



Title

Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended

Development Description

The proposed development consists of residential development (c. 15,992 m² gross floor area), consisting of 165 No residential units and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works

Location

Dunlo, Ballinasloe, Co. Galway

Applicants

Limehill Esker Limited

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INTRODUCTION

BACKGROUND

Planning Consultancy Services were instructed by Limehill Esker Limited to prepare a Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended. This Statement is to be read in conjunction with the Environmental Impact Assessment (EIA) Screening Report that was prepared by Aster Environmental Consultants Ltd. in relation to a proposed residential development (the Proposed Development) at Dunlo, Ballinasloe, Co. Galway

The purpose of this Statement is to identify and assess any potential for environmental impact as a result of the Proposed Development and to determine if EIA is required for the Proposed Development and indicate how available results of relevant assessments of effects on the environment have been carried out pursuant to relevant European Legislation.

PRINCIPLE FEATURES OF THE PROPOSED DEVELOPMENT

Limehill Esker Limited intend to apply for a strategic housing development on a site at Dunlo, Ballinasloe, Co. Galway. The site, which measures 6.6702 ha, is located approximately 1 kilometres South of Ballinasloe town centre.

The proposed development consists of residential development (c. 15,992 m² gross floor area), consisting of 165 No residential units and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including:

The development will consist of :

- Block A1 and A2, each consisting of 6 No Two-Bed Ground Floor apartments, 1 No One-Bed ground Floor apartment, 6 No Three-Bed First Floor Duplex Units, and 1 No Three-Bed Second Floor apartment.
- Blocks B1 to B3 and B6 to B13 inclusive, each consisting of 2 No Two-Bed Ground Floor Duplex Units, 2 No Three-Bed Ground Floor Duplex Units, 1 No Two-Bed Second Floor apartment, and 1 No One-Bed Second Floor apartment,
- Blocks B4 and B5 inclusive, each consisting of 1 No Two-Bed Ground Floor Duplex Unit, 2 No Three-Bed Ground Floor Duplex Units, 1 No Two-Bed Second Floor Apartment and 1 No One-Bed Second Floor apartment.
- House Type C : 32 No Two-Bed units in semi-detached pairs
- House Type E : 27 No Three-Bed units in triplet arrangements
- provision of 281 No. on-site car parking spaces incorporating 163 No. spaces for residents of the apartment/duplexes, and 118 No in-curtilage car parking spaces for the housing units
- Provision of all water, surface water, foul drainage, utility ducting and public lighting and all associated siteworks and ancillary services.
- All ancillary site development works including access roadways, footpaths, cycle ways, pedestrian links, Bicycle Sheds, waste storage areas, communal and open space, site landscaping, and boundary treatments.

EIA SCREENING

An EIA Screening Report has been prepared by Aster Environmental Consultants Limited on behalf of Limehill Esker Limited. The overall objective of the EIA Screening exercise was to identify and assess any potential for environmental impact associated with the Proposed Development and to determine if EIA would be required for the Proposed Development, based on best scientific knowledge.

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

The EIA Screening Report concludes that;

- *"The proposed project is not a development for which an EIA is mandatory. In terms of scale, the proposed housing development falls below the threshold set out in Class 10(b) in Par 2 of Schedule 5 of the Regulations"*
- *"An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects. This exercise has been informed by multiple professional reports Natura Impact*

Statement, Ecological Impact Assessment, Hydrological assessment, traffic management, housing need assessment and Archaeological assessment.”

- *“No significant negative effects on the environment have been identified and the overall conclusion and recommendation of this screening exercise is therefore that there is no requirement for Environmental Impact Assessment of this proposed project”.*

Therefore, an Environmental Impact Assessment Report (EIAR) is not required to be submitted for this Proposed Development.

ASSESSMENT OF RELEVANT EU LEGISLATION

DIRECTIVE 92/43/EEC, THE HABITAT DIRECTIVE

Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

Summary of Relevance

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe. The Habitats Directive has been transposed into Irish law through the European Communities (Birds and Natural Habitats) Regulations 2011.

The Habitats Directive aims to protect some 220 habitats and approximately 1000 species throughout Europe. The habitats and species are listed in the Directive's annexes, where Annex I covers habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict protection wherever they occur. The Directive requires the designation of Special Areas of Conservation for areas of habitat deemed to be of European interest. The SACs together with the SPAs from the Birds Directive form a network of protected sites called Natura 2000.

Assessment Reports Completed as part of Application Process

1. Natura Impact Statement
Prepared by: Aster Environmental Consultants
Report Date: 14/08/2022
2. Hydrological Impact Assessment
Prepared by: Hydro S
Report Date: 08/2022
3. Bat Assessment Report
Prepared by: Veon Ecology
Report Date: 07/2022
4. Ecological Impact Assessment
Prepared by: Aster Environmental Consultants
Report Date: 18/08/2022

Conclusions

The NIS submitted along with this document identified the main habitat onsite as recolonising bare ground. Habitats onsite were assessed and deemed not suitable for any QI species belonging to the River Suck Callows SPA. No evidence of species of special conservation interest was observed onsite. Significant distance blocked indirect potential threats such as noise or visual disturbance. With the addition of mitigation, as detailed in Section 7.0 of the NIS, no significant effects are predicted, individually or in combination with other plans and projects, on the Natura 2000 network.

A Hydrological Assessment Impact Assessment was carried out by Hydro S. The assessment findings did not identify direct pathways between the specific sources of potential threats and the receiving River Suck including flood plains and nearby water drains. With the addition of mitigation, detailed in Section 5, the residual effects of the specific tasks on the receptors, are imperceptible or insignificant.

The Bat report submitted along with this document shows no Annex I Lesser Horseshoe Bat onsite.

Findings of the ECIA, completed by Aster Environmental Consultants, show no significant habitats for important bird species or breeding habitat for Annex I or red listed species.

DIRECTIVE 2000/60/EC, EU WATER FRAMEWORK DIRECTIVE

Council Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy

Summary of Relevance

The EU Water Framework Directive (WFD) 2000/60/EC is an important piece of environmental legislation which aims to protect and improve water quality. It applies to rivers, lakes, groundwater, estuaries, and coastal waters. The Water Framework Directive was agreed by all individual EU member states in 2000, and its first cycle ran from 2009 – 2015. The Directive requires review of River Basin Management Plans every 6 years, so the second (current) cycle runs from 2018 – 2021. The aim of the WFD is to prevent any deterioration in the existing status of water quality, including the protection of good and high water quality status where it exists. The WFD requires member states to manage their water resources on an integrated basis to achieve at least 'good' ecological status, through River Basin Management Plans (RBMP), by 2027.

Assessment Reports Completed as part of Application Process

1. Natura Impact Statement
Prepared by: Aster Environmental Consultants
Report Date: 14/08/2022
2. Hydrological Impact Assessment
Prepared by: Hydro S
Report Date: 08/2022

Conclusions

The NIS compiled by Aster Environmental Consultants found not direct hydrological connection between the Natura 2000 site and the proposed development, however, there are functional hydrological source pathway links. Impacts from these links are blocked by mitigation.

The hydrological characteristics of the site were assessed using the source-pathway-receptor model. River Suck and its flood plains are to the East of the site and were identified as receptors along with groundwaters and a drain to the South of the Shearwater Hotel (hotel located Northeast of the application site). It was found that there are no direct pathways to the Suck river and its flood plains or to the drain South of Shearwater Hotel.

Sources were identified as tasks and items associated with the construction and operational phases. Construction phase sources include groundworks, petroleum and cement products, wastewater, drainage network and flood risk from River Suck and surface water. Operational phase sources include drainage network for surface runoff, wastewater and flood risk. With the addition of mitigation, detailed in Section 7 of the NIS & Section of the Hydrological Impact Assessment, the residual effects of the specific tasks on the receptors, are imperceptible or insignificant.

DIRECTIVE 2001/42/EC, SEA DIRECTIVE

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)

Summary of Relevance

The SEA Directive pertains to a broad range of public plans and programmes. The public plans and programmes covered by the Strategic Environmental Assessment (SEA) Directive are subject to an environmental assessment during their preparation prior to their adoption.

The SEA Directive seeks to ensure a high level of environmental protection. The aim is to ensure that environmental considerations are regarded in the preparation, adoption and implementation of such plans.

The Galway County Council Development Plan 2022-2028 sets out policies and objectives to guide how and where development will take place in the county over the lifetime of the Plan. The Plan has been prepared in accordance with the requirements of the Planning and Development Act, 2000 (as amended), the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 as amended.

The content of the core strategy of the Development Plan has been informed by Strategic Environmental Assessment (SEA).

Assessment Reports Completed as part of Application Process

1. Environmental Impact Assessment Screening Report
Prepared by: Aster Environmental Consultants
Report Date: 08/2022
2. Natura Impact Statement
Prepared by: Aster Environmental Consultants
Report Date: 14/08/2022

Conclusions

Scale of project, at 165 housing units, is well below the 500 unit threshold. Development to take place on disturbed ground in key town marked for development within CCDDP 22-28. Two other developments granted nearby. No cumulative impacts predicted. Development to connect to existing public sewer. No significant waste or pollution predicted. EIA screening concludes no significant effects predicted impacting Natura 2000 sites or biodiversity. The site can accommodate the development without impact and the project has been screened out for EIA.

DIRECTIVE 2002/49/EC, ENVIRONMENTAL NOISE DIRECTIVE

Directive 2002/49/EC on the assessment and management of environmental noise

Summary of Relevance

The Environmental Noise Directive relates to the assessment and management of environmental noise. The Directive has been transposed into Irish law through the Environmental Noise Regulations 2006, as amended, which came into effect on 3rd April 2006.

These Regulations apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.

Assessment Reports Completed as part of Application Process

No relevant reports have been prepared.

Conclusions

During construction, temporary and intermittent impacts are predicted due to potential noise, vibration and dust, however these impacts will be localised and last only for the duration of this phase. Given that the duration and localised nature of the proposed development is not predicted to impact on the environmental noise directive.

All reasonable precautions should be taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding residents. The Proposed Development will comply with BS 5228 "Noise Control on Construction and open sites Part 1: Code of practice for basic information and procedures for noise control" and all works will be limited to normal daytime working hours to minimize disturbance to surrounding residents. Off-site infrastructure works, excavations and concrete works will be among the most significant activities. The activities which are likely to generate the most noise over prolonged periods will be concrete activities. Appropriate control measures will be implemented to reduce the likelihood of noise impacts occurring.

DIRECTIVE 2008/50/EC ON AMBIENT AIR QUALITY AND CLEANER AIR FOR EUROPE

Directive 2008/50/EC of the European Parliament and of the Council of 21 May 2008 on ambient air quality and cleaner air for Europe

Summary of Relevance

The ambient air quality and CAFE Directive establishes air quality objectives and merges most of the existing air quality legislation into a single directive. The Directive includes certain limits or target values specified by the five published directives that apply limits to specific air pollutants for the improvement of human health and environmental quality. The Directive outlines assessment methodologies and provides corrective actions if the standards are not met. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011). National authorities are required to designate specific bodies to assess compliance with thresholds, limit values and target values for each pollutant covered by the directive. The regulations further provide for the distribution of public information. This includes information on any exceedances of target values, the reasons for exceedances, the area(s) in which they occurred, and the relevant information regarding effects on human health and environmental impacts. In Ireland, the EPA is the competent authority for the purpose of the CAFE Directive and develops an annual report on all pollutants covered by the legislation.

Assessment Reports Completed as part of Application Process

No relevant reports have been prepared.

Conclusions

The Proposed Development involves construction works which may temporarily impact on air quality due to dust and exhaust emissions. Construction works will be carried out in line with best practice and in such a way as to limit the emissions to air of pollutants.

The Air Quality Index Regions of the application site is small towns, Ballinasloe Urban in Region 4 , with a rating of 3-Good recorded on the 25th of May 2021 by the Environmental Protection Agency. Given the duration of the construction phase of the proposed development and that Best practice measures will be implemented during the construction phase no impacts are predicted in this regard. It is also considered that during the operational phase no impacts are predicted.

Due to the close proximity of the proposed development to Ballinasloe town and the highly accessible nature of the development combined with the scale, and the expected demographic of future tenants predispose the development to a sustainable transport model which will significantly reduce the demand to travel by car and the need to provide car parking. Therefore, it is considered that the Proposed Development will result in fewer road users and a reduction in associated air emissions.

DIRECTIVE 2007/60/EC ON THE ASSESSMENT AND MANAGEMENT OF FLOOD RISKS

Directive 2007/60/EC of the European Parliament and of the Council of 23 October 2007 on the assessment and management of flood risks

Summary of Relevance

The Directive on the assessment and management of flood risks establishes a framework for measures to reduce the risk of floods within the EU and requires EU countries to assess the risk of flooding in coastal regions and river basins by collecting historical data and defining the natural / physical environment. EU countries must also establish flood-risk management plans that are coordinated at the level of the river basin or coastal districts. These plans establish objectives for the management of flood risks, focusing mainly on prevention (e.g., avoiding construction in areas that may flood), protection (measures to reduce the likelihood of floods in a specific place) and preparedness (informing the public about flood risks and what to do in the event of flooding).

The Directive was transposed into Irish legislation by the European Communities (Assessment and Management of Flood Risks) Regulations 2010.

Assessment Reports Completed as part of Application Process

1. Natura Impact Statement
Prepared by: Aster Environmental Consultants
Report Date: 14/08/2022
2. Hydrological Impact Assessment
Prepared by: Hydro S
Report Date: 08/2022

Conclusions

The Hydrological Impact Assessment prepared by Hydro S investigates flood risk at the proposed development location. Several areas of the development were highlighted as being areas that had potential to lead to impacts due to rainfall, surface water runoff and a flood plain to the east of the site. These are not direct hydrological links but have potential to impact on the River suck during the construction phase. Due to the clearing of vegetation, constructing access road, erection of temporary structures for construction phase, sewerage from construction, excavations, drainage during construction, hydrocarbons from machinery, cement based products and landscaping. The possibility and significance of a flooding event were predicted and calculated by Hydro S. It was found that the risk of flooding of the site from the River Suck has a chance of less than 0.1%. The found the quality of impacts to be negative, magnitude to be moderate, probability very low and temporary with significant effects for both surface water and groundwater. Effects from flooding after mitigation were found to be imperceptible or insignificant.

OTHER RELEVANT EU LEGISLATION

BERN AND BONN CONVENTION

Convention on the Conservation of European Wildlife and Natural Habitats – Bern Convention

Convention on the Conservation of Migratory Species of Wild Animals – Bonn Convention

Summary of Relevance

The Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982) was enacted to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was introduced to give protection to migratory species across borders in Europe.

Assessment Reports Completed as part of Application Process

1. Ecological Impact Assessment Report
Prepared by: Aster Environmental Consultants
Report Date: 08/2020
2. Natura Impact Statement
Prepared by: Aster Environmental Consultants
Report Date: 14/08/2022

Conclusions

According to the Natura Impact Statement prepared by Aster Environmental Consultants, which accompanies the application for the Proposed Development, it is concluded that the possibility of any significant effects on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded.

The Ecological Impact Assessment submitted as part of the application has assessed that the species and habitats recorded on site are of a low ecological value and are not relevant to the Bern and Bonn Convention. It is stated that *"No significant habitat for important bird species including wintering or breeding habitat for Annex 1 or red listed species occurs within the proposed development site. Badgers Protected under the wildlife act utilize the site for foraging but no setts were found within the site boundaries. No significant impacts on these mammals are predicted or expected Therefore no impact is predicted in this regard."*

Therefore, no impacts are predicted on the Bern and Bonn Conventions.

RAMSAR CONVENTION

The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat

Summary of Relevance

The Ramsar Convention on Wetlands is an intergovernmental treaty signed in Ramsar, Iran, in 1971. The treaty is a commitment for national action and international cooperation for the conservation of wetlands and their resources. In Ireland there are currently 45 Ramsar sites which cover a total area of 66,994 Ha.

Assessment Reports Completed as part of Application Process

1. Ecological Impact Assessment Report
Prepared by: Aster Environmental Consultants
Report Date: 08/2020
3. Natura Impact Statement
Prepared by: Aster Environmental Consultants
Report Date: 14/08/2022

Conclusions

According to the Natura Impact Assessment, the Site of the Proposed Development is not located within, or in close proximity to, a Ramsar site. No hydrological and/or ecological connector/receptor pathway has been identified between the application site and any Ramsar site. Therefore, no adverse impacts are expected in this regard.

The NIS prepared by Aster Environmental Consultants finds the distance of 700m between the proposed development and the Natura 2000 site is sufficient to make a finding of no significant impact in terms of disturbance to those species associated with the River Suck. Any functional hydrological source pathway links are fully blocked by the proposed mitigation in this report.

DIRECTIVE 2006/21/EC ON THE MANAGEMENT OF WASTE FROM EXTRACTIVE INDUSTRIES

Directive 2006/21/EC of the European Parliament and of the Council of 15 March 2006 on the management of waste from extractive industries and amending Directive 2004/35/EC

Summary of Relevance

The management of waste from extractive industries Directive was introduced in 2006 and is transposed into Irish Legislation through S.I. No. 566/2009 - Waste Management (Management of Waste From the Extractive Industries) Regulations 2009.

The purpose of this Directive and subordinate regulations is to provide for measures, procedures and guidance to prevent or reduce as far as possible any adverse effects on the environment arising from the management of waste from extractive industries. The regulations focus in particular on the impact on water, air, soil, fauna and flora and landscape, and any resultant risks to human health.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

DIRECTIVE (EU) 2018/850 ON THE LANDFILL OF WASTE

Directive (EU) 2018/850 of the European Parliament and of the Council of 30 May 2018 amending Directive 1999/31/EC on the landfill of waste

Summary of Relevance

Directive 1999/31/EC has applied since July 1999. Amending Directive (EU) 2018/850 was introduced in 2018 and was transposed into Irish legislation by the European Union (Landfill) Regulations 2020

This Directive and relevant amendments, aims to prevent, or reduce as much as possible, any negative impact from landfill on surface water, groundwater, soil, air or human health.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.

No reports have been prepared.

Conclusions

Best practice measures should be implemented in order to ensure maximum recycling, reuse, and recovery of waste with diversion from landfill, wherever possible. Removal of waste from the application site should be carried out by a licensed contractor and disposed of in line with EU regulations and guidance in relation to the collection and transport of waste to prevent issues associated with litter or environmental pollution (contamination of land or water resources).

DIRECTIVE 2008/98/EC ON WASTE AND REPEALING CERTAIN DIRECTIVES

Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU

Summary of Relevance

Directive 2008/98/EC has applied since December 2010 and Amending Directive 2018/851/EU has applied since July 2020. This Directive establishes a legal framework for treating waste in the EU and is designed to protect the environment and human health by emphasising the importance of proper waste management, recovery and recycling techniques to reduce pressure on resources and improve their use.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

The highest possible levels of waste reduction, waste reuse, and waste recycling should be achieved for the Proposed Development during the Construction Phase. All waste will be collected by appropriately authorised waste collection contractors and will be consigned to appropriately authorised waste facility for treatment.

The Proposed Development will aim to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development. All waste will be collected by appropriately authorised waste collection contractors and will be consigned to appropriately authorised waste facility for treatment.

DIRECTIVES 2010/75/EU ON INDUSTRIAL EMISSIONS

Directive 2010/75/EU on industrial emissions

Summary of Relevance

Directive 2010/75/EU has been applied since 2011. The Directive implements rules for the prevention or, where this is not practical, the reduction of industrial emissions to air, water, and land and to prevent the generation of waste, in order to achieve a high level of protection.

This legislation covers industrial activities in sectors such as: energy, metal production and processing, minerals, chemicals, and others. All installations covered by the directive must prevent and reduce pollution by applying the best available techniques (BATs) and address efficient energy use, waste prevention and management and measures to prevent accidents and limit their consequences.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

REGULATION (EC) NO 166/2006 CONCERNING THE ESTABLISHMENT OF A EUROPEAN POLLUTANT RELEASE AND TRANSFER REGISTER

Regulation (EC) No 166/2006 of the European Parliament and of the Council of 18 January 2006 concerning the establishment of a European Pollutant Release and Transfer Register and amending Council Directives 91/689/EEC and 96/61/EC

Summary of Relevance

This Regulation establishes the European Pollutant Release and Transfer Register which is a publicly available electronic database of key environmental data from industrial facilities in Europe. The register contains information on releases of pollutants to air, water and land, as well as off-site transfers of pollutants present in wastewater and waste.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

DIRECTIVE 2000/14/EC ON NOISE EMISSION IN THE ENVIRONMENT BY EQUIPMENT FOR USE OUTDOORS

Directive 2000/14/EC of the European Parliament and of the Council of 8 May 2000 on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors

Summary of Relevance

This Directive aims to improve the control of noise emissions by 57 types of equipment used outdoors, such as compressors, excavator-loaders, various saws, mixers, etc. The Directive further aims to improve the health and wellbeing of citizens by reducing the noise emitted by outdoor equipment. This Directive was transposed into Irish law by European Communities (Noise Emission by Equipment for use Outdoors) Regulations 2001 S.I. no. 632 of 2001.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

During construction, temporary and intermittent impacts are predicted due to potential noise, vibration and dust, however these impacts will be localised and last only for the duration of this phase. Given that the duration and localised nature of the proposed development is not predicted to impact on the environmental noise directive.

All reasonable precautions should be taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding residents. The Proposed Development will comply with BS 5228 "Noise Control on Construction and open sites Part 1: Code of practice for basic information and procedures for noise control" and all works will be limited to normal daytime working hours to minimize disturbance to surrounding residents. Off-site infrastructure works, excavations and concrete works will be among the most significant activities. The activities which are likely to generate the most noise over prolonged periods will be concrete activities. Appropriate control measures will be implemented to reduce the likelihood of noise impacts occurring.

DIRECTIVE 2012/27/EU ON ENERGY EFFICIENCY

Directive 2000/14/EC of the European Parliament and of the Council of 8 May 2000 on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors

Summary of Relevance

This Directive aims to improve the control of noise emissions by 57 types of equipment used outdoors, such as compressors, excavator-loaders, various saws, mixers, etc. The Directive further aims to improve the health and wellbeing of citizens by reducing the noise emitted by outdoor equipment. This Directive was transposed into Irish law by European Communities (Noise Emission by Equipment for use Outdoors) Regulations 2001 S.I. no. 632 of 2001.

Assessment Reports Completed as part of Application Process

1. Engineering Services Report
Prepared by: RG Greene & Associates Consulting Engineer
Report Date: 08/2022

Conclusions

Energy conservation measures will be incorporated into the Development design in order to aid in the reduction of energy consumption, carbon emissions, and costs throughout the building lifecycle. All homes are designed to be energy efficient and will meet or exceed the requirements of Part L of the building regulations. These dwellings will be required to meet NZEB standards with a minimum A2 BER rating. This will be achieved through improvements in airtightness, insulation specification, energy efficient lighting, heating and ventilation systems, thermally efficient window systems etc

As part of the development's efforts to further reduce energy consumption, the project is targeting an A2 BER (Building Energy Rating) throughout, making the proposed development energy Efficient. Therefore, it is considered that the Proposed Development will make a positive contribution towards 2030 energy efficiency and climate goals and towards the Energy Union strategy.

DIRECTIVE 2003/87/EC ESTABLISHING A SYSTEM FOR GREENHOUSE GAS EMISSION ALLOWANCE TRADING WITHIN THE EU 22

Directive 2003/87/EC of the European Parliament and of the Council of 13 October 2003 establishing a scheme for greenhouse gas emission allowance trading within the Community and amending Council Directive 96/61/EC

Summary of Relevance

The aim of this Directive is to establish the EU emissions trading system (ETS) which is the cornerstone of the EU's policy to tackle climate change by reducing greenhouse gas emissions in a cost-effective and economically efficient way. The current (fourth) phase of the EU ETS runs from 2021 to 2030 and applies to emissions from power plants, energy-intensive industrial sectors, and aircraft (flying between EU airports, Norway and Iceland).

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

REGULATION (EU) 2018/842 ON BINDING ANNUAL GREENHOUSE GAS EMISSION REDUCTIONS BY MEMBER STATES FROM 2021 TO 2030 CONTRIBUTING TO CLIMATE ACTION TO MEET COMMITMENTS UNDER THE PARIS AGREEMENT AND AMENDING REGULATION (EU) No 525/2013

Regulation (EU) 2018/842 of the European Parliament and of the Council of 30 May 2018 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013

Summary of Relevance

This Regulation applies obligations to Member States in relation to their minimum contributions for the period 2021-2030 in fulfilling the EU target of reducing its greenhouse gas emissions by 30% below 2005 levels in 2030 from IPCC source categories of energy, industrial processes and product use, agriculture and waste, and contributing towards achieving the objectives of the Paris Agreement. This Regulation also lays down rules on determining annual emission allocations and for the evaluation of Member States' progress towards meeting their minimum contribution.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

As part of the development's efforts to further reduce energy consumption, the project is targeting an A2 BER (Building Energy Rating) throughout. The proposed development will minimize greenhouse gases given the proposed energy rating. Therefore, it is considered that the Proposed Development will make a positive contribution towards fulfilling the EU target of a 30% reduction in GHG emissions from 2005 levels by 2030.

REGULATIONS (EU) 2018/841 ON THE INCLUSIONS OF GREENHOUSE GAS EMISSIONS AND REMOVALS FROM LAND USE, LAND USE CHANGE AND FORESTRY IN THE 2030 CLIMATE ENERGY FRAMEWORK, AND AMENDING REGULATION (EU) No 525/2013 AND DECISION No 529/2013/EU (TEXT WITH EEA RELEVANCE) TEXT WITH EEA RELEVANCE

Regulation (EU) 2018/841 of the European Parliament and of the Council of 30 May 2018 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU

Summary of Relevance

This Regulation sets out commitments of Member States for the IPCC Sector of land use, land use change and forestry ("LULUCF") which contributes to achieving the objectives of the Paris Agreement and meeting the GHG emission reduction target of the EU for the period 2021 to 2030. The rules for accounting of emissions and removals from LULUCF and for checking compliance of Member States with those commitments are also laid down within this Regulation.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

DIRECTIVE (EU) 2018/2001 ON THE PROMOTION OF THE USE OF ENERGY FROM RENEWABLE SOURCES

Directive (EU) 2018/2001 of the European Parliament and of the Council of 11 December 2018 on the promotion of the use of energy from renewable sources

Summary of Relevance

This Directive establishes a common system to promote the use of energy from renewable sources across different sectors and aims to set a binding EU target for its share in the energy mix in 2030; regulate self-consumption; and establish a common set of rules for the use of renewables in electricity, heating and cooling, and transport in the EU. The increased use of energy from renewable sources is an important part of the package of measures needed to reduce greenhouse gas emissions and to comply with the 2015 Paris Agreement on Climate Change and the EU policy framework for climate and energy (2020 to 2030).

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

The Irish Building Regulations Part L for Buildings other than Dwellings was updated in 2017 to implement the European Energy Performance Buildings Directive (EPBD). This directive introduces requirements for Nearly Zero Energy Buildings (NZEB) which the Permitted Development will comply with in full. Therefore, it is considered that the Proposed Development will make a positive contribution towards the increased use of energy from renewable sources.

REGULATION (EU) No 517/2014 ON FLUORINATED GREENHOUSE GASES

Regulation (EU) No 517/2014 of the European Parliament and of the Council of 16 April 2014 on fluorinated greenhouse gases and repealing Regulation (EC) No 842/2006

Summary of Relevance

This Regulation has been designed to assist in mitigating climate change and protecting the environment by reducing emissions of fluorinated greenhouse gases (F-gases). The Regulation prohibits the intentional release of F-Gases (unless technically necessary) and provides an obligation for operators of equipment containing F-gases to take every precaution to avoid any leakage. It aims to cut F-gases by two thirds of today's levels by 2030.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

The specific requirements for the operators and end-users will be determined by the CO₂ equivalent of the unit. The CO₂eq is calculated based on the volume of f-gas (in kilograms) contained in the unit and the Global Warming Potential (GWP) of that f-gas type. All operators employed to install f-gas containing equipment at this Proposed Development will hold the appropriate Company Certification and Personnel Qualifications in accordance with the Regulations. Residents will be informed of their end-user requirements (leak checking and maintenance) as necessary.

DIRECTIVE 2012/18/EU ON THE CONTROL OF MAJOR-ACCIDENT HAZARDS INVOLVING DANGEROUS SUBSTANCES, AMENDING AND SUBSEQUENTLY REPEALING COUNCIL DIRECTIVE 96/82/EC

Directive 2012/18/EU of the European Parliament and of the Council of 4 July 2012 on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC

Summary of Relevance

This Directive aims to control major accidents hazards involving dangerous substances, especially chemicals and has amended legislation to give the public stronger rights and provide them with better access to information surrounding the risks which may occur from nearby industrial installations and how to react in the event of an accident.

Assessment Reports Completed as part of Application Process

Directive not relevant to the Proposed Development.
No reports have been prepared.

Conclusions

Not relevant to the Proposed Development.

CONCLUSIONS

This Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended, details how the available results of all relevant assessments of the effects on the environment from the Proposed Development have been carried out pursuant to relevant European Legislation. This Statement, in conjunction with the EIA Screening, has determined that, based on best scientific knowledge, the Proposed Development is unlikely to result in significant effects on the environment and, as such, an Environmental Impact Assessment is not required.