

Environmental Impact Assessment Screening Report:
Housing Development at Kilnavaragh Lane



For: Keys & Monaghan Architects
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1. INTRODUCTION

A housing project has been proposed at Kilnavaragh, County Cavan. The purpose of this project is to develop a site for the development of 7 no. dwellings.

Flynn, Furney Environmental Consultants Ltd has been engaged by Keys & Monaghan Architects for the provision of an environmental impact assessment screening report for the proposed works. The principal requirement for these services is to assist the relevant authorities in forming an opinion as to whether or not the proposed works 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.

Cavan County Council is the lead agency in the development of this project.

The screening process includes an assessment of the details of the proposal with reference to the relevant EIA legislation including the Planning & Development Regulations 2001 (as amended by Planning and Development Regulations 2015), the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU) and relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, EU, 2015 and *Environmental Impact Assessment of Projects Guidance on Screening*, EU, 2017. The report provides a conclusion of the process and finally a recommendation.

2. DESCRIPTION OF PROPOSED PROJECT

The proposed site of works is in the townland of Kilnavaragh, County Cavan. The site is situated on the Southwest outskirts of Cavan Town Centre, approx.1km from Cavan Town Hall.

It is located on Kilnavaragh Lane, opposite Kilnavaragh Heights housing development to the west and overlooking the Royal School Cavan and the future Regional Sports Complex to the east.

The site is to the east of Swellan Lough. Two housing estates, Kilnavaragh Crescent and Kilnavaragh Heights exist to the west, agricultural land exists to the east and further east is the Royal School.

The site currently includes a variety of outhouses and sheds used for agricultural purposes.

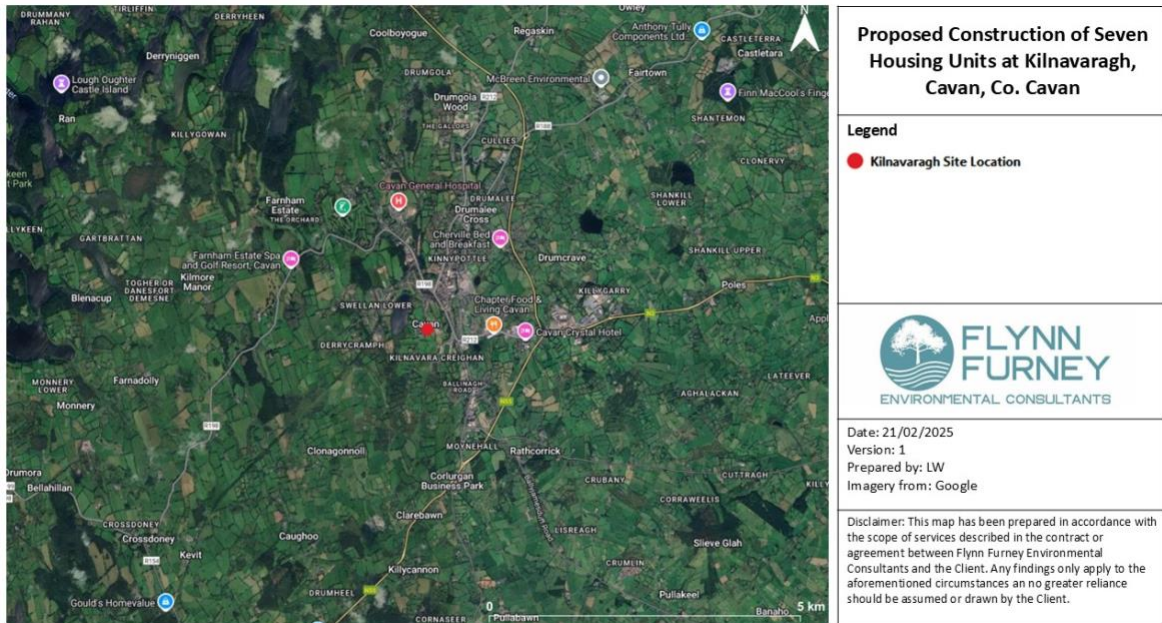


Figure 1. Location of proposed housing development.

The development will consist of:

- (i) Demolition of existing dwelling, farm buildings at Kilnavaragh Lane, Kilnavaragh, Cavan, H12 NK87
- (ii) Development of 7 No. dwellings consisting of
 - 2no. 2-bedroom semi-detached single storey dwellings

- 3no. 3-bedroom terraced storey and half dwellings
 - 2no. 3-bedroom semi-detached storey and half dwellings
- (iii) Bin and bicycle storage
- (iv) Car Parking
- (v) Boundary treatments and associated site works including new pedestrian footpaths, open green space, crossing point and link footpath to existing footpath at junction of Kilnavaragh Heights
- (iv) Re-alignment of public road and formation of roadside lay-by car parking
- (vi) Construction of new pumping station.
- (vii) Connection to public sewer, water main and surface water.

The site area is 1950m² / 0.195 Hectares. The site is narrow, with a long frontage. It comprises of an existing derelict dwelling and a collection of farm buildings and farmyard. The site slopes approximately 2-3 meters from east to west (from roadside of Kilnavaragh Road to the rear of the site.) This land along the rear western boundary is owned by the applicant, Cavan Co Council and is to be developed as the new Cavan regional sports development which has secured Pt 8 Planning Approval.

The design concept for the site is to form a strong urban edge to Kilnavaragh Lane respecting the existing characteristics of the site. Its provides a range of accommodation from single storey dwellings for older people and storey and a half dwellings for families close to town

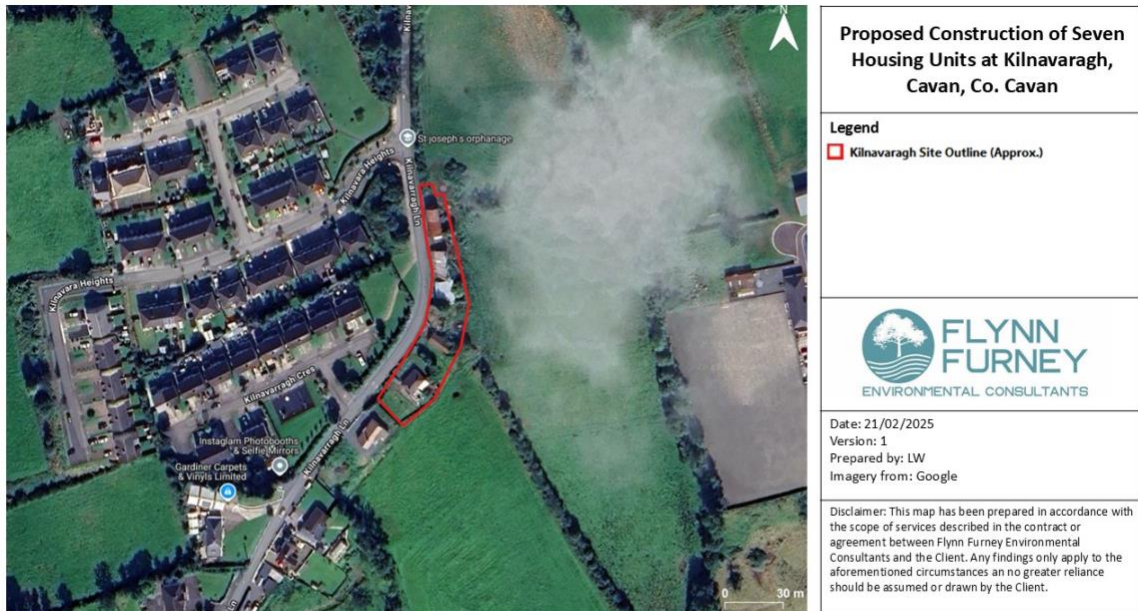


Figure 2. Aerial imagery of site proposed for development.



Figure 3. Architect's visualisation of completed development.

3. RELEVANT LEGISLATION & SCREENING METHODOLOGY

Screening is the first stage in the EIA process, whereby a decision is made on whether or not EIA is required. This Screening Assessment was undertaken with regard to the following legislation and guidance:

- Roads Act 1993, the Roads Regulations 1994 and the EIA (Amendment) Regulations 1999;
- The Planning & Development Act 2000, the Planning & Development (Strategic infrastructure) Act 2006 and the Roads Act 2007;
- Guidance on EIA, Screening, European Commission, 2001
- EIA, Guidance for Consent Authorities regarding Sub-threshold Development, DoEHLG, 2003
- Environmental Impact Assessment of National Road Schemes – A Practical Guide (NRA, 2008).
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009.
- Guidelines on the Information to be Contained in an Environmental Impact Assessment Report (Draft) - EPA 2017
- European Directive EIA 2014/52/EU¹
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems. Key Issues Consultation Paper by Department of Housing, Planning, Community and Local Government (DOHPCLG, 2017).

EIA requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). The amended Directive came into force on 16th May 2017 and regulations transposing it into national legislation have been enacted. No changes to the prescribed project

¹ [Directive 2014/52/EU](#) of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (OJ L 124, 25.4.2015, p. 1).

types or thresholds are required under the amended Directive so the types and thresholds set out in the 2001-2010 Regulations remain in effect.

EIA legislation as it relates to the planning process has been largely brought together in Part X of the Planning and Development Acts 2000-2018 and Part 10 and Schedules 5, 6 and 7 of the Planning and Development Regulations 2001-2018. Part 1 of Schedule 5 to the Planning and Development Regulations lists project types included in Annex I of the Directive which automatically require EIA. Part 2 of the same Schedule, lists project types included in Annex II. Corresponding developments automatically require EIA if no threshold is given or if they exceed a given threshold. Developments which correspond to Part 2 project types by are below the given threshold must be screening to determine whether they require EIA or not. This is done by consideration of criteria set out in Schedule 7.

EIA legislation sets down the types of projects that may require an EIAR. Annex I defines mandatory projects that require an EIAR and Annex II defines projects that are assessed on the basis of set mandatory thresholds for each of the project classes.

The EIA screening exercise initially assesses the development for Mandatory EIA using classifications defined in the appropriate legislation. Where no mandatory requirement is concluded, screening advances to sub-threshold development assessment, where the competent authority evaluates whether the project is likely to have a *significant* effect on the environment, with reference to its scale, nature, location and context.

4. SCREENING AND ASSESSMENT

4.1 Project Class

EIA legislation defines the types of projects that may require an EIAR. *Annex I* defines mandatory projects that require an EIAR and *Annex II* defines projects that are assessed on the basis of set mandatory thresholds for each of the project classes. The project under consideration may be described as urban infrastructure. It is thus assessed below.

4.2 Infrastructure Projects

Schedule 5, Part 2 of the Planning and Development Regulations, 2001 includes this project type:

10. Infrastructure projects (b) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)

The EU Guidance on 'Interpretation of definitions of project categories of Annex I and II of the EIA Directive' (2015) interprets 'urban development' as taking 'account of, inter alia, the following:

- i. Projects with similar characteristics to car parks and shopping centres could be considered to fall under Annex II (10)(b). This could be the case, for example, of bus garages or train depots, which are not explicitly mentioned in the EIA Directive, but have similar characteristics to car parks.*
- ii. Construction projects such as **housing developments**, hospitals, universities, sports stadiums, cinemas, theatres, concert halls and other cultural centres could also be assumed to fall within this category. The underlying principle is that all these project categories are of an urban nature and that they may cause similar types of environmental impact.*
- iii. Projects to which the terms 'urban' and 'infrastructure' can relate, such as the construction of sewerage and water supply networks, could also be included in this category.*

The overall area of the proposed development is 0.195 Hectares. The site would not be considered to be located within the Central Business District of Cavan as the site is within a residential area. Therefore the proposal would be considered to constitute a prescribed project type (urban infrastructure) but is considered significantly below the threshold of 10 hectares.

Conclusion: The proposed scheme does not fall within the mandatory requirement for an EIA as addressed in EU Directive 85/337/EEC (as amended by Directive 97/11/EC). These proposed works are thus assessed as a sub-threshold development.

5. SUB-THRESHOLD DEVELOPMENT - EIA SCREENING

A key determinant of the necessity for Environmental Impact Assessment of sub-threshold projects is whether or not such works are likely to have *significant* effects on the environment. The 1997 amending Directive (97/11/EC) introduced guidance for Member States in terms of deciding whether or not a development is likely to have a “significant effect on the environment.”

These criteria have been transposed fully into Irish legislation in the third schedule of the European Communities Environmental Impact Assessment (Amendment) Regulations 1999, (SI No.93 of 1999) and in Schedule 7 of the Planning & Development Regulations 2001 (SI No 600 of 2001) as amended by Planning & Development Regulations 2008. This has been updated by transposition of the 2014 EIA Directive (2014/52/EU) which amends Directive 2011/92/EU²). Guidance is provided by use of criteria set out in Annex III of the new Directive. These criteria as transposed in Irish legislation are grouped under three headings and are used to assist the screening process in determining whether a development is likely to have a significant effect on the environment. The three headings and criteria details as given in Annex III are given below:

Heading	Criteria
1. Characteristics of proposed development	<ul style="list-style-type: none"> • the size and design of the entire proposed development • the cumulation with other existing and/or approved development • the use of natural resources • the production of waste • pollution and nuisances • the risk of major accidents (with regard to substances or technologies used) • the risks to human health
2. Location of proposed development	<p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:</p> <ul style="list-style-type: none"> • the existing and approved land use • the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground

² 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 (codification) (OJ L 26, 28.1.2012, p. 1).

	<ul style="list-style-type: none"> the absorption capacity of the natural environment in particular, wetlands, coastal zones, mountain and forest areas, nature reserves and natural parks, areas protected under the Habitats Directive / Birds Directives, other protected areas, densely populated areas, protected landscapes of historical, cultural or archaeological significance.
3. Type and characteristics of potential impacts	<p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:</p> <ul style="list-style-type: none"> the magnitude and spatial extent of the impact (geographical area and size of the affected population) the nature of the impact the transboundary nature of the impact the intensity and complexity of the impact the probability of the impact the expected onset, duration, frequency and reversibility of impact the cumulation of the impact with the impact of other existing and/or approved projects the possibility of effectively reducing the impact

The project at Cornamuckglass is considered under the above criteria (as set out in Schedule 7) in the tables below.

CRITERIA (Schedule 7)		RELEVANCE	RATIONALE
1. Characteristics of Proposed Development: The characteristics of the proposed development, in particular:	The size of the proposed development	No	The site to be developed is relatively small (< 0.2 Hectares). The entirety of the scheme footprint will be on existing built and modified areas.
	The cumulation with the proposed development	No	A number of projects and plans were reviewed. None have been identified as having cumulative impacts with this present project.
	The use of natural resources	No	No significant natural resources will be required to complete the project.
	The production of waste	No	Waste produced during the construction process is anticipated to be minimal and insufficient to cause significant effects.

	Pollution and nuisance	No	Impacts such as noise and dust are anticipated to be negligible.
	The risk of accidents having regard to substances or technologies used.	No	Any potential impacts are anticipated as being negligible given the nature and very limited scale of the proposed development. No novel technologies or substances will be used.

CRITERIA (Schedule 7)		RELEVANCE	RATIONALE
2. Location of the Proposed Development: The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:	The existing land use	No	All of the proposed development will take place on built or modified areas. Land-use will not be altered.
	The relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground	No	No significant impacts are anticipated given small scale of scheme. No natural or semi-natural habitat areas are to be impacted upon. No impacts on groundwater may be anticipated given that no significant excavations will be required.
	The absorption capacity of the natural environment, paying particular attention to the following areas:		
	Wetlands, riparian areas, river mouths;	No	None of these habitat types occur within area of proposed development.
	Coastal zones	No	None of these habitat types occur within area of proposed development.
	Mountain and forest areas	No	None of these habitat types occur within area of proposed development.
	Nature Reserves and National Parks	No	None of these occur within area of proposed development.
	Areas classified or protected under legislation, including	No	Area proposed for development is not under such classification or protection. Nearest such site – Lough Oughter SPA is c. 3.8 km to

	special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC		the northwest of the proposed site of works. Lough Oughter and Associated Loughs SAC is c. 3.9 km to the northwest of the site. There is no potential for the development to impact on the SAC or SPA due to the absence of any pathways for impact as well as the nature and scale of the development. An Appropriate Assessment Screening exercise was carried out (February 2025) and concluded that there will be no likely significant effects on these or any Natura 2000 site.
	Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded.	No	N/A
	Densely populated areas	No	N/A
	Landscapes of historical, cultural archaeological significance	Yes	There are a number of protected sites within Cavan town. However, the proposed works will be outside the core of the town in a residential area on a previously developed site. There is therefore no potential for the development to impact upon sites of historical, cultural or archaeological significance
CRITERIA (Schedule 7)		RELEVANCE	RATIONALE
3. Type and characteristics of potential impacts:	the magnitude and spatial extent of the impact (geographical area and size of the affected population)	No	Any potential impacts (e.g. noise, dust) are considered to be insignificant, given the small scale of the proposed development.
	The nature of the impact	No	No significant negative impacts are predicted.
	the transboundary nature of the impact	No	No transboundary impacts may be predicted.

	the intensity and complexity of the impact	No	Any impacts are considered insignificant given size and scale of development.
	the probability of the impact	No	No significant negative impacts are predicted.
	the expected onset, duration, frequency and reversibility of impact	No	No significant negative impacts are predicted.
	the cumulation of the impact with the impact of other existing and/or approved projects	No	A search of the online planning database (Cavan County Council) for the area was also carried out. A number of projects and plans were reviewed. These included the upgrade of the pitch at Breffni Park and an extension to Cavan General Hospital. A large residential scheme at Lisdaran was also reviewed. Several small-scale individual housing developments were also noted. No recent or other applications which could have cumulative impacts with the present project were found. No other projects are known at time of writing that may have cumulative impacts.
	the possibility of effectively reducing the impact	No	No significant negative impacts are predicted.

5. CONCLUSION AND RECOMMENDATIONS

It is concluded that the **characteristics of the proposed development** would not be considered likely to have significant effects on the environment. This is based primarily on the limited size and scale of the proposed works and low potential to have significant impacts. No other projects emerged from the screening process with which the proposed works may have significant cumulative impacts.

It is concluded that there will be no significant direct or indirect impacts by virtue of the **location of the proposed development** on the receiving environment. This is based primarily upon the absence of any impacts predicted upon any protected sites such as Nature Reserves, parks or Natura 2000 Sites. This assessment is based upon the lack of any pathways for impacts as well as the very contained nature and small scale of the proposed works.

It is concluded that the **type and characteristics of the potential impacts** would not be considered significant. This is based primarily upon the very limited size and scale of the proposed works. The lack of sensitive receptors being directly affected by the works is also a significant factor in this assessment. Impacts on landscape, soils and geology are not considered significant, given the very limited nature and scale of works and the previously developed character of the site.

Given the size and scale of the proposed development and the absence of any other projects or plans known at time of writing, no significant **cumulative impacts** are considered likely. No negative transboundary impacts are anticipated.

The assessment has been carried out on the proposed works as a **sub threshold development**. The overall conclusion of this screening exercise is that there should be no specific requirement for a full Environmental Impact Assessment of the proposed development.

REFERENCES

DoEHLG. (2003) *'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development'*. Department of Environment, Heritage and Local Government, Dublin.

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