



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 25/04/24

STAGE 1.a – EIA PRE-SCREENING

Case Ref:	HCD 0222		
Development Summary	Demolition of existing derelict dwelling & Construction of a replacement two-storey apartment block containing 2 no. 2-bed apartments complete with new vehicular entrance onto Laghy Main Street, onsite parking area, connection to existing services including upgrading of storm drainage network & all associated site development works at Main Street, Laghy, Co. Donegal.		
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			
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:

Elaine Harley

Date 25/04/2024

Stage 1.b – EIA Screening - Preliminary Examination

Case Ref:	HCD 0222	
Development Summary:	Demolition of existing derelict dwelling & Construction of a replacement two-storey apartment block containing 2 no. 2-bed apartments complete with new vehicular entrance onto Laghy Main Street, onsite parking area, connection to existing services including upgrading of storm drainage network & all associated site development works at Main Street, Laghy, Co. Donegal.	
EXAMINATION		
	Yes /No/ Uncertain	Comment:
Is the size of the development exceptional in the context of the existing environment?	No	There is an existing derelict dwelling on site to be demolished and replaced with 2no. apartments. The density would be in keeping with adjacent developments.
Is the proposed development located on, in, adjoining or have the potential to impact on a sensitive site or location?	No	Site is within established development.
Will the development result in the production of any significant waste, or result in emissions or pollutants?	No	Demolition waste generated will be disposed of to an authorised waste disposal facility. There will be no loss of materials or pollutants to waters or sensitive receptors during works as a result of separation.

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	

Case Officer:

Elaine Harley

Date 25/04/2023