development works will not be of a scale such that would cause concern in relation to significant effects on the environment during construction. No significant negative impact likely.	At operational stage the development will be a typical residential development and not result in excessive use of resources. No significant negative effects likely.
<i>Could the production of waste in relation to the proposed development be likely to cause significant effects on the environment?</i>	No. In respect of any waste generated during construction, it will be disposed of using licensed waste disposal facilities and contractors.	During the operational phase (ie. when occupied), everyday refuse and waste will be disposed of by an approved licensed refuse company. No significant negative effects likely.
<i>Could pollution and nuisances generated by the proposed development be likely to cause significant effects on the environment?</i>	As with any project there will be potential for dust and noise produced during the construction phases. However, this will be managed by ensuring construction work operates within the provisions of a project management plan. In this regard we consider that pollution and nuisances are not considered to likely have the potential to cause significant effects on the environment. No significant negative effects likely.	The proposal will give rise to an increase in traffic and visitor numbers to/from site. We refer to the accompanying TTA which details how the local infrastructure can facilitate the additional traffic/visitors. An operational waste management plan will also be put in place by the management company to avoid pollution from operational waste. No significant negative effects likely.

Could the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge be likely to cause significant effects on the environment?	No; best-practice construction methods will be employed throughout the construction phase. No significant negative effects likely.	None anticipated, subject to compliance with building and fire regulations. No significant negative effects likely.
Could the risk to human health (for example due to water contamination or air pollution) be likely to cause significant effects on the environment?	No. Aside from the construction phase which will be carried out in accordance with a project management plan, at operational stage the proposal is to be connected to public foul and storm water systems and no significant effects are to arise on the environment thereafter. No significant negative effects likely.	None. The project will not involve the use, storage or production of substances or materials which could be harmful to people or the environment. No significant negative effects likely.

5.3 Location of Proposed Development

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
2. Location of proposed development Could the environmental sensitivity of geographical areas be likely to be affected by the proposed development, having regard to:		
<i>-The existing land use</i>	No. The proposed development is located in an urban environment on land zoned for residential development. The proposal is therefore 'plan led'. This is not considered to be a large scale project in an urban context. The construction will be carried out in accordance with best practice as per a Construction Management Plan. No significant negative effects likely.	The proposal will develop a strategically important parcel of zoned lands, consistent with the zoning and bringing it into active use. No significant negative effects likely.
<i>-The relative abundance, quality and regenerative capacity of natural resources in the area</i>	The site is not located within any statutory designated area. In respect of impacts on the Natura 2000 network, the Natura Impact Statement and Ecological Impact Assessment Report accompanying the application concludes that the integrity of such Natura 2000 sites, their qualifying interests and also ecology in the area can be protected using best-practice construction methods. No significant negative effects likely.	The operational phase will not have any out-of-the ordinary impact on natural resources. No significant negative effects likely.
-The absorption capacity of the natural environment, paying attention to the following areas: (a) Wetlands (b) Coastal Zones (c) Mountain and forest area (d) Nature reserves and parks (e) Areas classified or protected under legislation, including special protection area designated pursuant o 79/409/EEC and 92/43/EEC (f) Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded. (g) Densely populated areas. (h) Landscapes of historical, cultural or archaeological significance.	(a) The proposed development is not within or directly connected to wetlands, riparian areas or river mouths. There are no known pathway connectors between the site and these areas. (b) The proposed development is not within or directly connected to coastal zones or the marine environment. (c) The proposed development is not within or directly connected to any mountain or forest areas. (d) The proposed development is not within or directly connected to any nature reserves or parks. (e) The proposed development is not within any protected environments. In respect of the pathway connector between the subject site and the Natura 2000 sites, this is addressed comprehensively in the Natura impact Statement which accompanies the application and concludes the integrity of connected European sites will not be adversely affected by the proposal. (f) Not applicable. (g) The regeneration of this infill site will provide a residential scheme on a valuable land resource. The site is zoned and the use is compatible with the existing development and uses in the vicinity. Therefore, there are no anticipated likely significant effects on the environment in relation to any densely populated areas. (h) The proposal will not adversely affect the integrity of the landscape(s) of historical, cultural or archaeological significance. No significant negative effects likely.	The operational phase will not have any out-of-the ordinary impact on the natural environment. No significant negative effects likely.

5.4 Other Considerations of Significant Likely Effects

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
3. Other Considerations of Significant Likely Effects		
<i>Population & Human Health</i>	During construction stage(s) there may be possible short term nuisances to human beings from noise and disturbance. These are not likely to be at such a quantity or of such a degree that would warrant the completion of a sub threshold EIAR. Noise and dust or pollution will be subject to standard mitigation measures as per typical urban projects. Post construction works it is not considered there are any operational impacts that would be likely to cause significant effects on the recipient population and human health. No significant negative effects likely.	None anticipated, subject to compliance with building and fire regulations. No significant negative effects likely.
<i>Biodiversity</i>	The subject site is not included in any Natura 2000 site and does not support any of the habitats or species of interest. (refer to ECIA by Flynn Furney). In addition, the Natura Impact statement prepared by Flynn Furney satisfactorily demonstrates the proposed development will not adversely affect the integrity of any Natura 2000 sites. Further, the habitat survey and accompanying Ecological Impact Assessment as carried out by Flynn Furney concludes: - No high-value habitat receptors have been identified within the project site and the loss of these habitats will represent at most a minor residual impact. - A range of measures will be implemented to ensure surface water quality is not perturbed during the construction and operation phase of the proposed development. It is predicted that the proper implementation of these measures will prevent residual impacts to surface water quality. - There will be some potential temporary residual impacts to commonly occurring bird species as a result of disturbance during the construction phase. This will be a short term effect that will not significantly effect the future conservation of these species - There will be no significant residual impacts to non-volant mammal species and bat species. - No evidence indicating the presence of non-volant protected mammal species were identified within the project site and the proposed development will not have the potential to result in any residual impacts to such species. No significant negative effects likely.	None anticipated. No significant negative effects likely.
<i>Land and soils</i>	No; best-practice construction methods will be employed throughout the construction phase. The accompanying NIS considers (i) potential construction/operational run off impacts in relation to Natura 2000 sites and (ii) operational wastewater discharges and concludes that with application of mitigation measures outlined in the project details then no significant effects are likely to occur in relation to identified Natura 2000 sites. Also, there is not likely to be significant effects on the environment either during construction works or in the long term with regard to land and soils as best practice is to be followed during construction stage as per the attached PCMP and at operational stage no discharge of polluting matters due to the site being connected to public foul and storm networks. No significant negative effects likely.	None anticipated. No significant negative effects likely.

<i>Water</i>	Subject to best practice during construction phase it is considered that in relation to water there are no anticipated significant effects on the environment arising from the proposed development. No significant negative effects likely.	None anticipated. No significant negative effects likely.
<i>Air & Climate</i>	Subject to best practice during construction phase it is considered that there are no anticipated significant effects on the air or climate arising from the proposed development. No significant negative effects likely.	None anticipated. No significant negative effects likely.
<i>Noise & Vibration</i>	Subject to best practice during construction phase it is considered that there are no anticipated significant effects in this regard arising from the proposed development. No significant negative effects likely.	None anticipated. No significant negative effects likely.
<i>Landscape</i>	It is not considered that there will be likely significant effects on the environment in relation to landscape. We refer to the visual impact assessment which accompanies the application. No significant negative effects likely.	None anticipated. No significant negative effects likely.
<i>Material Assets</i>	The proposal is 'plan led' and consistent with the zoning; no impacts are envisaged which have not been considered through the statutory forward plan stage(s). No significant negative effects likely.	None anticipated. No significant negative effects likely.
<i>Interaction of Foregoing</i>	We submit that any of the aforementioned relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment. No significant negative effects likely.	None anticipated. No significant negative effects likely.

5.5 **Types and characteristics of potential impacts**

Criteria for assessment of EIA sub-threshold	Construction Impacts	Operational Impacts
4. Types and characteristics of potential impacts The potential significant effects of the proposed development in relation to the criteria set out in sections 1, 2 & 3 above and having regard to:		
<i>Could the type and characteristics of the magnitude and/or extent of the impact (for example on a geographical area and/or size of the population likely to be affected) be considered to be likely to cause significant effects on the environment?</i>	The proposed development is located in an urban area. The works during construction phase are not of such a scale or extent that would be considered to be likely to cause significant effects on the environment in the locality. A construction traffic management plan will be put in place to mitigate negative impacts on traffic flow. No significant negative effects likely.	The proposal is 'sub threshold' for the purposes of an EIA, consistent with the zoning objectives and will not be visible over a wide area. No significant negative effects likely.
<i>Could the type and characteristics of the transboundary nature of the impact be considered to be likely to cause significant effects on the environment?</i>	Any minor impacts will be contained in the immediate vicinity of the site. Given the location of Cavan Town no transboundary impacts are likely. No significant negative effects likely.	No operational phase transboundary impacts are likely. No significant negative effects likely.
<i>Could the type and characteristics of the intensity and complexity of the impact be considered to be likely to cause significant effects on the environment?</i>	The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment No significant negative effects likely.	The proposed development, by its nature will be of low intensity and complexity and the impact of the development will be moderate and will actively managed. No significant negative effects likely.
<i>Could the type and characteristics of the probability of the impact be considered to be likely to cause significant effects on the environment?</i>	As with any urban project relatively minor emissions of noise and pollution will be generated during the construction phase; however this is normal and working hours will be limited generally to hours set by condition or as otherwise agreed to ensure best practice is adhered to. No significant negative effects likely.	The operational phase will inevitably change the local environment. Measures will be in place to avoid, reduce, or mitigate any likely negative impacts. No significant negative effects likely.
<i>Could the type and characteristics of the expected onset, duration, frequency and reversibility of the impact be likely to cause significant effects on the environment?</i>	Any of the impacts identified would occur during the construction phase but will be temporary. Post construction and operation stage no significant effects are likely in the long term. No significant negative effects likely.	Once constructed, the proposal will result in landscape and visual impacts that will be permanent and non- reversible. These have been assessed as part of a Landscape and Visual Impact Assessment and have been deemed acceptable. No significant negative effects likely.
<i>Could the type and characteristics of the cumulation of the impact with the impact of other existing and/or approved projects be likely to cause significant effects on the environment?</i>	The development and regeneration of land is to be expected in an urban context. Any additional projects to be assessed separately under the planning process to ensure each project is correctly assessed and no adverse impacts on the recipient environment. No significant negative effects likely.	The development of the subject site is supported by adopted Development Plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas No significant negative effects likely.
<i>Could the type and characteristics of the possibility of effectively reducing the impact be likely to cause significant effects on the environment?</i>	No. We refer to associated Project Construction Management Plan for full details which sets out how measures to reduce impacts on the environment are standard and accepted best practice. No significant negative effects likely.	The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes the promotion of sustainable travel patterns and the inclusion of SUDS. No significant negative effects likely.

6 SUMMARY & CONCLUSIONS

- 6.1 This environmental report has been prepared to accompany the residential development for the provision of 109 no. residential units as well as a creche and associated site works.
- 6.2 The report has assessed the potential impact of the proposed development on the environment. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation, directives and case law where relevant.
- 6.3 This report has assessed the potential impact of the proposed development on the environment. In summary we submit the proposed development is below the thresholds for a mandatory EIA.
- 6.4 Further, it is submitted on the basis of our professional consideration that a sub-threshold EIA is not required for the proposed mixed-use development for the following reasons as set out in this report:
- The proposal falls significantly below the relevant thresholds of Schedule 5 of the Planning and Development Regulations 2001 (as amended).
 - The proposal is in keeping with the planned development for Cavan Town as set out under the relative zoning.
 - The development will be connected to public services such as water, foul and storm sewers.
 - Standard construction practices can be employed to mitigate any risk of noise, dust or pollution.
 - No identified impact in this screening exercise, cumulatively or individually is considered to likely cause significant effects on the environment.
- 6.5 In respect of impacts on the Natura 2000 network, a Natura Impact Statement accompanies the planning application and which concludes that the proposed development would not have an adverse impact on the integrity of any Natura 2000 sites. Also, the Ecological Impact Assessment Report also outlines that the proposed development will not have any adverse impacts on features of ecological value.
- 6.6 In conclusion, it is considered that the proposed development will not have any significant impacts on the environment. Standard best practice(s) will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the recipient environment.



Ronan Woods
Director