



Comhairle Contae Dhún na nGall

Donegal County Council

PLANNING AND DEVELOPMENT REGULATIONS 2001
(as amended)

Environmental Impact Assessment Preliminary Examination

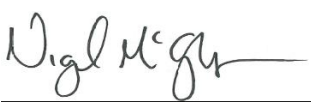
in accordance Article 120 of the above Regulations.
(available for inspection)

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

Date 15/09/23

STAGE 1.a – EIA PRE-SCREENING

Case Ref:		HCS 0319						
Development Summary		Construction of 30no. Social Houses including all related site works at Cois Abhainn (Phase 3), St. Johnston, Co. Donegal						
Does the proposed development constitute an EIA project? <i>(that is involving construction works or interventions in the natural surroundings)</i>				<table border="1"> <tr> <td>Yes</td> <td>✓</td> </tr> <tr> <td>No</td> <td></td> </tr> </table>	Yes	✓	No	
Yes	✓							
No								
If YES, Does the proposed development fall within a class of development set out in Part 1 or Part 2, Schedule 5 of the Planning and Development Regulations, 2001 (as amended)?								
Tick		Threshold	Comment	Result				
Yes	✓	Class 10 'Infrastructure projects' of Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended)	The threshold relates to projects of more than 500 dwelling units, or an area that exceeds 10 hectares in a built up area or more than 20 hectares elsewhere.	This project falls below the respective threshold and therefore is a sub-threshold development.				
No								
CONCLUSION								
Development is not within Part 1 or Part 2, Schedule 5. No EIA/Screening is required.								
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. EIAR is required.								
Development is within Part 1 or Part 2 but is less than threshold. EIA Screening is Required.		✓						


Case Officer: 

Date 15/09/2023

Stage 1.b – EIA Screening - Preliminary Examination

Case Ref:	HCS 0319		
Development Summary	Construction of 30no. Social Houses including all related site works at Cois Abhainn (Phase 3), St. Johnston, Co. Donegal		
EXAMINATION			
	Yes /No/ Uncertain	Comment:	
Is the size of the development exceptional in the context of the existing environment?	No	This is phase 3 of a Social Housing development. Currently there is 34no. houses. Whilst the total number of houses will be 64 when complete the density would only be 22 units per hec.	
Is the proposed development located on, in, adjoining or have the potential to impact on a sensitive site or location?	Yes	Site is approximately 500m from River Finn SAC SiteCode: 002301 pNHA – River Foyle SiteCode: 002067	
Will the development result in the production of any significant waste, or result in emissions or pollutants?	No	The removal of topsoil and small amounts of C&D waste will be managed in accordance with a Waste Management Plan. Localised construction impacts will be temporary. There will be no loss of materials or pollutants to waters or sensitive receptors during works as a result of separation.	
CONCLUSION			
Based on a preliminary examination of the nature, size or location of the development is there a real likelihood of significant effects on the environment?			
There is no real likelihood of significant effects on the environment	EIAR not required		✓
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Stage 2 Screening Determination Required		
	Schedule 7A information required from Applicant?	Yes	No

There is a real likelihood of significant effects on the environment	EIAR Required	
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Case Officer: 

Date 15/09/23