



Comhairle Contae Dhún na nGall

Donegal County Council

PLANNING AND DEVELOPMENT REGULATIONS 2001
(as amended)

Environmental Impact Assessment Preliminary Examination

in accordance Article 120 of the above Regulations.
(available for inspection)

Donegal County Council,
Housing Capital
County House,
Lifford,
Co. Donegal

Date

18/07/23

STAGE 1.a – EIA PRE-SCREENING

Case Ref:	HCL 1322		
Development Summary	Construction of 10 no. 2 storey social housing units at Mulroy View (Phase 2), Tamney, consisting of 4 no. 1 - bedroom apartment units, 2 no. 2 - bedroom housing units, 2 no. 3 - bedroom housing units and 2 no. 4 - bedroom housing units including all associated site development works.		
Does the proposed development constitute an EIA project? <i>(that is involving construction works or interventions in the natural surroundings)</i>		Yes	✓
		No	
If YES, Does the proposed development fall within a class of development set out in Part 1 or Part 2, Schedule 5 of the Planning and Development Regulations, 2001 (as amended)?			
Tick	Threshold	Comment	Result
Yes	✓ Class 10 'Infrastructure projects' of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended)	The threshold relates to projects of more than 500 dwelling units, or an area that exceeds 10 hectares in a built up area or more than 20 hectares elsewhere.	This project falls below the respective threshold and therefore is a sub-threshold development.
No			
CONCLUSION			
Development is not within Part 1 or Part 2, Schedule 5. No EIA/Screening is required.			
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. EIAR is required.			
Development is within Part 1 or Part 2 but is less than threshold. EIA Screening is Required.		✓	

Case Officer: Shaun DohertyDate: 18/07/2023

Stage 1.b – EIA Screening - Preliminary Examination

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EXAMINATION		
	Yes /No/ Uncertain	Comment:
Is the size of the development exceptional in the context of the existing environment?	No	DCC are preparing a Part 8 planning application for a proposed development of 10 no. housing units. The site size is 0.8 ha. The site is a greenfield site located to the north west of Tamney village, approximately 200 metres from the main street. It is an extension to an existing 10 no. unit Council housing estate (Mulroy View). The proposed development is located to the edge of the settlement, connecting to existing services. The development is not exceptional in the context of the existing environment.
Is the proposed development located on, in, adjoining or have the potential to impact on a sensitive site or location?	Yes	<p>It is a greenfield site at the edge of a settlement, adjacent to a residential estate. The overall site boundary adjoins Massmount Bay which is within Mulroy Bay SAC (O2159).</p> <p>Works will be confined to the proposed site and all wastewater, foul and surface water from the application site will be treated onsite before discharge.</p> <p>An Appropriate Assessment Screening (on public display as part of this Part 8 notification) was undertaken for this project by Earth Matters Environmental Consultants. This screening concluded that:</p> <ol style="list-style-type: none"> 1. The project is not directly connected to the management of any European sites. 2. The project, alone or in combination with other plans and projects is not likely to have significant effects on any habitats or species for which a European site was designated. 3. Negative impacts from the project are not foreseen on species or habitats for which European sites have been designated.

		4. Therefore, it can be concluded beyond all reasonable scientific doubt that the proposed development, on its own, or in combination with other projects, will not have a significant effect on European sites and thus a Stage 2 Appropriate Assessment is not required for this project.
Will the development result in the production of any significant waste, or result in emissions or pollutants?	No	The construction process will result in production of waste, which will be disposed of and recycled where possible, in compliance with the CEMP. No significant negative impacts are considered likely. Operational waste generated will be domestic waste from the residential units. All domestic waste will be disposed of by a licensed waste contractor. No significant negative impacts are considered likely. The construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The CEMP will detail measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area. All housing units will have air to water heat pumps as the main heating system. All units come without stoves and chimneys, therefore no emissions from burning fossil fuels will be released.

CONCLUSION

Based on a preliminary examination of the nature, size or location of the development is there a real likelihood of significant effects on the environment?		
There is no real likelihood of significant effects on the environment	EIAR not required	✓
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Stage 2 Screening Determination Required	
	Schedule 7A information required from Applicant?	Yes No
There is a real likelihood of significant effects on the environment	EIAR Required	

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