McGill Planning
Chartered Town Planners
22 Wicklow Street
Dublin 2 D02 VK22
Tel +353 1 2846464
Email info@mcgplanning.ie

EIA SCREENING REPORT & STATEMENT IN ACCORDANCE WITH ARTICLE 299(B)(1)(b)(ii)(II)(C) OF THE PLANNING & DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)

FOR A

STRATEGIC HOUSING DEVELOPMENT

AT

ON LANDS EAST OF CARLEY'S BRIDGE, ENNISCORTHY, E.D. ENNISCORTHY RURAL, CO. WEXFORD

PREPARED BY

McGill Planning
Chartered Town Planners

ON BEHALF OF

TORCA DEVELOPMENTS LIMITED

April 2022

McGill Planning
Chartered Town Planners
22 Wicklow Street
Dublin 2 D02 VK22
Tel +353 1 2846464
Email info@mcgplanning.ie

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INTRODUCTION

On behalf of the applicant, Torca Developments Limited., this Environmental Screening Statement accompanies this planning application to An Bord Pleanála for a proposed Strategic Housing Development at a greenfield site on Lands East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, Co. Wexford in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

The Environmental Screening Report has been prepared to assess the potential impacts on the environment of the proposed development at the subject site. The full details of the scheme are as follows:

Torca Developments Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of c.8.7 ha located on lands located to the East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, County Wexford. The site is bounded to the north west by Carley's Bridge Road and to the north by dwellings fronting Carley's Bridge Road, to the south by agricultural land, to the north and east by the Urrin Valley and Millbrook residential estates and to the south west and west by the River Urrin. The application site also extends along Carleys Bridge Road and include a portion of the public green area within Millbrook Estate.

The proposed Strategic Housing Development will consist of 233 no. residential units comprising 180 no. apartments/duplexes up to 4 storeys in height consisting of 72 no. 1 beds, 40 no. 2 beds and 68 no. 3 beds; and 53 no. 2-3 storey houses (45 no. 3-bed houses and 8 no. 4 bed houses). Provision of a creche (c.290 sqm), 352 no. car parking spaces, 497 no. cycle parking spaces, open spaces (including new riverside public park), bin storage, bicycle stores and pumping station. The proposal includes for new vehicular and pedestrian accesses via Carley's Bridge Road to the north and north-west, and a pedestrian access via Millbrook Residential Estate to the east of the site. All associated site development works including site reprofiling, boundary treatments, plant, site services and services connections.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Wexford County Development Plan 2013-2019 and the Enniscorthy Town & Environs Development Plan 2008 -2014 (as extended).

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Wexford County Development Plan 2013-2019 and the Enniscorthy Town & Environs Development Plan 2008 -2014 (as extended) other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with a Natura Impact Statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Wexford County Council. The application may also be inspected online at the following website set up by the applicant www.enniscorthyshd2.ie

The site is a greenfield site which are currently vacant and in agricultural use, with good road frontage along Carleys Bridge Road. A hedgerow runs through the centre of the site from west to east. The boundaries comprise of a dense row of trees, mature vegetation and hedgerows along all sides and the southern and western boundary comprises of the River Urrin.

The statement is prepared with direct input from the design team which includes McGill Planning, Brian Dunlop Architects, Landscape Design Services, John Creed & Associates, Independent Tree Surveys, 3D Design Bureau, Transport Insights, Traynor Environmental, IE Consulting, Delap & Waller Ltd., Wildlife Surveys Ireland Ltd.,

This ensures that the possible effects on the environment has been fully examined through the process of an EIAR Screening and an appropriate form of development will be delivered at this site.

PURPOSE OF THIS STATEMENT

This report comprises of a screening for EIA, to determine if EIA is required for the proposed development.

EIA requirements originate from Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 97/11/EC, 2003/35/EC and 2009/31/EC. The Directive and its amendments were subsequently codified and replaced by Directive 2011/92/EU, as amended in turn by Directive 2014/52/EU. This amending Directive was transposed into national planning consent procedures in September 2018 through the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The objective of the EIA Directive is to ensure a high level of protection to the environment and human health, through the establishment of minimum requirements for environmental impact assessment prior to development consent being given, of public and private developments that are likely to have significant effects on the environment.

EIA is mandatory for certain projects and for other projects that meet or exceed a stated threshold as set out in Annex I and Annex II of the Directive (and Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended). Projects that do not meet or exceed a stated threshold are subject to Screening for the requirement, or not, for 'sub-threshold' EIA.

EIA SCREENING AND METHODOLOGY

The EIA Screening exercise has been guided by the following documents:

- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2018 (as amended);
- Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended);
- Directive 2011/92/EU;
- Directive 2015/52/EU;
- 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, Millieu; April 2017);
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017 (Draft);
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoHPLG);
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG)

Using the above documents, it has been possible carry out a desktop EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development (Amended) Act and Planning and Development Regulations 2018. The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in August 2018 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations 2018.

EIA THRESHOLDS

Schedule 5 of the Planning and Development Regulations 2018 (as amended) sets the thresholds for which if a project exceeds the limits prescribed, it then it must automatically be the subject of an Environmental Impact Assessment.

Part 2 of Schedule 5 (10)(b)(i) identifies developments of more than 500 dwelling units and (iii) identifies urban development which would involve an area of 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 number of housing units proposed in this application is 233 which is below the 500 unit threshold, while the site area is 8.7 ha therefore it is also below the 10ha threshold for *"urban development"* on lands comprising *"other parts of a built-up area"* other than a business district. The adjoining area is predominantly a residential area/ agricultural area not a commercial area.

22 Wicklow Street
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SUB EIA THRESHOLD

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow An Bord Pleanála to carry out proper screening to determine if an Environmental Impact Assessment Report is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact Assessment as set out below:

1. **A description of the project, including in particular:**
    - A description of the physical characteristics of the whole project and, where relevant, of demolition works.
    - A description of the location of the project, 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:**
    - The expected residues and emissions and the production of waste, where relevant, and;
    - The use of natural resources, in particular soil, land, water and biodiversity.
4. **Compilation of the above information taking into account criteria in schedule 7 as appropriate**

The information as set out above shall also take into account the criteria set out in Schedule 7 of the Regulations which provides a list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

1. **Characteristics of the Proposed Development;**
    a. The size and design of the whole project;
    b. Cumulation with other existing and/or approved projects;
    c. The use of natural resources, in particular land, soil, water and biodiversity;
    d. The production of waste;
    e. Pollution and nuisances;
    f. 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;
    g. The risks to human health (for example due to water contamination or air pollution).

2. **Location of the Proposed Development**;

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

a. The existing and approved land use;

b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
c. The absorption capacity of the natural environment:
    i. Wetlands, riparian areas, river mouth;
    ii. Coastal zones and the marine environment;
    iii. Mountain and forest areas;
    iv. Nature reserves and parks;
    v. Areas classified or protected under national legislation;
    vi. Natura 2000 areas designated by member States pursuant to Directive 92/43/EEC and Directive 2009/147/etc;
    vii. Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
    viii. Densely populated areas;
    ix. Landscapes and sites of historical, cultural or archaeological significance

3. Type and Characteristics of the Potential Impacts;

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 above, with regard to the impact of the project on the factors specified in Article 3 (1), taking into account:

a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);
b. The nature of the impact;
c. The trans-boundary nature of the impact;
d. The intensity and complexity of the impact;
e. The probability of the impact;
f. The expected onset, duration, frequency and reversibility of the impact;
g. The cumulation of the impact with the impact of other existing and or approved projects;
h. The possibility of effectively reducing the impact.

ABP PRELIMINARY EXAMINATION AND EIA SCREENING OF SUB-THRESHOLD DEVELOPMENT

Under Article 299B of the Planning & Development Regulations, 2001 (as amended), on receipt of an SHD application for sub-threshold development, which is not accompanied by an EIAR, the Board are required to carry out a preliminary examination of the nature, size or location of the development proposed.

Where the Board concludes, following preliminary examination, 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.

Where the Board concludes, following preliminary examination, that there is "*significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development",* it shall then satisfy itself that the applicant has provided, as part of the SHD application the following:

- the information specified in Schedule 7A of the Regulations.
- any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment.
- a statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.

In addition, this information may be accompanied by a description of the features of the proposed development and the mitigation measures *"envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development."*

Where the above information is provided by the applicant as part of the SHD application then the Board shall carry out an examination of, at the least, the nature, size or location of the development for the purposes of a screening determination, to determine whether there is a real likelihood of significant effects on the environment arising from the proposed development. In carrying out its screening determination the Board must have regard to the matters set out in Article 299C(1)(a).

If, having carried out a screening determination, the Board determines that there is no real likelihood of significant effects, an EIA is not required and the application for SHD can be determined without an Environmental Impact Assessment Report (EIAR) having been submitted.

This report has been prepared to provide the information necessary to enable The Board to carry out its preliminary examination of the proposed development and also, if necessary, an EIA screening determination as to whether EIA is required.

The following section contains the EIA Screening Statement with information as required under Section 7A of the Planning & Development Regulations and including relevant information on the characteristics of the proposed development and its likely significant effects on the environment.

Furthermore, in accordance with Article 299B(1)(b)(ii)(II)(C), Appendix A contains a statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.

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EIA SCREENING STATEMENT

The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for Environment Impact Assessment.

1. A DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal seeks to carry out the following:

Torca Developments Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of c.8.7 ha located on lands located to the East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, County Wexford. The site is bounded to the north west by Carley's Bridge Road and to the north by dwellings fronting Carley's Bridge Road, to the south by agricultural land, to the north and east by the Urrin Valley and Millbrook residential estates and to the south west and west by the River Urrin. The application site also extends along Carleys Bridge Road and include a portion of the public green area within Millbrook Estate.

The proposed Strategic Housing Development will consist of 233 no. residential units comprising 180 no. apartments/duplexes up to 4 storeys in height consisting of 72 no. 1 beds, 40 no. 2 beds and 68 no. 3 beds; and 53 no. 2-3 storey houses (45 no. 3-bed houses and 8 no. 4 bed houses). Provision of a creche (c.290 sqm), 352 no. car parking spaces, 497 no. cycle parking spaces, open spaces (including new riverside public park), bin storage, bicycle stores and pumping station. The proposal includes for new vehicular and pedestrian accesses via Carley's Bridge Road to the north and north-west, and a pedestrian access via Millbrook Residential Estate to the east of the site. All associated site development works including site reprofiling, boundary treatments, plant, site services and services connections.

Development Proposal	**Statistics**
No. of Residential Units	233 no. dwellings as follows: - 53 Houses - 180 no. 1/2/3 bed houses
Non-Residential	Creche (c. 290 sq.m)
Site Area	C. 8.7 ha (Gross) C. 6.64 ha (Net)
Density	C. 35 Units Per Hectare (Net)
Plot Ratio	0.27
Site Coverage	14.40%
Building Height	Up to 4 storeys
Residential Aspect	95% Dual Aspect
Open Space	c. 24,000 sq.m Public Open Space c. 2,030 sq.m Communal Open Space
Carparking	352
Cycle Parking	497

Figure 1 Proposed Site Layout Plan. Source: BDA Architects

Location of the Proposed Development

The subject site is located c. 1km west of Enniscorthy Town Centre, c. 23km north of Wexford Town Centre, and c. 30km south of Gorey on Lands East of Carley's Bridge, Enniscorthy, E.D. Enniscorthy Rural, Co. Wexford, on a site area of c. 8.7 ha.

The site is bounded to the north west by Carley's Bridge Road and to the north by detached dwellings fronting Carley's Bridge Road, to the south by agricultural land, to the north and east by the Urrin Valley and Millbrook residential estates and to the south west and west by the River Urrin.

The boundaries comprise of a dense row of trees, mature vegetation and hedgerows along all sides and the southern and western boundary comprises of the River Urrin. A hedgerow runs through the centre of the site from west to east please refer to the Arborist documentation prepared by Independent Tree Surveys for further information.

The uses surrounding the subject site comprise of residential use to the north and east; and agricultural uses to the west and south. The area east of the site is Enniscorthy Town Centre which comprises of retail, community and recreational services, educational and health services.

The greenfield site is vacant and used for agricultural purposes. The site is not located within a Conservation Area or an Architectural Conservation Area.

Figure 2 Site Location

The southern portion of the site adjoins the River Urrin. There is a unique opportunity with this development to create a riverside ecological area along the southwestern boundary of the site. The retention of the landscape features, mature trees and natural amenity area also ensures that the existing amenities of neighbouring residential properties are not impacted by the proposed development.

2. A DESCRIPTION OF THE ASPECTS OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANTLY AFFECTED BY THE PROPOSED DEVELOPMENT.

This section examines the possible effects on the environment under the topics prescribed by Directive 2014/52/EU. This approach provides a comprehensive description of the aspects of the environment likely to be affected by the proposed development and outlines relevant mitigation measures where relevant.

The following section should be read in conjunction with the detailed reports and assessments which accompany the planning application, as follows:

- Ecological Impact Assessment (Whitehill Environmental 2021)
    - This report examines in detail the impact of the development on the flora and fauna of the site and surrounding area.
- Natura Impact Statement (Whitehill Environmental 2021)
    - This considers the potential impacts of the development on European Sites
- Construction & Environmental Management Plan (Traynor Environmental 2021)
    - This plan outlines the proposed approach to ensure that construction activities have the least impact on the surrounding environment.
- Construction & Demolition Waste Management Plan (Traynor Environmental 2021)
    - This plan provides the information necessary to ensure that the management of construction and demolition waste at the site is undertaken in accordance with current legal and industry standards.
- Operational Waste & Recycling Management Plan (Traynor Environmental 2021)
    - This plan demonstrates how the proposed development will employ sustainable methods for waste and recycling control, management, and monitoring during its operation in accordance with current national legislation.
- Transport Assessment (Transport Insights, 2021)
    - This report provides an assessment of the impact the proposed development will have on traffic and transport in the area
- Flood Risk Assessment (IE Consulting, 2021)
    - This report provides a detailed assessment of the likely flood risk associated with the Development
- Cultural Heritage Impact Assessment (Byrne Mullins & Associates 2021)
    - This provides an assessment of the likely impacts of the scheme on the architectural heritage of the area in particular the ACA and protected structures in the vicinity.
- Photomontages & CGIs (3D Design Bureau 2021)
    - The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Sunlight and Daylight Assessment (3D Design Bureau 2021)
    - This provides a detailed assessment of the likely impact of the proposed development in terms of Daylight and Sunlight for the proposed development and the existing neighbouring properties
- Architectural Design Report (BDA Architecture 2021)
    - This sets out the proposed works in detail.
- Statement of Consistency (McGill Planning 2021)
    - This report provides detail on the planning rationale, the compliance with existing planning policy and guidance and any material contraventions.

Population & Human Health

The site is located c.15-minute walk from Enniscorthy town centre with a broad mix of uses in the town centre area including residential, retail, employment, tourism, health services, community services and amenities.

During the construction phase there is the likelihood of some short-term nuisances to human beings living in the area from noise and dust during construction.

A Construction Environmental Management Plan (CEMP), prepared by Traynor Environmental Consulting Engineers, is submitted with the application, which outlines the following commitments:

- Ensure appropriate measures to prevent or mitigate nuisance emissions of noise and dust and uncontrolled discharges to water during construction.
- Ensure that all activities on site are effectively managed to minimise the generation of waste and to maximise opportunities for reuse and recycling of waste materials.
- Ensure that all wastes generated onsite are removed from site by an appropriately permitted waste contractor and that all wastes are disposed of at an appropriate licensed/permitted facility in accordance with the Waste Management Act 1996 as amended.
- Ensure that an adequate system is in place for the management, storage, segregation and recycling of waste.
- Minimise the impact on local traffic conditions resulting from construction activities.
- Outline how the measures proposed above shall be implemented.

With the implementation of these mitigation measures it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health.

There are no impacts associated with the operational phase of this residential development that would be likely to cause significant negative effects in terms of population and human health. The increased population resulting from the development is a positive impact that will provide additional support for existing services in the area.

The Sunlight & Daylight Assessment prepared by 3D Design Bureau demonstrates that the impact on existing and future residents will be acceptable.

Biodiversity

The site in question is located on the outskirts of Enniscorthy town, approximately 1.1km south-west of the town centre. Access to the site will be via a local, third class road, known locally as Carley's Bridge Road. The predominant land-uses around the site consist of agriculture and the extended urban fabric of Enniscorthy (mostly residential areas). The dominant habitats surrounding the site include improved agricultural grassland, buildings and artificial surfaces, amenity grasslands, mixed woodlands, hedgerows and treelines. The River Urrin and its riparian habitats are also adjacent to the application site.

The application site consists of two relatively well drained fields that are separated by a hedgerow. The site slopes steeply down towards the River Urrin, which flows along the western boundary of the site. The site is bounded to the north by the Carley's Bridge road, to the east by the rear gardens of the Millbrook Estate, and to the south by a small area of deciduous woodland.

On the 5th of June 2020; the 15th and 16th of June 2020; and 8th January 2021 Whitehill Environmental and Wildlife Surveys Ireland carried out a field-based assessment of the site.

The main habitats surrounding the site were assessed using aerial photographs and classified in accordance with Fossit (2000). The sub-urban fabric of Enniscorthy lies to the north-east and east of the site. These areas consist of buildings and artificial surfaces, along with amenity grasslands, flower beds and borders and scattered trees and parklands. To the north-west, west and south of the application site, agriculture is the dominant land use and improved agricultural grassland is the dominant habitat. Other habitats represented locally include treelines, hedgerows and small areas of mixed broadleaved woodlands. There are also numerous watercourses surrounding and within the site, including the Urrin River and its tributaries.

No part of the site lies within any area that is designated for nature conservation purposes. The habitats within the site range from low – high biodiversity value. The natural habitats within the application site include areas of improved agricultural grasslands, dry meadows and grassy verges, hedgerows, treelines, drainage ditches and depositing lowland river.

The summer and winter mammal surveys undertaken by Brian Keeley of Wildlife Surveys Ireland determined that no otter holts were noted along the riverbank, within open ground or in the hedgerows. One partial spraint was discovered on a rock in the river, but it is possible that this is a mink spraint as the size of the spraint fragment was very small. The spraint was dried and several days to weeks old and it did not have a strong odour. No otter prints were noted in mud or sand along the riverbank. No otters or badgers were seen or heard during the nightime survey work and there are no badger setts on the site.

A single soprano pipistrelle was seen to return to the upper branches of a mature oak that lies to the south of the access road into the housing development proposed within the site. This tree has a very high roost potential and it may serve as a roost site for other species on other occasions. It was noted that this would be a suitable tree for Leisler's bats amongst others.
The species of bats noted within the site (roosting and/or feeding) included:
- Common pipistrelle Pipistrellus
- Soprano pipistrelle Pipistrellus pygmaeus
- Leisler's bat Nyctalus leisleri
- Daubenton's bat Myotis daubentonii

In terms of potential impacts of the proposed development the following was noted:
Impacts upon Designated Sites

<u>Natura 2000 Sites</u>

The application site is directly hydrologically connected to the Slaney River Valley SAC and the Wexford Harbour and Slobs SPA and the hydrological linkage is 1.4km. In a worst-case scenario and in the absence of mitigation, an accidental pollution event of a sufficient magnitude, either alone of in-combination with other pollution sources, could potentially affect the water quality in the Urrin River to an extent that undermines the conservation objectives of the Slaney River Valley SAC and the Wexford Harbour and Slobs SPA. A reduction in water quality in the SAC / SPA has the potential to affect the aquatic habitats and natural conditions that are required to maintain or achieve the specific attributes and targets of the qualifying interests and the conservation objectives that have been defined for these qualifying interest. Any impacts upon these Natura 2000 sites would be potentially significant at an international level.

Therefore, a Stage 2 Appropriate Assessment has been prepared for this proposed development and this has been submitted as a Natura Impact Statement. This NIS concluded that following mitigation, that the proposed development at Enniscorthy Rural will have no direct, indirect or cumulative impacts upon any site designated as a Special Area of Conservation or Special Protection Area.

Natural Heritage Areas

The proposed development site is also 1.4km upstream of the Slaney River Valley pNHA. Similar to the potential impacts upon the River Slaney SAC, impacts upon this pNHA could arise due to pollution of the River Urrin during the construction and operation of this proposed development. Any reductions in water quality could undermine the integrity of the pNHA and mitigation will need to be included to prevent or reduce these impacts. Impacts upon the pNHA would be potentially significant at an national-international level given the fact that the pNHA and SAC boundaries are overlapping.

Development Stage
Should the developments at Enniscorthy be allowed to proceed then the following impacts are likely to occur during the site preparation and construction of the proposed development.

- Habitat loss and fragmentation – All the grassland habitats within the application site will be lost to facilitate the construction of the housing development, including the houses, paths, access roads, attenuation measures, flood compensation measures and landscaping. In addition, a proportion of the treelines and hedgerows within the application site may also be lost or fragmented. This includes approximately 163m hedgerow along Carly's Bridge Road (Boundary 1, Figure 7), as well as the removal of the upper section of the mid-site boundary (Boundary 3). This will have an impact upon the local biodiversity value of the site, whilst bird nesting habitats, potential bat roosts and ecological corridors will also be lost.

  In addition, the riparian corridors of the drains within the application site will be lost whilst additional plans are included for the culverting of the drain within the site, whilst the lower portion of this drain will also be re-aligned. This will have an impact upon the overall ecological functionality of this drain.
  There will be no infrastructure or hard landscaping within 15m of the Urrin River, as per IFI guidelines.

The arboricultural assessment for the site quantified the extent of tree loss within the site arising from the site clearance and development. Overall, the proposed development has been designed to try and minimise the direct loss of existing trees on the site, and the layout has been modified to allow for the retention of trees where practical. Some trees will need to be removed, however. A short line of five trees (labelled T5-T11 in the arborist's report) next to the old work yard in the northern part of the site will need to be removed, whilst tree T6 may also need to be removed if it proves impractical to retain the section of old stone wall out of which the tree is growing. The roadside hedge H1, along with tree T42 will require removal to create sightlines whilst a section of hedge H2 and tree T34 that runs through the site will also need removal.

Other mature trees and hedges around the site will be vulnerable to damage from demolition works and construction activity unless properly protected.

The proposed landscape scheme as prepared by Landscape Design Services has recognised the value of the existing biodiversity features within the site and in so far as possible, the existing hedgerows, treelines and trees of high landscape and biodiversity value, such as the existing oak tree along the proposed southern boulevard have been retained.

- Pollution – There are a number of drainage ditches within and adjacent to the application site, whilst the River Urrin also flows along the western site boundary. Therefore, impacts upon these aquatic receptors arising from the proposed development cannot be ruled out. Site preparation and construction will involve the excavation of soil and the pouring of concrete for foundations and other hard surfaces. In addition, stormwater overflow from attenuation areas will be discharged into the River Urrin and this will necessitate the installation of a pipe and a headwall from the attenuation areas to the river.

  Therefore, all these works have the potential to generate run-off into the water features that surround the site. If appropriate mitigation measures are not taken during the construction of the proposed development, then there is the possibility that water quality in these watercourses may be negatively impacted upon. Possible direct impacts include the pollution of the waters during construction with silt, oil, cement, hydraulic fluid etc. This may affect the habitat of protected species by reducing water quality. These substances would also have a toxic effect on the ecology of the water in general, directly affecting certain species and their food supplies. In addition, an increase in the siltation levels of local waterbodies could result in the smothering of fish eggs, an increase in the mortality rate in fishes of all ages, a reduction in the amount of food available for fish and the creation of impediments to the movement of fish. Protected species in the Urrin include salmon, eel and trout. Pollution of the water with hydrocarbons, cement and concrete during the construction phase of this proposed development could also have a significant negative effect on the fish and aquatic invertebrate populations. This could be significant on an international level, as the Urrin River leads to the Slaney River Valley SAC and the Wexford Harbour and Slobs SPA.

- Hydrological Impacts - A Hydrological Impact Report has been prepared for the proposed development by IE Consulting. From data gathered, a conventional source-pathway-receptor (S-P-R) model was applied to assess potential impacts on environmental receptors arising from the proposed development. Potential S-P-R links were assessed for both the construction stage (short-term) and the completed stage (long-term). On the basis of this information any activities on the site are considered to present a low to moderate risk to the underlying aquifer. This means that the surface water environment is at a higher risk of impact from pollution, e.g., from re-fuelling of construction vehicles, leakage from site equipment, wet cement and other works leading to the runoff of sediment.

- Disturbance to local wildlife – The removal of vegetation during the bird nesting season could result in direct mortality of these birds. In addition, during site preparation and construction, local populations of birds and mammals may be disturbed by the increase in noise, traffic and human activity. Bird nesting sites may also be lost. Overall, the loss of the open land and any treelines/hedgerows/scrub habitats may reduce the loss of nesting, roosting and foraging areas for some bird species, including those identified as part of the summer and winter surveys. Potential impacts on bats are likely to include the loss of potential roosting and hibernating sites due to the removal of mature trees. There will also be a loss of open habitat for foraging, whilst the ecological corridors that bats use for navigation will also be lost.

  The mammal surveys of the site determined that there are no badger setts in the site, and no evidence of badgers were noted in the summer and winter surveys. However, this does not mean that they do not commute occasionally though the site. Otters are likely to commute along the banks of the River Urrin. Without proper mitigation, impacts upon this species could include the loss and fragmentation of the commuting and territorial habitats of these species. Potential impacts upon this species could also arise during the installation of the drainage pipes and headwall from the attenuation tanks.

Operational Stage

The majority of impacts will occur during the development phase of this development. However, certain ongoing impacts on local habitats / wildlife may occur during the operation of the development.

- Disturbance to local wildlife – Once operational, the proposed development will facilitate many new buildings, all of which are associated with human activity. Overall, this will deter wildlife from the site.

- Lighting – The new residences will be associated with an increase in the level of baseline light in the area. This may affect bat species, in particular it will affect the foraging behaviour of those species that are light intolerant. If lighting is directed at a known roost emergence point, then this will affect any bat species.

- Pollution – In the absence of mitigation, during the operation of the site, pollution to local watercourses may occur due to run-off of silt and oil from hard surfaces.

- Landscaping – In general, inappropriate landscaping of the application site may inadvertently result in the introduction of non-native and invasive plant species. However, appropriate landscaping could also provide beneficial habitats for wildlife if it is done with suitable trees and shrubs that provide nesting and foraging opportunities for birds. The management of the verges for wildlife would also be beneficial for local pollinators. A comprehensive landscaping plan has been prepared for the proposed development by Landscape Design. This plan contains provisions for the retention of existing biodiversity features, as well as the creation of new habitats and biotomes of biodiversity value within the site. The correct implementation of the plan could have significant positive impacts upon local biodiversity

- Cumulative Impacts - Cumulative impacts or effects are changes in the environment that result from numerous human-induced, small-scale alterations. Cumulative impacts can be thought of as occurring through two main pathways: first; through persistent additions or losses of the same materials or resource, and second,-through the compounding effects as a result of the coming together of two or more effects (Bowers-Marriott, 1997).
  There are a number of other proposed housing developments within the Enniscorthy area. These developments combined will reduce the open spaces and habitat availability of the area, thereby cumulatively impacting on local bird and mammal populations.

Mitigation Measures

A series of mitigation measures are outlined to address the above potential impacts:

General Good Practice and Protection of Terrestrial Habitats

• Site preparation and construction must be confined to the development site only and it must adhere to all the mitigation measures outlined in this EcIA and the NIS. Work areas should be kept to the minimum area required to carry out the proposed works and the area should be clearly marked out in advance of the proposed works. On foot of this EcIA and the separate NIS and the iterative process involved in the preparation of both these reports, the applicant is aware of the ecological sensitivity of the location. Upon appointment of the construction contractor, this team will also be made aware of the sensitivity of the site and the mitigation measures required to protect groundwater and surface water quality. All measures will be undertaken from initial site works until the completion of all construction works on site.

• Prior to the commencement of developments on site, the site engineer and the contractors must be made aware of the ecological sensitivity of the site and its connection to the Slaney River Valley SAC and the Wexford Harbour and Slobs. They must be made familiar with the mitigation measures outlined in this EcIA report and the NIS. It is recommended that the ECoW engages all appointed personnel in a one-day Biodiversity and Ecological Mitigation training course to highlight the importance of adhering to the mitigation measures in this EcIA and the NIS.

• In accordance with the policies and objectives of the Regional and County Development Plans, the existing green infrastructure (GI) of the site, i.e., the treelines and hedgerows, should be incorporated into the development in so far as possible. In order to prevent damage to treelines and notable trees in the site that are to be retained, then protective barrier fencing should be erected prior to the commencement of site clearance works. This fencing should be erected just beyond the crown of the largest tree. Any natural verges or hedgerows within the site should also be fenced off prior to the commencement of works. There must be no dumping or storage of construction waste or machinery in these areas during construction. A full methodology for the protection of trees that are to be retained has been presented in the Arboricultural Method Statement.

• Where it is deemed absolutely necessary to remove trees within the treelines, then trees with no bat roost potential should be identified first prior to the removal of native trees with bat roost potential. Where it is deemed necessary to remove any tree, it must only be done outside of the bird nesting season (March – August). Trees should be soft felled where possible.

• Tree removal must only occur under guidance of a consultant arborist.

• All construction waste must be removed from site by a registered contractor to a registered site. Evidence of the movement and safe disposal of the construction waste must be retained and presented to Local Authority upon request. The applicants and construction contractors will be responsible for the safe removal of any construction waste generated on site. Removal of the construction waste should occur as soon as possible after demolition / construction works.

• All topsoil generated from site works should be stored within the application site until it is required for landscaping. It must not be stored outside the site boundaries and it must not be used for the infilling of any area outside of the site. It must be stored at appropriate locations within the site, away from the river and drainage ditches. If there is more top soil than is needed for landscaping, it must be removed from site by a registered contractor for appropriate use elsewhere. The end location of the top soil must be identified and records presented to the local authority if requested.

• A detailed landscape plan has been prepared for the site, which incorporates the creation of many habitats and biotomes, using mostly native species. The concepts presented in this landscape plan must be implemented as part of this development. The landscaping works should be overseen by a professional who can ensure the delivery of the landscape plans as described.

• Indian balsam occurs along the banks of the River Urrin in the southern section of the site and this is a listed invasive species. A treatment plan for the removal of this species should be provided and work should be initiated prior to the commencement of site works. Unlike Japanese knotweed, balsam is relatively easy and cost effective to remove. The plants have a shallow root ball and can be easily pulled out. This should be done before the plant flowers and seeds. Chemical treatment is also an option, but along watercourses this is not ideal, as it allows for the possibility of pollution of the water with herbicides.

• Water safety measures such as railings along the River Urrin should not impede the free access of mammals along the riparian verges.

Protection of Water Quality

• The overarching plan for the development allows for a maintenance of a 15m buffer zone along the River Urrin. Some works will be required in this zone during construction, namely the installation of the drainage pipes from the attenuation tanks, the associated head walls for these pipes and outlet from the existing field drain into the Urrin. The maintenance of this 15m buffer will allow for optimal ecological functioning of the River Urrin, whilst maintaining an ecological corridor for species such as the otter.

• All guidelines within the document Inland Fisheries Ireland Requirements for the Protection of Fisheries Habitats during Construction and Development Works and River Sites (www.fisheriesireland.ie) and the updated guidelines entitled Guidelines on Protection of Fisheries During Construction Works in And Adjacent to Waters (2016) should be adhered to and they include:

➢ Consultation with Inland Fisheries Ireland (IFI) to ensure that the development proceeds with due regard to the provisions of the Fisheries Acts and Habitats Regulations;

➢ Consultation with IFI in order to determine the correct timing of works on the site;

➢ There should be no in stream works carried out within the streams without prior approval from IFI.

• IFI have also recently launched new guidelines entitled Planning for Watercourse in the Urban Environment (IFI, 2020). This outlines provisions for buffer zones, sustainable drainage systems and flood control. The maintenance of a 15m buffer zone as recommended by IFI has been noted and incorporated into the overall site plan.

• Efficient construction practices and sequences should be employed on site, and this will minimise soil erosion and potential pollution of local watercourses with soil and sediment.

This is especially important given the significant slope on the site that leads to the river. Unnecessary clearance of vegetation should be avoided and only areas necessary for building works should be cleared. Existing grassed embankments and vegetated areas around the perimeters of the site and along the field drains should be retained where possible. Supplemental planting and careful management of these areas will increase the biodiversity value of the site in the future. The retention of these areas will also help retain storm water run-off from the site during construction and operation. Works within the site should be avoided during periods of heavy rainfall. These measures are included in the Biodiversity Action Plan prepared by Landscape Design Services.

• It is vital that there is no deterioration in water quality in the River Urrin or its tributaries. This will protect both habitats and species that are sensitive to pollution. Therefore, strict controls of erosion, sediment generation and other pollutants associated with the construction process should be implemented, including the provision of attenuation measures, silt traps or geotextile curtains to reduce and intercept sediment release into any local watercourses. Guidelines in the following best practice documents should be adhered to:

➢ Construction Industry Research and Information Association (CIRIA) (2005) Environmental Good Practice on Site (C692)

➢ Construction Industry Research and Information Association (2001) Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors (C532)

➢ Construction Industry Research and Information Association (2000) Environmental Handbook for Building and Civil Engineering Projects (C512)

➢ Environmental Protection Agency (2015) List of Waste and Determining if Waste is Hazardous or Non-Hazardous

➢ Environment Agency et al. (2015) Guidance on the Classification and Assessment of Waste, Technical Guidance WM3

• The construction team must implement the following site-specific mitigation measures. These measures have been incorporated into a Construction and Environment Management Plan and they must be overseen by the ECoW.

➢ Surface waters from the construction site should be managed using a system of temporary on-site attenuation features, and these should be fitted with silt barrier devices such as silt fences or silt busters.

➢ Silt fences and berms should be installed prior to the commencement of construction on site. These should be set back at a minimum of 10m from the River Urrin and other watercourses on the site. The silt fences should be sturdy and constructed of a suitable geotextile membrane to ensure that water can pass through, but that silt will be retained. An interceptor trench will be required in front of this interceptor fence. The silt fence must be capable of preventing particles of 425□m from passing though.

➢ The silt fences should be monitored daily to ensure that they remain functional throughout the construction of the proposed development. Maintenance of the fences should be carried out regularly. Fences should be inspected thoroughly after periods of heavy rainfall.

➢ Discharge water generated during laying on concrete should be removed off site for treatment and disposal.

• Works on the installation of the pipes from the attenuation tanks, the construction of the headwall and the piping of the mid-site drain into the Urrin will require works within the immediate buffer zone of the Urrin. Initial works will involve digging a trench to accommodate the 900m pipe. These works must not lead to an excessive run off of silt into the river. Silt barriers and fences should be used around the river banks to catch any silt that falls into the river arising the trenching and pipe laying works. The works should be carried out in dry weather. The trench must be infilled and stabilised immediately and vegetation along the route restored.

• For the installation of the headwall, the following measures have been outlined in the CEMP. These measures must be implemented in full. All works should be overseen by an environmental engineer and the ECoW.

➢ The timing of head wall installation will be scheduled to ensure no instream works shall be carried out during the closed season for instream works. (October 1st to June 30th). IFI will be notified prior to works taking place. The timing of works shall be in accordance with to IFI (2016) Guidelines on the Protection of Fisheries during Construction Works in and Adjacent to Water. Works associated with the headwall construction will be supervised by an Ecological Clerk of Works (ECoW).

➢ The CEMP prepared by Traynor Environmental Ltd has described the installation of the headwall and the following methodology has been detailed.

▪ Prior to installation of the headwall, a dry section will be created within the river bank using sand bags.

▪ Sand will be delivered to site via the agreed access into the works area. 1ton sands bags will be filled (with the use of a suitable sized excavator) at least 30m away from the watercourse. Bags will be doubled up.

▪ A sand bag bund will be constructed out from the river bank to create a dry working area measuring approximately 4.0m wide x 2.0m long. A double row of bags will be placed on the bed of the river, with a single row (placed centrally above the bottom rows). Care will be taken when removing wet sand bags in order to prevent potential sand entering the river.

▪ Any remaining surface water within the bunded area will be pumped from within the bund using a suitably sized de-watering pump to the pre-constructed settlement area described below before being discharged and entering the watercourse.

▪ The excavator will commence excavation works and reduce the ground to the correct formation level. A depth of 100mm of semi dry concrete will be placed and compacted underneath the headwall structure.

▪ A settlement area for treatment of pumped water from excavations/the bunded area will be established on site. The settlement area will consist of silt fence material surrounded by a row of sandbags. A dewatering/silt bag will be fitted at the discharge point. Alternatively silt laden waters will be tankered off site to a licenced facility.

▪ Precast headwall will be delivered to site, offloaded and lifted into place using the on-site excavator. Headwall to be checked for plumbness once dropped into position. The headwall will consist of reinforced pre-cast concrete and will be installed on a concrete blinding base.

▪ The proposed discharge pipe will be fitted with a hydro break.

▪ The outfall pipe to have non-return valve installed to prevent flooding of the interceptor in the event of highwater level in the river.

▪ Biosecurity measures will be strictly adhered to throughout the proposed works. Measures will be in accordance with IFI (2010) Biosecurity Protocol for Field Survey Work. Where staff are working instream, staff footwear and PPE will be inspected on daily completion of the works and vegetation or debris removed. Footwear will be dipped in or scrubbed with a disinfectant solution (e.g. 1% solution of Virkron Aquatic or another proprietary disinfection product) and thoroughly dried afterwards. Sand bags placed instream will not be re-used in other watercourses.

• The following pollution control measures must also be employed on site:

➢ A dedicated re-fuelling location must be established on site, and this must be situated away from any watercourse on site.

➢ Spill kits stations must be provided at the fuelling location for the duration of the works.

➢ Staff must be provided with training on spill control and the use of spill kits.

➢ All fuel storage containers must be appropriately bunded, roofed and protected from vehicle movements. These bunds will provide added protection in the event of a flood event on site.

➢ All chemicals must be stored as per manufacturer's instructions. A dedicated chemical bund will be provided on site.

➢ Storage of fuel, and servicing and refuelling of equipment or machinery must be at least 20m from ground clearance or rock-breaking activities.

➢ The dedicated refuelling area must be underlain by concrete hard standing. All fuel and oil tank should be inspected on a regular basis for signs of spillages, leaks and damage during use. A record of these inspections must be kept, and any improvements needed be carried out immediately.

➢ The risk of fuel spillages on a construction site is at its greatest when refuelling plant. Therefore, only designated trained and competent operatives should be authorised to refuel plant on site. Plant and equipment should be brought to a designated refuelling area rather than refuelling at numerous locations about the site.

➢ Chemicals used on site must be returned to the site compound and secured in a lockable and sealed container overnight in proximity to the fuel storage area.

➢ Drip trays must be utilised on site for all pumps situated within 20m away from ground clearance areas.

➢ Procedures and contingency plans must be established on site to address cleaning up small spillages as well as dealing with an emergency incident. A stock of absorbent materials such as sand, spill granules, absorbent pads and booms must be kept on site, on plant working near the river and at the refuelling area.

➢ Daily plant inspections must be completed by all plant operators on site to ensure that all plant is maintained in good working order. Where leaks are noted on these inspection sheets, the plant must be removed from operations for repairs.

➢ All personnel should observe standard precautions for handling of materials as outlined in the Safety Data Sheets (SDS) for each material, including the use of PPE. Where
conditions warrant, emergency spill containment supplies should be available for immediate use.

• Best practice concrete / aggregate management measures must be employed on site. These will include:

➢ A designated concrete wash out area should be set up on site; typically, this will involve washing the chutes, pumps into a designated IBC before removing the waste water off site for disposal. These procedures should be covered during a Site Safety & Environmental Induction session.

➢ Best practice in bulk-liquid concrete management should be employed on site addressing pouring and handling, secure shuttering, adequate curing times etc.

➢ Stockpile areas for sands and gravel must be kept to a minimum size, well away from the drains and watercourses (minimum 50m).

➢ Where concrete shuttering is used, measures must be put in place to prevent against shutter failure and control storage, handling and disposal of shutter oils.

➢ Activities which result in the creation of cement dust must be controlled by dampening down the areas.

➢ Raw and uncured waste concrete must be disposed of by removal from the site;

➢ Stockpile areas for sands and gravel will be kept to a minimum size, well away from the River Urrin or its tributaries.

• The SUDS proposals outlined for this site must be adhered to in full and only clean-surface water from the site should be discharged to the River Urrin, at the appropriate greenfield run-off rate. Silt and oil interceptors must be incorporated to ensure clean discharge and these must be serviced regularly.

• A maintenance plan should be development for the foul drainage system to prevent any impacts upon the River Urrin arising from surcharge from the foul sewer as a result of a secondary pluvial flood event.

Protection of Bats and Other Mammals

• The bat and mammal report has included a number of mitigation measures to reduce impacts from lighting schemes associated with the proposed development. These include:

➢ Lighting around the buildings should be tightly controlled and ornamental lighting should be avoided entirely. Lighting should respond to a motion trigger or be switched off at night after typical active hours (e.g. 11pm to 6 am).

➢ Lighting should not spill on or be directed to the river or its riparian corridor (15m)

➢ Spotlights must not be introduced as these are hugely disruptive to most wildlife and cannot be targeted to the required area but create light pollution over a huge radius.

➢ Dark corridor for the movement of bats throughout the site should be maintained. Lighting should be directed downwards away from the treetops.

➢ All luminaires shall lack UV elements when manufactured and shall be LED.

➢ A warm white spectrum (ideally <2700Kelvin) shall be adopted to reduce blue light component

➢ Luminaires shall feature peak wavelengths higher than 550nm

➢ Tree crowns shall remain unilluminated especially the free-standing oak to the south of the access road (southwest corner of the proposal).

➢ Planting shall provide areas of darkness suitable for bats and badgers to feed and commute through the site.

• Bat boxes should be provided to compensate for the potential loss of roost sites from tree removal. 6 x 2F Schwegler bat boxes are recommended for erection along the river or alternatively, access could be provided for bats to certain elements of the buildings. All boxes should be away from illumination.

• Prior to the felling of any tree, the tree should be inspected by a bat specialist prior to felling. If bats are present, a derogation license should be obtained from NPWS and additional measures to mitigate against the loss of a roost shall be implemented.

• The hedgerow in the middle of the site will be removed (Boundary 3, Figure 7). This feature is likely to be a commuting corridor for mammals that use the site. In order to reduce the impact of the development on small mammals such as field mice, pygmy shrews and hedgehogs, two 600mm diameter wildlife tunnels have been included as compensation in this area.
• Prior to the commencement of works to install the pipe and headwall from the attenuation tank, the EcOW must ensure that no otter holts have been constructed along the river banks at the point of works or for a distance 5m either site of the headwall location.

Biodiversity Enhancement
• The landscaping of the site offers the potential for biodiversity enhancements within the site. Future landscaping of the site should adhere to the following recommendations:
o The natural verges along the treelines and hedgerows that are to be retained should be retained and managed appropriately for the benefit of wildlife. They should not be sprayed with herbicide and a low intensity mowing or strimming regime should be incorporated. This will benefit local pollinators.
o Only native trees and shrubs should be used in the landscaping.
o A proportion of the grassland / parkland habitats within the site should be managed through methods that mimic traditional grassland management (low level mowing regimes). This will benefit local pollinators. Locally sourced wildflower seed would also be beneficial;
o Where possible the importation of topsoil from outside the area should be avoided;
o Allow some areas to go 'wild' where bramble and scrub, etc. can develop;
o Garden plants that have the potential to become invasive must be avoided.

Lands and Soils

Soil Management

Project works will result in the excavation of soils as part of the site development. The Principal Contractor will, prepare a project-specific Soil Management Plan, which will detail the following as a minimum:

- Detail in-situ (prior to excavation) and ex-situ (post excavation) methodologies to classify waste soil for appropriate disposal, in accordance with relevant Irish and EU legislation and guidance,

- Identify reuse requirements and soils suitable for reuse on site in consultation with the design team, including assessment methodology to determine which soils are suitable for re-use onsite,

- Site management procedures, including waste minimisation, stockpile management, temporary storage procedures, waste licence requirements,

- • Waste Management documentation, including waste generation record keeping, waste transfer notes and confirmation of appropriate disposal.

Excavated Soil & Materials

A Soil Waste Classification will be produced ahead of works. The Principal Contractor will detail relevant procedures, including further environmental sampling, testing and assessment requirements, sampling protocols and sample density targets. Where any hotspots of potential contamination are encountered, and prior to excavation, further assessment will be undertaken by a suitably qualified environmental scientist to determine the nature and extent of remediation required.

Soil for Reuse on Site

Where the Principal Contractor proposes to reuse excavated soil within the works e.g., as backfill, and where reuse is permitted in accordance with the relevant legislation and provided that the reuse meets the engineering requirements for material used within the works, the Principal Contractor shall set out their proposal for its management, documentation, and reuse. This shall include:
• Delineation of areas where excavated soil is intended for disposal off-site as waste, and where it is intended for re-use on site.
• Identification and recording of the location from where the soil will be excavated and its proposed re-use location and function.
• Engineering assessment to confirm its suitability for re-use.
• Any proposed treatment or processing required enabling its reuse, as well as any associated treatment permits or licences; and
• Determination of by-product or end-of-waste status with the EPA under Article 27 or Article 28, where applicable (not anticipated).
• The volume of soil to be reused on site is 4,416m3

Soil for Removal Off-site

Where appropriate, excavated soil and material intended for recovery or disposal off-site shall require Waste Assessment Criteria (WAC) testing and subsequent waste classification in order to select an appropriate receiving facility for the waste. It is noted that natural soil showing no visual or olfactory signs of impact may, in certain circumstances, be classified without testing, once this has been agreed with the waste receiving facility. A log shall be maintained on site to record the haulier employed and gate receipts for all excavated waste removed from the site. Assessment of the excavated material shall be carried out with regard to the following guidance and legislation: EU Council Decision 2003/33/EC establishing criteria and procedures for the acceptance of waste at landfills pursuant to Article 16 and Annex II of Directive 1999/31/EC (2002).

- Regulation (EC) No. 1272/2008: the classification, labelling and packaging of substances and mixtures (CLP).
- Environmental Protection Agency document entitled Waste Classification; List of waste and determining if waste is Hazardous or Non-Hazardous; and
- UK Environment Agency Technical Guidance WM3: Waste Classification - Guidance on the classification and assessment of waste.

Waste soil and material intended for off-site disposal, recycling or recovery shall not be removed from site prior to appropriate waste classification and receiving written confirmation of acceptance from the selected waste receiving facility. The volume of soil to be removed off site is 1,965m3.

While waste classification and acceptance at a waste facility is pending, excavated soil for disposal shall be stockpiled in an appropriate manner, as follows:

• A suitable temporary storage area shall be identified and designated.

• All stockpiles shall be assigned a stockpile number.

• Non-hazardous and hazardous soil shall be stockpiled only on hard-standing or high-grade polythene sheeting to prevent cross-contamination of the soil below.

• Soil stockpiles shall be covered with high-grade polythene sheeting to prevent run-off of rainwater and leaching of potential contaminants from the stockpiled material generation and/or the generation of dust; and

• When a stockpile has been sampled for classification purposes, it shall be considered to be complete and no more soil shall be added to that stockpile prior to disposal.

An excavation/stockpile register shall be maintained on site showing at least the following information:

• Stockpile number.

• Origin (i.e., location and depth of excavation).

• Approximate volume of stockpile.

• Date of creation.

• Description and Classification of material.

• Date sampled.

• Date removed from site.

• Disposal/recovery destination; and

• Photograph.

Water

Foul Water

The Report on Water Services prepared by JCA Engineering outlines the existing and proposed water drainage, foul drainage and water supply systems.

The foul water from each proposed building shall be collected in a proposed foul water pipe network within the proposed estate roads. This pipe network shall discharge to a foul pumping station located

in the southwest corner of the proposed development which in turn will discharge via a pumped foul water rising main to the existing foul water pipeline located at the south east corner of the proposed development as indicated on drawing number JCA-002P Rev C.

Storm Water

Due to the various constraints of the site, the proposed stormwater drainage network has been divided into two zones, namely Zone A & Zone B, with separate stormwater drainage networks for each zone.

ZONE A: The storm water from each proposed building and the proposed estate roads within this zone shall be collected in a proposed storm water pipe network within the proposed development. The pipe network shall discharge to a proposed manhole, S20, which in turn shall discharge to the adjacent River Urrin. The outlet pipe from S20 shall be fitted with 2 no. flow control devices, Hydrobrakes. The low level hydrobrake shall limit the rate of storm water from this zone to 15.7 litres per second in order to cater for the 1 in 30 year event and the high level hydrobrake shall limit the rate of storm water from this zone to an additional 11.6 litres per second in order to cater for the 1 in 100 year event. In times of heavy rainfall, when the rate of stormwater inflow into S20 exceeds 15.7 & 27.3 (15.7+11.6) litres per second, the surplus stormwater shall overflow into the storm water attenuation system adjacent to S20. Please refer to drawings JCA-002P Rev C and JCA-007P Rev A.

ZONE B: The storm water from each proposed building and the proposed estate roads within this zone shall be collected in a proposed storm water pipe network within the proposed development. The pipe network shall discharge to a proposed manhole, S1, which in turn shall discharge to the adjacent Ri\/er Urrin. The outlet pipe from S21 shall be fitted with 2 no. flow control devices, Hydrobrakes. The low level hydrobrake shall limit the rate of storm water from this zone to 5.2 litres per second in order to cater for the 1 in 30 year event and the high level hydrobrake shall limit the rate of storm water from this zone to an additional 3.8 litres per second in order to cater for the 1 in 100 year event. In times of heavy rainfall, when the rate of stormwater inflow into S1 exceeds 5.2 & 9.0 (5.2+3.8) litres per second, the surplus stormwater shall overflow into the storm water attenuation system adjacent to S1. Please refer to drawings JCA- 002P Rev C and JCA-0007P Rev A.

Surface Water

A new surface water sewer network will be provided for the proposed development which will be entirely separated from the foul water sewer network. It is proposed to split the stormwater drainage network for the development into two zones. There will be an attenuation system for each zone and the attenuated stormwater will discharge into the River Urrin. Stormwater runoff will be limited to the greenfield run- off rate and in addition, attenuation will be provided for a 1 in 30-year storm event, and the site will be designed to accommodate the additional waters generated in a 1 in 100 year storm event, without flooding any property within the proposed development or any neighbouring property.

Given the constraints of the site, it is proposed to split the stormwater drainage network for the development into 2 no. zones, namely Zone A and Zone B. There will be an attenuation system for

each zone and the attenuated stormwater from each zone will discharge to the River Urrin located to the southwest of the site.

It is a normal requirement of Wexford County Council to limit the storm water outflow from such a development to the 'greenfield' runoff. The allowable 'greenfield' runoff, QBAR, is determined using the equation devised in the Flood Studies Report (1974), and adopted in Section 24.3 of ClRIA SuDS Manual 2015. In addition attenuation must be provided for a 1 in 30 year storm and the site designed to accommodate the additional waters generated in a 1 in 100 year storm without flooding any property within the proposed development or any neighbouring property.

It is proposed to attenuate the storm water generated in the 1 in 100 year storm in the same attenuation system as the 1 in 30 year storm. This system shall be fitted with 2 no. flow control devices to limit the outflow from the system.

Water Supply
A potable water pipe network shall be installed adjacent to the proposed estate roads in order to provide water to each of the proposed buildings.

The proposed pipe network shall be connected to the existing watermain located in the existing public road to the northeast of the proposed development as indicated on drawing number JCA-001P Rev C.

Air and Climate/ Noise and Vibration

Dust Control
Construction dust can be generated from many on-site activities such as excavation and backfilling. The extent of dust generation will depend on the type of activity undertaken, the location, the nature of the dust, i.e. soil, sand, etc and the weather. In addition, dust dispersion is influenced by external factors such as wind speed and direction and/or, periods of dry weather. Construction traffic movements also have the potential to generate dust as they travel along the haul route. The measures below will also prevent construction debris arising on the public road network.

Proposed measures to control dust include:
• Any site roads with the potential to give rise to dust will be regularly watered, as appropriate, during dry and/or windy conditions.
• The designated public roads outside the site and along the main transport routes to the site will be regularly inspected by Site Management for cleanliness, and cleaned as necessary.
• Material handling systems and material storage areas will be designed and laid out to minimise exposure to wind;
• Water misting or bowsers will operate on-site as required to mitigate dust in dry weather conditions;
• The transport of soils or other material, which has significant potential to generate dust, will be undertaken in tarpaulin-covered vehicles where necessary;
• All construction related traffic will have speed restrictions on un-surfaced roads to 15 kph;
• Daily inspection of construction sites to examine dust measures and their effectiveness.
• When necessary, sections of the haul route will be swept using a truck mounted vacuum sweeper; and,

• All vehicles leaving the construction areas of the site will pass through a wheel cleansing area prior to entering the local road network.

Noise and Vibration Control

The operation of plant and machinery, including construction vehicles, is a source of potential noise impacts During the works, any plant introduced to the site will not be excessively noisy. Exhaust and silencer systems on plant will be maintained in a satisfactory condition and operating correctly at all times. Defective silencers will be immediately replaced.

Proposed measures to control noise include:
• Diesel generators will be enclosed in sound proofed containers to minimise the potential for noise impacts;
• Plant and machinery with low inherent potential for generation of noise and/or vibration will be selected. All construction plant and equipment to be used on-site will be modem equipment and will comply with the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations;
• Plant with the potential of generating noise or vibration will be placed as far away from sensitive properties as permitted by site constraints.
• Regular maintenance of plant will be carried out in order to minimise noise emissions. Particular attention will be paid to the lubrication of bearings and the integrity of silencers;
• All vehicles and mechanical plant will be fitted with effective exhaust silencers and maintained in good working order for the duration of the works;
• Compressors will be of the "sound reduced" models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic tools shall be fitted with suitable silencers;
• Machines, which are used intermittently, will be shut down during those periods when they are not in use.

Landscape & Visual

Detailed arboriculture and landscape proposals are included within the application. Whilst some trees are required to be removed on the residential zoning section of the site, at the same time large areas of mature trees will be retained as part of the landscape and boundary treatment strategy. The loss of trees within the residential area will be mitigated with additional planting within the open spaces and along the streets.

It will be important that tree protection measures are put in place at the very start of the works prior to the construction machinery coming on site and are maintained throughout the construction project to ensure that the tree vegetation which is proposed to be retained is done so successfully.

There are no sensitive landscape designations pertaining to the subject site. The proposed development will not impact on any designated views or prospects within the Wexford County Council Development Plan. No significant amenity, landscape or visual effects are likely to arise from the proposed development.

Along the Carleys Bridge Road the development will create a new active frontage and positive interface between the site and the public road, which will be a favourable addition to the streetscape.

No significant amenity, landscape or visual effects are likely to arise from the proposed development.

Material Assets

The land on which the site is situated is a material asset. It has been zoned for development through the appropriate process, and as such, the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate. Once constructed, the operational phase will provide an important material asset for the area in terms of residential units, improved public realm and residential amenity.

In relation to Traffic Impact, a Traffic & Transport Assessment has been carried out by Transport Insights a Traffic & Transport Consultants. An accurate evaluation could not be carried out due to the ongoing Pandemic however estimations have been proposed within the Assessment for years 2022 and 2037. These years represent the year of opening and year of opening plus 15 years.

Overall, the proposed development is forecast to increase Carley's Bridge Road traffic flows during the AM peak hour by a 12% increase in traffic in the assumed year of opening (2022), when compared to the do-nothing scenario. Overall, the proposed development is forecast to result in the increase of 9% for Carley's Bridge Road traffic flows during the PM peak hour, when compared to the do-nothing scenario.

The Ross Road/ Andy Doyle Close/ Carley's Bridge Road/ Gort Na Gréine Roundabout has been demonstrated to operate satisfactorily with no material delay or impact expected to background traffic using the roundabout.

It is concluded from this assessment that the proposed development will be adequately accommodated by the existing and proposed receiving environment.

Cultural Heritage

There are no previously identified Archaeological Monuments located within, or in the immediate environs of, the overall subject development lands. The nearest Recorded Monument to the site is a Ringfort located approx. 400m to the southwest. This is designated Site CH-1 and it is described in Appendix 4 of the Cultural Heritage Assessment Report in further detail.

No features of archaeological potential were noted by an examination of historical cartographic or aerial photographic sources or on available LiDAR survey information on Open Topographic Date Viewer and no surface features of potential interest were evident during the surface reconnaissance survey.

A Cultural Heritage Assessment was carried out by Byrne Mullins & Associates Archaeological & Historical Heritage Consultants which refers to a series of conclusions.

There are no significant historical events associated with the proposed development lands which have the ability to be impacted upon by the proposed development following its construction. Consequently, no mitigation measures are required for the protection of Local History.

It is not considered likely that the development, as proposed, will cause any direct impacts to any Recorded Monuments. Furthermore, there are no extant remains for any of the archaeological monuments and features located within, or in the general environs of, the subject development area; consequently, it is considered that no impacts will occur to the visual settings of such monuments.

The assessment refers to a number of mitigation measures which can be put in place. These are noted within section 9.1.2 under Archaeological Heritage heading.

It is not considered likely that the development, as proposed, will cause any direct or indirect/visual impacts to any identified structures of architectural heritage interest. Consequently, no mitigation measures are considered necessary.

Vulnerability of the project to risks of major accidents and/ or disasters

Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso/COMAH designated sites.

In relation to flood risk, IE Consulting Engineers carried out a Flood risk Assessment of the proposed development. This analysis has determined that the south-western area of the site falls within Flood Zone 'A' and Flood Zone 'B'. The majority of the area of the site and where building development is proposed is located in Flood Zone 'C'.

The finished floor levels of the proposed houses shall be constructed to a minimum level of 8.65m OD, which is 1.15m above the peak 1 in 1000 year (0.1% AEP) flood level of 7.50m OD in the River Lyre tributary at the proposed site entrance. This shall mitigate any residual risk associated with potential future climate change.

The access road and footpath located in the western area of the site shall be raised to a minimum level of 9.35m OD at the entrance to the site, which is 1.85m above the 1 in 1000-year flood level in this location. The access road and footpath located in the southern area of the site shall be raised to a minimum level of 7.50m OD, which is 1.56m above the 1 in 1000-year flood level of 5.94m OD in this location. This shall mitigate any residual risk associated with potential future climate change.

Flood storage compensation shall be provided in the proposed green open space area to account for flood waters that may be displaced as a result of raising the grounds in the southern area of the proposed development site above the 1 in 1000 year flood level.

In consideration of implementation of the recommendations of this SSFRA the flood risk to and from the proposed development site is considered to be **LOW**. Development of the site is not expected to result in an adverse impact to the hydrological regime of the area or increase flood risk elsewhere.

Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.

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

This includes information available on the environment including:

(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.

As noted above it is expected that there will be some normal residues/emissions during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hard standing areas and landscaping of the site including open soft landscaped areas.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment. These are addressed in the Outline Construction & Demolition Waste Management Plan and in the Construction & Environmental Management Plan, submitted with this application.

An initial Operational Phase Waste Management Plan (OWMP) has been prepared with the application and which outlines the measures to be used to maximise the quantity of waste recycled by providing sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large scale use of natural resources. The main use of natural resources will be land. The subject lands are zoned for residential as proposed and are greenfield, with minimal ecological sensitivities on site.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment. The construction or

operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

4. COMPILATION OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT

It is necessary to determine whether the proposed development is likely to have a significant effect on the environment and if an Environmental Impact Assessment (EIA) is required by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving environment.

The proposed development is sub-threshold in terms of EIA having regard to Schedule 5, Part 2, 10 (b) (i) and (iv) of the Planning & Development Regulations, 2001-2021.

The number of housing units proposed is 233 and well below the 500 unit threshold, while the net site area at c. 8.7 ha and the gross site area is 6.64 ha therefore it is also below the 10ha threshold for *"urban development"* on lands comprising *"other parts of a built-up area"* other than a business district.

Sub-Threshold Development

Section 172(b)(i) and (ii) of the Planning and Development Act 2000, as amended, states that the competent authority can also require an EIA where a project is below the specified threshold due to the likelihood of significant effects on the environment.

Article 103(3) of the Planning and Development Regulations, 2001 as amended states that in determining whether a proposed development would or would not be likely to have a significant effect on the environment, regard shall be given to the criteria set out in Schedule 7 of the Regulations.

The following assesses the development against the Schedule 7 criteria:

Characteristics of Proposed Development	
The size of the proposed development.	The site is c. 8.7 ha (gross site area) and 6.64 ha (Net site area) and the development is for 233 residential units. The development is sub-threshold for EIA.
The culmination of other proposed development.	This is a greenfield site on the outskirts of Enniscorthy town centre. There are no other proposed developments in the immediate vicinity of the site.
The nature of any associated demolition works	N/A

The use of natural resources, in particular land, soil, water and biodiversity.	This is a greenfield site. Due to its close proximity to the Urrin River, the site is hydrologically connected to the Slaney River Valley SAC and Wexford Harbour and Slobs SPA, an NIS prepared by Whitehall Environmental has been prepared. Earthworks will remove some soil from the site to accommodate the proposed development. Any excavated material will be reused on the site where possible or disposed of off-site to a licensed facility for land reclamation.
The production of waste.	Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. A Construction & Environmental Management Plan and a Construction & Demolition Waste Management Plan have been submitted with the application and detail how construction waste will be managed. Operational waste for the residential development will be controlled by each apartment and the estate management team. An Outline Operational Waste Management Plan is submitted with the application.
Pollution and nuisances	The construction phase will create short term negative impacts particularly in terms of dust and noise. The submitted Construction & Environmental Management Plan outlines how construction activities will be properly controlled and mitigated in relation to noise, dust, pollutants, etc.
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	N/A
The risks to human health (for example, due to water contamination or air pollution).	Standard construction practices regarding noise and dust management will be implemented throughout the construction phase in accordance with the Construction & Environmental Management Plan.
Location of Proposed Development	
The existing and approved land use	This site is currently a greenfield site which is zoned for residential development.

The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	This is a greenfield site is in a highly sustainable location that will be developed at a medium density appropriate to its location. The development will also ensure good water drainage on the site.
The absorption capacity of the natural environment, paying particular attention to the following areas: (i) wetlands, riparian areas, river mouths; (ii)coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v)areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) 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; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance.	(i) Due to the site's close proximity to the Urrin River, the site is hydrologically connected to the Slaney River Valley SAC and Wexford Harbour and Slobs SPA, an NIS prepared by Whitehall Environmental has been prepared. (ii) The site is not located in a coastal zone or the marine environment (iii) The subject site is not located in a mountain or forest area. (iv) The subject site is not located in a nature reserve or park. (v) Due the site's close proximity to the Urrin River, the site is hydrologically connected to the Slaney River Valley SAC and Wexford Harbour and Slobs SPA, an NIS has been prepared. Please refer to the NIS prepared by Whitehill Environmental which outlines a range of mitigation measures which, when implemented, will not affect the conservation objectives of the Slaney River Valley SAC and Wexford Harbour and slobs SPA or any other Natura 2000 site located within 15km of the site. (vi) The subject site is not located within an area in which there has already been a failure to meet environmental standards. (vii) The surrounding area consists of mixed use development with agricultural and residential within the immediate vicinity of the subject site. (viii) The subject site does not contain any structures of historical, cultural or archaeological significance. Please refer to the Cultural Heritage Assessment Report prepared by Byrne Mullins which is submitted as part of this application.
Types and characteristics of potential impacts	
The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	It is expected that the proposed development will not have a significant environmental impact beyond the site and immediate vicinity.

	The proposed development is located on the outskirts of a town centre environment and the proposed uses are in accordance with the applicable site zoning. The proposed works during the construction phase may have a minor impact on the surrounding environment through noise and dust emissions mainly. However, these are considered to be short term and can be mitigated. All construction activities will be controlled in accordance with the Construction & Environmental Management Plan, with a formal CEMP to be agreed with WCC prior to commencement of development.
The nature of the impact.	The potential likely and significant impacts arising from the development will be typically those associated with a medium density, residential development located on the outskirts of a town centre. The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent. The potential likely impacts arising from the construction of the development will be typically those associated with any residential development. This will be predominately through the construction works which will generate noise and the potential for dust emissions. These works will be mitigated appropriately through the Construction & Environmental Management Plan. The impact of the development at operational stage will be typical of a residential area and will not be significant or adverse.
The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.

The probability of the impact	It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within this town centre site are not unexpected or out of character and working hours will be limited to hours set by the planning conditions. It is unlikely that polluted run-off will be directed to any of the SACs and SPAs within 15km of the subject site.
The expected onset, duration, frequency and reversibility of the impact	The minor impacts identified would occur predominately during the construction phase in terms of construction related noise, dust and traffic. The frequency of impacts will vary throughout the construction phase but it still not considered to be significant. The minor impacts will be temporary and will not lead to residual impacts.
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.	The subject site is zoned land designated for residential use. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.
The possibility of effectively reducing the impact.	Standard mitigation measures to manage noise, dust and/or pollution, tree protection during the construction phase will be based on standard best practice, policies and guidance.

In conclusion, having regard to the criteria specified in Schedule 7 of the Planning and Development Regulations, 2001; the context and character of the site and the receiving environment, the nature, extent, form and character of the proposed development, this Screening Assessment concludes that an Environmental Impact Assessment of the proposed development is not required.

APPROPRIATE ASSESSMENT SCREENING

Whitehill Environmental carried out an Appropriate Assessment (AA) Screening which concluded that the project must proceed to the next stage of AA, namely the Natura Impact Assessment (NIA). This current NIS has been undertaken to evaluate the potential impacts of the proposed development with regard to the effects upon the conservation objectives and qualifying interests (including the habitats and species) of Slaney River Valley SAC and the Wexford Harbour and Slobs SPA. It is considered that following mitigation, that the proposed project does not have the potential to significantly affect the conservation objectives of these aforementioned Natura 2000 sites and the integrity of these sites as a whole will not be adversely impacted.

In light of the above, it is considered that the proposed works do not have the potential to significantly affect the conservation objectives or qualifying interests of the Slaney River Valley SAC and the Wexford Harbour and Slobs SPA. The integrity of the site will not be adversely affected.

CONCLUSIONS

The screening exercise completed in this report and the methodology used has been informed by the available guidance, legislation and directives. In conclusion, it is respectfully submitted that the proposed development is below the thresholds of development that require a mandatory EIAR.

It is considered that a sub threshold EIAR is not required for the proposed development having regard to the extent of the works proposed and the potential impact on the baseline urban environment.

The proposed works have been assessed in the Natura Impact Statement Report, which has concluded that the proposal will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects.

The development will be connected to public services such as water and foul systems; standard construction practices will be employed to mitigate any risk of noise, dust or pollution; and no identified impact in the screening exercise either individually or cumulatively will have significant impacts on the environment.

It is considered that the proposed development will not have significant impacts on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.

McGill Planning
Chartered Town Planners
22 Wicklow Street
Dublin 2 D02 VK22
Tel +353 1 2846464
Email info@mcgplanning.ie

APPENDIX A
STATEMENT IN ACCORDANCE WITH ARTICLE 299B(1)(B)(II)(II)(C) OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)

As per Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations the following statement outlines how the results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive (Directive 2014/52/EU) have been taken into account in the assessments prepared as part of this planning application.

DIRECTIVE	SUMMARY	ASSESSMENTS CARRIED OUT AS PART OF THIS SHD PLANNING APPLICATION	STATEMENT
Directive 92/43/EEC, The Habitats Directive	The EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive 1992) provides protection to designated species and habitats throughout Europe. The Habitats Directive has been transposed into Irish law through the EC (Birds and Natural Habitats) Regulations 2011. The Habitats Directive aims to protect some 220 habitats and approximately 1000 species throughout Europe. The habitats and species are listed in the Directives annexes, where Annex I covers	**Ecological Impact Assessment prepared by Whitehill Environmental.** **Natura Impact Statement prepared by Whitehill Environmental.** **Bat, Badger and Otter Assessment prepared by Wildlife Surveys Ireland.** **Construction Environmental Management Plan prepared by Traynor Environmental.**	There are three Natura 2000 Sites located within 15km of the subject site, two of which are hydrologically connected to the subject site. A range of mitigation measures have been proposed to ensure that the construction and operation of the proposed development will have no significant effect upon the Natura 2000 sites identified. There are no individual elements of the proposed project that are likely to give rise to negative impacts on these sites. The Bat, Badger and Otter assessment carried out by Wildlife Surveys Ireland concluded the following:

	habitats and Annex II, IV and V cover species. There are 59 Annex I habitats in Ireland and 33 Annex IV species which require strict protection wherever they occur. The Directive requires the designation of Special Areas of Conservation for areas of habitat deemed to be of European interest. The SACs together with the SPAs from the Birds Directive form a network of protected sites called Natura 2000.	**Public Lighting Drawing prepared by Delap & Waller.**	***Otters and Badgers*** No otter holts were noted along the riverbank, within open ground or in the hedgerow. One partial spraint was discovered on a rock in the river and while this is considered to be an otter spraint, it is possible that this was a mink spraint as the size of the spraint fragment was very small. The spraint was dried and several days to weeks old and did not have a strong odour associated with it. Mink spraints are typically more pungent than otter spraints. No otter prints were noted in mud or sand along the riverbank in June 2020 or January 2021. No otters or badgers were seen or heard during night-time survey work in June 2020. ***Bats*** Species of bat present within the site: Soprano pipistrelle *Pipistrellus pygmaeus.* A single soprano pipistrelle was seen to return to the upper branches of a mature oak that lies to the south of the access road into the housing development proposed within the site. This tree has very high roost potential

			and may serve as a roost site for other species on other occasions. It is noted that this would be a suitable tree for Leisler's bats amongst others. <u>Species of bat roosting in close proximity to the site:</u> - Common pipistrelle: Pipistrellus pipistrellus - Soprano pipistrelle: Pipistrellus pygmaeus - Leisler's bat: Nyctalus leisleri <u>Species of bat feeding within the site with unknown roost location outside of the site</u> - Daubenton's bat Myotis daubentoniid This species was recorded by the static monitors feeding along the river on 16th June 2020. It was also recorded by the static monitor placed on the willow scrub edge on the night of 15th June 2020. Signals of the genus Myotis recorded were also most probably all Daubenton's bat signals. There were no tree roosts within the trees that will be removed on 15th or

			16th June 2020 surveys. One tree roost was noted in the oak tree that is free-standing close to the perimeter of the site. There are no building roosts within the site based on the activity survey and on an absence of any other bat signs on or around the buildings (e.g., droppings or staining). <u>Species of bat present within and around the site</u> - Soprano pipistrelle Pipistrellus pygmaeus - Common pipistrelle Pipistrellus pipistrellus - Leisler's bat Nyctalus leisleri - Daubenton's bat Myotis daubentoniid The highest bat activity close to the river was soprano and common pipistrelles. Leisler's bat activity was highest over pasture, around the mature free-standing oak as well as around other mature trees including a beech tree close to the river. Daubenton's bat activity was primarily along the river but some movement into

			the fields was recorded by the static monitor within the willow scrub. In respect of Sustainable Urban Drainage System (SUDs). It is proposed to split the stormwater drainage network for the development into two zones. There will be an attenuation system for each zone and the attenuated stormwater will discharge into the River Urrin. Stormwater runoff will be limited to the greenfield run-off rate and in addition, attenuation will be provided for a 1 in 30-year storm event, and the site will be designed to accommodate the additional waters generated in a 1 in 100 year storm event, without flooding any property within the proposed development or any neighbouring property. In order to avoid protect the existing ecological features on site and surrounding area, a range of mitigation measures are recommended.
Directive 2000/60/EC, EU Water Framework Directive	The EU Water Framework Directive (WFD) 2000/60/EC aims to prevent any deterioration in the existing status of water quality, including the protection of good and high water quality status where it exists.	**Ecological Impact Assessment prepared by Whitehill Environmental.**	The relevant reports prepared as part of the planning application confirm that appropriate surface water management and discharge measures will be undertaken to ensure no significant impacts arise.

	The Directive runs in 6-year cycles with the current cycle from 2016 – 2021. The WFD requires member states to manage their water resources on an integrated basis to achieve at least 'good' ecological status, through River Basin Management Plans (RBMP), by 2027.	**Natura Impact Statement prepared by Whitehill Environmental.** **Construction & Demolition Waste Management Plan prepared by Traynor Environmental.** **Operational Waste & Recycling Management Plan.**	In respect of Sustainable Urban Drainage System (SUDs). It is proposed to split the stormwater drainage network for the development into two zones. There will be an attenuation system for each zone and the attenuated stormwater will discharge into the River Urrin. Stormwater runoff will be limited to the greenfield run-off rate and in addition, attenuation will be provided for a 1 in 30-year storm event, and the site will be designed to accommodate the additional waters generated in a 1 in 100 year storm event, without flooding any property within the proposed development or any neighbouring property. Given the constraints of the site, it is proposed to split the stormwater drainage network for the development into 2 no. zones, namely Zone A and Zone B. There will be an attenuation system for each zone and the attenuated stormwater from each zone will discharge to the River Urrin located to the southwest of the site. It is a normal requirement of Wexford County Council to limit the storm water

			outflow from such a development to the 'greenfield' runoff. The allowable 'greenfield' runoff, QBAR, is determined using the equation devised in the Flood Studies Report (1974), and adopted in Section 24.3 of ClRIA SuDS Manual 2015. In addition, attenuation must be provided for a 1 in 30 year storm and the site designed to accommodate the additional waters generated in a 1 in 100 year storm without flooding any property within the proposed development or any neighbouring property. It is proposed to attenuate the storm water generated in the 1 in 100 year storm in the same attenuation system as the 1 in 30 year storm. This system shall be fitted with 2 no. flow control devices to limit the outflow from the system. Flood Risk Assessment prepared by IE Consulting states that the south-western area of the site falls within Flood Zone 'A' and Flood Zone 'B'. The majority of the area of the site where development is proposed is located in Flood Zone 'C'.

			The finished floor levels of the proposed houses shall be constructed to a minimum level of 8.65m OD, which is 1.15m above the peak 1 in 1000 year (0.1% AEP) flood level of 7.50m OD in the River Lyre at the proposed site entrance. This shall mitigate any residual risk associated with potential future climate change. The access road and footpath located in the western area of the site shall be raised to a minimum level of 9.35m OD at the entrance to the site, which is 1.85m above the 1 in 1000-year flood level in this location. The access road and footpath located in the southern area of the site shall be raised to a minimum level of 7.50m OD, which is 1.56m above the 1 in 1000-year flood level of 5.94m OD in this location. This shall mitigate any residual risk associated with potential future climate change. Flood storage compensation shall be provided in the proposed green open space area to account for flood waters that may be displaced as a result of raising the grounds in the southern area

			of the proposed development site above the 1 in 1000 year flood level. In consideration of implementation of the recommendations of this SSFRA the flood risk to and from the proposed development site is considered to be LOW. Development of the site is not expected to result in an adverse impact to the hydrological regime of the area or increase flood risk elsewhere. There are a number of steps outlined in the CEMP to eliminate contamination of site surface water runoff: The construction team must implement the following site-specific mitigation measures and these measures should be incorporated into a Construction and Environment Management Plan along with drawings to indicate the location of these measures. - The overarching plan for the development allows for a maintenance of a 15m buffer zone along the River Urrin. Some works will be required in this zone during construction, namely the installation of the drainage pipes from the attenuation tanks, the associated

			head walls for these pipes and outlet from the existing field drain into the Urrin. The maintenance of this 15m buffer will allow for optimal ecological functioning of the River Urrin, whilst maintaining an ecological corridor for species such as the otter. - All guidelines within the document Inland Fisheries Ireland Requirements for the Protection of Fisheries Habitats during Construction and Development Works and River Sites (www.fisheriesireland.ie) and the updated guidelines entitled Guidelines on Protection of Fisheries During Construction Works in And Adjacent to Waters (2016) should be adhered to and they include: • Consultation with Inland Fisheries Ireland (IFI) to ensure that the development proceeds with due regard to the provisions of the Fisheries Acts and Habitats Regulations; • Consultation with IFI in order to determine the correct timing of works on the site;

			• There should be no in stream works carried out within the streams without prior approval from IFI. - IFI have also recently launched new guidelines entitled Planning for Watercourse in the Urban Environment (IFI, 2020). This outlines provisions for buffer zones, sustainable drainage systems and flood control. The maintenance of a 15m buffer zone as recommended by IFI has been noted and incorporated into the overall site plan. - Efficient construction practices and sequences should be employed on site, and this will minimise soil erosion and potential pollution of local watercourses with soil and sediment. This is especially important given the significant slope on the site that leads to the river. Unnecessary clearance of vegetation should be avoided and only areas necessary for building works should be cleared. Existing grassed embankments and vegetated areas around the perimeters of the site and along the field drains should be retained where possible.

			Supplemental planting and careful management of these areas will increase the biodiversity value of the site in the future. The retention of these areas will also help retain storm water run-off from the site during construction and operation. Works within the site should be avoided during periods of heavy rainfall. These measures are included in the Biodiversity Action Plan prepared by Landscape Design Services. - It is vital that there is no deterioration in water quality in the River Urrin or its tributaries. This will protect both habitats and species that are sensitive to pollution. Therefore, strict controls of erosion, sediment generation and other pollutants associated with the construction process should be implemented, including the provision of attenuation measures, silt traps or geotextile curtains to reduce and intercept sediment release into any local watercourses. - The construction team must implement the following site-specific mitigation measures. These

			measures have been incorporated into a Construction and Environment Management Plan and they must be overseen by the ECoW.. - Surface waters from the construction site should be managed using a system of temporary on-site attenuation features, and these should be fitted with silt barrier devices such as silt fences or silt busters. - Silt fences and berms should be installed prior to the commencement of construction on site. These should be set back at a minimum of 50m from the River Urrin and 10m from other watercourses on the site. The silt fences should be sturdy and constructed of a suitable geotextile membrane to ensure that water can pass through, but that silt will be retained. An interceptor trench will be required in front of this interceptor fence. The silt fence must be capable of preventing particles of 425m from passing though.

			• The silt fences should be monitored daily to ensure that they remain functional throughout the construction of the proposed development. Maintenance of the fences should be carried out regularly. Fences should be inspected thoroughly after periods of heavy rainfall. • Discharge water generated during laying on concrete should be removed off site for treatment and disposal. The following pollution control measures must also be employed on site: • A dedicated re-fuelling location must be established on site, and this must be situated away from any watercourse on site. • Spill kits stations must be provided at the fuelling location for the duration of the works. • Staff must be provided with training on spill control and the use of spill kits. • All fuel storage containers must be appropriately bunded, roofed and protected from vehicle movements. These bunds will provide added protection in the event of a flood event on site.

			• All chemicals must be stored as per manufacturer's instructions. A dedicated • chemical bund will be provided on site. • Storage of fuel, and servicing and refuelling of equipment or machinery must be at least 20m from ground clearance or rock-breaking activities. • The dedicated refuelling area must be underlain by concrete hard standing. All fuel and oil tank should be inspected on a regular basis for signs of spillages, leaks and damage during use. A record of these inspections must be kept, and any improvements needed be carried out immediately. • The risk of fuel spillages on a construction site is at its greatest when refuelling plant. Therefore, only designated trained and competent operatives should be authorised to refuel plant on site. Plant and equipment should be brought to a designated refuelling area rather than refuelling at numerous locations about the site. • Chemicals used on site must be returned to the site compound and secured in a lockable and sealed container overnight in proximity to the fuel storage area.

			• Drip trays must be utilised on site for all pumps situated within 20m away from ground clearance areas. • Procedures and contingency plans must be established on site to address cleaning up small spillages as well as dealing with an emergency incident. A stock of absorbent materials such as sand, spill granules, absorbent pads and booms must be kept on site, on plant working near the river and at the refuelling area. • Daily plant inspections must be completed by all plant operators on site to ensure that all plant is maintained in good working order. Where leaks are noted on these inspection sheets, the plant must be removed from operations for repairs. • All personnel should observe standard precautions for handling of materials as outlined in the Safety Data Sheets (SDS) for each material, including the use of PPE. Where conditions warrant, emergency spill containment supplies should be available for immediate use. Best practice concrete / aggregate management measures must be employed on site. These will include:

			• A designated concrete wash out area should be set up on site; typically, this will involve washing the chutes, pumps into a designated IBC before removing the waste water off site for disposal. These procedures should be covered during a Site Safety & Environmental Induction session. • Best practice in bulk-liquid concrete management should be employed on site addressing pouring and handling, secure shuttering, adequate curing times etc. • Stockpile areas for sands and gravel must be kept to a minimum size, well away from the drains and watercourses (minimum 50m). • Where concrete shuttering is used, measures must be put in place to prevent against shutter failure and control storage, handling and disposal of shutter oils. • Activities which result in the creation of cement dust must be controlled by dampening down the areas. • Raw and uncured waste concrete must be disposed of by removal from the site; • Stockpile areas for sands and gravel will be kept to a minimum size, well away from the River Urrin or its tributaries.

			The SUDS proposals outlined for this site must be adhered to in full and only clean-surface water from the site should be discharged to the River Urrin, at the appropriate greenfield run-off rate. Silt and oil interceptors must be incorporated to ensure clean discharge and these must be serviced regularly. A maintenance plan should be development for the foul drainage system to prevent any impacts upon the River Urrin arising from surcharge from the foul sewer as a result of a secondary pluvial flood event.
Directive 2001/42/EC, SEA Directive	The SEA Directive pertains to a broad range of public plans and programmes that are subject to environmental assessment during their preparation prior to their adoption. The aim is to ensure that environmental considerations are regarded in the preparation, adoption and implementation of such plans. The Wexford County Development Plan is the plan which sets out the	**Statement of Consistency & Material Contravention Statement prepared by McGill Planning Ltd.**	The Wexford County and Enniscorthy Development Plans and relevant national and regional plans has been consulted when preparing the relevant documents which make up this SHD Application. In particular the Statement of Consistency outlines in detail how the proposed development complies with the policies and objectives of the Wexford County Development Plan, the National Planning Framework, the Regional Spatial & Economic Strategy for the Eastern & Midlands Region, and a

	overall strategy for the proper planning and sustainable development of Wexford, Enniscorthy and the subject site. The County Development Plan was prepared in accordance with the requirements of the Planning and Development Act, 2000 (as amended), the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 as amended. National and regional policies (including the National Planning Framework, Regional Spatial & Economic Strategies, and Section 28 Ministerial Guidelines) are also subject to SEA.		number of Section 28 Planning Guidelines.
Directive 2002/49/EC, Environmental Noise Directive	The Environmental Noise Directive relates to the assessment and management of environmental noise. The Directive has been transposed into Irish law through the Environmental Noise Regulations 2006, as amended, which came into effect on 3rd April 2006.	**Construction Environmental Management Plan prepared by Traynor Environmental.**	In accordance with the CEMP submitted, all reasonable precautions will be taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding residents. The operation of plant and machinery, including construction vehicles, is a source of potential noise impacts During

	These Regulations apply to environmental noise to which people are exposed, in particular in built up areas, in public parks or other quiet areas in an agglomeration, in quiet areas in open country, near schools, near hospitals, and near other noise-sensitive buildings and areas. They are intended to avoid, prevent or reduce on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise.		the works, any plant introduced to the site will not be excessively noisy. Exhaust and silencer systems on plant will be maintained in a satisfactory condition and operating correctly at all times. Defective silencers will be immediately replaced. Proposed measures to control noise include: • Diesel generators will be enclosed in sound proofed containers to minimise the potential for noise impacts; • Plant and machinery with low inherent potential for generation of noise and/or vibration will be selected. All construction plant and equipment to be used on-site will be modem equipment and will comply with the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations; • Plant with the potential of generating noise or vibration will be placed as far away from sensitive properties as permitted by site constraints. • Regular maintenance of plant will be carried out in order to minimise noise

			emissions. Particular attention will be paid to the lubrication of bearings and the integrity of silencers; • All vehicles and mechanical plant will be fitted with effective exhaust silencers and maintained in good working order for the duration of the works; • Compressors will be of the "sound reduced" models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic tools shall be fitted with suitable silencers; • Machines, which are used intermittently, will be shut down during those periods when they are not in use;
Directive 2008/50/EC on ambient air quality and cleaner air for Europe	The ambient air quality and CAFÉ Directive defines objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole. It sets out measures for the assessment of ambient air quality in Member States as well as for obtaining information on ambient air quality in order to help combat air pollution and nuisance.	**Construction Environmental Management Plan prepared by Traynor Environmental.**	In accordance with the CEMP submitted, dust prevention measures will be put in place for any particulate pollution. Construction dust can be generated from many on-site activities such as excavation and backfilling. The extent of dust generation will depend on the type of activity undertaken, the location, the nature of the dust, i.e. soil, sand, etc and the weather. In addition, dust dispersion is influenced by external factors such as wind speed and direction and/or, periods

	The Directive aims at increasing cooperation between the Member States in reducing air pollution. The Directive was transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011).		of dry weather. Construction traffic movements also have the potential to generate dust as they travel along the haul route. The measures below will also prevent construction debris arising on the public road network. Proposed measures to control dust include: • Any site roads with the potential to give rise to dust will be regularly watered, as appropriate, during dry and/or windy conditions; • The designated public roads outside the site and along the main transport routes to the site will be regularly inspected by Site Management for cleanliness, and cleaned as necessary; • Material handling systems and material storage areas will be designed and laid out to minimise exposure to wind; • Water misting or bowsers will operate on-site as required to mitigate dust in dry weather conditions; • The transport of soils or other material, which has significant potential to generate dust, will be undertaken in

			tarpaulin-covered vehicles where necessary; • All construction related traffic will have speed restrictions on un-surfaced roads to 15 kph; • Daily inspection of construction sites to examine dust measures and their effectiveness. • When necessary, sections of the haul route will be swept using a truck mounted vacuum sweeper; and, • All vehicles leaving the construction areas of the site will pass through a wheel cleansing area prior to entering the local road network.
Directive 2007/60/EC on the assessment and management of flood risks	The Directive on the assessment and management of flood risks establishes a framework for measures to reduce the risk of floods within the EU and requires EU states to assess the risk of flooding in coastal regions and river basins by collecting historical data and defining the natural / physical environment. States must also establish flood-risk management plans that are coordinated at the level of the river basin or coastal districts.	**Floodrisk Assessment prepared by IE Consulting Engineers**	In relation to flood risk, IE Consulting Engineers carried out a Flood risk Assessment of the proposed development. This analysis has determined that the south-western area of the site falls within Flood Zone 'A' and Flood Zone 'B'. The majority of the area of the site where development is proposed is located in Flood Zone 'C'. The finished floor levels of the proposed houses shall be constructed to a minimum level of 8.65m OD, which is 1.15m above the peak 1 in 1000 year (0.1% AEP) flood level of 7.50m OD in the

	These plans establish objectives for the management of flood risks, focusing mainly on prevention (e.g., avoiding construction in areas that may flood), protection (measures to reduce the likelihood of floods in a specific place) and preparedness (informing the public about flood risks and what do to in the event of flooding). The Directive was transposed into Irish legislation by the European Communities (Assessment and Management of Flood Risks) Regulations 2010.		River Lyre at the proposed site entrance. This shall mitigate any residual risk associated with potential future climate change. The access road and footpath located in the western area of the site shall be raised to a minimum level of 9.35m OD at the entrance to the site, which is 1.85m above the 1 in 1000-year flood level in this location. The access road and footpath located in the southern area of the site shall be raised to a minimum level of 7.50m OD, which is 1.56m above the 1 in 1000-year flood level of 5.94m OD in this location. This shall mitigate any residual risk associated with potential future climate change. Flood storage compensation shall be provided in the proposed green open space area to account for flood waters that may be displaced as a result of raising the grounds in the southern area of the proposed development site above the 1 in 1000 year flood level. In consideration of implementation of the recommendations of this SSFRA the flood risk to and from the proposed

			development site is considered to be **LOW**. Development of the site is not expected to result in an adverse impact to the hydrological regime of the area or increase flood risk elsewhere.
SEVESO DIRECTIVE 82/501/EEC, SEVESO II DIRECTIVE 96/82/EC, SEVESO III DIRECTIVE 2012/18/EU	The Seveso Directive (Directive 82/501/EEC, Directive 96/82/EC, Directive 2012/18/EU) was developed to avoid major accidents involving dangerous chemicals which pose a significant threat to humans and the environment. EU Directive (96/82 EC) was transposed into Irish Law through the SI EC (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2000 (S.I. No. 476 of 2000), on December 21st, 2000. Directive 2012/18/EU was transposed into Irish legislation through S.I. No. 209 of 2015 Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015. S.I. No. 209 of 2015 came into effect on June 1st, 2015.	N/A	Section 10.10 'control of major accidents; of the Wexford County Development Plan lists 4 SEVESO site located within the County: - Atlantic Industries, Drinagh, Wexford. - Nitrofert Ltd., Raheen Port, New Ross, Co. Wexford. - Endesa Ireland Ltd., Great Island Power Station, Campile, New Ross, Co.Wexford - Goulding Chemicals Ltd., Strokestown, New Ross, Co. Wexford. Each of the Seveso sites are located more than 20 km away from the subject site. As a result, further consideration of the SEVESO Directives are not required.