



# **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)

**Construction of 56 no. Social Housing units and  
all associated ancillary works at  
Baile na Carraige, Ballymacarry, Buncrana,  
Co. Donegal.**

Donegal County Council,  
Central Technical Services Division  
County House,  
Lifford,  
Co. Donegal.

May 2022

**STAGE 1.a – EIA PRE-SCREENING**

<b>Case Ref:</b>		HCI 0418						
<b>Development Summary</b>		<i>Construction of 56 no. Social Housing units and all associated ancillary works at Baile na Carraige, Ballymacarry, Bunrana, Co. Donegal (Rockytown Phase 2)</i>						
<b>Does the proposed development constitute an EIA project?</b> <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								
<b>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)?</b>								
<b>Tick</b>		<b>Threshold</b>	<b>Comment</b>	<b>Result</b>				
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 builtup area or more than 20 hectares elsewhere.	This project falls below the respective threshold and therefore is a sub-threshold development.				
No								
<b>CONCLUSION</b>								
Development is not within Part 1 or Part 2, Schedule 5. <b>No EIA/Screening is required.</b>								
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. <b>EIAR is required.</b>								
Development is within Part 1 or Part 2 but is less than threshold. <b>EIA Screening is Required.</b>			✓					

Case Officer



Date: 23-05-2022

### Stage 1.b – EIA Screening - Preliminary Examination

<b>Case Ref:</b>	HCI 0418	
<b>Development Summary:</b>	<i>Construction of 56 no. Social Housing units and all associated ancillary works on DCC owned lands at at Baile na Carraige, Ballymacarry, Bunrana, Co. Donegal (Rockytown Phase 2)</i>	
<b>EXAMINATION</b>		
	<b>Yes /No/ Uncertain</b>	<b>Comment:</b>
Is the size of the development exceptional in the context of the existing environment?	No	DCC are preparing a Part 8 planning application for a proposed development of 56no. housing units. The site size is 2.3 ha. The site is a greenfield site located to the north of the town centre, approximately 850 metres from the main street. It is an extension to an existing 21no. unit housing estate recently completed by DCC. The proposed development is located in a built-up area, near other residential units and estates. The development will connect to existing services. The development is not exceptional in the context of the existing environment.
Is the proposed development located on, in, adjoining or have the potential to impact on a sensitive site or location?	No	<p>It is a greenfield site, and the surrounding area is primarily residential in character and not sensitive in terms of natural resources.</p> <p>Works will be confined to the proposed site and all wastewater, foul and surface water from the application site will be directed into the public sewer and surface water network via the existing Rockytown Phase 1 Development.</p> <p>An Appropriate Assessment Screening (on public display as part of this Part 8 notification) was undertaken for this project by Greentrack Environmental Consultants. This screening concluded that:  <i>'.. significant effects on the Natura 2000 network arising from the proposed development, either individually or in combination with other plans or projects are not likely to occur. Therefore Stage 2 Appropriate Assessment is not required. This conclusion was reached based on objective information and in view of best scientific knowledge.'</i></p>
Will the development result in the production of any significant waste, or result in emissions or pollutants?	No	The construction process will result in production of waste, which will be disposed of and recycled where possible, in compliance with the CEMP. No significant negative impacts are considered likely Operational waste generated will be domestic waste from the residential

		units. All domestic waste will be disposed of by a licensed waste contractor. No significant negative impacts are considered likely. The construction process has the potential to cause nuisance related to noise, dust and vibration impacts. The CEMP will detail measures to mitigate likely impacts. The proposed development will be subject to normal conditions related to construction working hours to protect the residential amenity of the area.
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**CONCLUSION**

<b>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?</b>			
There is no real likelihood of significant effects on the environment	<b>EIAR not required</b>	✓	
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	<b>Stage 2 Screening Determination Required</b>		
	<b>Schedule 7A information required from Applicant?</b>	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; text-align: center;">Yes</td> <td style="width: 50%; text-align: center;">No</td> </tr> </table>	Yes
Yes	No		
There is a real likelihood of significant effects on the environment	<b>EIAR Required</b>		

Case Officer 

Date: 23-05-2022