



Title

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

Development Description

"The application is for a new social housing development consisting of: 6 housing units with the following mix:

- *Type A: 3 No. semi-detached 3-bedroom houses, two storey*
- *Type B 2 No. semi-detached 2-bedroom houses, two storey*
- *Type C 1 No. semi-detached 4-bedroom specially adapted house, bungalow*

with car parking, boundary treatment and associated site works and services"

Location

Donohill, Co. Tipperary

Applicants

Tipperary County Council

Prepared by:

*Edel Hardiman (B.Sc) in consultation with
James O' Donnell (BA, MRUP, Dip APM)*

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Appendix A – Site Layout Plan

1 INTRODUCTION

This Environmental Impact Assessment Screening Report has been prepared on behalf of Tipperary County Council who are applying for “a new social housing development consisting of: 6 housing units with the following mix:

Type A: 3 No. semi-detached 3-bedroom houses, two storey

Type B 2 No. semi-detached 2-bedroom houses, two storey

Type C 1 No. semi-detached 4-bedroom specially adapted house, bungalow

with car parking, boundary treatment and associated site works and services” at Donohill, Co. Tipperary.

The subject site is located within Donohill, a small village approximately 6 km north from Tipperary town. The subject site is adjacent to the Cúil Gréine housing estate, and it proposed to construct 6 no. dwellings to the east of this housing estate. The R497 is to the south and east of this proposed development. The site area is 0.57 ha in size.



Figure 1.1: Application site (outlined in red) location within Donohill.

This application is accompanied by the following reports which have been used to inform the EIA Screening exercise.

- An Appropriate Assessment Screening Report (April 2026) prepared by Moore Group.
- An Ecological Impact Assessment Report (April 2026) prepared by Moore Group.
- Drawings prepared by Hassett Leyden & Associates.
- Engineers Planning Report prepared by Hassett Leyden & Associates.
- Desk Based Archaeological Assessment Report prepared by TVAS Ireland Ltd.

This Screening Report comprises a desktop EIA screening exercise based on relevant legislation (inc. Schedules 5, 7 and 7A of the Planning & Development Regulations, as amended) which is listed below.

This Screening Report has been prepared by Edel Hardiman (BSc) in consultation with James O'Donnell, Planning Consultant (BA, MRUP, Dip APM).

Edel Hardiman is a qualified and experienced ecologist. She has obtained a Bachelor's degree in Environmental Science (BSc Hons) at the University of Galway. She has been involved in the completion of numerous Appropriate Assessment Screening Reports, Natura Impact Statements, Ecological Impact Assessments, Preliminary Ecological Assessment Reports and Environmental Impact Assessment Screening Reports for a wide range of public and private sector projects. She has completed several ecological surveys including Wintering Bird Surveys, Breeding Bird Surveys, Bat Surveys, Bat Roost Inspection Surveys, Mammal Surveys, Otter Surveys, and Badger Surveys in the Republic of Ireland. She is a registered member of CIEEM and has been issued a Bat Surveying licence by National Parks and Wildlife Services.

James O' Donnell is a qualified Town Planner and Project Manager with over 25 years planning experience in both the public and private sector in the west of Ireland, including 6 years' experience as a local authority planning officer. James has extensive experience in the project management and delivery of a wide range of complex planning applications requiring environmental and ecological assessment, in accordance with the requirements of the EU Habitats Directive and EIA Directives. James has particular experience with EIA Screening Reports for a wide range of public and private projects in the Republic of Ireland.

1.1 PURPOSE OF SCREENING REPORT

The purpose of this Screening Report is to determine if an EIA is required for the proposed development as set out in the relevant provisions of the Planning and Development Act 2000 (as amended) (the 'Act'), and Schedules 5, 7 and 7A of the Planning and Development Regulations 2021 (as amended) (the 'Regulations').

1.2 METHODOLOGY

This EIA Screening Report conforms to the provisions of Article 103 and Schedule 7A of the Regulations. This EIA Screening Report has been prepared with regard to the following legislation and documents (where relevant and/or applicable):

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2021 (as amended);
- Directive 2011/92/EU¹ as amended by 2014/52/EU²;
- EPA (2015) Advice Notes for Preparing Environmental Impact Statements – Draft September 2015
- EPA (2022) Guidelines on the information to be contained in Environmental Impact Assessment Reports – May 2022;
- EPA (2021) Good Practice Guidance on Cumulative Effects Assessment in Strategic Environmental Assessment.
- European Commission (1999) Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions.
- European Commission (2017) Environmental Impact Assessment of Projects – Guidance on Screening;
- DoEHLG (2003) Environmental Impact Assessment (EIA) - Guidance for Consent Authorities regarding Sub-Threshold Development; and
- DoHPLG (2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment – August 2018.
- Office of the Planning Regulator (June 2021) “*OPR Practice Note PN02 – Environmental impact Assessment Screening.*”

This Screening Report comprises a desktop EIA screening exercise based on relevant legislation (inc. Schedules 7 and 7A of the Regulations), the best practice guidance and the Screening Checklist provided in the European Commission (2017) Environmental Impact Assessment of Projects – Guidance on Screening.

1.3 LEGISLATION

As further described in Section 4 of this Screening Report, this project consists of “*a new social housing development consisting of: 6 housing units with the following mix:*”

Type A: 3 No. semi-detached 3-bedroom houses, two storey

Type B 2 No. semi-detached 2-bedroom houses, two storey

Type C 1 No. semi-detached 4-bedroom specially adapted house, bungalow

¹ Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment

² Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

As it pertains to the proposed development, the requirement to complete an EIA as per Directive 2014/52/EU amending Directive 2011/92/EU is transposed into Irish legislation primarily via the:

- Planning and Development Act 2000 (as amended) (the ‘Act’); and
- Planning and Development Regulations 2001 (as amended) (the ‘Regulations’).

Pursuant to Article 81(ca) of the Regulations 2001, a Planning Authority must indicate its conclusion under article 120(1)(b)(i) (a preliminary examination) or screening determination under article 120(1B)(b)(i) in the public notices for a Part 8 process.

Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size, or location of the development.

Where the local authority concludes, based on such preliminary examination, that—

(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—
_(I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

2 THE SUBJECT SITE

2.1 SITE LOCATION & CONTEXT

The subject site is located within Donohill, a small village approximately 6 km north from Tipperary town. The subject site is adjacent to the Cúil Gréine housing estate, and it proposed to construct 6 no. dwellings to the east of this housing estate. The R497 is to the south and east of this proposed development. The site area is 0.57 ha in size.



Figure 2.1: Aerial photo extract showing indicative location of subject site in Donohill

3 ENVIRONMENTAL SENSITIVITIES OF THE SITE

3.1.1 Soils

The Geological Survey of Ireland (GSI) website was consulted for available geological / hydrological information. Topsoil on site is classed as Luvisol: Well drained mineral soils, while subsoils on site are classified as Sandstone till (Devonian). The groundwater vulnerability within the site is rated as High throughout the site. Vulnerability is a term used to represent the intrinsic geological and hydrogeological characteristics that determine the ease at which groundwater may be contaminated by human activities. Although the vulnerability on site is classified as “High” due to the nature and scale of the proposed development and considering the existing developments in the area, there are no impacts/effects predicted in this regard.

3.1.2 Hydrology

The closest major water feature in the area is the Cauteen_010 river waterbody on EPA website and catchments.ie, which is located approximately 60 meters from the application site to the south (straight line measurement). The EPA has rated the value of the river as ‘Poor’ for the Ecological Status or Potential under the SW 2019 _2024 and has a medium confidence value. However, there are no identifiable direct or indirect hydrological connector/receptor pathways between the application site and the Cauteen_010 river waterbody; therefore, no impacts/effects are predicted in this regard.



Figure 3.1- Site in relation to Cauteen_030 River Waterbody

The application site is located on the Slieve Phelim Groundwater waterbody. The EPA has rated the overall groundwater status as 'Good'. Due to the nature and scale of the proposed development, no impacts/effects are predicted on the Slieve Phelim groundwater body.

3.1.3 Air Quality

The closest Air Quality Index Region indicates that the Air Quality Index is 1, which is classes as Good. The Area is listed as Rural Ireland, Zone D. Due to the nature and scale of the proposed development and as there is existing developments in the area, no long-term impacts/effects on air quality are predicted.

3.1.4 Natura 2000 Network

The application site is 1.84 km from the Lower River Suir SAC, which is the closest Natura 2000 site to the application site. An Appropriate Assessment Screening Report has been prepared by Moore Group. The conclusion of this report stated that *"It can be excluded, on the basis of the best scientific knowledge available, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on any European site, in the absence of any mitigation."* Therefore, no impacts/effects are predicted on any Natura 2000 site as there are no identifiable pathways or connectivity to the habitats and/or species to this site.



Figure 3.2- Site location in relation to the Lower River Suir SAC

3.1.5 Natural Heritage Areas

There are no Natural Heritage Areas (NHA's) or proposed NHA's (pNHA's) within in the vicinity of the proposed development. The nearest NHA to the proposed development is Grageen Fen And Bog NHA which is located 17.7 km to the northwest. The nearest pNHA to the proposed development is Ballydonagh Marsh pNHA which is located approximately 643 meters to the southeast. It should be noted that there is no identifiable ecological and/or hydrological connection between the application site and NHA/pNHA's and therefore, no impacts/effects are predicted.

3.1.6 Ecology

The proposed development is a grassland site adjacent to the existing Cúil Gréine housing estate. An Ecological Impact Assessment Report was prepared by Moore Group. This report included an assessment of the site and determined that *"The habitats under the footprint of the proposed development are of low local ecological value."* This report concluded that *"There are no significant impacts predicted from the proposed development on habitats, flora, fauna or biodiversity."* There are no identifiable hydrological/ecological connector/ receptor pathways to any Natura 2000 site from the application site. Therefore, no impacts/effects are predicted with regards to ecology.

3.1.7 Built Heritage

There are no Protected Structures on site and the subject site is located outside of an Architectural Conservation Area (ACA). The closest recorded National Inventory of Architectural Heritage recorded is Garryshane National School, which is located to the north of the site. The closest recorded Sites and Monuments Recorded is a Castle located over 200 meters to the north of the site. As the proposed development will be confined to the red line boundary and as there are no identifiable pathways between these sites, no impacts are predicted on protected sites. In addition, a Desk Based Archaeological Assessment Report prepared by TVAS Ireland Ltd which recommends predevelopment testing in the interest of due diligence.

3.1.8 Development Plan Provisions

Under the provisions of the Tipperary County Development Plan 2022-2028 (CDP), the application site within the Donohill settlement has not been zoned. See Figure 3.3 below for the extract map from the Tipperary County Development Plan 2022-2028. As part of the CDP, the settlement of Donohill is included in the strategy for smaller towns and villages, which aims to provide high-quality, sustainable housing that suits local needs. As such, the principle of the proposed residential development at this location is consistent with the provisions of the CDP.

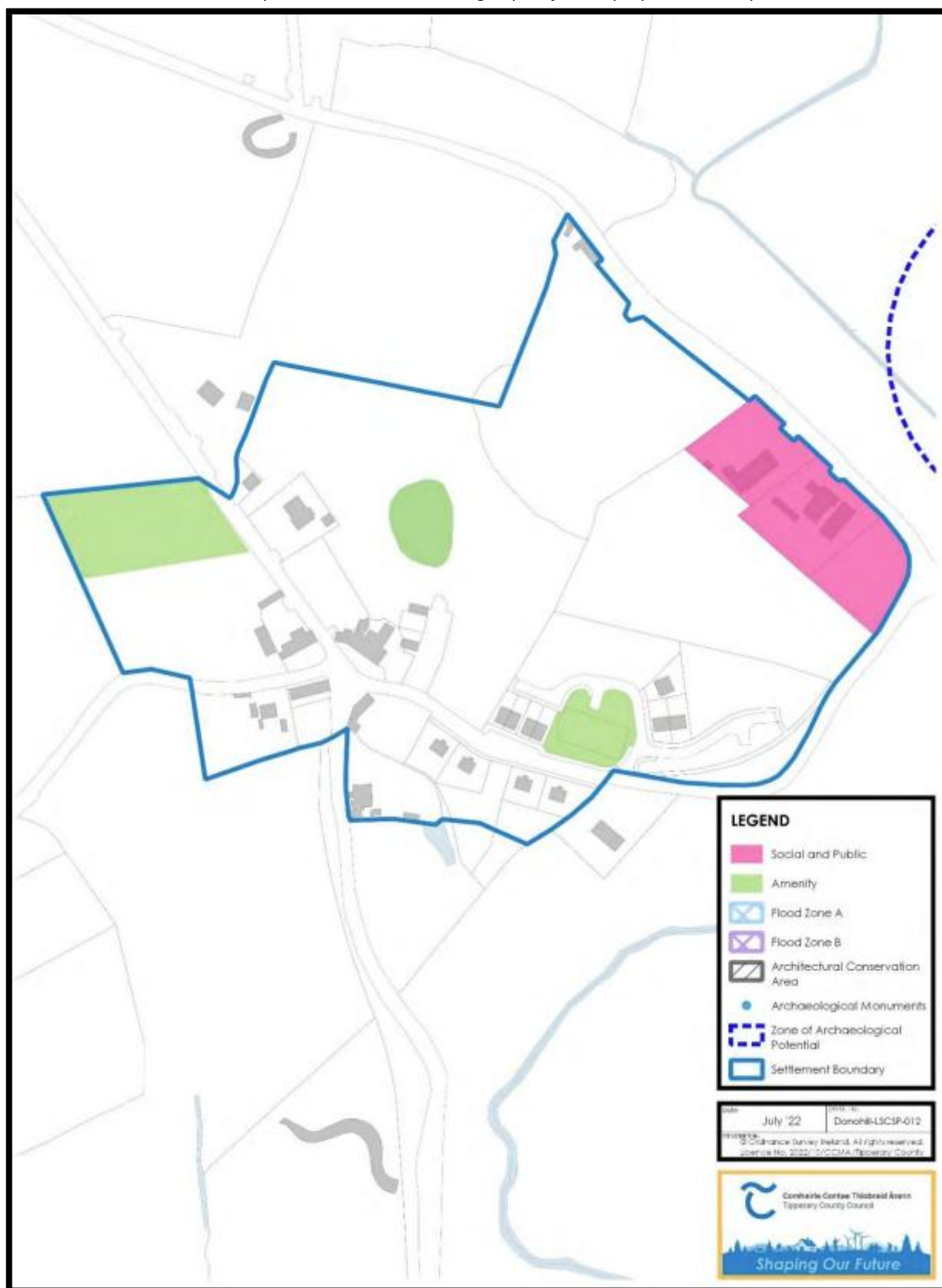


Figure 3.3- Extract from the Tipperary County Development Plan 2022-2028

4 RELEVANT LEGISLATIVE CONTEXT

Section 172 of the Act (as amended) states:

(1) 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 equal or exceed, as the case may be, 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 equal or exceed, as the case may be, 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 equal or exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and

(ii) it is concluded, determined or decided, as the case may be, —

by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(I) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(II) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

Environmental Impact Assessment Screening Report for the proposed development at Donohill, Co. Tipperary
(III) *by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,*

(IV) *in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or*

(V) *by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940, that the proposed development is likely to have a significant*

5 MANDATORY EIA THRESHOLD SCREENING

As per Step 1(b) of the OPR Guidance, an assessment as to whether a Mandatory EIA is required, needs to be carried out.

Schedule 5 of the Planning & Development Regulations 2001 (As amended) prescribes the classes and scale of development which require EIA.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of "Housing".

It is noted that Part 2 class 10(b)(i) refers to;

"Construction of more than 500 dwelling units."

In response, the proposed development / accommodation does not exceed this threshold.

It is noted that Part 2 class 10(b)(iv) refers to;

"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 response, the proposed site area is 0.57 ha and therefore does not exceed this threshold.

Finally, it is noted that class 13 refers to;

"(a) Any change or extension of development already authorized, 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."

In response, the proposed development does not meet these criteria and therefore, does not exceed this threshold.

Due to the modest scale of the proposed development, the project is not of a class of development in Schedule 5, Parts 1 and 2. Accordingly, there is no mandatory requirement for EIA in this case.

6 SUB-THRESHOLD EIA SCREENING

Article 103(1) of the Regulations states:

103(1) (a) Where a planning application for sub-threshold development is not accompanied by an EIAR, the planning authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the planning authority concludes, based on such preliminary examination, that—

(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in Schedule 7A for the purposes of a screening determination unless the applicant has already provided such information, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—

(i) conclude that the development would be likely to have such effects, and

(ii) by notice in writing served on the applicant, require the applicant to submit to the authority an EIAR and to comply with the requirements of article 105.

In accordance with Article 103(1)(a)(ii), the provision of “*information specified in Schedule 7A for the purposes of a screening determination*” has been prepared in the interest of due diligence.

In this regard it should be noted that the DoEHLG Guidance³ with respect to EIA Sub Threshold Screening states that “*...it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision.*”

In this context, this screening exercise relies on available information.

³ DoEHLG (2003) Environmental Impact Assessment (EIA) - Guidance for Consent Authorities regarding Sub-Threshold Development.

7 SCREENING EXERCISE

7.1 LEGISLATIVE CONTEXT

Schedule 7A of the Regulations also requires that the following information is provided:

“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 particular 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.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.”

Where relevant and in accordance with Article 103 (1A)(b) of Regulations⁴, the information provided below may be accompanied by a “description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development”.

7.2 EIA SCREENING ASSESSMENT

The checklist for EIA Screening Assessment is set out in Table 1 below. This is adapted from OPR EIA Screening Guidance⁵. This checklist is designed to address the requirements of Schedules 7 and 7A of the Regulations and to inform the Planning Authority’s EIA determination in this case.

⁴ As inserted by SI 296 of 2018 *European Union (Planning and Development)(Environmental Impact Assessment) Regulations 2018*

⁵ OPR Practice Note PN02 Environmental Impact Assessment Screening

Table 1: Checklist for EIA Screening Assessment

A. Screening Determination		
Planning Register Reference:	N/A	
Development Summary:	<i>"The application is for a new social housing development consisting of: 6 housing units with the following mix:</i> <i>Type A: 3 No. semi-detached 3-bedroom houses, two storey</i> <i>Type B 2 No. semi-detached 2-bedroom houses, two storey</i> <i>Type C 1 No. semi-detached 4-bedroom specially adapted house, bungalow with car parking, boundary treatment and associated site works and services."</i>	
	Yes/No/N/A:	Comment (If Relevant):
Does the application include information specified in Schedule 7A?	Yes	In accordance with Article 103(1)(a)(ii), the provision of "information specified in Schedule 7A for the purposes of a screening determination" has been prepared in the interest of due diligence.
Other relevant information submitted:	Yes	• An Appropriate Assessment Screening Report (April 2026) prepared by Moore Group. • An Ecological Impact Assessment Report (April 2026) prepared by Moore Group. • Drawings prepared by Hassett Leyden & Associates. • Engineers Planning Report prepared by Hassett Leyden & Associates. • Desk Based Archaeological Assessment Report prepared by TVAS Ireland Ltd.
Does the application include a NIS and/or other reports to enable AA screening?	Yes	An Appropriate Assessment Screening Report has been prepared by Moore Group. The conclusion of this report stated that <i>"It can be excluded, on the basis of the best scientific knowledge available, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on any European site, in the absence of any mitigation."</i> Therefore, no impacts/effects are predicted on any Natura 2000 site as there are no identifiable pathways or connectivity to the habitats and/or species to this site.
Is an IED/IPC/Waste Licence or Waste Water Discharge Authorisation (or review of licence/ authorisation) required from the EPA for the subject development?	No	N/A
If YES has the EPA been consulted?		N/A
Have any other relevant assessments of the effects on the environment been carried out pursuant to other relevant Directives –for example SEA or AA?		An Appropriate Assessment Screening Report has been prepared by Moore Group. The conclusion of this report stated that <i>"It can be excluded, on the basis of the best scientific knowledge available, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on any European site, in the absence of any mitigation."</i>
B. Examination		
1. Characteristics of proposed development- (Including demolition, construction, operation, or decommissioning):		
	If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):	

a) The size and design of the whole of the proposed development (including any demolition works):	<i>"The application is for a new social housing development consisting of: 6 housing units with the following mix: Type A: 3 No. semi-detached 3-bedroom houses, two storey Type B 2 No. semi-detached 2-bedroom houses, two storey Type C 1 No. semi-detached 4-bedroom specially adapted house, bungalow with car parking, boundary treatment and associated site works and services."</i> The proposed development is for the construction of 6 no. residential dwellings within the settlement of Donohill.
(b) Other existing or permitted projects (including under other legislation that is subject to EIA) that could give rise to cumulative effects:	A search was carried out on Tipperary County Council's online planning query system on the 07th of May 2026. It was ascertained that the following local planning applications have been granted within a 300m radius of the site in the past 5 years, which are listed below: PI Ref no – 21757 - construction of a wastewater pumping station and associated site works PI Ref no – 2460467 - the demolition of existing substandard dwelling house; construction of 3 dwelling houses with associated entrances & car parking; connection to mains services, together with all associated site works PI Ref no – 2560651 - the filling of the former quarry, to reinstate ground to new levels and all associated site works Due to the nature and scale of the proposed development, together with the lack of identifiably hydrological/ connector/ receptor pathways between the application site and these granted developments, cumulative impacts/ effects are not predicted.
(c) Use of natural resources, in particular land, soil, water and biodiversity: Will construction or the operation of the proposal use natural resources such as land, soil, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Water and fuel will be required during the construction phase of the development. This is not predicted to cause significant impacts. Given the findings of the Ecological Impact Assessment Report prepared by Moore Group, no impacts are predicted on biodiversity.
(d) Production of waste: Will the proposal produce solid wastes during construction, operation, or decommissioning?	The site area is relatively small/modest. Any waste from the proposed development will be recycled or reused where possible. If recycling or reuse is not possible waste should be disposed of by an authorized waste facility.
(e) Pollution and nuisances: Will the proposal release pollutants to ground or surface water, or air (including noise and vibrations) or water, or lead to exceeding environmental standards set out in other Directives?	As with any similar development, there is potential for dust and noise pollution during construction. Construction related traffic is also anticipated. No deep excavations are required; therefore, no significant noise impacts are anticipated. However, the construction phase is likely to be short term and owing to the location scale of the proposed development, no significant impacts are predicted in this regard. A Sustainable Urban Drainage System (SuDS) is proposed to collect and treat stormwater arising from the proposed development. Surface water will discharge to a proposed soakaway tank located in the southeastern portion of the site, with overflow to the main storm network to the east. Stormwater will pass through a

	petrol interceptor prior to discharge to the soakaway. No impacts are predicted in this regard. Wastewater will connect to the existing sewer network in the area. A Confirmation of Feasibility has been obtained by Uisce Éireann which states that wastewater connection is "<i>Feasible without infrastructure upgrade by Uisce Éireann</i>". No impacts are predicted in this regard.
(f) Major accidents and disasters: In accordance with scientific knowledge, is there a risk of major accidents and/or disasters which are relevant to the project, including those caused by climate change?	None. No COMAH or Seveso sites are located within the vicinity.
(g) Risks to human health, for example due to water contamination or air pollution:	During the construction phase, there will likely be an increase in air pollution in terms of dust. However, this will be short-term in duration and so, no adverse impacts/effects are predicted in this regard. Construction impacts including noise, dust, construction, and haulage traffic. No adverse impacts are predicted in this regard. At the operational stage, the proposed development is not predicted to give significant rise to noise disturbance and lighting disturbance due to the minor scale and extent of the proposed development together with the location adjacent to existing dwellings. No adverse impacts are predicted in this regard. Having regard to the nature and extent of the proposed development at this location, no significant risks to human health are identified. A Sustainable Urban Drainage System (SuDS) is proposed to collect and treat stormwater arising from the proposed development. Surface water will discharge to a proposed soakaway tank located in the southeastern portion of the site, with overflow to the main storm network to the east. Stormwater will pass through a petrol interceptor prior to discharge to the soakaway. No impacts are predicted in this regard. Wastewater will connect to the existing sewer network in the area. A Confirmation of Feasibility has been obtained by Uisce Éireann which states that wastewater connection is "<i>Feasible without infrastructure upgrade by Uisce Éireann</i>". No impacts are predicted in this regard.
2. Location of proposed development:	
The environmental sensitivity of geographical areas likely to be affected by the proposed development: If relevant, briefly describe the characteristics of the location (with particular regard to the (a) existing and approved land use, (b) the relative abundance, availability, quality and regenerative capacity of natural resources, and (c) the absorption capacity of the environment):	
(a) Generally, describe the location of the site and its surroundings:	The proposed development is for the construction of 6 no. residential dwelling within the Donohill settlement. The developments will be located along the R497, adjacent to the existing Cúil Gréine housing estate. Several one-off dwellings are located in the vicinity of the area.
(b) Is the project located within, close to or has it the potential to impact on any site specified in Article 103(3)(a)(v) of the Regulations: — European site — NHA/pNHA — Designated Nature Reserve — Designated refuge for flora or fauna —	No. The application site is 1.84 km from the Lower River Suir SAC, which is the closest Natura 2000 site to the application site. An Appropriate Assessment Screening Report has been prepared by Moore Group. The conclusion of this report stated that "<i>It can be excluded, on the basis of the best scientific knowledge available,</i>

Place, site or feature of ecological interest, the preservation, conservation, protection of which is an objective of a development plan/ local area plan/ draft plan or variation of a plan.	<i>that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on any European site, in the absence of any mitigation.</i>" Therefore, no impacts/effects are predicted on any Natura 2000 site as there are no identifiable pathways or connectivity to the habitats and/or species to this site. The closest major water feature in the area is the Cauteen_010 river waterbody on EPA website and catchments.ie, which is located approximately 60 meters from the application site to the south (straight line measurement). The EPA has rated the value of the river as 'Poor' for the Ecological Status or Potential under the SW 2019 _2024 and has a medium confidence value. However, there are no identifiable direct or indirect hydrological connector/receptor pathways between the application site and the Cauteen_010 river waterbody; therefore, no impacts/effects are predicted in this regard. The application site is located on the Slieve Phelim Groundwater waterbody. The EPA has rated the overall groundwater status as 'Good'. Due to the nature and scale of the proposed development, no impacts/effects are predicted on the Slieve Phelim groundwater body. There are no Protected Structures on site and the subject site is located outside of an Architectural Conservation Area (ACA). The closest recorded National Inventory of Architectural Heritage recorded is Garryshane National School, which is located to the north of the site. The closest recorded Sites and Monuments Recorded is a Castle located over 200 meters to the north of the site. As the proposed development will be confined to the red line boundary and as there are no identifiable pathways between these sites, no impacts are predicted on protected sites. In addition, a Desk Based Archaeological Assessment Report prepared by TVAS Ireland Ltd which recommends predevelopment testing in the interest of due diligence.
(c) 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?	No.
(d) 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?	No, the proposed development site is located adjacent to the existing Cúil Gréine housing estate. No impacts are predicted.
(e) Are there any areas or features of historic or cultural importance on or around the location that could be affected by the project?	No.

(f) 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?	Yes, the subject site is surrounded by development. It is not expected that surrounding land uses would be adversely affected by the proposed development at this location.
(g) Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the proposal?	No.
(h) 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?	The closest major water feature in the area is the Cauteen_010 river waterbody on EPA website and catchments.ie, which is located approximately 60 meters from the application site to the south (straight line measurement). The EPA has rated the value of the river as 'Poor' for the Ecological Status or Potential under the SW 2019 _2024 and has a medium confidence value. However, there are no identifiable direct or indirect hydrological connector/receptor pathways between the application site and the Cauteen_010 river waterbody; therefore, no impacts/effects are predicted in this regard. The application site is located on the Slieve Phelim Groundwater waterbody. The EPA has rated the overall groundwater status as 'Good'. Due to the nature and scale of the proposed development, no impacts/effects are predicted on the Slieve Phelim groundwater body.
(i) Is the site located in an area susceptible to subsidence, landslides, erosion, or flooding which could cause the proposal to present environmental problems?	No.
(j) Are there any additional considerations that are specific to this location?	No.

3. Types and characteristics of potential impacts:

If relevant, briefly describe the characteristics of the potential impacts under the headings below. (Including where relevant the magnitude and spatial extent of the impact (e.g., geographical areas and size of population likely to be affected), nature of impact, intensity and complexity of impact, probability of impact, and duration, frequency and reversibility of the impact):	If relevant, briefly describe any mitigation measures proposed to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment?
Population and human health:		
In the absence of standard construction phase best practice/control measures, there may be possible short-term nuisances to human beings in neighbouring properties from noise and dust during the construction phase. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub-threshold EIAR. Noise and dust or pollution will be subject to standard best practice/control measures as per typical construction projects.	Standard construction phase control measures.	No. The residual construction impacts are temporary and are not considered to be significant. The operation impacts are not likely to be significant due to the noise and increase in traffic.

Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive: *		
Impacts from loss/ fragmentation of habitat, disturbance and displacement are not likely to occur due to the lack of hydrological connector/receptor pathways and the physical barriers between the application site and the Lower River Suir SAC.	N/A.	No. This is due to the lack of identifiable hydrological connectors/ receptors pathways and physical barriers present between the application site and the Lower River Suir SAC.
Any removal of vegetation on site may result in short-term disturbance to local fauna, however, standard construction phase control measures will reduce potential impacts/effects.	Standard construction phase control measures.	No. The residual impact is not considered to be significant.
Land, soil, water, air and climate:		
The loss of grassland is not considered to be significant.	N/A	No
The flat nature of the land and ground conditions mean that there is no likelihood of soil erosion or impact on soil stability. Construction will be at near surface reducing the need for large scale excavation.	N/A	No
Potential risk to water quality of groundwater.	At construction phase, Surface water runoff and sources of contaminants during construction will be managed in accordance with industry best practice. A Sustainable Urban Drainage System (SuDS) is proposed to collect and treat stormwater arising from the proposed development. Surface water will discharge to a proposed soakaway tank located in the southeastern portion of the site, with overflow to the main storm network to the east. Stormwater will pass through a petrol interceptor prior to discharge to the soakaway. No impacts are predicted in this regard. Wastewater will connect to the existing sewer network in the area. A Confirmation of Feasibility has been obtained by Uisce Éireann which states that wastewater connection is "Feasible without infrastructure upgrade by Uisce Éireann". No impacts are predicted in this regard.	No. The residual risk is considered to be low once standard best practice/control measures are implemented.

Material assets, cultural heritage and the landscape: *		
In terms of material assets, the most relevant in this case is the existing road network. In this regard, the site is easily accessed from the existing road network, R497, where the urban speed limit applies.	In relation to cultural heritage, there are no protected structures on site, and the subject site is located outside of an Architectural Conservation Area (ACA). The closest recorded National Inventory of Architectural Heritage recorded is Garryshane National School, which is located to the north of the site. The closest recorded Sites and Monuments Recorded is a Castle located over 200 meters to the north of the site. As the proposed development will be confined to the red line boundary and as there are no identifiable pathways between these sites, no impacts are predicted on protected sites. In addition, a Desk Based Archaeological Assessment Report prepared by TVAS Ireland Ltd which recommends predevelopment testing in the interest of due diligence. In terms of the landscape, given that the proposed development is located within a built-up environment, no mitigation is required in this regard.	No. The residual risk is considered to be low.
Cumulative Effects:		
No cumulative effects are identified.	N/A	No
Transboundary Effects:		
The site is remote from any transboundary location and the nature of the development is such that any impact would not affect a large geographical area.	N/A	No
4. Additional Considerations:		
Further relevant information, if any, relating to how the results of any other relevant assessments of the effects on the environment have been taken into account (e.g. SEA, AA screening, AA):	An Appropriate Assessment Screening Report has been prepared by Moore Group. The conclusion of this report stated that <i>"It can be excluded, on the basis of the best scientific knowledge available, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on any European site, in the absence of any mitigation."</i> Therefore, no	

	impacts/effects are predicted on any Natura 2000 site as there are no identifiable pathways or connectivity to the habitats and/or species to this site.	
Other relevant information/ considerations of note:	No	
C. Determination:		
No real likelihood of significant effects on the environment.	X	EIAR is not required
Real likelihood of significant effects on the environment.		EIAR is required
D. Main Reasons and Considerations:		
See Conclusions below		

8 CONCLUSIONS

Planning is being sought for *“a new social housing development consisting of: 6 housing units with the following mix:*

Type A: 3 No. semi-detached 3-bedroom houses, two storey

Type B 2 No. semi-detached 2-bedroom houses, two storey

Type C 1 No. semi-detached 4-bedroom specially adapted house, bungalow

with car parking, boundary treatment and associated site works and services” at Donohill, Co. Tipperary.

As noted in Section 3, owing to the nature and scale of the proposed development, there is no mandatory requirement for EIA to be completed under the relevant legislation in this case. In accordance with Article 103(1)(a)(ii), the provision of *“information specified in Schedule 7A for the purposes of a screening determination”* has been prepared in the interest of due diligence.

Given the scale and nature of the project and taking account of the documentation which accompanies the project, the overall probability of impacts on the receiving environment arising from the proposed development (during the construction or operational phases) is considered to be low.

This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the location, nature, and scale of the proposed development. The subject site is not located in an environmentally sensitive site. In any event, the proposed development will implement best practice construction methodologies to avoid any significant impacts.

No significant environmental impacts are likely to occur once the proposals outlined in the application are implemented.

The information provided in this EIA Screening Report can be used by the competent authority, to conclude that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report (EIAR) is not required in this case.

Appendix A – Site Layout Plan

