

# Blessington LRD, Co. Wicklow

EIA Screening Report

October 2024

Project number: 2024s0005

Marshall Yards Development  
Company Limited

# JBA Project Manager

Conor O'Neill  
2nd Floor  
Lincoln House  
Lincoln Lane  
Arran Quay  
Dublin  
D07 Y75P

## Revision History

| Revision Ref / Date Issued | Amendments         | Issued to                                  |
|----------------------------|--------------------|--|
| S3-P01 / 02/05/2024        | Draft Report       | Marshall Yards Development Company Limited |
| S3-P02 / 03/05/2024        | Minor updates      | Marshall Yards Development Company Limited |
| A3-C01 / 08/05/2024        | Final Report       | Marshall Yards Development Company Limited |
| S3-P03 / 15/08/2024        | Draft for planning | Marshall Yards Development Company Limited |
| A3-C02 / 03/10/2024        | Final for planning | Marshall Yards Development Company Limited |

## Contract

This report describes work commissioned by Marshall Yards Development Company Limited by an email dated 21/12/2023. Jemima Kivikoski and Conor O'Neill of JBA Consulting carried out this work.

Prepared by ..... Jemima Kivikoski BSc Hons PgD  
Assistant Environmental Scientist

Conor O'Neill B.A. (Mod) M.Sc. Adv. Dip.  
Project Environmental Scientist

Reviewed by ..... Bernadette O'Connell B.A. M.Sc. PG Dip  
Principal Environmental Consultant

## Purpose

This document has been prepared as a Final Report for Marshall Yards Development Company Limited ('the Client'). JBA Consulting accepts no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared.

JBA Consulting has no liability regarding the use of this report except to Marshall Yards Development Company Limited.

## Copyright

© JBA Consulting Engineers and Scientists Limited 2024

## Carbon Footprint

A printed copy of the main text in this document will result in a carbon footprint of 107g if 100% post-consumer recycled paper is used and 136g if primary-source paper is used. These figures assume the report is printed in black and white on A4 paper and in duplex.

JBA is aiming to reduce its per capita carbon emissions.

# Contents

|      |   |    |
|------|---|----|
| 1    | Introduction .....  | 1  |
| 1.1  | Purpose of this Report .....                                  | 1  |
| 2    | Description of Proposed Works .....                           | 2  |
| 2.1  | Site Location .....   | 2  |
| 2.2  | Proposed Development.....                                     | 2  |
| 3    | Purpose of Screening .....                                    | 4  |
| 3.1  | Legislative Context for EIAR in Ireland.....                  | 4  |
| 3.2  | The Planning and Development Act 2000 - Mandatory EIAR .....  | 4  |
| 3.3  | Sub-threshold EIAR .....                                      | 5  |
| 4    | Overview of Environmental Impacts .....                       | 6  |
| 4.1  | Population and Human Health .....                             | 6  |
| 4.2  | Biodiversity .....  | 6  |
| 4.3  | Soils and Geology .....                                       | 7  |
| 4.4  | Hydrology and Hydrogeology .....                              | 8  |
| 4.5  | Cultural Heritage .....                                       | 9  |
| 4.6  | Air and Climate.....  | 9  |
| 4.7  | Noise and Vibration.....                                      | 9  |
| 4.8  | Landscape and Visual.....                                     | 9  |
| 4.9  | Material Assets including Traffic, Utilities, and Waste ..... | 10 |
| 4.10 | Cumulative Impacts.....                                       | 10 |
| 5    | Screening Assessment .....                                    | 14 |
| 5.1  | Characteristics of the Proposed Development .....             | 14 |
| 5.2  | Location of the Proposed Development .....                    | 16 |
| 5.3  | Characteristics of Potential Impacts .....                    | 18 |
| 6    | Conclusions and Recommendations .....                         | 21 |

## List of Figures

Figure 2.1: Site location and boundary of work (Source: OSM (© OpenStreetMap contributors, 2023) ..... 2

## List of Tables

Table 4.1: Natura 2000 sites within 15km of the proposed development ..... 6

Table 4-2: Other projects within approximately 2km which may have an accumulative impact on the development of the project ..... 11

Table 5.1: Characteristics of the proposed development ..... 14

Table 5.2: Location of the proposed development ..... 16

Table 5.3: Characteristics of potential impacts ..... 18

## Abbreviations

- AA - Appropriate Assessment
- CDP - County Development Plan
- EIAR - Environmental Impact Assessment Report
- FRA - Flood Risk Assessment
- GDSDS - Greater Dublin Strategic Drainage Study
- NIAH - National Inventory of Architectural Heritage
- NMS - National Monuments Service
- RWMP - Resource & Waste Management Plan
- SFRA - Strategic Flood Risk Assessment
- WFD - Water Framework Directive
- WWTP - Wastewater Treatment Plant

# 1 Introduction

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) has been commissioned by Marshall Yards Development Company Limited to prepare an EIA Screening Report for a proposed scheme in Blessington Demesne, Co. Wicklow. The proposed scheme consists of the construction of 233 no. residential units, 36 no. later living units, a medical centre, pharmacy and café across a site of 6.05 hectares, located in Blessington, Co Wicklow.

## 1.1 Purpose of this Report

The purpose of this report is to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed development.

Schedule 5 (Parts 1 and 2) of the Act lists the groups of development projects which are subject to EIA screening under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. Part 1 lists those projects which are automatically subject to an EIAR due to the scale and nature of the project. Part 2 lists projects which are also likely to have significant environmental effects based on the nature and size of the development set out by threshold criteria.

An additional group of projects, which are considered sub-threshold developments under Part 2, may fall below the thresholds set but may, under further analysis, be deemed to have significant effects due to their location within a catchment, size, or proximity to sensitive areas.

This report documents the methodology employed to determine whether the proposed development falls under any of these groups, and therefore will have significant environmental impacts. Rationale has been given for the decision made in reference to the relevant legislation, and additional documents have been referenced where required.

This report is intended for the project as described below. Any significant changes to the project description or location would require preparation of a new EIA screening report.

JBA have produced a Statement in accordance with Article 103(1A)(a) of the Planning and Development Regulations 2001, as amended, showing how other relevant assessments have been taken into account in the preparation of the EIA Screening. This EIA Screening document should be read in conjunction with the Article 103(1A)(a) Statement and other documentation submitted as part of the planning process for the proposed development.

## 2 Description of Proposed Works

### 2.1 Site Location

The proposed development site is approx. 6.05 hectares and is situated on the northwestern outskirts of Blessington Town Centre.

Within the immediate site surrounds, Blessington Town Centre and Main Street lie to the southeast, with retail and community amenities. Residential areas lie to the northeast and southwest. Blessington Demesne is a large area of green open space which is to the west of the site.

The Poulaphouca Reservoir is located to the southeast of the site and is part of the River Liffey. A stream flows to the north and west of the site before draining into the reservoir approx. 2.3km south of the site.

Three sand and gravel quarries are located at the northeastern and northern fringe of Blessington. The N81 and R410 are the primary transport links which connect Blessington with Dublin to the northeast and Naas to the northwest, respectively.

The proposed site is shown in Figure 2.1.

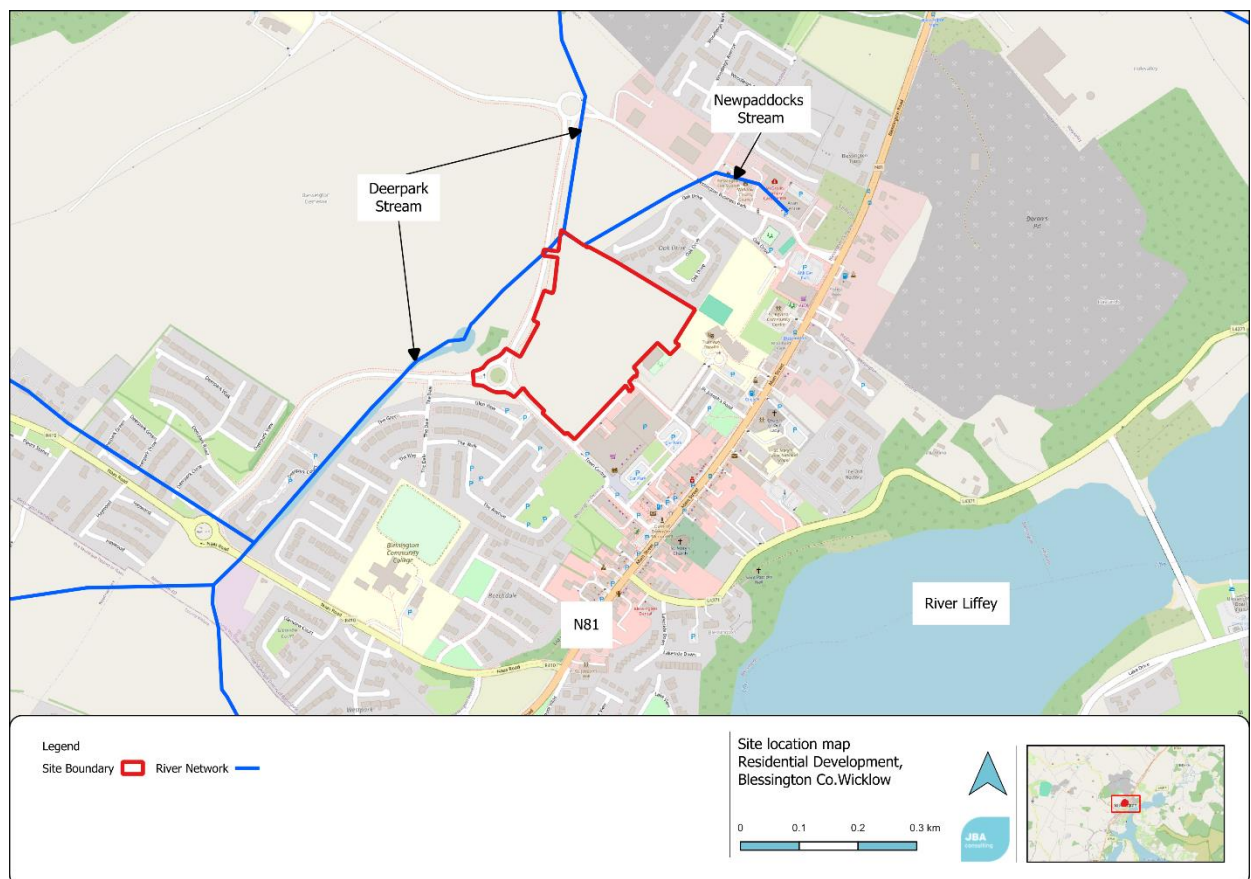


Figure 2.1: Site location and boundary of work (Source: OSM (© OpenStreetMap contributors, 2023))

### 2.2 Proposed Development

The proposed development principally comprises the construction of a mixed-use development with a gross floor area of 23,219.1 square metres and ranging in height from 1 No. to 5 No. storeys that includes: 233 No. residential dwellings (24 No. 1-bed, 103 No. 2-bed, 94 No. 3-bed and 12 No. 4-bed), of which 185 No. are houses (103 No. 2-bed, 70 No. 3-bed and 12 No. 4-bed) and 48 No. are apartments/duplexes (24 No. 1-bed and 24 No. 3-bed); 36 No. 'later living' dwellings (12 No. 1-bed and 24 No. 2-bed), of which 12 No. are houses (all 2-bed) and 24 No. are apartments (12 No. 1-bed and 12 No. 2-bed); a medical centre (224 sq m); a pharmacy (115 sq m); and a café (60 sq m).

The development also comprises: 2 No. multi-modal entrances/exits with junctions at Blessington Inner Relief Road to the north-west and the local street to the south-west; a new pedestrian/cycle crossing to the south-east at the local street; upgrades to the Blessington Inner Relief Road roundabout to the west, including pedestrian/cycle crossings; new pedestrian/cycle crossing at Blessington Inner Relief Road to the north-west; 341 No. car parking space; cycle parking; hard and soft landscaping including public open space, communal amenity space and private amenity space (as gardens, balconies and terraces facing all directions); boundary treatments; 3 No. sub-stations; bin stores; public lighting; PV arrays atop all dwellings; PV array, lift overrun and plant atop the 5-storey mixed-use building; and all associated works above and below ground.



## 3 Purpose of Screening

### 3.1 Legislative Context for EIAR in Ireland

The EU has set out mandatory requirements for Environmental Impact Assessments under the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU). The Directive identifies certain project types, described under Annex I, that will always have significant environmental effects due to their nature and size. These projects are required to undergo an EIAR in every Member State.

For projects listed under Annex II, the EIA Directive gives Member States discretion to decide the limits of projects requiring an EIAR. In Ireland, mandatory thresholds have been set for projects that would otherwise fall under Annex II, which are described in Schedule 5 of The Planning and Development Regulations 2001 as amended. These thresholds are based on project characteristics including size and location. Projects within these thresholds are always subject to an EIAR. In some circumstances, projects considered below the thresholds set under Schedule 5 Part 2 may still be considered by the Planning Authority to have significant effects on the environment, such as in cases where the projects are in a location of particular environmental sensitivity and may also be subject to an EIAR. These sub-threshold projects are reviewed on a case-by-case basis.

The principal piece of legislation under which an EIAR may be undertaken for various developments is The Planning and Development Act 2000, as amended. Further regulations are explained in The Planning and Development (Environmental Impact Assessment) Regulations 2001-2023.

Legislation is examined below as to whether an EIAR will be required for this project.

### 3.2 The Planning and Development Act 2000 - Mandatory EIAR

The Planning and Development Act 2000, as amended, Section 172 sets out the types of projects that require an Environmental Impact Assessment Report (EIAR):

An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

- a. the proposed development would be of a class specified in
  - i. Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either-
    - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
    - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
  - ii. Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either-
    - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
    - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
- b.
  - i. the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and
  - ii. the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.

#### 3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001-2018

Projects which fall under Schedule 5, Part 1 are typically large infrastructure and energy projects and by their nature will always have significant environmental effects. The proposed residential development does not fall under Schedule 5, Part 1.

#### 3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2018

With regards to Part 2 projects, the categories and thresholds were examined for the following category:

##### 10. Infrastructure projects

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

(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 proposed development is composed of 233 dwelling units and other uses, with a site area of 6.05 ha, therefore is below the threshold in 10(b). It does not fall under any of the other categories in Schedule 5. Therefore, an EIAR has not been automatically triggered for this proposed development.

However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

### 3.3 Sub-threshold EIAR

In accordance with the requirement to submit an EIAR with sub-threshold planning application (Article 103 of the Planning and Development Regulations 2001-2018), where a planning application for sub-threshold development is not accompanied by an EIAR, and the Planning Authority considers that the development is likely to have significant effects on the environment it shall, by notice in writing, require the applicant to submit an EIAR. This process therefore occurs after submission of an application, if that application is not accompanied by an EIAR.

The decision as to whether a development is likely to have ‘significant effects’ on the environment must be taken with reference to the criteria set out in Schedule 7A of the Planning and Development Regulations 2001-2018. Schedule 7A requires that the following information be provided for the purposes of screening sub-threshold development for EIAR:

1. A description of the proposed development, including in particular—
  - a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
  - b) a description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—
  - a) the expected residues and emissions and the production of waste, where relevant, and
  - b) the use of natural resources, in particular soil, land, water and biodiversity.
  - c) The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2018 (DHPLG 2018).

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003, the Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development and the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG 2018b)

The criteria, as transposed in Irish legislation, are grouped under three headings:

- i. Characteristics of Proposed Development
- ii. Location of Proposed Development
- iii. Characteristics of Potential Impacts

For the purposes of assessing if the development is likely to have significant effects on the environment in reference to these three parameters, the project is examined below in further detail.

## 4 Overview of Environmental Impacts

An overview of the potential environmental impacts of the development, according to theme presented in an EIAR, is provided below.

### 4.1 Population and Human Health

Blessington is a Level 3 Town in the Settlement hierarchy of the Wicklow County Development Plan (CDP). Target population growth for Level 3 Towns is 25 - 30% with small variations depending on capacity and past trends. Due to this projected population growth, there is a need for high quality housing.

During construction, there is a risk to the health and safety of workers on the development and potential for nuisance to residents in the vicinity of the site, as with any construction project. Mitigation measures will be outlined in the operational plans devised by the appointed contractor and potential impacts will not be significant.

Once operational, the development will have a positive impact by providing additional housing in Blessington, in line with the objectives of the Wicklow CDP.

### 4.2 Biodiversity

Ecological receptors that must be examined include protected Natura 2000 sites under the Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC), as well as species protected under the Wildlife Act (1976, and amendments), and any ecological receptors which may be negatively impacted by the proposed development, both directly and indirectly.

#### 4.2.1 Proximity to Protected Sites

An Appropriate Assessment (AA) Screening has been completed by Openfield for this project to determine whether there is a potential for impacts on nearby Natura 2000 sites. The AA Screening Report should be read in full, however a summary of the results is included here for information.

Those sites examined in the AA Screening are shown in Table 4.1. The AA Screening determined that the proposed development is not likely to negatively impact the qualifying interests of any Natura 2000 sites in the vicinity.

Table 4.1: Natura 2000 sites within 15km of the proposed development

| Natura 2000 site          | Site Code | Approximate Distance from Site | Hydrological Distance from Site |
|---------------------------|-----------|--------------------------------|---------------------------------|
| Poulaphouca Reservoir SPA | 004063    | 420m                           | 2.1km (indirect)                |
| Wicklow Mountains SPA     | 002122    | 8.7km                          | 2.1km (indirect)                |
| Wicklow Mountains SAC     | 004040    | 4.6km                          | 2.1km (indirect)                |
| Red Bog Kildare SAC       | 000397    | 3km                            | -                               |

#### 4.2.2 Other Ecological Receptors

An Ecological Impact Statement was prepared by Openfield which assessed ecological receptors within the site. The report details the presence of ecological receptors within the site and any appropriate mitigation measures that should be implemented. It should be read in conjunction with this report.

The Ecological Impact Statement concluded that there was no evidence of habitats listed in Annex I of the Habitats Directive within the site and there was no direct evidence of any protected species using the site. Habitats that were recorded are of low local ecological value. Additionally, no alien invasive plant species were recorded during the site survey.

A drainage ditch is present at the northern corner of the site which may support aquatic species such as the Common Frog and Common Lizard although no direct evidence of these species was found.

There was no direct or indirect evidence of invasive non-native High Impact species currently under the third schedule of the EC (Birds and Natural Habitats) Regulations 2011 S.I. No. 477/2011

recorded on-site during the ecological walkover. Sycamore and Butterfly-bush are both present on the site and are listed as invasive species by the National Biodiversity Data Centre, although this is not a legal status. They are both listed as of 'medium risk' of invasiveness.

The Ecological Impact Statement outlines mitigation measures to be put in place for the development, which if strictly adhered to will reduce the potential impacts identified in that report to neutral. These measures, which are outlined in full in the Ecological Impact Statement, are summarised as follows:

- Measures for the protection of bird nests during construction;
- Measures for the protection of bats, including the erection of bat boxes and the protection or inspection of trees with high roost bat potential prior to felling;
- Measures for the avoidance of pollution during construction, including adherence to the measures included in the Construction Environmental Management Plan (CEMP) for the proposed development;
- Root Protection Areas to be established for the protection of trees and hedgerows;
- Measures for the use of artificial lighting, for the protection of bats;

With these mitigation measures put in place, the residual impacts of the proposed development on ecology will be neutral.

#### 4.3 Soils and Geology

The bedrock underlying the site and site surrounds is the Poulaphouca Formation comprised of coarse greywacke (a type of sandstone) & shale.

There are three geological heritage sites within 2km of the proposed development site. From east to west is the Blessington Delta (Site Code WW012), Glen Ding (Site Code WW022) (Wicklow), and Glen Ding (Site Code KE006) (Kildare). The delta is recommended for designation as a geological NHA. Glen Ding is an example of a deep U-shaped meltwater channel, spanning the border between Co. Wicklow and Co. Kildare.

The Wicklow CDP 2022-2028 contains the following objectives pertaining to Geological Heritage Sites:

- CPO 17.1 - To protect, sustainably manage and enhance the natural heritage, biodiversity, geological heritage, landscape and environment of County Wicklow in recognition of its importance for nature conservation and biodiversity and as a non-renewable resource.
- CPO 17.4 - To contribute, as appropriate, towards the protection of designated ecological sites including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); Wildlife Sites (including proposed Natural Heritage Areas); Salmonid Waters; Flora Protection Order sites; Wildfowl Sanctuaries (see S.I. 192 of 1979); Freshwater Pearl Mussel catchments; and Tree Preservation Orders (TPOs).
- CPO 17.7 - To maintain the conservation value of all proposed and future Natural Heritage Areas (NHAs) and to protect other designated ecological sites in Wicklow.
- CPO 17.28 - Protect and enhance 'County Geological Sites' (Schedule 17.07 and Map 17.07 of this plan) from inappropriate development at or in the vicinity of a site, such that would adversely affect their existence, or value.

The proposed development will have no impact on the geological heritage sites or affect their objectives in the Wicklow CDP.

Subsoils underlying the site consist of limestone sands and gravels. To the east and south the town centre is comprised of made ground. Excavations for the proposed development will be shallow, with no significant impacts on soils and geology anticipated.

A ground investigation of the site was prepared by GII which includes an assessment of the soil structure, composition and profile, ground stability, depth to bedrock, influx and flow rate of groundwater, and results of several geotechnical tests. The results of the ground investigation were used by the Design Team in devising the proposed development. No significant impacts to soils and geology are expected as a result of the proposed development.

## 4.4 Hydrology and Hydrogeology

### 4.4.1 Surface Water

The proposed development lies within the Liffey and Dublin Bay Water Framework Directive (WFD) catchment and Liffey\_SC\_020 sub-catchment. The Deepark and Newpaddocks streams, both part of the Liffey\_040 WFD waterbody converge at the northwestern corner of the site and flow in a south westerly direction before discharging to the Liffey approximately 2.3km southwest of the site.

The Liffey\_040 waterbody has a "Good" Status and its Risk Status is currently "Not At Risk". The Liffey\_040 flows into the Poulaphouca Reservoir (IE\_EA\_09\_71) WFD lake waterbody, which currently has a "Good" status, and is also "Not at Risk". Downstream of the Poulaphouca Reservoir is the Golden Falls Reservoir (IE\_EA\_09\_53) which holds a "Poor" Status and is "At Risk" of failing to meet WFD objectives for 2027. Downstream of the Golden Falls Reservoir the River Liffey\_040 and \_050 have a "Good" Status, and both are "Not At Risk". The Blessington WWTP (D0063-01) discharges Primary Effluent at a point (TPEFF3400D0063SW001) just upstream of the Golden Fall Reservoir. The most recent Annual Environmental Report<sup>1</sup> indicates that the facility is compliant and there were no serious incidents.

During construction, there is the potential risk of entry of dust and silt into nearby watercourses or drains. This could lead to a reduction in water quality. The risk of this occurring is low, due to the nature of the works and distance from the waterbodies. Mitigation and surface water protection measures are outlined in the CEMP prepared by DBFL. Through implementation of these measures and adherence to best practice procedures, the expected impact on surface water will not be significant.

As noted in the Infrastructure Design Report by DBFL Consulting Engineers, the surface water drainage network has been designed in accordance with the Greater Dublin Strategic Drainage Study (GSDSDS). The River Water Quality Protection criterion has been satisfied by the proposed network through the integration of permeable paving, underground attenuation and fuel/oil separators installed at surface water discharge points. The proposed development falls within the Blessington Agglomeration boundary. Foul water will be treated at the Blessington WWTP and treated effluent will be discharged at the primary discharge point upstream of the Golden Falls Reservoir.

The proposed development will have no significant impact on surface water during operation or construction.

### 4.4.2 Groundwater

The site is underlain by the groundwater body Blessington Gravels (IE\_EA\_G\_047). The WFD status for this groundwater body is currently "Good", and its risk status is currently "Not At Risk" (EPA, 2023).

Groundwater vulnerability, a measure of the likelihood of groundwater contamination occurring, is mainly "High" across the site. There is a Groundwater Zone of Contribution site listed by the GSI, 290m southwest of the proposed development site.

Groundwater vulnerability underlying the site is high, indicating a high likelihood of groundwater contamination by human activities. However, mitigation measures to combat this, such as the contractor following best practice guidance regarding work near watercourses and the control of silt and sediments (i.e., C532 Control of water pollution from construction sites: Guidance for consultants and contractors, and C515 Groundwater control – design and practice, 2nd ed.) will be prepared. The risk of groundwater contamination will only be present during the construction phase of the development; once operational, the development will be low in impact.

The ground investigation report identified the presence and flow rate of groundwater within the site boundary.

### 4.4.3 Flood Risk

According to the Site-Specific Flood Risk Assessment (SSFRA) prepared by DBFL Consulting Engineers, most of the site is in Flood Zone C, with a small part of the northwestern corner in Flood Zones A and B. The proposed development is not considered vulnerable to flooding, and significant

---

<sup>1</sup> Annual Environmental Report, Uisce Éireann, 2022

impacts due to possible flooding are not anticipated. The SSFRA considers the proposed development to not be at risk of flooding or likely to increase flooding elsewhere.

Flood related criteria outlined in the GDSDS have been satisfied through the appropriate zoning of the lands by Wicklow County Council. Attenuation measures and flow control devices incorporated into the surface water drainage network limit runoff to the greenfield rate. The proposed development will not increase flood risk on the site or in the surrounding areas.

## 4.5 Cultural Heritage

Five recorded archaeological features fall within a 250m radius from the proposed development site.

| NMS Reference Code | Description                |
|--------------------|----------------------------|
| WI005-019----*     | Barrow - unclassified      |
| WI005-021----      | Barrow - unclassified      |
| WI005-020----*     | Designed landscape feature |
| WI005-013----*     | Habitation site            |
| WI005-018----      | House - 16th/17th century  |

\*Falls within the proposed development site boundary

As some of these are partially or wholly within the site boundary, notification will therefore need to be given to the National Monuments Service (NMS) prior to works taking place. Any archaeological elements revealed during construction should be preserved in situ or recorded by an authorized archaeologist.

The barrow feature is to be retained, as shown in the Landscape Plans for the proposed development.

An Archaeological Impact Assessment (AIA) has been prepared for the proposed development by IAC. The AIA notes that no significant negative impacts are expected on archaeology.

There are 18 National Inventory of Architectural Heritage sites in the vicinity and of these 3 are also listed on the Record of Protected Structures (RPS). They are confined to the main street to the southeast of the site and comprise a large proportion of the town centre. Due to the high concentration of protected sites, Blessington is an Architectural Conservation Area (ACA).

## 4.6 Air and Climate

There is the potential for impacts to air quality through emissions during the construction phase of the development, due to the operation of machinery on site and transport of materials to and from the site. These impacts will not be significant and are easily mitigated with measures outlined in the contractor's operating plans.

The proposed development will not give rise to any significant impacts on air quality or climate during the operational period.

## 4.7 Noise and Vibration

There is the potential for localised noise and vibration impacts during the construction phase due to operation of machinery on site. These impacts would be temporary, confined only to the construction phase. Mitigation measures against such impacts will be outlined in the operating plans to be devised by the contractor.

The proposed development will not lead to any significant noise or vibration impacts during the operational period.

## 4.8 Landscape and Visual

Blessington has been assigned the Landscape Character Type of "Urban Area" in the Wicklow CDP 2022-2028 meaning lands are located within Local Area and Town plan development boundaries. The proposed residential development is in keeping with the landscape character of the area.



A landscape masterplan for the proposed development includes planting proposals which will mitigate localised visual impacts of the development and enhance the overall visual amenity of the area.

During construction, there will be some negative visual impact for local residents arising from the presence of a construction site. This will be temporary and not significant.

Once operational, the proposed development will be low in landscape and visual impact for surrounding receptors and will be in keeping with the character of the surrounding landscape.

#### 4.9 Material Assets including Traffic, Utilities, and Waste

The land on which the site is situated is a material asset which was most recently zoned for residential and town centre development, with a small wedge of land zoned for open space at the north of the site. As such, the proposed development is compatible with the designated zoning. The central location of the site in Blessington is appropriate for the site's infill.

##### 4.9.1 Traffic

A Traffic and Transport Assessment (TTA) has been prepared for the proposed development by DBFL Consulting Engineers.

There will be some localised impacts on traffic associated with the construction phase of the development. These will be temporary and limited in duration.

Parking provision for the proposed development, based on the location and amenities of the site and town, is in line with the Specific Planning Policy Requirement (SPPR) included in the Compact Growth Guidelines and the Wicklow CDP.

The TTA concluded that once operational, the proposals will not result in a material deterioration of local road conditions, with no significant traffic impact resulting from the development.

##### 4.9.2 Utilities

No significant impacts are expected on utilities. Construction will not be particularly complex, with deep excavations not required. The surface water, foul water, and water supply network as described in the Infrastructure Design Report by DBFL Consulting Engineers is sufficient for the proposed development.

A Confirmation of Feasibility letter from Uisce Éireann has confirmed that the proposed wastewater connection is feasible without any infrastructure upgrades. The proposed water main connection is feasible subject to upgrades, which will be the responsibility of the applicant.

##### 4.9.3 Waste

A Resource & Waste Management Plan has been prepared for the proposed development by Byrne Environmental Consulting Ltd. The RWMP outlines measures for the minimisation and proper segregation of waste during construction. Ground investigation at the site found that the underlying soils are suitable for disposal as inert waste to an appropriate licensed facility. Significant amounts of waste are not expected during construction.

Once operational, the proposed development will generate small amounts of household waste, which will be collected and disposed of at appropriate licensed facilities.

#### 4.10 Cumulative Impacts

##### 4.10.1 Plans

###### Wicklow County Development Plan 2022-2028

The proposed development is in line with several housing objectives set out in the Wicklow County Development Plan (CDP) 2022-2028 which outlines a strategic spatial framework for the proper planning and sustainable development of County Wicklow. It includes a set of development objectives and standards, which determine where land is to be developed, and for what purposes (e.g., housing, shopping, schools, employment, open space, amenity, conservation etc).

Most of the lands of the proposed development site are zoned for new residential development, with a small southeastern section zoned as part of the Town Centre, and a small portion of Open Space to the north.

#### 4.10.2 Projects

There are several other recent developments or planning applications in the vicinity of the proposed project. Larger development planning applications in the near vicinity from the last three years that have been granted permission are listed below. Applications for home extensions, internal alterations and retention are not considered as the potential impacts from these projects will be insignificant.

Table 4-2: Other projects within approximately 2km which may have an accumulative impact on the development of the project

| Planning Reference  | Address  | Application Status              | Decision date                  | Summary of development  |
|---------------------|--|---------------------------------|--------------------------------|---|
| 211606              | Kilmalum, Blessington, Co. Kildare.  | Permission Granted              | 15/11/2021                     | Development consisting of proposed residential development (69 No. residential units) and a primary school (circa 2,503 sq. metres). The proposed development includes measures to upgrade the Kilmalum Road and Culvert over the Deepark Watercourse, from the Roundabout junction of Kilmalum Road with Kilmalum Crescent to the culvert over the Deepark Watercourse in Co. Wicklow and Co. Kildare.   |
| 221191              | Blessington Demesne, Blessington, Co. Wicklow  | Permission Granted              | 12/01/2023                     | Development consisting of repositioning of the creche, increase in size from 304sqm to 538sqm, and an increase in the permitted number of associated car parking spaces from 7 to 20. Alteration to the site boundaries to include a change in the original site area from 9.56ha to 11.86ha.   |
| 23689<br>ABP-319657 | Site c. 25.14 ha on lands within the townlands of, Blessington Demesne, Newpaddocks and Santryhill, Blessington, Co. Wicklow | On appeal with An Bord Pleanála | Appeal decision due 11/09/2024 | LARGE-SCALE RESIDENTIAL DEVELOPMENT consisting of 329 residential units and associated site works, the development will also include: the extension of the Blessington Inner Relief Road (approx. 700m long) from the existing 4-arm roundabout at Blessington Demesne Lands, running northwest of Blessington Business Park, and north of the Woodleigh residential area to a new four-arm roundabout junction on the N81 Dublin Road. The new roundabout will consolidate existing junctions with Holyvalley, Doran's Pit and the Roadstone quarry site. A new junction will be provided to the Roadstone Quarry Access Road north of the road's alignment. The scheme will comprise a two-lane single carriageway road with cycle lanes and footpaths, landscaping and drainage works (including attenuation ponds & Sustainable Urban Drainage Systems (SUDS)); road signage and all ancillary site services and development works above and below ground. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the |



| Planning Reference | Address   | Application Status                           | Decision date | Summary of development  |
|--------------------|---|--|---------------|---|
|                    |   |  |               | proposed development and are submitted with the application   |
| 22574              | Lands at Burgage Manor, Burgage More, Blessington, Co. Wicklow  | Permission Granted                           | 01/05/2024    | development of a total of 21 residential units. The development will consist of:<br>- Demolition of existing boundary wall.<br>- 1 No. 5 bedroom detached dwelling. - 12 No. 4 bedroom semi-detached dwellings. - 4 No. 2 bedroom ground floor apartments. - 4 No. 3 bedroom duplex apartments over ground floor apartments. - refuse and bicycle storage areas. - all together with associated works including new footpath arrangements, external steps, drainage connections, landscaping, car and cycle parking, private and public open space areas. - A Natura Impact Statement submitted to the planning authority   |
| 201146             | Blessington Demesne, Blessington, Co. Wicklow                   | Permission Granted                           | 15/06/2021    | 91 houses in a mix of detached, semi-detached and terraced houses to include 20 no. 4-bed and 71 no. 3-bed with associated public open space. • One access off the Blessington Inner Relief Road and one off the School Link Road. • A 2.66 ha town park to include: play areas, a wetland and meadow, a woodland, the enhancement of an existing pond and of a stream, a fitness trail and a car park (22 no. spaces), • A 1,082.27 m greenway with possible future connection to Glen Ding Woods to the north; • Boundary treatment, public lighting, site drainage works, an ESB substation (c.8.3sqm) and all ancillary site services and development works above and below ground. • Infrastructure works to include the internal road network and part of the Blessington Inner Relief Road connecting to the Oak Drive Roundabout Temporary permission is also sought for the erection of two marketing signs (4.55 m high and 13.73 sqm each). Site C 9.56 Ha |
| 191020             | Blessington Demesne (off Main Street), Blessington, Co. Wicklow | Granted by An Bord Pleanala following appeal | 17/02/2021    | housing development to include (a) apartment block A (three - four storeys in height) consisting of 3 no 3 bedroom apartment, 14 no 2 bedroom apartments and 5 no 1 bed apartments (b) apartment block B (three - four storeys in height) consisting of 3 no 3 bedroom apartments, 14 no 2 bedroom apartments and 1 no 1 bed apartment (c) apartment block C (three - four storeys in height) consisting of 3 no 3 bedroom apartments, 4 no 2 bedroom apartments and 8 no 1 bed room apartments. The total number of apartments is 58 (d) connection to main services and all associated site development works including attenuation, foul drains, surface water   |

| Planning Reference | Address | Application Status | Decision date | Summary of development   |
|--------------------|---------|--------------------|---------------|--|
|                    |         |                    |               | drains, water main roads, car parking bicycle parking, footpaths, bin storage, boundaries, and boundary treatment, public lighting, mini pillars, open space and landscaping (e) 2 no new site entrances |

## 5 Screening Assessment

### 5.1 Characteristics of the Proposed Development

To determine whether the characteristics of the proposed development are likely to have significant impacts on the environment, the following questions are answered in Table 5.1, following guidelines set out in the Office of the Planning Regulator (OPR) Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021).

Table 5.1: Characteristics of the proposed development

| Characteristics of the Proposed Development - Screening Questions  | Comment  |
|--|--|
| <b>Could the scale (size or design) of the proposed development be considered significant (including any demolition works)?</b>  | The proposed development boundary is 6.05 hectares in size, and of a similar size and scale to the surrounding buildings. The scale of the proposed development is not considered to be significant. No demolition is required.  |
| <b>Considered cumulatively with other adjacent existing or permitted projects, could the effects of the proposed development be considered significant?</b>  | <p>The scale of the proposed development will be similar to the other residential parts of Blessington. Several planning applications have been granted permission in the area around the proposed development in the last three years. The applications are all zoned appropriately, and the proposed development is in accordance with the Wicklow CDP objectives for Blessington. As such, the cumulative effect is not expected to be significant.</p> <p>During construction, some cumulative effects could occur if construction of nearby developments happens concurrently. With coordination between contractors regarding phasing or transport of materials, any cumulative effects during construction will not be significant.</p> |
| <b>Will the proposed development utilise a significant quantity of natural resources, such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?</b> | In terms of land area, the proposed development will include a large area of open space and is zoned appropriately. The development will not require significant quantities of natural resources such as land, soil, water, materials or energy. Excavated material will be reused as fill where appropriate, and the overall amount to be excavated is small, and a limited amount of vegetation is to be removed. Therefore, there will not be a significant quantity of natural resources used.   |
| <b>Will the proposed development produce a significant quantity of waste?</b>  | <p>No. A small quantity of waste will be produced during the construction phase of the development. During this phase, should excavated materials require off-site removal, they will be tested prior to disposal, and disposed of at an appropriately licensed facility. Waste will be managed in line with the RWMP prepared by BEC for the proposed development.</p> <p>During operation, the proposed development will produce small amounts of household waste, which will be collected and disposed of at appropriate facilities.</p>  |

|   |   |
|---|---|
| <b>Will the proposed development create a significant amount or type of pollution?</b>  | No. Temporary air and noise pollution may occur during the construction phase but will be mitigated by operational plans devised by the contractor.   |
| <b>Will the proposed development create a significant amount of nuisance?</b>   | No. During construction, there will be temporary nuisance to local residents which will be mitigated through limitation of construction works to specific times of the day.<br><br>Once operational, the proposed development will not produce a significant amount of nuisance.  |
| <b>Will there be a risk of major accidents having regard to substances or technologies used?</b>                              | No. The risks of this development will be those typically associated with normal construction practices. Construction machinery will be operated by licensed contractors following best practice guidance.<br><br>There are no COMAH/Seveso registered sites in close proximity to the proposed development, and no COMAH/Seveso-related impacts are expected to occur. |
| <b>Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?</b> | No. According to the SSFRA, most of the site is in Flood Zone C. A small area designated as open space in the master plan falls within Flood Zones A and B. Open space is compatible with Flood Zone. The site is therefore at low risk of flooding.<br><br>The risk of other natural disasters to the development is low.  |
| <b>Will there be a risk to human health (for example due to water contamination or air pollution)?</b>                        | No. Any potential risk to human health will be as a result of the construction phase of this project. All contractors will be subject to best practice methodologies and risk assessments in order to minimize any risk to human health.  |
| <b>Would any combination of the above factors be considered likely to have significant effects on the environment?</b>        | No. The scale of the proposed development will be compliant to the other residential complexes in the area. Environmental impacts are predictable and easily mitigated through the use of best practice guidelines during the construction phase. As such, significant impacts on the environment are not expected as a result of the proposed development.             |

**Conclusion:** The characteristics of the proposed development are not considered likely to result in a significant impact on the environment by virtue of its nature and operational activities.

**Reasoning:** The proposed development will be similar in scale to existing residential developments in the area. Any environmental or noise impacts will be during the construction phase and not during operation of the development. Construction will not require significant use of natural resources, nor will it generate significant amounts of waste.

## 5.2 Location of the Proposed Development

The following questions are answered below in Table 5.2 to determine whether the geographical location of the proposed development can be considered ecologically or environmentally sensitive, following guidelines set out in the Office of the Planning Regulator (OPR) Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021)

Table 5.2: Location of the proposed development

| Location of the Proposed Development - Screening Questions  | Comment   |
|---|---|
| <p><b>Is the proposed development located within, close to, or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations:</b></p> <ul style="list-style-type: none"> <li>- European Site (SAC or SPA)</li> <li>- NHA/pNHA</li> <li>- Designated Nature Reserve</li> <li>- Designated refuge for flora or fauna</li> <li>- Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan or local area plan.</li> </ul> | <p>The Poulaphouca Reservoir is located approximately 420m from the proposed development site.</p> <p>The AA Screening for the site concluded that the proposed development will have no significant impact on any Natura 2000 sites.</p>   |
| <p><b>Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies (including riparian areas and river mouths), the coastal zone and the marine environment, mountains, forests or woodlands, that could be affected by the project?</b></p>  | <p>No. The AA Screening and Ecological Impact Statement for the site concluded that there are no Annex I habitats within the development site boundary and no habitats which are significant to any qualifying interests of Natura 2000 sites.</p>                                  |
| <p><b>Is the proposal likely to be highly visible to many people? Are there any areas or features of high landscape or scenic value on or around the location, or are there any routes or facilities that are used by the public for recreation or other facilities which could be affected by the proposal?</b></p>  | <p>No. There are no areas or features of high landscape or scenic value on or around the location. The proposed development is similar in size to other existing residential developments in the area and will be in keeping with the urban character of Blessington.</p>           |
| <p><b>Has the proposed development the potential to significantly impact any locations which contain important, high quality, or scarce resources, e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, or minerals?</b></p>   | <p>No. The proposed development will not impact the relative abundance, availability, or regenerative capacity of natural resources.</p>  |
| <p><b>Has the proposed development the potential to impact directly or indirectly on any features of historic or cultural importance, including protected structures or Recorded</b></p>  | <p>No. There are three archaeological features whose Zone of Notification are within the site boundary: WI005-013 (habitation site), WI005-019 (Barrow), WI005-020 (landscape feature). Notification will be given to the National Monuments Service prior to works commencing,</p> |

|   |   |
|---|---|
| <b>Monuments and Places of Archaeological Interest?</b>   | and an archaeologist may be required on site during works. However, significant impacts are not likely given the nature of the works.   |
| <b>Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?</b>   | <p>An SSFRA has been carried out for the proposed development. The SSFRA found that the proposed development is not at risk of fluvial flooding and does not increase the risk of flooding.</p> <p>Residual pluvial flood risk was identified from overland flow paths that exceed the surface water drainage capacity. Appropriate mitigation measures were recommended to reduce the potential impact from pluvial flood risk. These include regular maintenance of the drainage system to prevent blockage and routing of overland flow to open space areas in the event of a storm exceeding the 1% AEP capacity of the attenuation system.</p>   |
| <b>Are there any areas within or around the location which are already subject to pollution or environmental damage, and where there has already been a failure in environmental standards that could be affected by the proposal e.g., the status of water bodies under the Water Framework Directive?</b> | <p>No. All the rivers in the immediate area are all at 'Good' WFD Status and are 'Not at Risk' of failing to meet future WFD objectives. In addition, the Poulaphouca Reservoir (IE_EA_09_71) downstream of the site is at 'Good' Status and is 'Not At Risk'.</p> <p>Further downstream of the Reservoir the Golden Falls Reservoir (IE_EA_09_53) is at 'Poor' Status and is 'At Risk'. However, northwest downstream of the Golden Falls the River Liffey_040 and _050 is at 'Good' Status and is 'Not At Risk'. In conclusion, majority of the waterbodies in the proposed area have a good ecological condition, except for a short extent of the Golden Falls Reservoir. The Blessington WWTP effluent discharge point is compliant with its Emission Limit Values (ELVs) as outlined in the latest available Uisce Éireann Environmental Report2.</p> |
| <b>Are there areas within or around the location which are densely populated or built-up, or occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities that could be affected by the proposal?</b>  | No. The proposed development is in a built-up area with residential complexes of similar size and height.   |
| <b>Are there any additional considerations that are specific to this location?</b>  | The proposed development is situated centrally within the settlement of Blessington immediately to the west of Blessington Town Centre. No other considerations are specific to this location.  |

Conclusion: The location of the proposed development is not likely to result in a significant impact on the environment.

Reasoning: The proposed development is situated centrally within the settlement of Blessington immediately to the west of Blessington Town Centre. The FRA found that the site is not at high risk

2 Uisce Éireann (2023) Annual Environmental Report 2023: Blessington D0063-01. Available at: [https://www.water.ie/sites/default/files/docs/aers/2023/D0063-01\\_2023\\_AER.pdf](https://www.water.ie/sites/default/files/docs/aers/2023/D0063-01_2023_AER.pdf)

of flooding, however, there is residual pluvial risk that can be easily mitigated against through appropriate maintenance measures and storm water management.

### 5.3 Characteristics of Potential Impacts

The following questions were answered in Table 5.3, following guidelines set out in the Office of the Planning Regulator (OPR) Practice Note PN02, Environmental Impact Assessment Screening (OPR, June 2021), to determine whether the environmental impacts of the development can be considered significant.

Table 5.3: Characteristics of potential impacts

| Types and Characteristics of Potential Impacts - Screening Questions   |  |
|--|--|
| <b>If relevant, briefly describe the characteristics and magnitude of the potential impacts under the headings below.</b>  | <b>Is this likely to result in significant effects on the environment, with mitigation measures in place if applicable?</b>  |
| <b>Population and Human Health:</b>  |  |
| <p><b>During construction, temporary impacts to public access at Blessington Demesne Proposed Nursing Home and Residential Development at this point are likely. These will be temporary, and other access points to Blessington will be available. A traffic management plan will be in place in order to mitigate the impact.</b></p> <p><b>During operation, the addition of 224No. housing units and a further 18No units within a nursing home will have a positive impact for a growing population in Blessington.</b></p> | No. Construction impacts to population and human health are typical of such developments, and easily mitigated against by operational plans devised by the appointed contractor.   |
| <b>Biodiversity:</b>   |  |
| <p><b>During construction, temporary impacts to biological receptors on the site include disturbance from machinery and vegetation clearance. The drainage ditch located at the northern corner of the site will be retained.</b></p> <p><b>During operation, there will be an increase in foul and surface water run-off from the proposed development.</b></p>   | <p>No. The proposed development site has habitats of low ecological value none having significance to the qualifying interests of any Natura 2000 sites. Mitigation measures outlined in the Ecological Impact Statement will prevent any significant impacts regarding breeding birds or bats.</p> <p>Foul water from the proposed development will be treated at the EPA licensed Blessington WWTP prior to discharge surface waterbodies. A surface water drainage system will incorporate SuDS features to attenuate and manage increased surface water run-off from the site.</p> |
| <b>Land and Soil:</b>  |  |
| <b>The area of land to be taken for the proposed development is not significant. Excavation will be at or near the surface and only needed for laying of services.</b>   | No. Where possible, excavated material will be used as fill elsewhere on site. Material not suitable for repurposing will be exported to an appropriate licensed facility. The amount will not be significant.   |
| <b>Water:</b>  |  |
| <b>During construction, there could be emissions of pollutants or sediment</b>   | No. Mitigation measures outlined in the Ecological Impact Statement and summarised in Section 4.4.1  |



|   |  |
|---|--|
| <p>to surface waterbodies. Due to the shallow excavations, interactions with groundwater are not expected to be significant.</p> <p>A site-specific FRA has been prepared for the proposed development.</p>   | <p>above will ensure that impacts to surface water and groundwater are not significant.</p> <p>According to the FRA, the site is not at risk of fluvial flooding and the development is appropriate for the site's flood zone category. Residual pluvial flood risk can be mitigated and will not be significant.</p>        |
| <b>Air and Climate:</b>   |  |
| <p>There will be temporary slight impacts to air and climate during construction due to the operation of machinery and transport of materials.</p> <p>Once operational, the impact on air and climate will be neutral or slight positive.</p>   | <p>No. Impacts to air and climate during construction and operation are not considered significant.</p>  |
| <b>Material Assets:</b>   |  |
| <p>During construction, temporary road closures and/or diversions are likely and will have temporary slight negative impact for the duration of the construction. Impacts to material assets are not expected provided appropriate mitigation measures are followed by the appointed contractor.</p> <p>Once operational, the development is not expected to have a significant impact on utilities or traffic.</p> | <p>During construction, the contractors will need to be aware of any services crossing the site. This will require consultation with the relevant service providers in the area. No significant negative impacts on services are likely.</p> <p>Once operational, significant impacts are not likely on material assets.</p> |
| <b>Cultural Heritage:</b>   |  |
| <p>The Zone of Notification of three archaeological features lie within the proposed development site boundary. Two are acknowledged in the landscape master plan of the development and the third has a low archaeological significance. Due to minor excavations and accommodation of the features into the overall plan, direct impacts are not expected.</p>  | <p>No. Impacts to cultural heritage are not expected, due to the nature and location of the works.</p>   |
| <b>Landscape and Visual Amenity:</b>  |  |
| <p>No protected landscapes or protected views are near the proposed development. The lands are adjacent to the urban town centre of Blessington and the development is of a similar character to the existing urban fringe. The structures will not intrude on views once operational. Typical construction stage impacts to visual amenity are expected but will be temporary and not significant.</p>             | <p>No. Impacts to landscape and visual amenity during construction will be temporary, mitigated against by the contractor's operating plans and will not be significant. Once operational, no impacts to landscape or visual amenity are expected.</p>   |
| <b>Cumulative Effects:</b>  |  |



|   |  |
|---|--|
| <b>The Wicklow County Development Plan 2022-2028 contains objectives to support and improve new housing development in appropriate locations like this.</b> | No. The proposed development contributes to the objectives of the Wicklow County Development Plan 2022-2028. |
| <b>Transboundary Effects:</b>   |  |
| <b>Transboundary effects are not expected.</b>  | No.  |

Conclusions: The characteristics of the potential impacts as a result of the proposed development are unlikely to be significant and are easily mitigated.

Reasoning: The potential impacts from this development would be primarily during the construction phase. It is easy to predict these impacts and mitigate them through the use of standard environmental procedures.

## 6 Conclusions and Recommendations

The purpose of this report is to identify if there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed LRD at Blessington Demesne, Co. Wicklow.

It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.

During construction, typical impacts such as noise, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts and will be mitigated by environmental operating plans devised by the on-site contractor, following best practice guidance and with reference to other reports prepared for the development, such as the CEMP and RWMP.

An AA Screening Report completed by Openfield for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development and the distance and lack of pathways to Natura 2000 sites.

Once operational, the proposed development will be low in environmental impact. The proposed development will, as stated from the Wicklow County Development Plan 2022-2028, improve the area with new housing stock. A long-term positive impact will likely result from the proposed development in terms of population and human health.

It has been concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.

The overall conclusion is based on the details of the scheme available at the time of preparation of this report. If the extent of the scheme or the construction methods for the scheme are changed then the EIA Screening assessment should be reviewed.



Offices at  
[Dublin](#)  
[Limerick](#)

Registered Office  
[24 Grove Island](#)  
[Corbally](#)  
[Limerick](#)  
[Ireland](#)

t: +353 (0) 61 345463  
e: [info@jbaconsulting.ie](mailto:info@jbaconsulting.ie)

[JBA Consulting Engineers and  
Scientists Limited](#)  
Registration number 444752

JBA Group Ltd is certified to:  
ISO 9001:2015  
ISO 14001:2015  
OHSAS 18001:2007



Visit our website  
[www.jbaconsulting.ie](http://www.jbaconsulting.ie)