



Environmental Impact Assessment Screening Report

Housing Development

at

Glean Caoin,

Borrisoleigh

Co. Tipperary

Prepared for:

Tipperary County Council

Prepared by:

JKW Environmental Ltd

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1. Introduction

JKW Environmental Ltd has been appointed to carry out an Environmental Impact Assessment (EIA) Screening Report for the proposed development of residential housing units, together with all associated infrastructure works, hereafter referred to as 'the proposed development'. The location of the proposed development is presented in Figure 1.1. The scheme aims to provide residential developments in accordance with local planning policy. The project aims to deliver residential units at Glean Caoin, Borrisoleigh, Co. Tipperary. The proposed development is designed and laid out to work with the existing topography and landscape character of the area to integrate appropriately within its immediate vicinity and wider rural context.

This report has been prepared to ascertain whether or not the proposed scheme should be subject to Environmental Impact Assessment (EIA) and, if so, whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

Environmental Impact Assessment (EIA) is a procedure established under the terms of European Directives on the assessment of the effects 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 must 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.

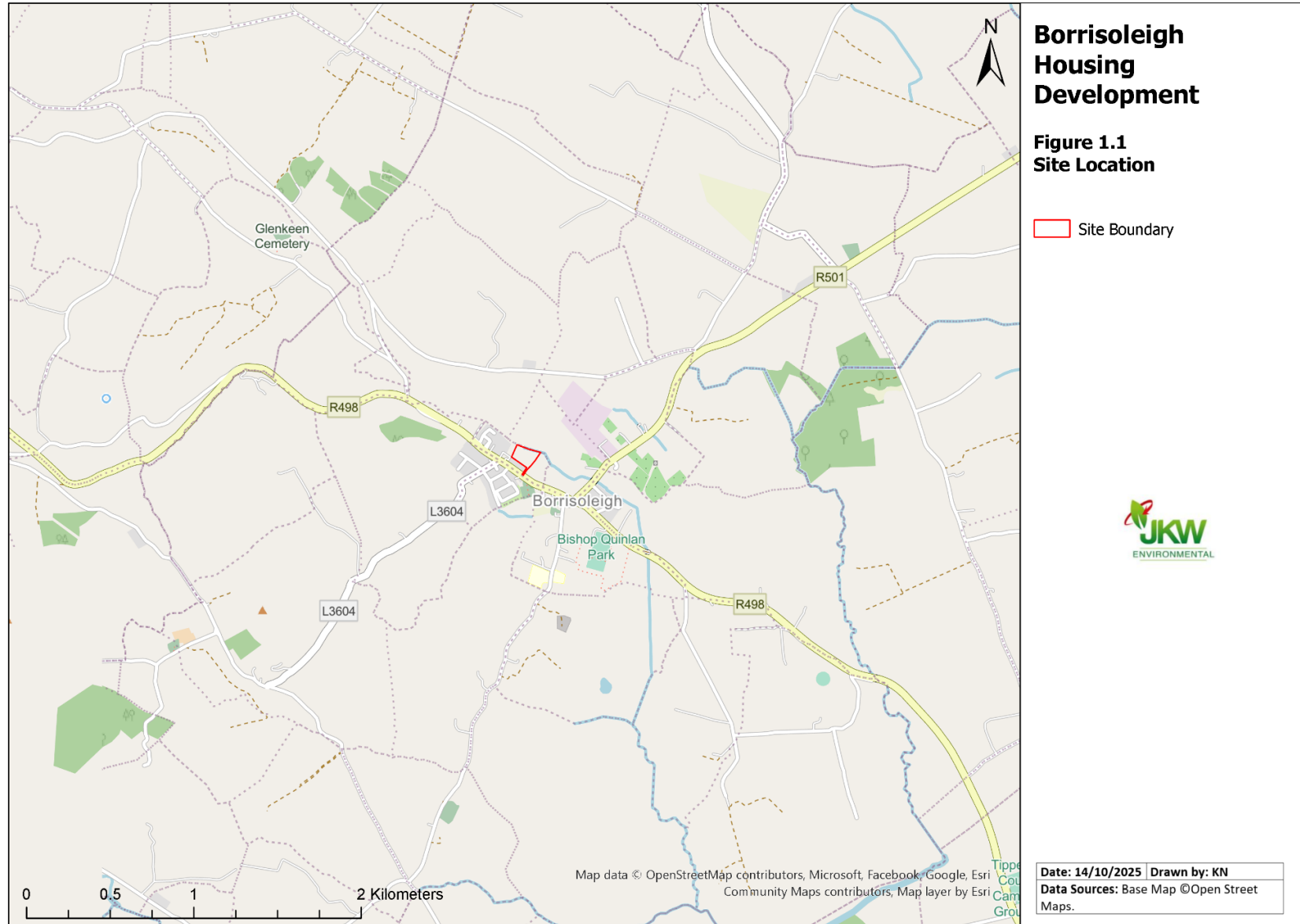
Additionally, a 'sub-threshold' EIA may be required, if the competent authority determines that the development is likely to have significant effects on the environment. Schedule 7 of the Regulations, details the criteria for determining whether a development would, or would not be likely to have significant effects on the environment considering the characteristics of the proposed development, its location and the potential impacts.

Having regard to the above, the first step in the EIA process is to carry out a screening exercise to determine whether or not EIA is required for a particular project. This report evaluates this requirement in accordance with European best practice guidance.

As outlined in the Ministerial guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, EIA screening is a matter of professional judgement based on objective information relating to the proposed project and its receiving environment. It is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision. In this context, this screening exercise has relied on information supplied by the project designers at the time of its preparation.

This EIA Screening Report is structured to assess the relevant project and environmental criteria as follows:

- Description of the proposed development location
- Description of the proposed project
- Legislative basis for EIA
- Mandatory EIAR threshold review
- Preliminary examination
- Screening determination



2. Proposed Development

2.1 Development Details and Site Characteristics

The proposed development comprises the construction of 28 no. new dwellings consisting of 8 No. 1-Bed apartments in 2 No. two-storey blocks (4 No. at Ground level & 4 No. at First Level), 8 No. 1-Bed single storey houses, 4 No. 2-Bed two storey houses, 6 No. 3-Bed two storey houses and 2 No. 4-Bed two storey houses and new entrance, access roadway, bin storage, car-parking, pedestrian routes, landscaping, boundary treatments, drainage connection, related ancillary services and all associated site works on a c. 1.42 hectare greenfield site at Glean Caoin, Borrisoleigh, Co. Tipperary. The site occupies the western portion of a larger landholding owned by Tipperary County Council. It is bounded by a small river along the northern boundary, residential properties to the south, Council lands to the east, and a boundary wall adjoining a service station to the west. Vehicular and pedestrian access will be provided via the existing entrance onto the R498.

The proposed unit mix includes one-bedroom apartments (in one-up/one-down format), one-bedroom single-storey and two bedroom two-storey houses, three-bedroom two-storey houses and two four-bedroom two-storey houses. All dwellings are own-door units. The development also includes internal access roads, car parking, public lighting, footpaths, public open space and landscaping, boundary treatments, and underground utilities. A riverside public walkway is proposed along the northern site boundary, with a minimum 5 m wide vegetated buffer retained between construction works and the top of the riverbank. No works will encroach into the river or its banks.

Surface water will be managed through a Sustainable Drainage System (SuDS) comprising permeable paving, rain gardens, and attenuation designed for a 1-in-100-year storm event plus a 20% allowance for climate change. Surface water will outfall to the existing surface water system via a controlled discharge at greenfield rates. Foul water from the development will connect to the existing public foul sewer, which conveys flows to the Borrisoleigh Wastewater Treatment Plant (WWTP). The WWTP is operated by Uisce Éireann and is designed to serve the local population equivalent with capacity for modest growth. The plant operates under an EPA discharge licence and is designed to serve the local population equivalent. No publicly available information indicates capacity constraints relevant to the scale of the proposed development.

Water supply will be provided via the public mains operated by Uisce Éireann. All utilities including electricity, telecommunications, and public lighting will be undergrounded within the site.

The nearest Natura 2000 site is the Lower River Suir SAC (Site Code: 002137) located approximately 3.1 km south of the site and approximately 8.3 km downstream via the local river network. There are no direct works within any designated site or watercourse. As assessed in the accompanying Appropriate Assessment Screening and Natura Impact Statement, the proposed development will not result in likely significant effects on any European site, either alone or in combination with other plans or projects.

Ground conditions comprise improved agricultural grassland with moderately permeable subsoils suitable for infiltration-based drainage. No evidence of contamination or geotechnical constraints has been identified. The site lies outside any flood zone designated by the OPW or Tipperary County Council mapping. Existing vegetation consists primarily of improved grassland and ruderal species along the boundaries, with occasional scrub and hedgerow elements. The riparian corridor supports a

narrow strip of semi-natural vegetation dominated by grasses, sedges and scattered willow (*Salix* spp.). Where minor removal is required for the site access, compensatory native hedgerow planting will be provided as part of the landscape design.

2.2 Environmental Sensitivity of the Project Site

Hydrology

The proposed development site lies within the Suir Water Framework Directive (WFD) Catchment, within the Fishmoyne_SC_010 sub-catchment and the Borrisoleigh Stream_010 river sub-basin. The Borrisoleigh Stream (EPA Code: 16B06) forms the northern boundary of the site. It is classified as having Moderate WFD status (2019–2024) and is listed as At Risk under the WFD third cycle. The stream provides the principal hydrological connection between the site and the Lower River Suir SAC (Site Code: 002137), located approximately 3.1 km south of the site and approximately 8.3 km downstream. No works will occur within the watercourse or its banks. Surface water from the development will discharge at greenfield rates following SuDS treatment, ensuring protection of water quality.

Groundwater and Flooding

The site is underlain by the Templemore Groundwater Body, which has Good WFD status but is classed as At Risk. The aquifer is a Locally Important Aquifer (Bedrock which is Moderately Productive only in Local Zones). Groundwater vulnerability mapping identifies the area as having high vulnerability. No karst features, wells or groundwater-dependent terrestrial ecosystems occur within the development footprint. The underlying soils are moderately permeable and suitable for infiltration-based SuDS measures.

According to OPW and Tipperary County Council flood mapping, the site is located outside of Flood Zones A and B. The Borrisoleigh Stream lies along the northern site boundary, but no portion of the proposed development area is located within a mapped fluvial or pluvial floodplain. A minimum 5 m vegetated buffer will be maintained between all works and the top of the riverbank. The site is therefore considered to be at low risk of flooding.

Air Quality

The EPA Air Zone designation for the Site is 'Zone D' 'Rural Ireland'. The Air Quality Index Regions indicate that Air Quality is 'Good' (Score: 1) (Source: EPA Maps, Environment and Wellbeing).

Soils and Geology

Site investigations undertaken for the project recorded topsoil overlying sandy silt and gravelly subsoils. The underlying bedrock geology is classified as the Ballysteen Formation, comprising dark micrite limestone with shale partings. Subsoils are moderately permeable and suitable for infiltration-based Sustainable Drainage Systems (SuDS). No evidence of soil contamination or made ground was identified during trial pitting or borehole investigations. Groundwater was encountered at shallow depth but remains consistent with local hydrogeological conditions. The site lies within a Locally Important Aquifer (Bedrock which is Moderately Productive only in Local Zones) with high groundwater vulnerability, as confirmed by the site investigation findings and EPA mapping. There are no known geological heritage sites, karst features, or areas of geological sensitivity within or adjoining the site.

Designated Sites

The proposed development site is not located within or immediately adjacent to any European site. The nearest designated site is the Lower River Suir SAC (Site Code: 002137), located approximately 3.1 km south of the site and approximately 8.3 km downstream via the local river network. This SAC is designated for the protection of habitats and species including alluvial forests, old sessile oak woods, floating river vegetation, lamprey species, salmon, and otter. There are no other Natura 2000 sites or proposed Natural Heritage Areas (pNHAs) within or directly adjoining the site.

Hydrological connectivity between the site and the Lower River Suir SAC occurs via the adjacent stream that flows along the northern boundary. As confirmed in the Appropriate Assessment Screening and Natura Impact Statement prepared for the project, the proposed development will not result in likely significant effects on the SAC, either alone or in combination with other plans or projects.

An Appropriate Assessment Screening and Natura Impact Statement (NIS) were undertaken for the proposed development to assess potential effects on European sites. The NIS concluded that, having regard to the nature and scale of the proposed works, the separation distance to designated sites, and the implementation of standard drainage and pollution control measures, the project will not result in any adverse effects on the integrity of the Lower River Suir SAC or any other European site, either alone or in combination with other plans or projects.

Cultural Heritage

A review of the National Monuments Service (NMS) and National Inventory of Architectural Heritage (NIAH) databases identified several recorded monuments and protected structures within the wider Borrisoleigh area. The nearest recorded archaeological sites include TN034-045— Enclosure, located at Cappanilly, situated on flat pasture in an upland area. The monument is not visible at ground level, and a modern garage is now located on the site.

Within the town of Borrisoleigh, TN034-046004—Graveyard (Borrisland North) and TN034-046003— Church (Borrisland North) are recorded. These features are located at the western end of the town. The graveyard is depicted on the 1904 OS 6-inch map and was associated with the remains of a church mentioned by Lewis (1837). The church had disappeared by the 1904 map edition, and there is no definite evidence that it is a pre-1700 ecclesiastical site. Both features are of local historical and archaeological interest but lie at a sufficient distance from the proposed development site to avoid any potential impact.

Architectural heritage features in the settlement include 22309003—The Barracks, a dwelling of Regional rating, and 22309005— Borrisoleigh National School, also rated Regional in significance. These protected structures are situated within the established built fabric of the town and will not be physically or visually impacted by the proposed development, which occupies a modest greenfield site set back from the main streetscape.

No recorded monuments or protected structures occur within the development boundary. Given the previously disturbed agricultural use of the site, the potential for sub-surface archaeological material is considered low. Nevertheless, standard archaeological mitigation, including the potential for monitoring of groundworks, may be implemented at the discretion of Tipperary County Council's Heritage Officer or the National Monuments Service should previously unknown material be uncovered during construction.

Ecology

Habitats within the site are dominated by GA1 Improved Agricultural Grassland with a single WL1 Hedgerow along the eastern boundary. The sward is species-poor and intensively managed, dominated by *Lolium perenne*, *Trifolium repens* and *Taraxacum officinale* agg.. The hedgerow is composed of *Crataegus monogyna*, *Fraxinus excelsior*, *Sambucus nigra*, *Ilex aquifolium* and *Rubus fruticosus* agg., offering moderate ecological value for common birds and invertebrates. No Annex I habitats were identified within or adjoining the site.

No evidence of protected or notable fauna (including badger, otter or roosting bats) was recorded during surveys. No Third Schedule invasive alien species were recorded within the site, though cotoneaster occurs at the entrance. The Borrisoleigh Stream and its narrow riparian corridor are the primary ecological features of local importance, providing limited connectivity downstream to the Lower River Suir SAC. The surrounding landscape comprises improved agricultural grassland and discontinuous urban fabric associated with the settlement of Borrisoleigh.

3. EIA Screening Process

3.1 Relevant Legislation

The requirements for an EIA derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC, and 2009/31/EC) as codified and replaced by Directive 2011/92/EU, of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 2014/52/EU; referred to in this report as the EIA Directive. The EIA Directive has been transposed into Irish law under the Planning and Development Act, 2000, as amended and the associated Planning and Development Regulations 2001 and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

This legislation and regulations identify developments by type and thresholds of scale, for which an EIAR is considered mandatory. Annex I of the EIA Directive identifies projects that require a mandatory EIAR, while Annex II identifies thresholds for projects in which an EIAR is required. These are outlined in Parts 1 and 2 of Schedule 5 of the Planning and Development Regulation 2001.

The basis for this assessment is whether the proposed project exceeds mandatory “thresholds” or is considered to have a potential impact on “sub-threshold” criteria set out under the legislation.

This EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 as amended.
- Planning and Development Regulations 2001 as amended.
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU.
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003.
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development.
- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening-Practice Note.

3.2 Methodology

Screening is the initial stage in the process to determine whether or not an EIAR is required. This determination is made through review of the mandatory and threshold projects outlined within the Planning and Development Regulations 2001, as amended. This report has had regard to the guidance from the following documents and legislation:

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment. August 2018. Department of Housing, Planning and Local Government.

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports. May 2022. Environmental Protection Agency.
- Environmental Impact Assessment (EIA): Guidance for Consent Authorities regarding Sub-threshold
- Development. August 2003. Government of Ireland.
- Guidance on EIA Screening. June 2001. European Commission.

3.3 Preliminary Examination in Context of the Proposed Development

The Office of the Planning Regulator (OPR) has issued guidance in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids Planning Authorities as the Competent Authority in this area. This report has had regard to the OPR guidance and methodology which sets out a 3 Step Process (See Figure 3.1 below).



Figure 3.1: Extract from the OPR Guidance Note, Step-by-Step Approach to EIA Screening (Step 1).

3.4 Project Type

From an EIA perspective, proposed developments can generally be placed in one of the following two categories:

- Projects that exceed the regulatory thresholds outlined in Schedule 5 of the Planning and Development Act, requiring a mandatory EIA.
- Sub-threshold projects, which must be assessed on a case-by-case basis to determine if they are likely to have significant environmental effects.

Developments that do not meet the criteria for either category do not require an EIA for planning approval.

A list of the types or classes of development that require EIA or screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, (Regulations) as amended.

Sub-threshold development comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

The proposed development is for 28 no. residential units, on an overall site area of c. 1.42 hectares.

4. Mandatory EIAR Threshold Review

The specific nature of the proposed development is not stated in Part 1 of Schedule 5 of the Regulations. Sub-threshold projects in Schedule 5 Part 2 require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded.

The proposed development falls within the category of an 'Infrastructure Projects' within Schedule 5, Part 2, (10) (b) of the Planning and Development Regulations 2001 (as amended).

Schedule 5 Part 2 provides the following relevant projects/thresholds (See Table 4.1).

Table 4.1: Mandatory EIAR requirement as per Planning Regulations 2001-2021, Schedule 5 Part 2.

Schedule 5 Reference	Project Type	Relevant Threshold	Assessment for Borrisoleigh Housing Development
Part 1 – Projects of Annex I of the EIA Directive	None applicable	N/A	The proposed housing scheme does not fall within any category listed under Part 1 of Schedule 5.
Part 2, 1. Infrastructure Projects (1)(b)	Construction of urban development which would involve an area greater than 2 ha in the case of a business district, 10 ha in the case of other parts of a built-up area, or 20 ha elsewhere	Thresholds not exceeded	The development site measures approximately 1.42 ha and is located within the settlement of Borrisoleigh. It is substantially below the relevant thresholds for mandatory EIA.
Part 2, 10(b)(i)	Construction of more than 500 dwelling units	Threshold = >500 units	The proposed 28 units are significantly below the 500-unit threshold.
Part 2, 10(b)(iv)	Urban development which would involve a site area exceeding 2 ha in the case of other parts of a built-up area or 10 ha elsewhere	Threshold = >2 ha (urban) / >10 ha (other)	The total site area (1.42 ha) is below the threshold.
Part 2, 10(c)	Infrastructure for waste-water disposal – treatment plants with a capacity >10,000 population equivalent (PE)	Threshold = >10,000 PE	The proposed development will connect to the existing Borrisoleigh WWTP operated by Uisce Éireann. The plant serves the local population and operates within its licenced capacity; no new WWTP is proposed.
Part 2, 10(d)	Urban development which may give rise to significant effects on the environment	Case-by-case basis	A sub-threshold EIA screening is required to determine whether significant effects may

	by reason of nature, size or location	(Screening required)	arise having regard to Schedule 7 criteria. This report addresses that requirement.
Other Classes	None applicable	N/A	No other categories under Schedule 5 apply to the proposed development.

In relation to proposed development none of the thresholds above are exceeded. Accordingly, the project is sub threshold development and under Step 1(b) of the OPR guidance, a preliminary examination is required under Step 2¹.

¹ S.I. No. 600/2001 - Planning and Development Regulations, 2001 (irishstatutebook.ie) Article 120 (a) provides that; where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

5. Sub-threshold Development

Developments falling under Schedule 5, Part 2 project types but which are below the established thresholds must undergo screening to determine whether an Environmental Impact Assessment Report (EIAR) is necessary. This determination involves assessing the criteria outlined in Schedule 7 and Schedule 7A of the Planning and Development Regulations 2001 (as amended).

The mandatory requirements for proposed developments are relatively straightforward, based on readily observable and definable quantities of type and scale. Sub-threshold requirements, however, are based on an assessment of the likely significant environmental effects of the project, which will vary on a case-by-case basis and require greater investigation and determination, depending on the complexity of the development and the sensitivity of the receiving environment.

Schedule 7 of the Planning and Development Regulations 2001 (as amended) outlines the criteria for determining whether a project is likely to have significant environmental effects, in which case an EIA would be required.

5.1 Preliminary Examination

Article 120(a)(1) of the Planning and Development Regulations 2001, as amended, requires that:

- a) Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.
- b) Where the local authority concludes, based on such preliminary examination, that:
 - i. there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,
 - ii. there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
 - iii. there is a real likelihood of significant effects on the environment arising from the proposed development, it shall:
 - (I) conclude that the development would be likely to have such effects, and
 - (II) prepare, or cause to be prepared, an EIAR in respect of the development

The OPR guidance states a number of questions to assist the preliminary examination.

Preliminary Examination:

The planning authority shall carry out a preliminary examination of, at the **least, the nature, size or location of the development.**

	Comment:	Yes/No/ Uncertain:
Nature of the development: <i>Is the nature of the proposed development exceptional in the context of the existing environment?</i> <i>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</i>	The proposed development comprises a local authority residential scheme within the settlement of Borrisoleigh. The site is zoned for residential use and is surrounded by existing housing, agricultural land, and community infrastructure. The nature of the development is consistent with the existing built environment and is not exceptional in type or scale. The development will not produce significant emissions or pollutants during either construction or operation. Standard construction-phase management and SuDS measures will prevent any deterioration in surface water quality.	No
Size of the development: <i>Is the size of the proposed development exceptional in the context of the existing environment?</i> <i>Are there cumulative considerations having regard to other existing and/or permitted projects?</i>	The development comprises 28 residential units on a 1.42 ha site. This scale is typical of local authority infill schemes and is not exceptional within the context of Borrisoleigh or similar towns in County Tipperary. A review of Tipperary County Council's planning database found no other concurrent or permitted projects within or adjoining the site that would give rise to cumulative effects. No significant cumulative impacts have been identified.	No
Location: <i>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?</i> ³ <i>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</i>	The site is not located within or adjoining any European site, NHA, or pNHA. The nearest designated site is the Lower River Suir SAC (Site Code: 002137), approximately 3.1 km south of the site and 8.3 km downstream via the local river network. An Appropriate Assessment Screening and Natura Impact Statement have been prepared, concluding that the proposed development will not result in any adverse effects on the integrity of the SAC or any other European site, either alone or in combination with other plans or projects. The site does not support Annex I habitats or protected species, and no direct or indirect ecological sensitivities have been identified. The site comprises improved agricultural grassland adjacent to an existing watercourse. It lies outside any mapped flood zone and contains no features of archaeological, geological, or landscape sensitivity. No other significant environmental sensitivities are present.	No

Preliminary Examination Conclusion:

Based on a preliminary examination of the **nature, size or location** of the development.
(Tick as appropriate)

☒ There is no real likelihood of significant effects on the environment. EIA is not required.	☐ There is real likelihood of significant effects on the environment. An EIAR is required.	☐ There is significant and realistic doubt regarding the likelihood of significant effects on the environment. Request the applicant to submit the Information specified in Schedule 7A for the purposes of a screening determination. Proceed to Screening Determination.
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6. Screening Determination

In accordance with the requirements of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended), and having regard to the criteria set out in Schedules 5, 7 and 7A, together with guidance issued by the Department of Housing, Local Government and Heritage and the Office of the Planning Regulator, the proposed development has been assessed with reference to its nature, size and location.

The proposed development comprises the construction of 28 residential units with associated infrastructure and site works on a site of approximately 1.42 hectares within the established settlement boundary of Borrisoleigh, Co. Tipperary. The project falls significantly below the mandatory thresholds for Environmental Impact Assessment under Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended) and is therefore considered a sub-threshold development.

The preliminary examination has determined that the proposed development, by reason of its nature, scale and location within an existing serviced settlement, will not give rise to significant environmental effects, either by itself or in combination with other plans or projects. The nearest European site is the Lower River Suir SAC (Site Code: 002137), located approximately 3.1 km south of the site and approximately 8.3 km downstream. Screening for Appropriate Assessment and a Natura Impact Statement have concluded that there is no likelihood of significant effects on any European site. The site is not located within an area subject to flood risk, is adequately served by infrastructure, and does not adjoin any sensitive environmental receptors.

Accordingly, it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development, and an Environmental Impact Assessment Report (EIAR) is not required.

Having regard to:

- The nature and scale of the proposed development, which is well below the thresholds set out in Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended),
- The characteristics and sensitivities of the receiving environment, and
- The absence of likely significant environmental effects, either individually or cumulatively,

It is concluded that the proposed development does not require the preparation of an Environmental Impact Assessment Report.

This determination is made in accordance with Article 120 of the Planning and Development Regulations 2001 (as amended).

7. References

CIEEM (2018). The Guidelines for Ecological Impact Assessment in the UK and Ireland.

Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora
Directive 2009/147/EC on the Conservation of Wild Birds.

Department of Housing, Local Government and Heritage (2000) Planning and Development Act, 2000.

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Regulations 2001 – 2024.

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and An Bord Pleanála on carrying out Environmental Impact Assessment.

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Environmental Impact Assessment Reports.

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<https://gis.epa.ie/EPAMaps/default>.

European Commission (2001) Guidance on EIA Screening.

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environment.

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16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and
private projects on the environment.

European Union (2018) European Union (Planning and Development) (Environmental Impact
Assessment) Regulations 2018.

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Authorities regarding Sub-threshold Development.

Government of Ireland (2023) Historic Environment Viewer Mapping tool. Available at:

<https://maps.archaeology.ie/HistoricEnvironment/>.

NRA (2009) Guidelines for the Assessment of Ecological Impacts. National Roads Authority.

Office of Public Works Flood Maps. Mapping Tool. Available at:
<https://www.floodinfo.ie/map/floodmaps/>.

Office of the Planning Regulator (OPR) (2021). Practice Note on Environmental Impact Assessment
(EIA) Screening for Development Proposals.

Appendix 1 – EIA Screening Determination Form

Proposed Development:

Borrisoleigh Housing Development – Construction of 28 residential units and associated infrastructure and site works at Borrisoleigh, Co. Tipperary

Planning Reference (if applicable): _____

Location:

Glean Caoin, Borrisoleigh, Co. Tipperary.

Description of Development:

The proposed development comprises the construction of 28 residential units on a site of approximately 1.42 ha together with internal access roads, footpaths, car parking, public lighting, open space landscaping, boundary treatments and underground services. A riverside public walkway will be provided along the northern boundary, maintaining a 5 m vegetated buffer from the top of the riverbank. The development will connect to public water and foul services operated by Uisce Éireann, and surface water will be managed through a Sustainable Drainage System (SuDS) incorporating permeable paving, rain gardens and attenuation measures.

EIA Screening Determination:

Having carried out a preliminary examination under Article 120 of the Planning and Development Regulations 2001 (as amended), and having considered the criteria set out in Schedules 5, 7 and 7A of the Regulations, it is hereby determined that:

☐ There is a real likelihood of significant effects on the environment. An Environmental Impact Assessment Report (EIAR) is required.

☒ There is no real likelihood of significant effects on the environment. An EIAR is not required.

☐ There is significant and realistic doubt regarding the likelihood of significant effects on the environment. The information specified in Schedule 7A is required for the purposes of a screening determination.

Main reasons and considerations on which the determination is based:

The proposed development is sub-threshold under Schedule 5, Part 2 of the Planning and Development Regulations 2001 (as amended).

The scale, design and location within an established serviced settlement will not give rise to likely significant effects on the environment.

The site is not located within or adjoining any environmentally sensitive area as defined in Schedule 7, and the nearest European site, the Lower River Suir SAC (Site Code: 002137), lies approximately 3.1 km south of the site and approximately 8.3 km downstream. No direct or indirect source-pathway-receptor linkages have been identified.

Screening for Appropriate Assessment and a Natura Impact Statement concluded that the proposed development will not result in any adverse effects on the integrity of any European site, either alone or in combination with other plans or projects.

The site is not located within a flood risk area and there is no evidence of other environmental sensitivities that would be impacted.

Determination:

It is determined that an Environmental Impact Assessment Report is not required.

Date: _19/06/2026_