

Amendment
to Large-Scale
Residential
Development -
Environmental
Impact
Assessment
Screening
Statement

352no. residential units,
Creche & Site Works.

Lands at Tinahask
Upper, Money Big and
Money Little, Arklow,
Co. Wicklow

For Castlethorn Arklow
Limited

OCTOBER 2026

Document Control: -

Author	Approved by	Purpose	Date
<i>Josephine Curran</i>	<i>Richard Kealey</i>	Draft	13.10.2026
<i>Josephine Curran</i>	<i>Stephen Little</i>	Final	23.10.2026

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2 D02 X361, are instructed by Castlethorn Arklow Limited (the Applicant) to prepare this Environmental Impact Assessment (EIA) Screening Statement to accompany the Large-Scale Residential Development planning application at lands at Tinahask Upper, Money Big and Money Little, Arklow, Co, Wicklow.

The proposed development occupies a c.12.7ha site at Tinahask Upper, Money Big and Money Little, Arklow, Co. Wicklow and comprises a residential scheme of 352no. units in a mix of houses and apartments, together with a crèche at ground floor of apartment Block A, and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including public open space; communal open space; surface car parking spaces; bicycle parking spaces/stores for houses and apartment units; public lighting; bin stores; the proposed development is accessed from the existing access road and railway overbridge from Knockmore Roundabout.

We are satisfied that the steps that have been taken in the application process to date, which address the significant number of objectives in the Wicklow County Development Plan 2022-2028, which in turn went through an exhaustive Strategic Environmental Assessment and Appropriate Assessment process, result in a proposed development that will not result in likely significant effects on the environment.

Having carried out this EIA screening assessment, it is our professional planning opinion that, the proposed development: -

- Is sub-threshold the relevant mandatory thresholds identified for Class 10(b) and Class 13 projects

Therefore, it is our professional opinion that there is no requirement for an Environmental Impact Assessment Report (EIAR) in this case.

The purpose of this EIA screening report is to provide the necessary information that supports our opinion and to enable Wicklow County Council, the competent authority, to reach its own determination on whether or not the planning application for the proposed development should be accompanied by an EIAR.

2 QUALIFICATIONS AND COMPETENCE OF THE AUTHORS OF THIS REPORT

Stephen Little & Associates Chartered Town Planners and Development Consultants was established in 2003 by Stephen Little, Managing Director.

Stephen Little & Associates has extensive experience of providing planning consultancy advice on a range of civic, commercial and residential developments. This includes the preparation and co-ordination of planning applications and Environmental Impact Assessment Reports for significant development projects, in accordance with the Planning & Development (Amendment) Act 2000 (as amended), associated Planning Regulations and relevant Ministerial Guidelines for Planning Authorities.

This document has been prepared by Josephine Cunanan and Richard Kealey from Stephen Little & Associates.

Josephine Cunanan, BSc, MSc, University College Dublin, is an Assistant Planner at Stephen Little & Associates. Josephine has 3 years post-graduate professional experience of town planning and EIA in Ireland.

Richard Kealey BSc, MSc, Queens University Belfast, is a Senior Planner at Stephen Little & Associates. Richard has 9 years post-graduate professional experience of town planning and EIA in Ireland and London.

3 LEGISLATION & GUIDANCE

Directive 2014/52/EU has been transposed into Irish Legislation by the Planning & Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in May 2022 by the DoHPLG and addresses the contents of both Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended.

The EIA Screening exercise has been carried out in accordance with the following guidance documents:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022).
- Office of the Planning Regulator Practice Note PN02: Environmental Impact Assessment Screening (June 2021).
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoECLG).
- Environmental Impact Assessment of Projects – Guidance on Screening (EU Commission, 2017).
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017;DoHPCLG).
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Milieu; April 2017).
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG).

4 THE PROJECT - DESCRIPTION OF DEVELOPMENT

Planning permission is now sought for the proposed LRD development described in brief as follows: –

Castlethorn Arklow Limited Intends to Apply for Permission for a Large-Scale Residential Development, at this site c.12.7ha on lands at Tinahask Upper, Money Big and Money Little, Arklow, Co. Wicklow.

The proposed development for which permission is being sought consists of 352no. dwellings, in a mix of houses and apartments ranging in height from 1 to 4 storeys, 1no. creche (c. 711 sq m), and associated landscaping and site development works on lands (c. 12.7Ha) forming part of a larger development already permitted under WCC Reg. Ref. 24/325 on a c. 19.3Ha site.

The residential development now proposed comprises: -

- 334no. houses (44no. 2-bed, 241no. 3-bed and 49no. 4-bed houses in buildings ranging from 2 to 3 storeys.
- 18no. apartments (6no. 1-bed and 12no. 2-bed units and the ground floor creche (c. 711 sq m) with associated outdoor play area (c. 294 sq m), in 1no. 1 to 4-storey building (Block A).

Hard and soft landscaping treatment works being proposed include amendments to public open space involving 9no. local parks and linear park (totalling c. 25,842 sq m); provision of communal open space (totalling c. 129 sq m); all ancillary site development and landscape works including changes to permitted site levels, relocation of the permitted foul pumping station, 4no. ESB substations, bin stores, 623no. car parking, 52no. cycle parking, public lighting and all associated services, attenuation areas and boundary treatments. Ancillary site development works proposed in this case include adjustments to the permitted site levels, including road levels, drainage and water main levels and finished floor levels across remaining portions of the overall permitted lands (c. 6.5Ha), including the Revised Phase 2 lands to tie into the amended Revised Phase 1.

The proposed development comprises of amendments to a development already permitted under WCC Reg. Ref. 24/325. The proposed amendments comprise an increase in the residential yield of the overall permitted development from 476no. to 499no. residential units (+ 23no. units) on an overall site of 19.3Ha; consolidation of the permitted three-phase development into a revised two-phase delivery

strategy, including the delivery of the childcare facility as part of a revised Phase 1. The development otherwise permitted under WCC Reg. Ref. 24/325 remains unaltered.

Vehicular site access will be as permitted under WCC Reg. Ref. 24/325 and be via the permitted access road and railway overbridge from Knockmore Roundabout, and will include the construction of part of the Port Access Road. The permitted development includes upgrade works to the existing railway overbridge and western approach including provision of a 2.5m footpath, 6m carriageway, safety barrier improvement works and associated ancillary works, with internal residential streets, pedestrian and cycle connections and the strategic road and active-travel infrastructure.



Figure 1: Extract from Overall Site Plan Drawing, prepared by O'Mahony Pike Architects.

5 SCREENING FOR ENVIRONMENTAL IMPACT ASSESSMENT

The proposed development was screened early in the planning design phase to establish the requirement for EIA. In accordance with the EIA Directive, EU Guidelines (2017), EPA Guidelines (2022) and applicable legislation, the project was examined in the context of 'type of development' and 'thresholds'.

Article 4(1) and Annex I of the EIA Directive (2014/52/EU) lists projects for which an EIA is mandatory, whereas Article 4(2) and Annex II lists project types for which an EIA may be required.

The requirement for Environmental Impact Assessment of certain projects under the EIA Directive is transposed into Irish legislation by Part X of the Planning and Development Act 2000, as amended ("the Act"). The specified categories of development in respect of which EIA is required are set out under the Fifth Schedule of the Planning and Development Regulations 2001 as amended ('the Regulations').

The Fifth Schedule of the Regulations lists classes of development where an EIA is mandatory under Part 1 or Part 2, where the project exceeds the relevant threshold, and where an EIA may be required where the proposed development falls short of the relevant threshold but is likely to have significant effects on the environment.

There are four steps in determining need for Environmental Impact Assessment (EIA) for a project which are set out below. Should any of the answers to these four questions be positive, then an EIA is required for the project and an EIAR should be prepared.

5.1 EIA Screening Assessment

5.1.1 Q1A Is the Project an Annex I or Annex II Project as prescribed in the Directive 97/11/EC (after 85/337/EC) as amended in 2003, 2009 or 2014)?

The proposed development broadly comprises of a residential development within a site of c.12.7ha. The proposal comprises a residential **352no. residential units**, comprising a mix of houses and apartments providing a range of 1-bed, 2-bed, 3-bed, and 4-bed dwellings, with building heights varying between 1 to 4 storeys. A childcare facility (crèche) is proposed at ground floor level of apartment Block A. It will result in an overall development of 499 dwelling units on the lands where 476 dwellings units are already approved.

We consider that the relevant categories of development to be considered, are those contained in **Schedule 5, Part 2** of the Regulations.

Specifically:

Class 10 (b) – Infrastructure Projects, includes: -

*“(i) **Construction of more than 500 dwelling units...***

*(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.)”

SLA bold font emphasis

Class 13 Changes, extensions, development and testing, includes: -

*“(a) **Any change or extension of development already authorised**, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:—*

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than—

– 25 per cent, or

– an amount equal to 50 per cent of the appropriate threshold,

whichever is the greater.

(b) Projects in Part 1 undertaken exclusively or mainly for the development and testing of new methods or products and not used for more than 2 years.

(In this paragraph, an increase in size is calculated in terms of the unit of measure of the appropriate threshold.)

(c) Any change or extension of development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, which would result in the demolition of structures, the demolition of which had not previously been authorised, and where such demolition would be likely to have significant effects on the environment, having regard to the criteria set out under Schedule 7.”

SLA bold font emphasis

Having regard to the nature and extent of the proposed development, it is our considered opinion that **the proposed development does not meet or exceed the relevant thresholds for mandatory EIA**, identified above and is well below the mandatory EIAR threshold.

We consider each of the relevant thresholds in turn as follows: -

5.1.1.1 Class 10(b)(i) Construction of more than 500 dwelling units

The development being proposed comprises of 352 units and is below the threshold of 500 units as a result.

Therefore, a *mandatory* EIAR is not required.

The combined number of dwelling units of the overall development in this location amounts to 499 units; this includes the 352 no. dwellings in this case located on part of that already permitted development under Reg. Ref. 24/325. That combined number of dwelling units of 499 units is also below the 500 unit threshold. Therefore, a *mandatory* EIAR is not required in this case; as was also the case in the previous case – Reg. Ref. 24/325.

5.1.1.2 Class 10(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.

The previous proposal on these lands established that the relevant threshold in this case is 20 hectares.

This proposal in this case is on a site of 12.7Ha and is well below that 20Ha threshold. Therefore, a *mandatory* EIAR is not required.

The combined site area of the overall permitted development amounts to 19.3Ha; this includes the 12.7Ha in this case. That combined site area of 19.3 Ha is also below the 20Ha threshold. Therefore, a *mandatory* EIAR is not required in this case; as was also the case in the previous case – Reg. Ref. 24/325.

5.1.1.3 Class 13 Changes, extensions, development and testing

The development being proposed results in the number of units in this development increasing from 476 no. units to 499 no. units, or an increase of only +23 no. units. This extension of the permitted number of units amounts to just +4.8% and is only 0.05% of the appropriate threshold of 500 units. The site area threshold remains unchanged.

Arising from this, it can be seen that a *mandatory* EIAR is not required.

5.1.1.4 Class 15 - Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.'

As the proposed development does not exceed a quantity, area or other limit specified in Part 2 of Schedule 5, in respect of the relevant class of development (Class 10 or Class 13), we consider the provisions of Class 15 in respect of the sub-threshold assessment criteria identified in Schedule 7 and 7A of the Regulations.

5.1.2 Q1B Is the project likely to have a significant effect on a Natura 2000 site?

We refer the Planning Authority to the **Appropriate Assessment Screening Report**, prepared by Altamar.

This report concludes:

"The proposed development site is located within a suburban agricultural environment. The nearest European site is the Kilpatrick Sandhills SAC (4.9km). The nearest watercourse flows through the western portion of the subject site and continues along the southern boundary and ultimately discharges to the Irish Sea through lands associated with Arklow Golf Club. Foul wastewater will be directed to the Arklow Wastewater Treatment Plant (WWTP) which underwent construction and became fully operational in early 2025. Foul wastewater drainage will ultimately be treated along this public network and will not significantly impact on the qualifying interests of European sites. Surface water drainage from the proposed development will be discharged to the onsite watercourse (Kilmurray Stream) which flows a short distance to the marine environment at Tinahask Lower Bay Beach (approx. 300m). There are two Natura 2000 sites within 10km of this outfall, namely Kilpatrick Sandhills SAC and Buckroney-Brittias Dunes and Fen SAC and thus a weak indirect hydrological pathway exists. However, given the minimum distance from the proposed development site to these European Sites (4.9km and 6.1km respectively), the scale of the proposed development, and the fact that surface water

drainage will be directed to an existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, Kilmurray Stream and substantial marine environment at Tinahask Bay. In the absence of mitigation, no significant effects on European sites are likely. No specific mitigation is required to prevent impacts on Natura 2000 sites.

Moreover, given the minimum distance from the proposed development site any pollutants, silt laden run off or dust that enters the surface or foul water network, would be treated, diluted or dispersed to negligible levels, prior to reaching any European sites.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution effect with other effluent and surface runoff, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.

Based on the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site."

5.1.3 Q2 Is the project on a mandatory list for which EIA is always required?

The project is not on a mandatory list for which EIA is always required.

5.1.4 Q3 Is the project on an exclusion list of projects for which EIA is not required?

There is no positive requirement to address this question as there is no formal exclusion list for subthreshold projects where EIA is not required.

Please refer to responses to Q1 above and Q4 below, relevant to EIA screening for this project.

5.1.5 Q4 Is the Project likely to have significant effects on the environment?

On the basis of the information above, the proposed development is considered to be outside the mandatory requirements for EIA.

The next step in the screening process is to determine whether there is a requirement for an EIA, where the proposed development is subthreshold.

5.2 Sub-Threshold EIA Considerations

An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for a development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended), which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development.

Sub-threshold development means “development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development”.

As demonstrated above, the relevant thresholds for mandatory EIA have not been exceeded by the proposed development. An EIAR will nonetheless be required in respect of sub-threshold development where the Planning Authority considers that the proposed development would be likely to have significant effects on the environment.¹

The Departmental Guidelines (August 2018) state in relation to such a preliminary EIA screening that:

“3.4. For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal.

3.5. A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the ‘Source – Pathway – Target’ model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations.”

It may be noted that a number of environmental assessments have been undertaken in respect of the proposed development and accompany the planning application. These includes an **Appropriate Assessment Screening Report** and **Ecological Impact Assessment** prepared by Altamar enclosed within the application. We refer otherwise to the schedule of plans and particulars that accompany the application.

The proposed development as permitted under WCC Reg. Ref. 24/325 is not materially different in location, nature, scale or effect that that previously consented and subject of EIA. No significant adverse impacts were predicted in that case and no new considerations arise for the proposed development. The increase is just +23 units above that already permitted on these lands is very minimal and the overall number remains below the threshold for a mandatory EIAR at the time of writing.

We refer the Planning Authority generally to the accompanying Architectural Design Statement and elevational drawings prepared by O’Mahony Pike Architects for details on the proposed building height, massing and architectural expression.

We refer also to the enclosed Landscaping Architecture Plans prepared by Doyle & O’Troithigh Landscape Architects.

Furthermore, we refer the Planning Authority to the enclosed **Archaeological Impact Assessment with Test Trenching Report**, prepared by DeFaoite Archaeology. This notes:

“This desk-based impact assessment report which includes a geophysical survey and test trenching has been conducted to determine the full impact of any proposed works on the archaeological heritage and to develop an informed archaeological strategy to be agreed with the Department prior to a planning decision being undertaken.

There are no recorded monuments within the study area of the proposed development.

Given that the proposed development site does contain potential for settlement from the prehistoric period on, a geophysical survey was completed by Dr. Ger Dowling. Three potential areas of archaeological significance were identified, two of which were archaeological and the third was geological.

Two burnt mound sites were identified, these sites are the prevalent indicator of Bronze Age activity in Ireland, characterized by a horseshoe-shaped mound of heat-affected stones and charcoal arranged around one or more troughs (2500-500BC). Typically situated near water sources or areas with a high-water table, these sites were designed for heating water in troughs by using stones heated on a hearth and then transferred to the water.

¹ See s. 172(1)(b) of the Planning and Development Act 2000, as amended.

While traditionally thought to be primarily for cooking, various interpretations have emerged, suggesting alternative purposes such as tanning, dyeing, brewing, and bathing. Recent research by Hawkes concluded that their primary function was cooking. However, he proposed that this cooking activity wasn't necessarily for daily domestic use but rather part of regular, perhaps seasonal, gatherings of kin and neighbours (Eogan & Hession, 2024, p. 26 27). Eoin Grogan has put forward the idea that these sites played a role in creating and maintaining social bonds within and between kin-groups (Ibid, p. 27). Despite their seemingly simple form and location in peripheral or marginal landscapes, fulachtaí fia or burnt mound sites could have held a central role in fostering and sustaining social connections during the Bronze Age if these hypotheses hold true. The closest known burnt mound sites to the proposed development are located at Ballynattin, approximately 1 km southwest of the site. These sites are registered as WI045-015 and WI045-017 in the SMR files."

5.2.1.1 Nature of any associated demolition works

It is noted that no demolition is proposed.

5.2.1.2 Use of Natural Resources (Soil, Land, Water, Biodiversity)

A **Construction & Environmental Management Plan (CEMP)**, prepared by AWN Consulting identifies a preliminary methodology for addressing the process of excavation, reuse and transportation of spoil as necessary.

The enclosed **Resource Waste Management Plan (RWMP)**, prepared by AWN Consulting provides the information necessary to ensure that the management of construction waste at the site is undertaken in accordance with the current legal and industry standards. In particular, it aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. It also seeks to provide guidance on the appropriate collection and transport of waste from the site to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil and / water). This RWMP includes information on the legal and policy framework for construction waste to be generated by the proposed development and makes recommendations for management of different waste streams.

Ecological assessments of the subject site have been prepared to determine the likely presence of flora, fauna and habitats that would require protection. We refer the Planning Authority to the accompanying **Appropriate Assessment Screening Report** and **Ecological Impact Assessment** prepared by Altamar.

We refer the Planning Authority to the **Engineering Assessment Report** prepared by Waterman Consulting Engineers which provides details in respect of Surface Water Drainage, Wastewater Drainage and Potable Water Infrastructure.

The enclosed **Flood Risk Assessment**, prepared by Waterman Consulting Engineers found that the development area is located outside of the extent of Flood Zones A and B and is at a low risk of flooding.

In our opinion, having regard to the findings of the assessments that accompany the planning application, the proposed development does not give rise to any significant new environmental impacts.

5.2.1.3 Production of Waste

An **Operational Waste Management Plan**, prepared by AWN Consulting, accompanies and outlines the strategy for management of waste from the proposed development during operational stages of the proposed development.

The enclosed **Resource Waste Management Plan**, prepared by AWN Consulting, provides the information necessary to ensure that the management of construction waste at the site is undertaken in accordance with the current legal and industry standards.

5.2.1.4 Pollution and Nuisance

Construction activities, including noise, vibration and dust emissions, could potentially have adverse impacts on the amenities of neighbouring properties and the local road network, during the construction stage. A **Construction & Environmental Management Plan**, prepared by AWN Consulting, accompanies this application to ensure that appropriate mitigation measures are employed to avoid adverse impact on the amenities of neighbouring properties and the local road network arising from construction activities and the potential nuisances associated with same. The potential for soil/and or water pollution during the operation phase is also addressed.

5.2.1.5 Risk of Major Accidents and / or Disaster

The proposed development would not involve the use of technologies or substances that would present a significant risk of major accident at this location.

The application site is not proximate to any Seveso/COMAH designated sites. The nearest appearing to be as follows: -

Lower Tier: -

- Sigma Aldrich Ireland Ltd Vale Road, Arklow, Co. Wicklow (c. 3km)

Upper Tier

- Zoetis Belgium S.A. Ireland Branch Laragh Road, Rathdrum, Co. Wicklow (c. 23km)

The application site is outside the 300m consultation distance of these establishments.

5.2.1.6 Risk to Human Health

Similar to all construction sites, construction works giving rise to air and noise emissions that have the potential to impact human health. Appropriate mitigation measures are identified in the **Construction Environmental Management Plan** prepared by AWN Consulting. The mitigation measures of the final CEMP to be agreed with the planning authority will apply equally to any permission for the proposed development.

An **Operational Waste Management Plan**, prepared by AWN Consulting as submitted with this application for the proposed development.

In terms of water integrity, the subject site is serviced. Therefore the development can be connected to public foul and surface water systems. We refer the Planning Authority to the enclosed **Engineering Assessment Report**, prepared by Waterman Moylan Consulting Engineers for further detail.

5.2.2 Location of Proposed Development²

5.2.2.1 Existing Land Use

The subject site comprises the entirety of the lands located in Tinahask Upper, Money Big and Money Little, Arklow, Co. Wicklow. The site extends to approximately c.12.7ha and generally bound by Knockanrahan Lower residential development and greenfield lands to the north, Arklow Golf Club to the east, greenfield lands to the south, and the Dublin-Rosslare railway line, Avalon and The Maples residential developments to the west.

² This section addresses the information required under paragraph 1(b) of Schedule 7A of the 2001 Regulations, as amended.

The lands will be served by an access point from existing access road and railway overbridge from Knockmore Roundabout.

The topography of the site is generally level, and is characterised by agricultural lands.

The applicant has engaged a qualified ecological consultant (Altemar) to assess whether proposed development is likely to have a significant environmental impact on any European sites. We refer the Planning Authority to the **Appropriate Assessment Screening Report**.

The Wicklow County Development Plan has been the subject of Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) as part of the statutory Plan preparation process.

Adequate water and power are available for the needs of the proposed development. We refer the Planning Authority to the enclosed **Engineering Assessment Report**, prepared by Waterman Moylan Consulting Engineers for further detail.

The application site has already been deemed capable of absorbing the nature and extent of the proposed development through the Development Plan making process, including a process of SEA and AA.

For the avoidance of doubt, the application site does not form part of any Natura 2000 site, nature reserve or park and is not located within a coastal, marine, mountain or forest environment. We refer to the Appropriate Assessment Screening Report, prepared by Altemar, which acknowledges that the Kilmurray Stream passes through the western portion of the site and along its southern boundary, providing a hydrological connection to the Irish Sea. The site therefore includes a watercourse and associated riparian areas, and potential effects on these features and downstream receiving waters are considered in the accompanying Appropriate Assessment Screening Report and Ecological Impact Assessment, prepared by Altemar.

The various reports that have accompany this planning application in relation to ecology, transportation, flood risk, energy, set out that the development is capable of being absorbed into the existing environment.

We also refer the Planning Authority to the enclosed **Archaeological Impact Assessment with Test Trenching Report**, prepared by DeFaoite Archaeology which address the potential impacts on the heritage and archaeological setting.

5.2.2.2 Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area

The proposed development is compliant with the Wicklow County Development Plan 2022-2028. The application site is zoned for the type of development already established and proposed to be extended on site.

The Wicklow County Development Plan 2022-2028 has been the subject of Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) as part of the statutory Plan preparation process.

We refer the Planning Authority to the enclosed **Appropriate Assessment Screening Report**, prepared by Altemar which finds that the potential for likely significant effects on Natura sites can be ruled out.

Adequate water and power are available for the needs of the proposed development. We refer the Planning Authority to the enclosed **Engineering Assessment Report**, prepared by Waterman Moylan Consulting Engineers for further detail.

5.2.3 Aspects of the Environment Likely to be Affected by the Proposed Development³

As indicated above, a range of expert reports have addressed a number of different aspects of the environment that could potentially be affected by the proposed development. These reports describe

³ This section addresses the information required under paragraph 2 of Schedule 7A of the 2001 Regulations, as amended.

the aspects of the environment likely to be affected, in so far as these are relevant to the particular circumstances of the proposed development.

A summary of these reports is set out below: -

5.2.3.1 Flood Risk Assessment

We refer the Planning Authority to the **Flood Risk Assessment**, prepared by Waterman Moylan Engineers, which has been carried out in accordance with the Department of Housing and Local Government (DEHLG) and the office of Public Works (OPW) document “The Planning Process and Flood Risk Management Guidelines for Planning Authorities” published in November 2009. The Report finds that the risk of flooding is low.

5.2.3.2 Transportation Assessment

The enclosed **Traffic and Transportation Assessment and Mobility Management** has been prepared by Waterman Moylan Consulting Engineers where it is concluded,

“As conclusion, Junction 2, Junction 3 and Junction 4 are expected to receive a two-way traffic increase of less than 5% in both the AM and PM peak hours and no further traffic assessment. Junction 1, Junction 5, and Junction 6 are expected to receive a two-way increase greater than 5% in both the AM and PM peak hours and Junction 7 receiving a two-way increase greater than 5% in the PM peak hours. Thus, all 4 junctions are assessed. The junction assessment results show that Junction 1, Junction 5, Junction 6 and Junction 7 are expected to operate within capacity for all assessment years and scenarios analysed. A total of 623 No. car parking spaces are proposed to serve the Subject Development. This provision comprises 508 No. spaces allocated to the proposed houses and 74 No. visitor spaces, including 4 No. accessible parking spaces. In addition, 15 No. parking spaces are proposed to serve the apartment units, together with 3 No. visitor spaces, including 1 No. accessible parking space. A further 26 No. parking spaces are dedicated to the proposed crèche, including 1 No. accessible parking space.

The Subject Development includes a total of 52 No. cycle parking spaces, comprising 30 No. spaces for residents of the apartment block and 10 No. spaces for visitors. In addition, 12 No. cycle parking spaces are proposed for use by the crèche.

It should be noted that the housing units have been provided with sufficient ground level open space. They have been designed with access to rear gardens via side alleys for private cycle storage on corner housing units and surface level cycle storage for mid-terrace units.”

5.2.3.3 Appropriate Assessment Screening

We refer the Planning Authority to the **Appropriate Assessment Screening Report**, prepared by Altamar.

This report concludes:

“The proposed development site is located within a suburban agricultural environment. The nearest European site is the Kilpatrick Sandhills SAC (4.9km). The nearest watercourse flows through the western portion of the subject site and continues along the southern boundary and ultimately discharges to the Irish Sea through lands associated with Arklow Golf Club. Foul wastewater will be directed to the Arklow Wastewater Treatment Plant (WWTP) which underwent construction and became fully operational in early 2025. Foul wastewater drainage will ultimately be treated along this public network and will not significantly impact on the qualifying interests of European sites. Surface water drainage from the proposed development will be discharged to the onsite watercourse (Kilmurray Stream) which flows a short distance to the marine environment at Tinahask Lower Bay Beach (approx. 300m). There are two Natura 2000 sites within 10km of this outfall, namely Kilpatrick Sandhills SAC and Buckroney-Brittias Dunes and Fen SAC and thus a weak indirect hydrological pathway exists. However, given the minimum distance from the proposed development site to these European Sites (4.9km and 6.1km respectively), the scale of the proposed development, and the fact that surface water drainage will be directed to an

existing public surface water network, any pollutants, dust or silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, Kilmurray Stream and substantial marine environment at Tinahask Bay. In the absence of mitigation, no significant effects on European sites are likely. No specific mitigation is required to prevent impacts on Natura 2000 sites.

Moreover, given the minimum distance from the proposed development site any pollutants, silt laden run off or dust that enters the surface or foul water network, would be treated, diluted or dispersed to negligible levels, prior to reaching any European sites.

Having taken into consideration foul and surface water drainage from the proposed development, the distance between the proposed development to designated conservation sites, lack of direct hydrological pathway or biodiversity corridor link to conservation sites, and the dilution effect with other effluent and surface runoff, it is concluded that the proposed development would not give rise to any significant effects to designated sites. The construction and operation of the proposed development will not impact on the conservation objectives of qualifying interests of European sites.

This report presents a Stage 1 Appropriate Assessment Screening for the Proposed Development, outlining the information required for the competent authority to screen for appropriate assessment and to determine whether or not the Proposed Development, either alone or in combination with other plans and projects, in view of best scientific knowledge, is likely to have a significant effect on any European or European site.

Based on the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site."

5.2.3.4 Ecological Impact Assessment

We refer the Planning Authority to the **Ecological Impact Assessment**, prepared by Altemar, enclosed with this application. the document concludes the following: -

"The construction and operational mitigation proposed for the development satisfactorily addresses the potential impacts on the sensitive receptors through the application of the standard construction and operational phase controls. The overall impact on the ecology of the proposed development will result in a minor adverse, not significant, long-term residual impact on the ecology of the area and locality overall. This is primarily as a result of the loss of terrestrial habitats on site, offset by the creation of additional biodiversity features including sensitive landscaping and lighting strategy. "

And with regards to residual Impacts goes onto conclude:

"The construction and operational mitigation proposed for the development satisfactorily addresses the potential impacts on the sensitive receptors through the application of the standard construction and operational phase controls. The overall impact on the ecology of the proposed development will result in a minor adverse, not significant, long-term residual impact on the ecology of the area and locality overall. This is primarily as a result of the loss of terrestrial habitats on site, offset by the creation of additional biodiversity features including sensitive landscaping and lighting strategy."

5.2.3.5 Landscaping Report

We refer the Planning Authority to the **Landscaping Report** and associated drawings which have been prepared by Doyle & O'Troithigh Landscape Architects as part of this planning application.

5.2.3.6 Arboricultural Assessment Report

We refer the Planning Authority to the **Arboricultural Assessment Report** and associated **Arboricultural drawings** which have been prepared by Arborist Associates Ltd and enclosed as part of this planning application.

5.2.3.7 Archaeological & Architectural Heritage Impact Assessment

We also refer the Planning Authority to the enclosed **Archaeological Impact Assessment with Test Trenching Report**, prepared by DeFaoite Archaeology which address the potential impacts on the heritage and archaeological setting.

5.2.3.8 Sunlight, Daylight & Shadow Analysis

We refer the Planning Authority to the enclosed **Daylight & Sunlight Assessment**, prepared by Digital Dimensions which finds: -

“Overall, the design team worked in response to the context to ensure the proposed development performs with regards to achieving the best possible daylight and sunlight quality. All habitable rooms in the apartment units meet the minimum standard for daylight provision as per BS EN 17037:2018+A1:2021 as referred to in the BRE guidelines BR209:2022.

In the assessment of daylight in accordance with IS EN 17037:2018+A1:2021, shown for supplementary information, all habitable rooms in the apartment units achieve daylight provision as set out in IS EN 17037:2018+A1:2021

It is our opinion that all habitable rooms within the proposed development achieve the minimum target daylight levels set out in BSEN 17037:2018+A1:2021, as referred to in the BRE guidelines BR209:2022 and no compensatory measures are required.”

5.2.3.9 Climate Action Energy Efficiency Statement

We refer the Planning Authority to the enclosed **Energy Efficiency & Climate Change Adaptation Statement**, prepared by TEM Engineering & Management DAC Engineers. This report outlines the regulatory requirements with the scheme will comply with whilst identifying a number of technologies and design approaches that may be utilised to achieve compliance including an efficient building envelope and the most appropriate combination of technology and renewable energy systems.

5.2.4 Likely Significant Effects on the Environment⁴

The third section of Schedule 7, refers to:

“the likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act.”

Under Section 171A of the Planning and Development Act 2000, as amended, the effects of the proposed development on the following factors needs to be evaluated:

- i. “population and human health;
- ii. biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;

⁴ This section addresses the information required under paragraph 3 of Schedule 7A of the 2001 Regulations, as amended, as well as considering the criteria under paragraph 3 of Schedule 7.

- iii. land, soil, water, air and climate;
- iv. material assets, cultural heritage and the landscape;
- v. the interaction between the factors mentioned in clauses (I) to (IV)”

Having regard to the brief description of the characteristics and location of the proposed development (Sections 5.2.1 and 5.2.2 above) and relevant aspects of the environment likely to be affected (Section 5.2.3) already identified, we do not consider it necessary to repeat these descriptions again for each of the factors above.

Having regard also to the mitigation measures contained in the relevant expert environmental assessments, which accompany this application, we proceed then to identify below the likely significant effects on the environment in respect to items I-V above.

5.2.4.1 Population and human health

European Commission guidance relating to the implementation of the 2014 Directive, in reference to Human Health, states:

*“Human health is a very broad factor that would be highly project dependent. The notion of human health should be considered in the context of other factors in Article 3(1) of the EIA Directive and thus environmentally related health issues (such as health effects caused by the release of toxic substances to the environment, health risks arising from major hazards associated with the project, effects caused by changes in disease vectors caused by the project, changes in living conditions, effects on vulnerable groups, exposure to traffic noise or air pollutants) are obvious aspects to study.”*⁵

The EPA Guidelines on the information to be contained in environmental impact assessment reports states that ‘in an EIAR, the assessment of impacts on population and human health should refer to the assessments of those factors under which human health effects might occur, as addressed elsewhere in the EIAR e.g. under the environmental factors of air, water, soil etc⁶.

By way of description of this aspect of the environment in the context of the proposed development, the following should be noted: -

Planning Policy Context

The proposed development is consistent with the other relevant policies and objectives of the Wicklow County Development Plan 2022-2028. The plan came into effect on 12th September 2022 and is the statutory land-use plan governing the subject lands at this time.

We refer the Planning Authority to the **Planning Application Report** enclosed with this planning application, compiled by Stephen Little & Associates which outlines the proposed developments consistency with all of the relevant policies and objectives of the Wicklow County Development Plan 2022-2028.

The proposed development is consistent with the relevant National Policy Objectives of the First Revision of the National Planning Framework (NPF).

Mitigation measures will be put in place in accordance with the Construction and Waste Management Plan and Resource Waste Management Plan to ensure that construction nuisance effects will be minimised within this development during the construction stage.

We refer the Planning Authority to the Planning Application Report enclosed with this Planning Application, prepared by Stephen Little & Associates, which identifies how the proposed development is consistent with strategic planning policy.

⁵ *Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017 <http://ec.europa.eu/environment/eia/ria-support.htm>*

⁶ Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017

Micro-Climatic Effects

No significant adverse impacts on the environment are predicted to arise in respect of wind/microclimatic effects arising from the proposed development given the heights proposed (up to 4-storey).

We refer the Planning Authority to the Daylight & Sunlight Analysis, prepared by Digital Dimensions as submitted as part of this planning application.

Construction and Construction & Demolition Waste Management

It is anticipated that a potential construction related nuisance will be appropriately controlled, short-term and not significant to human health.

Assuming that the mitigation measures set out in the **Construction and Waste Management Plan** prepared by Waterman Moylan Consulting Engineers will be implemented, the proposed development is not likely to give rise to potential for significant adverse impact on the environment that would give rise to risk to human health relating to emissions to air or water.

The construction phase of the proposed development will provide for the temporary employment of construction workers which is likely to provide benefits for local businesses providing retail or other services to construction workers and potentially could create some additional employment in the area.

In the long term, it is considered that the impact of the proposed development will be positive, delivering a critically needed housing and a childcare facility to the area.

It is concluded that the proposed development has potential to give rise to some short-term adverse impacts during construction stage, which can be mitigated through the implementation of a **Construction and Waste Management Plan** prepared by Waterman Moylan Consulting Engineers.

Flood Risk

We refer the Planning Authority to the enclosed **Flood Risk Assessment**, prepared by Waterman Moylan Engineers concludes that risk of flooding on site is low.

“The subject site has been analysed for risks from tidal and fluvial flooding, pluvial flooding, groundwater, and drainage system failures due to human error or mechanical system failure. Table 9-1 below presents the various residual flood risks involved. As the flood risk from all sources can be mitigated, reducing the flood risk to low or very low, the proposed development is considered acceptable in terms of flood risk.”

5.2.4.2 (ii) Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;

By way of description of this aspect of the environment in the context of the proposed development, the following information provided by the Appropriate Assessment Screening Report for the proposed development should be noted.

We refer the Planning Authority to the **Appropriate Assessment Screening Report**, prepared by Altamar, which concludes the following: -

“The proposed development site is located within a suburban agricultural environment. The nearest European site is the Kilpatrick Sandhills SAC (4.9km). The nearest watercourse flows through the western portion of the subject site and continues along the southern boundary and ultimately discharges to the Irish Sea through lands associated with Arklow Golf Club. Foul wastewater will be directed to the Arklow Wastewater Treatment Plant (WWTP) which underwent construction and became fully operational in early 2025. Foul wastewater drainage will ultimately be treated along this public network and will not significantly impact on the qualifying interests of European sites. Surface water drainage from the proposed development will be discharged to the onsite watercourse (Kilmurray Stream) which flows a short distance to the marine environment at Tinahask Lower Bay Beach (approx. 300m). There are two Natura 2000 sites within 10km of this outfall, namely Kilpatrick Sandhills SAC and Buckroney-Brittis Dunes and Fen SAC and thus a weak indirect hydrological pathway exists. However, given the minimum distance from the proposed development site to these European Sites (4.9km and 6.1km respectively), the scale of the proposed development, and the fact that surface water drainage will be directed to an existing public surface water network, any pollutants, dust or

silt laden run off will be dispersed, diluted, and ultimately settle within the surface water drainage network, Kilmurray Stream and substantial marine environment at Tinahask Bay. In the absence of mitigation, no significant effects on European sites are likely. No specific mitigation is required to prevent impacts on Natura 2000 sites.

Moreover, given the minimum distance from the proposed development site any pollutants, silt laden run off or dust that enters the surface or foul water network, would be treated, diluted or dispersed to negligible levels, prior to reaching any European sites.

Ecological Impact Assessment Report

Ecological assessments of the subject site have been prepared to determine the likely presence of flora, fauna and habitats that would require protection. We refer the Planning Authority to the accompanying **Appropriate Assessment Screening** and **Ecological Impact Assessment**, prepared by Altemar, and to the **Arboricultural Impact Assessment** prepared by Arborists & Associates.

5.2.4.3 (iii) land, soil, water, air and climate

Soil

Due to the nature of the proposed development, there will be negligible reuse of any topsoil stripped from the site. No herbicides will be applied by contractors in advance of any site clearance works.

Flood Risk

We refer the Planning Authority to the enclosed **Flood Risk Assessment**, prepared by Waterman Moylan Consulting Engineers which concludes that the risk of flooding on site is low.

Climatic Effects

No significant adverse impacts on the environment are predicted to arise in respect of wind/micro-climatic effects arising from the proposed development given the heights proposed (up to 4-storey over basement).

We refer the Planning Authority to the enclosed **Energy Efficiency & Climate Change Adaptation Design Statement**, prepared by TEM Engineering & Management DAC Engineers which in summary concludes:

“The proposed development at Tinahask Upper, Money Little and Money Big, Arklow, County Wicklow, incorporates an integrated Energy Efficiency and Climate Change Adaptation Strategy designed to minimise environmental impact and provide sustainable residential accommodation. The strategy supports the objectives of Ireland's Climate Action Plan 2025 and Wicklow County Council Climate Action Plan 2024–2029 through the incorporation of high performance building fabric, energy-efficient mechanical and electrical services, low-carbon heating technologies and renewable energy generation. The residential buildings are designed to comply with the applicable Nearly Zero Energy Building requirements, with A-rated Building Energy Ratings identified as the energy performance objective. The crèche incorporates an energy efficiency strategy appropriate to its non-domestic use, including efficient heating, ventilation, lighting and controls, together with energy assessment and monitoring principles. Climate change adaptation measures are addressed through the surface water management strategy, consideration of flood resilience, overheating mitigation, water conservation and the protection of buildings and infrastructure against extreme weather conditions. The development also supports sustainable transport through pedestrian infrastructure, bicycle parking and the provision of appropriate electric vehicle charging infrastructure. The incorporation of sustainable construction principles, resource efficiency, waste management and whole-life

environmental considerations further contributes towards reducing the overall environmental impact of the development. The combined application of these measures provides a coordinated approach to climate change mitigation and adaptation, supporting the delivery of an energy-efficient, low-carbon and climate-resilient residential development. The strategy demonstrates the Client's commitment to sustainability and establishes a framework for the delivery of buildings and associated infrastructure that respond to both current energy performance requirements and anticipated future climatic conditions."

Arising from all of the above no significant impacts are expected in respect of land, soil, water, air and climate from the proposed development.

5.2.4.4 (iv) material assets, cultural heritage and the landscape

With regard to Material Assets, the EIAR Guidelines (2022) published by the EPA state:

"In Directive 2011/92/EU this factor included architectural and archaeological heritage. Directive 2014/52/EU includes those heritage aspects as components of cultural heritage. Material assets can now be taken to mean built services and infrastructure. Traffic is included because in effect traffic consumes transport infrastructure. Sealing of agricultural land and effects on mining or quarrying potential come under the factors of land and soils. "

Transportation

The **Traffic and Transportation Assessment** prepared by Waterman Moylan Consulting Engineers demonstrates that the development as now proposed can be accommodated on the existing infrastructure without causing an adverse effect on the transportation environment of the area.

Architectural and Archaeological Heritage

We refer the Planning Authority to the enclosed **Archaeological Impact Assessment with Test Trenching**, prepared by DeFaoite Archaeology.

Utilities

We refer the Planning Authority to the description of existing and proposed drainage and water supply contained in the **Engineering Assessment Report** prepared by Waterman Moylan Consulting Engineers.

The lands are serviced, and the proposed development would use the water and drainage services, upon which its effects are likely to be marginal.

Flood Risk

We refer the Planning Authority to the enclosed **Flood Risk Assessment**, prepared by Waterman Moylan Consulting Engineers which concludes that the risk of flooding is low.

5.2.4.5 (v) the interaction between the factors mentioned in clauses (I) to (IV)

There is potential for interaction of impacts as identified in the grouping of topics above under Items (I) to (IV) above.

No significant adverse environmental impacts are predicted in relation to these interactions.

5.2.4.6 (vi) Vulnerability of the project to risks of major accidents and/ or disasters

There is no significant risk of major accidents and/or disasters arising for the proposed development at this site.

The proposed development would not involve the use of technologies or substances that would present a significant risk of major accident or environmental disaster at this location.

The application site is not proximate to any Seveso/COMAH designated sites.

The application site is not at risk of flooding in any form, as confirmed by Waterman Moylan Consulting Engineers within the enclosed **Flood Risk Assessment**.

5.3 Conclusion

EIA is a mandatory requirement for development projects of a class specified in Part 1 or 2 of Schedule 5. The proposed development is subthreshold the relevant classes of development.

This EIA Screening Report seeks to assist the Planning Authority in its determination of the likelihood of significant effects on the environment arising from the proposed development.

The criteria set out in schedule 7 of the Regulations, and those at Annex III of the EIA directive 2011/92/EU as amended by 2014/52/EU therefore have to be applied with regard to the characteristics and location of the proposed development, and the type and characteristics of its potential impact.

Having regard to:

a) the nature and scale of the proposed development, on zoned lands served by public infrastructure,

- b) *the absence of any significant environmental sensitivities in the area,*
- c) *the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),*

and to the limited nature and extent of the proposed development is not considered likely to result in any long-term significant impacts on its surrounding environment. Consideration has been given to the following: -

- The location of the proposed development at lands zoned Objective RN – *‘To provide for new residential development and supporting facilities during the lifetime of the LPF.’*
- The emerging pattern of development in the area and government strategy to deliver much needed housing and childcare.
- The findings of the following Reports enclosed with this application: -
 - Appropriate Assessment Screening Report, prepared by Altamar.
 - Energy Efficiency & Climate Change Adaptation Design Statement, prepared by TEM Engineering & Management DAC.
 - Daylight and Sunlight Assessment, prepared by Digital Dimensions.
 - Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers.
 - Flood Risk Assessment, prepared by Waterman Moylan Consulting Engineers.
 - Traffic and Transportation Assessment, prepared by Waterman Moylan Consulting Engineers.
 - Mobility Management Plan, prepared by Waterman Moylan Consulting Engineers.
 - Planning Application and Statement of Consistency Report, prepared by Stephen Little and Associates.
- The mitigation and monitoring measures outlined in the accompanying Reports –
 - Appropriate Assessment Screening Report, prepared by Altamar.
 - Ecological Impact Assessment, prepared by Altamar.
 - Arborist Assessment, prepared by Arborist Associates Ltd.
 - Archaeological Impact Assessment with Test Trenching, prepared by DeFaoite Archaeology.
 - Operational Waste Management Plan, prepared by AWN Consulting.
 - Resource Waste Management Plan, prepared by AWN Consulting.

The need for environmental impact assessment can, in our professional opinion, be excluded. However, we recognise that the Planning Authority is the competent authority in this regard.

STEPHEN LITTLE & ASSOCIATES

October 2026

6 APPENDIX A – SCHEDULE 7 ENVIRONMENTAL IMPACT ASSESSMENT CRITERIA

SCHEDULE 7 — ENVIRONMENTAL IMPACT ASSESSMENT CRITERIA

Response table for development listed in Part 2 of Schedule 5

Planning and Development Regulations 2001–2026 Consolidation (June 2026), Schedule 7 (pages 671–672).

Schedule 7 Requirement	Response / Supporting Information
1. CHARACTERISTICS OF PROPOSED DEVELOPMENT The characteristics of proposed development, in particular—	
1(a) — The size and design of the whole of the proposed development.	Applicants Response: The proposed development comprises 352no. residential units, a crèche and associated landscaping and open space on a c.12.7ha site, with building heights of 1–4 storeys.
1(b) — Cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	Applicants Response: No significant cumulative environmental effects are predicted.
1(c) — The nature of any associated demolition works.	Applicants Response: No demolition works are proposed.
1(d) — The use of natural resources, in particular land, soil, water and biodiversity.	Applicants Response: The proposed development will use land, soil, water and construction materials. Resource use, excavation and waste will be managed through the CEMP and Resource Waste Management Plan, with ecological protection measures implemented as recommended.
1(e) — The production of waste.	Applicants Response: Construction and operational waste will be managed in accordance with the Resource Waste Management Plan and Operational Waste Management Plan, prepared by AWN Consulting, prioritising waste prevention, reuse and recycling.
1(f) — Pollution and nuisances.	Applicants Response: Potential construction noise, vibration, dust and runoff will be controlled through the CEMP. No significant residual pollution or nuisance effects are predicted.
1(g) — The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.	Applicants Response: No significant risk of major accidents or disasters is identified. The Flood Risk Assessment identifies low residual flood risk with the proposed measures, while the energy and the Energy Efficiency Climate

Change Adaptation Design Statement, prepared by TEM Engineering & Management DAC addresses climate resilience.

1(h) — The risks to human health (for example, due to water contamination or air pollution).

Applicants Response:

Potential effects associated with construction emissions, waste and water contamination will be controlled through construction management. Significant adverse effects on human health are not predicted.

2. LOCATION OF PROPOSED DEVELOPMENT

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—

2(a) — The existing and approved land use.

Applicants Response:

The site comprises agricultural lands with approved residential use.

2(b) — The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.

Applicants Response:

Effects on soil, water, habitats and other natural resources are addressed in the engineering, ecological and arboricultural assessments. A minor adverse, non-significant long-term ecological residual impact is predicted following mitigation.

2(c)(i) — The absorption capacity of the natural environment, paying particular attention to wetlands, riparian areas and river mouths.

Applicants Response:

Kilmurray Stream passes through the western portion of the site and along its southern boundary. Potential effects will be addressed through the drainage strategy and construction and ecological protection measures.

2(c)(ii) — The absorption capacity of the natural environment, paying particular attention to coastal zones and the marine environment.

Applicants Response:

Kilmurray Stream provides an indirect connection to the Irish Sea at Tinahask Lower Bay Beach. The AA Screening Report concludes that significant effects on European sites are unlikely, without reliance on mitigation.

2(c)(iii) — The absorption capacity of the natural environment, paying particular attention to mountain and forest areas.

Applicants Response:

The site is not located within a mountain or forest area. No significant effects on these environments are identified.

2(c)(iv) — The absorption capacity of the natural environment, paying particular attention to nature reserves and parks.

Applicants Response:

The site does not form part of a nature reserve or park.

2(c)(v) — The absorption capacity of the natural environment, paying particular attention to areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.

Applicants Response:

The site lies outside European sites. The nearest is Kilpatrick Sandhills SAC, approximately 4.9km away. The AA Screening Report, prepared by Altamar concludes that significant effects are unlikely, either alone or in combination with other plans or projects.

2(c)(vi) — The absorption capacity of the natural environment, paying particular attention to areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.

Applicants Response:

This EIA screening report does not identify a demonstrated failure to meet relevant EU environmental quality standards in the receiving environment.

2(c)(vii) — The absorption capacity of the natural environment, paying particular attention to densely populated areas.

Applicants Response:

The site adjoins existing residential development on the urban edge of Arklow. Construction controls and the accompanying transport assessments indicate no likely significant adverse effects on surrounding communities.

2(c)(viii) — The absorption capacity of the natural environment, paying particular attention to landscapes and sites of historical, cultural or archaeological significance.

Applicants Response:

Archaeological investigations identified two burnt mound sites, although no recorded monuments occur within the study area. Archaeological measures will follow the specialist assessment and agreed strategy. Landscape proposals address integration with the surroundings.

3. TYPES AND CHARACTERISTICS OF POTENTIAL IMPACTS

The likely significant effects on the environment of proposed development in relation to the criteria in paragraphs 1 and 2, with regard to the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—

3(a) — The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).

Applicants Response:

Potential adverse effects are principally confined to the site and its immediate surroundings. No significant wider environmental effects are predicted.

3(b) — The nature of the impact.

Applicants Response:

Potential effects include construction disturbance, land-use change and habitat loss. The scheme will also provide housing, childcare and landscaped open space. No significant adverse residual effects are predicted.

3(c) — The transboundary nature of the impact.

Applicants Response:

No transboundary environmental effects are anticipated.

3(d) — The intensity and complexity of the impact.

Applicants Response:

Effects are typical of residential construction and occupation and can be addressed through the proposed design and management measures. No significant effects arising from interactions between environmental factors are predicted.

3(e) — The probability of the impact.

Applicants Response:

Localised construction disturbance and permanent land-use change are expected. Significant adverse environmental effects are considered unlikely, subject to implementation of the identified measures.

3(f) — The expected onset, duration, frequency and reversibility of the impact.

Applicants Response:

Construction disturbance will be temporary and intermittent. Land-use change and some habitat loss will be long term; the ecological assessment predicts a non-significant long-term residual impact.

3(g) — The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.

Applicants Response:

Having regard to the previously consented scheme, surrounding development and the accompanying assessments, no likely significant cumulative environmental effects are identified.

3(h) — The possibility of effectively reducing the impact.

Applicants Response:

Potential effects will be reduced through the CEMP, waste management plans, drainage design, ecological and arboricultural measures, archaeological requirements, landscaping and energy efficiency measures.

Stephen Little & Associates are committed
to progressing and achieving sustainable
development goals.

**Chartered Town
Planners and
Development
Consultants**

Address:
26/27
Upper Pembroke Street
Dublin 2, D02 X361

Contact:
t: 353-1 676 6507
info@sla-pdc.com
sla-pdc.com