



# Preliminary Environmental Impact Assessment Screening

Preliminary EIA Screening for Donegal County Council relating to a proposal for the demolition and re-building of Block C Apartment Block at Nas Mor, Carnamuggagh Upper, Letterkenny, Co. Donegal.

Greentrack Environmental Consultants

September 2024

## **DOCUMENT DETAILS**

**Client:** Donegal County Council

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# 1 INTRODUCTION

## 1.1 Background

Greentrack Consultants have received instruction from Donegal County Council to undertake this “*Preliminary Environmental Impact Assessment (EIA) Screening*” examining the proposal by Donegal County Council for the demolition and re-building of Block C Apartment Block at Nas Mor, Carnamuggagh Upper, Letterkenny, Co. Donegal.

EIA Screening is the process of deciding whether a development requires an EIA to be carried out. The EIA Screening exercise first assesses the development to ascertain if it is subject to Mandatory EIA, using classifications defined in the EIA Directive (projects listed in Annex I of the EIA Directive are subject to an EIA).

If the project is not listed in Annex I, and no mandatory EIA is required, the EIA Screening process progresses to sub-threshold development assessment.

Projects listed in Annex II of the EIA Directive are subject to an EIA if:

- (i) they exceed certain thresholds (set out in Annex II and by each Member State);
- (ii) or if they do not meet or exceed the threshold, but where the project is deemed likely to have significant environmental effects, with regards to the project’s scale, nature, location and context. Such projects need to be assessed on a case-by-case basis. EU Guidance on EIA Screening states that whilst Member States may set thresholds or criteria for the purpose of determining which projects are to be assessed on the basis of their environmental effects, they “should not be required to examine projects below those thresholds or outside those criteria on a case-by-case basis”.

Annexes I and II of the EIA Directive have been transposed to Irish legislation through the Planning and Development Regulations 2001, as amended, in Schedule 5 Parts 1 and 2, with national thresholds added to some Part 2 developments. In line with the EU Guidance on EIA Screening, the Office of the Planning Regulator (OPR) Practice Note PN02 Environmental Impact Assessment Screening states that if a project “is not of a class of development in Schedule 5, Parts 1 and 2, it is not “sub-threshold” development, and no EIA or EIA Screening is required”.

This EIA Screening has been prepared by Greentrack Consultants with all reasonable care, due diligence, professional application, and best scientific knowledge available to Greentrack at the time of writing. Screening was carried out using guidance from the following documents:

- ‘Environmental Impact Assessment Screening’ Practice Note PN02 produced by the Office of the Planning Regulator.
- ‘EU Guidance on EIA Screening’ – European Commission
- ‘Guidelines of the Information to be contained in Environmental Impact Assessment Reports (2022)’ produced by the Environmental Protection Agency.

Information contained within this report is based on the interpretation of data provided and has been accepted by Greentrack in good faith. Greentrack accept no responsibility to any third party to whom this report is made known or available. Any such third parties rely on the findings of this report at their own risk. The aim of this screening report is to aid the Competent Authority in determining whether or not an “Environmental Impact Assessment” is required for the proposed works.

## 1.2 Statement of Authority

This report was compiled by Colin Farrell. Colin is a hydrologist with Greentrack and holds a BSc. Geochemistry from Reading University and MSc Applied Environmental Science from Queens University Belfast. Colin has over 10 years’ experience working with Greentrack in dealing with Environmental Impact Assessments, Site Remediation Works, Quarry Assessments, Flood Risk Assessment, Hydrological and Hydrogeological Reports.

## 2 MANDATORY EIA or SUB-THRESHOLD

This section will examine if the project falls under the projects listed for mandatory EIA or considered sub-threshold under the Planning and Development Regulations 2001 (as amended).

**Table 2.1: Mandatory or sub-threshold EIA determination**

<b>Mandatory or sub-threshold EIA Determination</b>		
<b>Project Title</b>	Apartment Block C, Nas Mor, Carnamuggagh Upper, Letterkenny, Co. Donegal.	
<b>Project Description</b>	The proposal is for the demolition and re-building of Block C Apartment Block at Nas Mor, Carnamuggagh Upper, Letterkenny, Co. Donegal. The site is approximately 0.2 ha in size and accessed through the Glenn Tain estate directly off the national N56 route. The re-built apartment block is to be re-configured to provide 18 No. apartments: 12 No 1-bed appartments and 6 No 2-bed apartments.	
<b>A</b>	<b>Schedule 5 Part 1</b> of the Planning and Development Regulations 2001 (as amended) – Does the development comprise a project listed?	
<input type="checkbox"/>	Yes – Class -	EIA is mandatory. No preliminary Screening required.
<input checked="" type="checkbox"/>	No, the development is not listed in Schedule 5, part 1.	<b>Proceed to B</b>
<b>B</b>	<b>Schedule 5 Part 2</b> of the Planning and Development Regulations 2001 (as amended) – Does the development comprise a project listed?	
<input type="checkbox"/>	No, the development is not listed in Schedule 5, part 2.	No preliminary screening required.
<input type="checkbox"/>	Yes, the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold – Class & Threshold –	EIA is mandatory. No preliminary Screening required.
<input checked="" type="checkbox"/>	Yes, the project is of a type listed but is sub-threshold – <i>Class 10. Infrastructure projects</i> (b) (i) <i>construction of more than 500 dwelling units.</i> <b>The total number of dwelling units proposed is 18. The proposal is sub-threshold</b>	<b>Proceed to C</b>
<b>C</b>	If a sub-threshold project, has Schedule 7A information or EIAR screening report been provided?	
<input type="checkbox"/>	Yes, Schedule 7A information or EIAR screening report has been provided	Project should be subject to EIAR Screening and subsequent determination.
<input checked="" type="checkbox"/>	No, Schedule 7A information or EIAR screening report has not been provided	<b>Preliminary EIA screening required.</b>

As noted in Table 2.1 above, the project is seen to be of a type listed in Schedule 5, part 2 of the Planning and Development Regulations 2001 (as amended) but is sub threshold and no Schedule 7A information has been provided. Therefore, the project should undergo preliminary examination for EIA screening.

### 3 PRELIMINARY EXAMINATION for EIA SCREENING

Where a development is 'sub-threshold' and is not accompanied by an EIAR or Schedule 7A information, a preliminary examination, of, at least, the nature, size or location of the development to conclude if there is a likelihood of significant effects on the environment, must be carried out.

Preliminary examinations must consider at least the following:

- The nature of the development including the production of wastes and pollutants
- The size of the development or
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area. This will require consideration of the overlap with Appropriate Assessment (AA) and consideration will need to be given to hydrological and other connections to Natura 2000 sites.

**Table 3.1: Preliminary Examination for EIA Screening**

**Preliminary Examination for EIA Screening:**

**A preliminary examination of, at the least, the nature, size or location of the development**

Preliminary Examination for EIA Screening: A preliminary examination of, at the least, the nature, size or location of the development			
	Is the nature of the proposed development exceptional in the context of the existing environment?	Comment	Yes/No/Uncertain
<b>Nature of the Development</b>	Is the nature of the proposed development exceptional in the context of the existing environment?	<p>The site is approximately 0.2 ha in size, broadly square in shape, and accessed through the Gleen Tain estate access road which is directly off the N56 national route. The proposal consists of the demolition, rebuilding and reconfiguration of an existing Social Housing Apartment Block at, Block C Nas Mor Letterkenny which is affected by defective concrete blocks.</p> <p>The existing Social Housing Apartment Block consists of 12 No 2-bed apartments is to be replaced with a reconfigured building to provide 18 No apartments: 12 No 1-bed apartments and 6 No 2-bed apartments (on existing footprint).</p> <p>The proposed location is within an urban setting with existing housing estates and commercial premises to the west, south and east of the proposal. The site is approximately 175m from the national N56 route which runs northwards through Letterkenny. The development is planned to be incorporated into the existing environment and not to extend the built environment into a rural area. The new apartment block will be built on the footprint of the existing apartment block. There will be landscaping proposals associated with the development to blend the development in with the surrounding environs.</p> <p>The nature of the proposed development is small scale (c. 0.2 Ha site), in keeping with, and not exceptional in the context of the existing environment.</p>	<b>No</b>
	Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	<p>The development will have a demolition, construction and operational phase. The demolition and construction process will result in the production of waste. Waste will be recycled where possible and any disposal of waste will be to an authorised facility by licenced hauliers. Waste management will be in accordance with the Construction and Environmental Management Plan (CEMP) for the site. No significant negative impacts are considered likely. Operational waste from the development will be domestic waste from the residential units. All domestic waste will be collected by a licenced waste contractor and taken to an authorised facility. No significant negative impacts are considered likely.</p> <p>The demolition and construction process has the potential to cause nuisance related to noise, dust, surface water and vibration impacts. The CEMP will detail measures to mitigate likely impacts. SUDs drainage design measures will be incorporated into the operation of the proposal to attenuate stormwater flow and quality. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area. All apartment units will have air to water heat pumps as the main heating system. All units come without stoves and chimneys, therefore no emissions from burning fossil fuels will be released.</p> <p>The development will not result in the production of significant waste or result in significant emissions or pollutants.</p>	<b>No</b>

**Preliminary Examination for EIA Screening:**

**A preliminary examination of, at the least, the nature, size or location of the development**

<p><b>Size of the Development</b></p>	<p>Is the size of the proposed development exceptional in the context of the existing environment?</p>	<p>The site is within the town boundaries of Letterkenny. The development is planned on a site c. 0.2 Ha in size and is in keeping with the area. The proposal is planned to be developed on the same footprint as the existing apartment block to be demolished. The size of the proposed development is small-scale and not exceptional in the context of the existing environment.</p>	<p><b>No</b></p>
	<p>Are there cumulative considerations having regard to other existing and/or permitted projects?</p>	<p>There are no significant other permitted projects in the area likely to have any significant cumulative effect on the environment.</p>	<p><b>No</b></p>
<p><b>Location of Development</b></p>	<p>Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?<sup>1</sup></p>	<p>The development is planned for a brownfield site within a serviced urban area. The site is located approximately 2.67 km northwest of the Lough Swilly SPA (Site Code: 004075) and c. 2.66 km northwest of the Lough Swilly SAC (site code: 002287). The site is hydrologically connected to the SAC &amp; SPA via stormwater drainage which is discharged to a tributary of the River Swilly. The hydrological distance from the site to the SPA is approximately 3.35 km. The hydrological distance from the site to the SAC is approximately 3.34 km. Due to the incorporation of SUDs design, best practice during demolition and construction and the considerable hydrological distance, there is no likelihood of significant negative impact on the environment or any ecologically sensitive site or location. An Appropriate Assessment Stage 1 Screening Report was carried out by Greentrack Environmental Consultants for the development and concluded that:</p> <ul style="list-style-type: none"> <li>• The project is not connected directly to the management of any European sites.</li> <li>• The proposed development, on its own, or in combination with other projects, will not have a significant effect on European sites and thus a Stage 2 Appropriate Assessment is not required for this project.</li> </ul>	<p><b>No</b></p>
	<p>Does the proposed development have the potential to affect other significant environmental sensitivities in the area?</p>	<p>There are no other environmental sensitivities in the area that are likely to be negatively affected by the development either in construction stage or during the operational phase.</p>	<p><b>No</b></p>

<sup>1</sup> Sensitive locations or features includes European sites, NHA/pNHA, Designated Nature Reserves, land designated as a refuge for flora and fauna, and any other ecological site which is the objective of a CDP/LAP (including draft plans).

**Preliminary Examination for EIA Screening:**

**A preliminary examination of, at the least, the nature, size or location of the development**

**Preliminary Examination for EIA Screening Conclusion:**

Based on a preliminary examination of the nature, size or location of the development.

<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is no real likelihood of significant effects on the environment.  <b>EIA is not required.</b>	There is significant and realistic doubt regarding the likelihood of significant effects on the environment.  Schedule 7A information should be collated and EIAR Screening required.	There is real likelihood of significant effects on the environment.  An EIAR is required.



## 4 PRELIMINARY EXAMINATION EIA SCREENING CONCLUSION

Based on a preliminary examination of the nature, size and location of the development, and for the reasons provided in Table 3.1 above, the proposed development at Block C Apartment Block, Nas Mor, Carnamuggagh Upper, Co. Donegal is assessed as having no real likelihood of significant effects on the environment. **It is determined on this basis that EIA is not required.**