



**Russell Environmental and
Sustainability Services Limited**

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

STUDENT ACCOMODATION, CORK ROAD,
WATERFORD

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1.0 Introduction

On behalf of the applicant, Noel Frisby Construction Ltd., this Environment Impact Assessment Screening Report accompanies a Large-scale Residential Development (LRD) application to Waterford City and County Council under Section 32D of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 for a proposed Large Scale Residential Development for student accommodation at Cork Road, Kilbarry Road and Ballybeg Drive, at Kilbarry, Cork Road, Waterford, in accordance with the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

The proposed development consists of the construction of a student accommodation development which will consist of the construction of a 85 no. student accommodation apartments (ranging in size from 5 bed apartments to 8-bed apartments) comprising a total of 582 no. bed space in 4 no. blocks ranging in height from 4-6 storeys, with student amenity facilities including 1 no. retail/cafe unit, communal areas, laundry room, reception, student and staff facilities, storage, ESB substation/switch room, bin and general stores and plant rooms. The development also includes the provision of landscaping and amenity areas including a central courtyard space, public realm/plaza (fronting on to the Cork Road), the provision of a set down area, 1 no. vehicular access point onto Ballybeg Drive, car and bicycle parking, footpaths, signage, boundary treatment, pedestrian and cycle improvements to Lacken Road (including a pedestrian crossing) and all ancillary development including pedestrian/cyclist facilities, lighting, drainage (including 2 no. bio retention ponds and upgrades to existing culverts), landscaping, boundary treatments and plant including PV solar at roof level.

A Natura Impact Statement (NIS) has been prepared and will be submitted to the planning authority with the application.

The Environmental Screening Assessment Report has been prepared to assess the potential impacts on the environment of the proposed development at the subject site.

This document is to be read in conjunction with the reports and plans as detailed below:

- **Site Notice and Press Notice prepared** by McCutcheon Halley Chartered Planning Consultants.
- **Planning and Design Statement** by McCutcheon Halley Chartered Planning Consultants.
- **Statement of Consistency** by McCutcheon Halley Planning Consultants.
- **Social Infrastructure Audit** by McCutcheon Halley Chartered Planning Consultants.

- **Statement of Compliance** with Guidelines for Residential Development for Third Level Students by McCutcheon Halley Planning Consultants.
- **Response to Waterford City and County Council** by McCutcheon Halley Chartered Planning Consultants.
- **Site Location Maps, Site Layout Plans, Floor Plans, Elevations and Site Sections** prepared by Fewer Harrington and Partners Multidisciplinary Architecture.
- **Architectural Design Statement** prepared by Fewer Harrington and Partners Multidisciplinary Architecture.
- **Compliance Statement** by Fewer Harrington and Partners Multidisciplinary Architecture.
- **Engineering Report** by Malone O'Regan Consulting Engineers.
- **Engineering Drawings** by Malone O'Regan Consulting Engineers.
- **Landscape Report and Landscaping Masterplan** by Cunnane Stratton Reynolds Landscape Planning and Design.
- **Traffic and Transportation Assessment** by Coakley Consulting Engineers.
- **Quality Audit** by Coakley Consulting Engineers.
- **DMURS Compliance Statement** by Coakley Consulting Engineers
- **Flood Risk Assessment** by IE Consulting.
- **Ecological Impact Assessment** by Russell Environmental and Sustainability Services Ltd.
- **Natura Impact Statement (NIS)** by Russell Environmental and Sustainability Services Ltd.
- **Photomontages** by G-Net 3D.
- **Climate Resilient Plan** by Noel Frisby Construction Ltd.
- **Construction Environmental Management Plan** by Noel Frisby Construction Ltd.
- **Operational Waste Management Plan** by Noel Frisby Construction Ltd.
- **Public Lighting Plan and Report** by Lawler Consulting Engineers.

1.1 Purpose of this Statement

The purpose of the Environmental Impact Assessment (EIA) Screening Statement is to demonstrate that there is no requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development and to identify any likelihood of significant effects on the environment that might arise. In the first instance it is noted that this development, in terms of scale/quantum and/or site area, is below any mandatory EIAR threshold prescribed by Directive 2011/92/EU, as amended by

Directive 2014/52/EU (together 'the EIA Directive'), and as transposed into Irish law.

This report is supported and informed by accompanying documentation including a Stage 1 Screening Report, an Ecological Impact Assessment and a Natura Impact Statement (NIS) by Russell Environmental and Sustainability Services Limited.

1.2 EIA Screening and Methodology

The EIA Screening exercise has been guided by the following legislation and guidance:

- Planning and Development Act 2000 (as amended) ('the 2000 Act').
- Planning and Development Regulations 2001 to 2023 ('the Planning and Development Regulations').
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub- Threshold Development (DoEHLG 2003).
- EIA Directive 85/337/EC (as amended by Council Directive 97/11/EC, Directive 2003/35/EC, Directive 2009/31/EC, Directive 2011/92/EU and Directive 2014/52/EU).
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) – transposed Directive 2014/52/EU into Irish law.
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017).
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017).
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022).
- Environmental Impact Assessment Screening Practice Note 2021 (Office of the Planning Regulator)

Using the above documents, it has been possible to carry out an 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 Act, 2000 (as amended), and the Planning and Development Regulations 2001 to 2023.

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.

1.2.1 EIA Thresholds

Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets the thresholds for which if a project exceeds these limits, it then must 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 instance is 85 which is well below the 500-unit threshold, while the site area at c. 1.99 ha is also below both the 2ha and 10ha thresholds for urban locations.

Given the above, a mandatory EIAR is not required

1.2.2 Sub EIA Threshold Projects Requiring an EIA

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow the planning authority 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 proposed development, including in particular:

- A description of the physical characteristics of the whole project and, where relevant, of demolition works, and
- A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:

- 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 at paragraphs 1 to 3 shall take into account, where relevant, the criteria in schedule 7.

Schedule 7, as referenced in Item 4 of Schedule 7A, provides a further 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 of the proposed development
- b. The cumulation with other existing development 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,
- c. The nature of any associated demolition works.
- d. The use of natural resources, in particular land, soil, water and biodiversity.
- e. The production of waste.
- f. Pollution and nuisances.
- g. 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; and
- h. 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.
 - The absorption capacity of the natural environment:
 - Wetlands, riparian areas, river mouth.
 - Coastal zones and the marine environment.
 - Mountain and forest areas.
 - Nature reserves and parks.
 - Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive; and

- 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.
- Densely populated areas.
- Landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of Potential Impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of “environmental impact assessment report” in section 171A of the Act, 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 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, and
- h. The possibility of effectively reducing the impact

EIA Screening Statement

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

2.0 Site Description

2.1 Characteristics of the Proposed Development

Permission is being sought for the following Large-Scale Residential Development (LRD), comprising of the construction of a student accommodation development which will consist of the construction of 85 no. student accommodation apartments (ranging in size from 5-bed apartments to 8-bed apartments) comprising a total of 582 no. bed spaces in 4 no. blocks ranging in height from 4-6 storeys, with student amenity facilities including 1 no. retail/cafe unit, communal areas, laundry room, reception, student and staff facilities, storage, ESB substation/switch room, bin and general stores and plant

rooms. The development also includes the provision of landscaping and amenity areas including a central courtyard space, public realm/plaza (fronting on to the Cork Road), the provision of a set down area, 1 no. vehicular access point onto Ballybeg Drive, car and bicycle parking, footpaths, signage, boundary treatment, pedestrian and cycle improvements to Lacken Road (including a pedestrian crossing) and all ancillary development including pedestrian/cyclist facilities, lighting, drainage (including 2 no. bio retention ponds and upgrades to existing culverts), landscaping, boundary treatments and plant including PV solar at roof level.

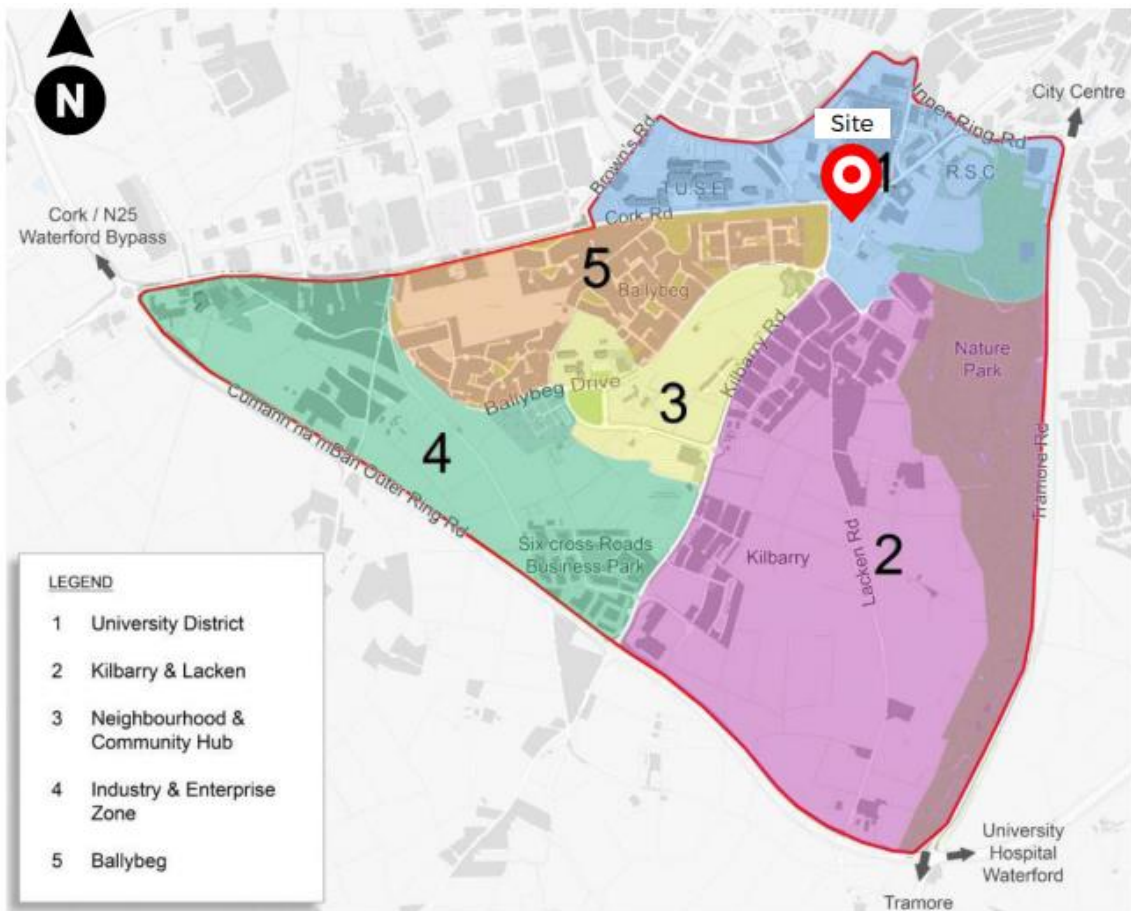


Figure 1. 5 no. character areas in Kilbarry / Ballybeg neighbourhood. Source: Waterford City & County Development Plan 2022 – 2028. Appendix 6: City Southwest (Kilbarry Ballybeg and Lacken).

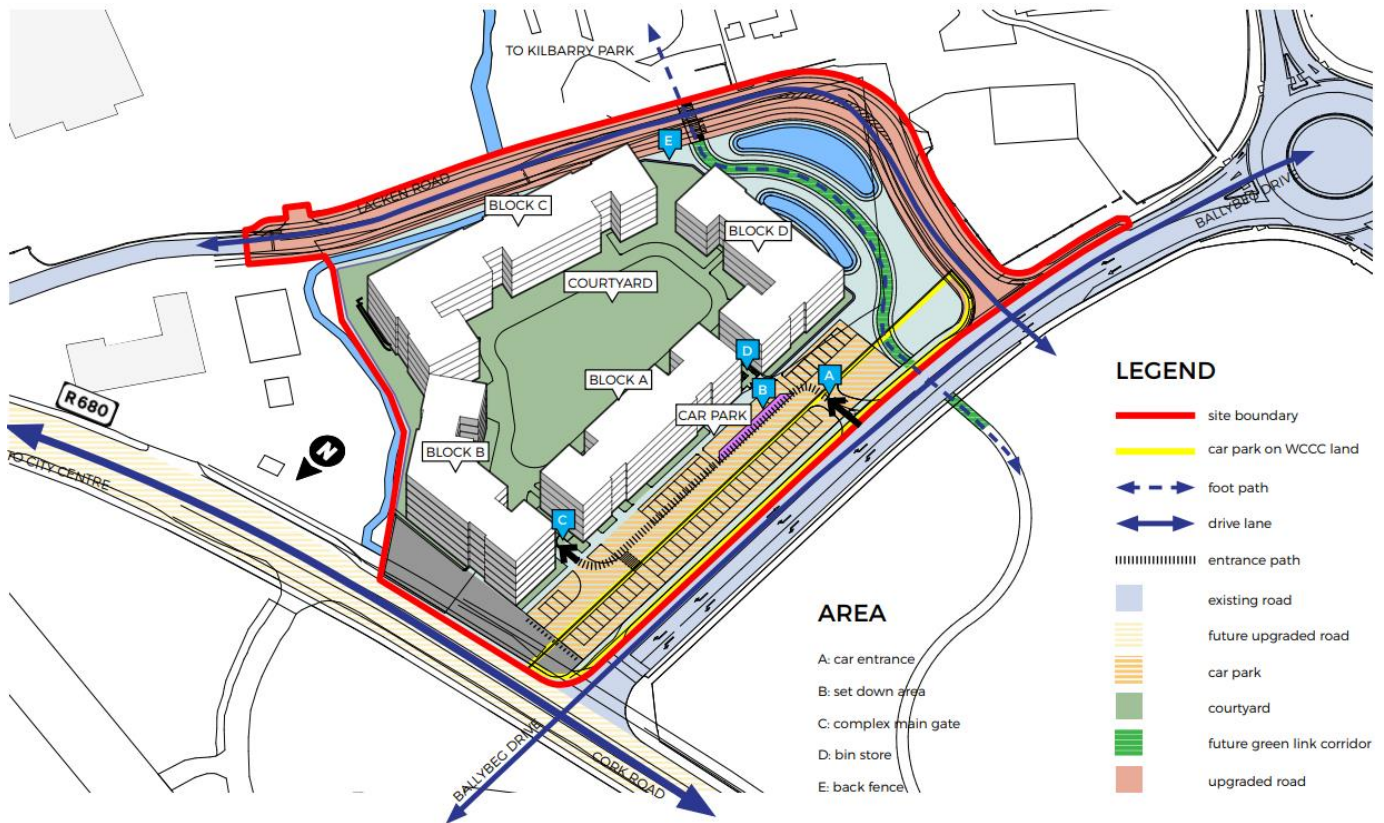


Figure 2 Indicative site location (OSI, 2024).



Figure 3 Masterplan (Fewer Harrington & Partners Multidisciplinary Architecture, 2024).

In terms of the environmental sensitivity of the site the following reports, which accompany the planning application, are specifically noted:

Architectural Design Report (Fewer Harrington & Partners Multidisciplinary Architecture, 2024).

- This sets out the proposed works in detail.

Planning and Design Report (McCutcheon Halley Chartered Planning Consultants, 2024)

- This report provides detail on the planning rationale, the compliance with existing planning policy and guidance and any material contraventions. - Photomontages (McCutcheon Halley Chartered Planning Consultants, 2024)

The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development and the development of a 3D model (G-Net 3D, 2024)

- This provides a detailed assessment of the likely impact of the proposed development in terms of the visual representations for the proposed development and the existing neighbouring properties (G-Net 3D, 2024)

Traffic and Transport Assessment (Coakley Consulting Engineers 2024)

- This report provides an assessment of the impact the proposed development will have on traffic and transport in the area

Site Specific Flood Risk Assessment (IE Consulting, 2024).

- This report provides a detailed assessment of the likely flood risk associated with the development.

Ecological Impact Assessment (RESS Ltd., 2024).

- This report examines in detail the impact of the development on the flora and fauna of the site and surrounding area (RESS Ltd., 2024).

Stage 1 Screening and Natura Impact Assessment (RESS Ltd., 2024).

- These reports consider the potential impacts of the development on European Sites

Landscape Design Plan (Cunnane Stratton Reynolds Landscape Planning Design, 2024).

- This provides a plan of the hard and soft landscaping for the development together with habitat creation Plan and Sustainable Drainage Systems (SuDs) (Cunnane Stratton Reynolds Landscape Planning Design, 2024).

Surface water management

- The management of surface water and SuDs measures together with foul water management and water supply is detailed in the report and plans from Malone O'Regan Consulting Engineers.

In addition, the design of the development has been considered in relation to the Construction Environmental Management Plan, Operational Waste Management Plan and Climate Action Energy Statement provided by Noel Frisby Construction Ltd. (2024).

2.2 Location of the Proposed Development

The subject site is located within Waterford City and County Council administrative area and is located within Waterford City. The site is bounded by the R680 Cork Road to the north, the L5021 Ballybeg Drive and Ballybeg residential housing development to the west and Yellow House Lane to the east and south (Figure 4). The John's River (Lisduggen Stream) flows through the site close to the northern and eastern boundaries. The site is very close to the existing South East Technological University (SETU) and is located within the University District of Waterford City.

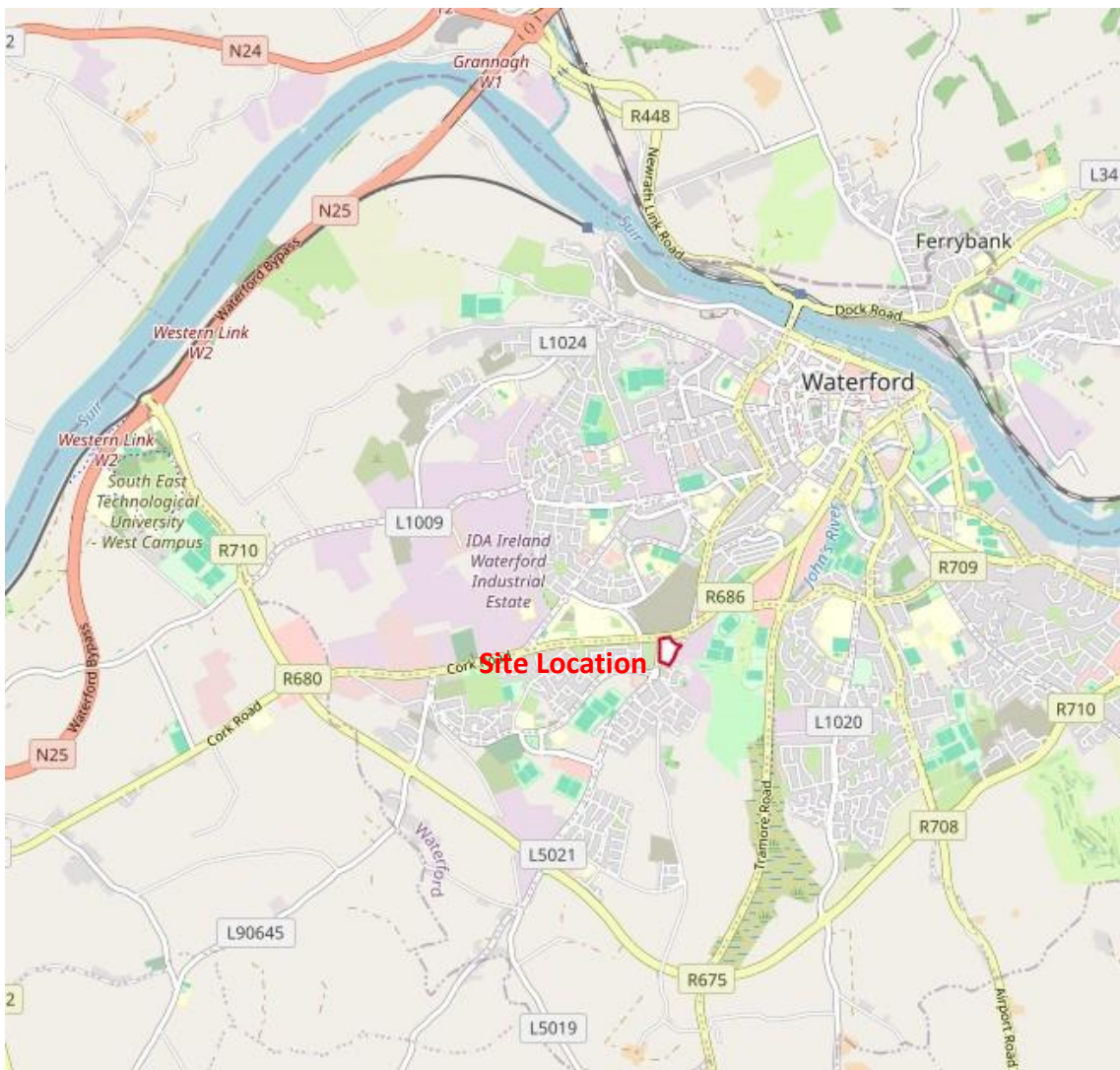


Figure 4 Site location in relation to Waterford City Centre (EPA, 2024)

The site is a greenfield infill site and currently consists of cleared land that has been raised with inert fill, with some riparian vegetation on the banks of the John's River (Figure 5). There are no existing structures on the site. The proposed development seeks to deliver a significant quantum of residential student accommodation at a site that is located within an established urban location, within short walking distance of SETU and of services such as Waterford Shopping Centre, public transport options and amenities (Figure 6).

The development site is not within an architectural conservation area nor any designated sites such as Natural Heritage Areas (NHA), Special Areas of Conservation (SAC) or Special Protection Areas (SPA), although the proposed NHA, Kilbarry Bog is approximately 0.8km away and the John's River flows directly into the River Suir which is designated as Lower River Suir SAC, down river approximately 3.6km (directly 2.31km northeast). There are no records of archaeological sites or monuments (National Monuments Service, 2024).

The site is that of an urban area close to Waterford City Centre, approximately 1km away. The wider area has undergone a variety of small and large-scale urban developments in recent decades, however at present there are no other sites immediately adjacent to the site that are currently under construction.

Waterford County Development Plan was extended from 2011- 2017 to 2022-2028 with the amalgamation of Waterford County Council and Waterford City Council in 2014 and this area has been zoned 'Regeneration' in the current Waterford City and County Development Plan where it is an objective to "provide for enterprise and/or residential led regeneration" (WCCC, 2022).



Figure 5 Hydrology in the site (EPA, 2024).

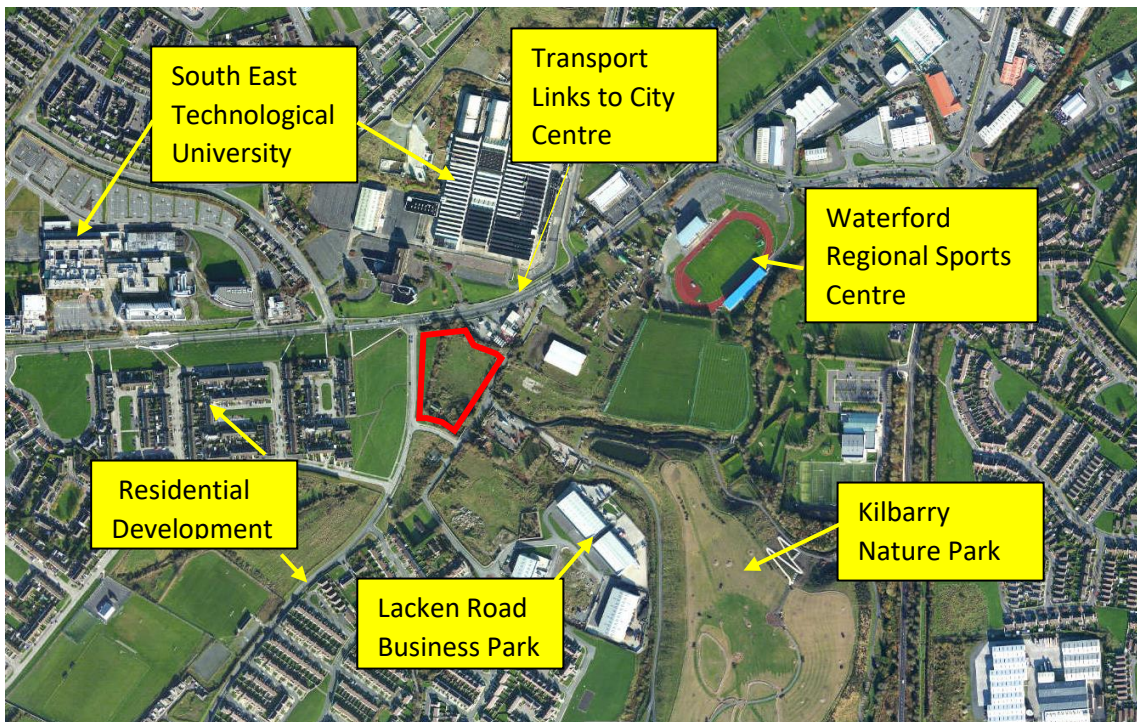


Figure 6 Site Location in relation to neighbouring developments and amenities (OSI, 2024)

2.3 History of the Site

Waterford City and County Council (WCCC) Reference No. 19/517

In September 2019, a decision to grant was issued by Waterford City and County Council to increase levels of filling (using clean inert soil and stones EU Waste Class 17 0504) from that originally granted under planning permission no. 18/726 at Kilbarry, Cork Road, Waterford.

WCCC Reference No. 18/726

In February 2019, a decision to grant was issued by WCCC for the construction of a vehicular access to Ballybeg Drive and the raising of existing levels of a derelict site using clean inert soil and stones (EU Waste Class 17 0504) for the purposes of future development of the site at Kilbarry, Cork Road Waterford.

Adjacent Sites

WCCC Reference No. 19/425

In October 2019, a decision to grant was issued by WCCC the replacement of the cladding and glazing on all elevations of the existing three storey office block, alterations to existing internal layout and elevations to include removal and relocation of existing windows and doors, the construction of a 920m² office extension at ground floor, first floor and second floor level, the construction of a

1760m² third floor level over the existing and extended office block, the change of use of a section of the former showrooms to office use, the provision of a food court and retail unit in a section of the former showrooms, the demolition of a single storey former restaurant, the construction of an outside tiered seating along with a new pedestrian access to the Cork Road. Planning permission was also sought for car parking, lighting, drainage connections and all associated site works at the Former Waterford Crystal Offices and Showrooms, Cork Road, Kilbarry, Waterford.

WCCC Reference No. 17/886

In February 2018, a decision to grant was issued by WCCC for the construction of 55 no. two-storey dwelling units, new entrance, drainage and all associated site development works at Lacken Road, Kilbarry, Waterford.



Figure 7 Historical planning applications adjacent to the site (Source McCutcheon Halley Chartered Planning Consultants, 2024).

2.4 Significant Developments within the Vicinity of the Site

Close to the south of the site on the Lacken Road is an extensive development with proposed 12 Phases by Kilbarry Developments Ltd. Phases 1 and 2 have been or are in the process of construction and planning has been approved for Phases 3, 4, 5 and 6. Phases 7-12 have not applied for planning to date.

In addition, a further development has gone for planning by Rio Real Properties Limited, planning Reference 2360285, also along the Lacken Road and closer to the proposed Student Village site. This development has two phases, but only Phase 1 has been applied for at this stage. Planning permission has not yet been granted and hence construction has not commenced.

3.0 Type and Characteristics of the Potential Impacts

3.1 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 under Directive 2014/52/EU. This approach provides a comprehensive description of the aspects likely to be affected by the proposed development that have not been identified.

The site is within an established built-up urban location within the University District of Waterford City. Therefore, the principle of development for this site is established. It is considered that the proposed development of a Student Village is likely to result in a net positive effect in terms of providing accommodation for students walking distance from SETU in an integrated and landscaped development of this infill site.

Population and Human Health

The site is accessed from the R680 Cork Road to the north, the L5021 Ballybeg Drive and Yellow House Lane to the east and south hence there is existing road access to the site.

As Ballybeg and Knights Grange residential developments are in the vicinity of the site, there may be short term nuisances to human beings from movement of plant vehicles, noise and dust during construction. Once mitigated in accordance with the submitted Construction and Environmental Management Plan (CEMP prepared by Noel Frisby Construction Ltd.) it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health (refer to CEMP by Noel Frisby Construction Ltd. (2024) for further details).

There are no operational impacts associated with this development that are likely to cause significant effects in terms of population and human health. The additional residential accommodation for students of SETU will create a positive impact on the area and help sustain retail development and transport links in the area.

The proposed development will increase the population by c.582 number of people once completed and fully occupied. This increased population can be accommodated within the area which is highly accessible and a short distance from Waterford City Centre with sufficiency of physical and social infrastructure in the area to support this as well as nearby national transport links. Refer to Social Infrastructure Audit by McCutcheon Halley Chartered Planning Consultants (2024) for further details.

The proposed development will have a long-term positive impact on the area.

Biodiversity

RESS Ltd. completed a number of ecological surveys as detailed in the Ecological Impact Assessment on the flora and fauna and water quality of the site.

The EcIA concludes that: *"Following consideration of the residual impacts it is considered that the development will not result in any likely significant impacts on any of the identified Qualifying Interests/Key Ecological Receptors (species and habitats) of the European Site (Lower River Suir SAC) or the National Site (Kilbarry Bog pNHA)" (RESS Ltd., 2024).*

According to the EcIA *"there are no species listed in either the of Third Schedule or species of Union Concern recorded on the site. In addition, there are no priority habitats identified on the site" (RESS Ltd., 2024).*

Overall, it is envisioned that: *"Subject to the successful implementation of these measures, it can be concluded that the proposed development will not cause any significant negative impacts on the habitats, legally protected species, designated sites, or any other features of ecological importance" (RESS Ltd., 2024).*

The proposed development is designed in accordance with best practice and incorporates appropriate mitigation measures as outline in Section 4 of the NIS prepared by RESS Ltd. (2024).

The Stage One Screening for Appropriate Assessment was completed by RESS

Ltd. which screened out two European sites for potential impact from the proposed development. However, two European Sites, the Lower River Suir SAC and River Barrow and River Nore SAC were screened in and required further assessment. Therefore, a Natura Impact Statement (NIS) was also prepared by RESS Ltd.

The submitted NIS has provided an assessment of all potential direct or indirect pathways for adverse effects on the QI/SCI habitats and species of the European sites: Lower River Suir SAC and River Barrow and River Nore SAC. The conclusion of the NIS is as follows:

"This NIS has been prepared in accordance with the relevant provisions of the Habitats Directive, the Habitats Regulations and the Planning and Development Act (2000), as well as the relevant case law and current guidance.

It has demonstrated that, the proposed Student Village development will not adversely affect the integrity of any European site.

During this assessment a pathway for potential impacts on the Qualifying Interests of the nearby European Sites were identified. These did not include any direct impacts, but potential indirect pathways were identified. On this basis, mitigation measures to avoid the potential for any significant impact during the construction phase and during operation once the Student Village development is complete, have been identified in Section 4.4.

It can be concluded that this development can be excluded from cumulative/in-combination effects, on the basis of objective scientific information. The project, individually or in combination with other plans or projects will not affect the integrity of any European Site.

This assessment has been undertaken on the basis of the best scientific knowledge in the field and the Precautionary Principle" (RESS Ltd., 2024).

Land and Soil

The subject lands are a greenfield infill site. The elevations of the site range from 4m above sea level at its lowest point and 9m above sea level at its highest point (OSI, 2024).

The construction or operation of the scheme would not use such a quantity of soils or water to result in significant effects on the environment.

The site has a range of existing vegetation, but the majority of the site has been levelled and there is minimal existing vegetation, apart from vegetation on the banks of the John's River. The proposal includes high quality landscaping,

planting, and SuDS measures to be incorporated into the development to intercept and surface water and storm water run-off. Please see the documentation prepared by Cunnane Stratton Reynolds Land Planning and Design (2024) and Malone O'Regan Consulting Engineers (2024).

The site earth works associated with the proposed development are detailed in the documentation prepared by Malone O'Regan Consulting Engineers (2024) and associated mitigation measures and principles that will be considered during the construction phase are detailed in the Construction, and Environmental Management Plan prepared by Noel Frisby Construction Ltd. (2024).

Water

The NIS has been produced *"to determine the likelihood of any significant effects to the Lower River Suir SAC (and downriver River Barrow and River Nore SAC), due to the hydrological connectivity of the SAC with the development site. The River Suir is situated approximately 2.31km from the site. A section of John's River is within the boundary of the site, which flows directly into the River Suir. There are potential direct threats to the European Sites - Lower River Suir SAC River Barrow and River Nore SAC as these European Sites are hydrologically connected to the site via the John's River"* "Therefore, there may be an indirect pathway for the receptors, the qualifying species and habitats of these European Sites" (RESS Ltd.)

The NIS identifies that during the construction phase and the operation phase of the development that *"Potential significant effects on the QI may arise in the form of emissions from surface water resulting from the construction of the proposed development and post development from surface water runoff and storm water emitted from down pipes and over constructed surfaces (pavements and roads)" RESS Ltd., 2024).*

In relation to the construction phase of the proposed development the NIS has provided mitigation measures in Section 4 of the NIS to ensure there is no deterioration of water quality as a result of the construction of the proposed development. Mitigation measures include for construction phase management, of particulate matter control measures, spill control measures and surface water management. Please refer to the NIS for further details.

Details for the management of surface and foul water have been outlined in the Engineering Assessment Report prepared by Malone O'Regan Consulting Engineers, whereby the *"foul drainage from the development will be collected in a new 225mm and 315mmdiameter foul sewer which will be built as part of the development. The sewers flow by gravity to an existing pumping station at the south of the site through an approximate 51m extension outside of the site boundary" (Malone O'Regan Consulting Engineers, 2024).*

The surface water will be managed via SuDs measures to include: "*bio retention ponds, and at source interception is provided by the filter drains to soft landscaping and permeable paving*" (Malone O'Regan Consulting Engineers, 2024).

The water supply involves "*a 150mm diameter connection to the watermain will provide a water supply to the site. It is anticipated that the water demand for the development will be 97.2m³/day. The proposed water supply will require approximately 38m of a network extension to connect the site to proposed connection point on the R680 (former Cork Road)*" (Malone O'Regan Consulting Engineers, 2024).

Air, Noise and Climate

There is no significant impact on air pollution expected from the development outside of the potential dust impact during construction, and therefore the risk to human health is considered negligible in this regard. Standard mitigation measures will be employed as part of an agreed Construction and Environmental Management Plan and Operational Waste Management Plan (Noel Frisby Construction Ltd., 2024).

There are no envisaged significant air or noise emissions arising from the residential proposal at this site other than noises arising from construction and operational traffic associated with the development.

Landscape

A detailed landscape plan has been submitted with this planning application and it is envisaged that the overall development will have a positive impact on the landscape features of the site and the character of the area. Please refer to the documentation prepared by Cunnane Stratton Reynolds Land Planning and Design for further detail.

The proposed landscape plan will enhance the overall biodiversity of the site with native and/or pollinator friendly planting.

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 Waterford City and County Council Development Plan.

Material Assets

The land on which the site is situated is a material asset. It has been zoned as 'Regeneration' in the current Waterford City and County Development Plan where it is an objective to "*provide for enterprise and/or residential led*

regeneration” (WCCC, 2022).

The use of this material asset is in a manner compatible with the zoning designation and is entirely appropriate. Once constructed, the operational phase will provide an important material asset for the area in terms of residential accommodation for students and some opportunities for employment.

Other material assets in terms of water services, electricity, and other utilities are all available in this area and in the location of the proposed development to readily connect to same. There are no strategic utilities running through the site which would be impacted by the proposed development. Any significant changes to utilities on the Cork Road have been addressed in the report by Lawlor Consulting (2024).

Archaeology, Architecture and Cultural Heritage

A search was made of the National Inventory of Architectural Heritage and the National Monuments Service. There are no protected structures or archaeology sites or monuments recorded on the development site (Figure 8).

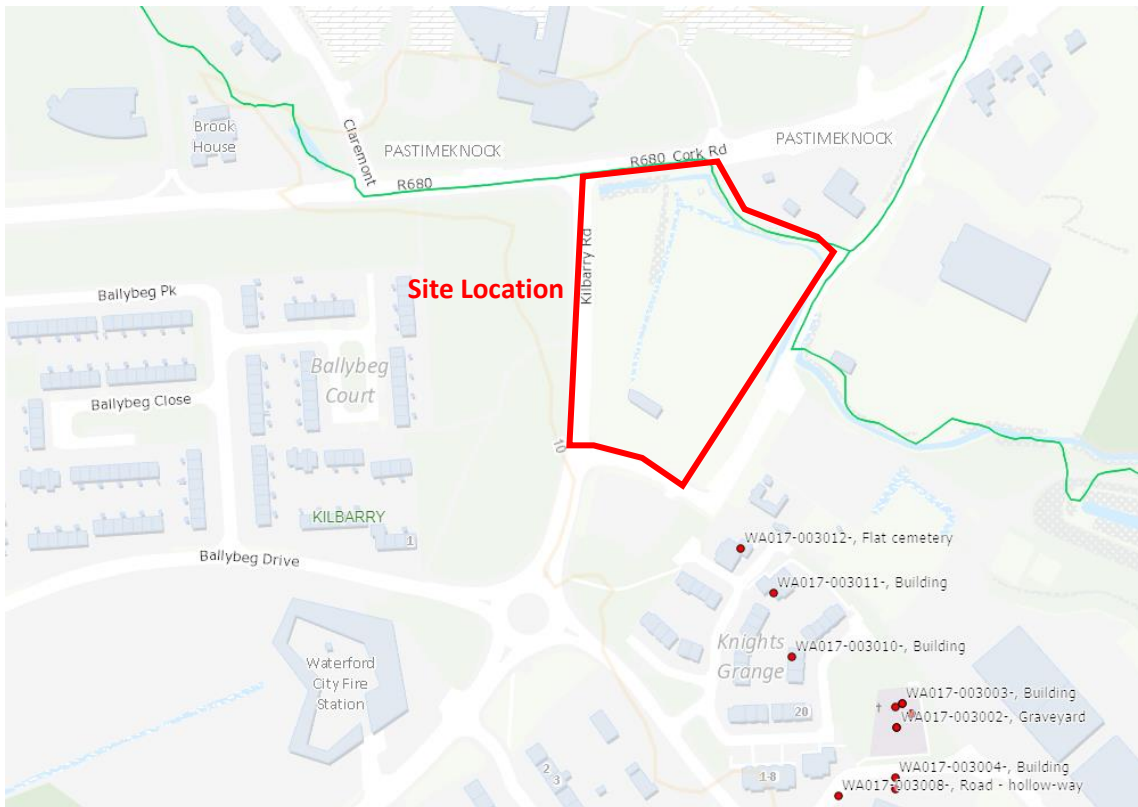


Figure 8 Historic sites within the vicinity of the site (Historic Viewer.ie, 2024).

Within the vicinity there are three records:

WA017-003012- : Flat cemetery: KILBARRY

Description: At the W edge of a broad marshy basin. A flat cemetery was identified during archaeological excavations (licence no. 18E0613) in advance of a housing development (Pollock 2021, 45-8, 56-7). It consisted of a rectangular stone-lined cist (dims. c. 0.85m NW-SE; c. 0.4m NE-SW) with no capstone (ibid. 46). The cist appears to have been robbed of its contents and the absence of any cremated bone suggests that it had contained a crouched inhumation (ibid. 46-7). Pottery fragments from a Bronze Age vase urn were found in the silt fill as well as a stray sherd of Neolithic pottery from behind the cist (ibid. 47). Less than 2m SW of the cist there was a pit-burial containing a cremation within an upright urn, which had been truncated almost to the base (ibid.). The burnt bone was mostly those of an adult human, with some teeth of a possible juvenile and possibly some animal fragments (ibid.). Also within the urn was a bipolar flint core (ibid.). A second cremation was found 7m W of the cist, consisting of a small oval patch (dims. c. 0.2m x 0.3m) of burnt bone within a shallow pit (D < 0.05m) (ibid. 48). The bones are those of a young adult (c. 20-40 years), with some small dental roots suggesting a juvenile (ibid.). Approximately 30m to the S a group of 3 small holes included in their fills scorched soil and a potential mix of burnt human and animal bones (ibid. 56-7). These may be contemporary with or older than the cist with associated pit-burials (ibid. 57). The flat cemetery is located c. 130m NW of Kilbarry church (KK017-003001-) and graveyard (KK017-003002-) which was a focal point of the former manorial centre associated with the preceptory of the Knights Templar. Compiled by Jean Farrelly (National Monuments Service, 2024).

WA017-003011- : Building: KILBARRY

Description: In undulating terrain which slopes gently to the N and SE, at the W edge of a broad marshy basin. Within a former manorial centre associated with the preceptory of the Knights Templar (KK017-003001-) (Gwynn and Hadcock 1970, 330). A rectangular medieval building, or perhaps two buildings (dims. c. 14m NE-SW; c. 4m NW-SE), identified during archaeological excavations (licence no. 18E0613) in advance of a housing development (Pollock 2021, 22-5, 56). Cut into the hillslope forming a shelf which survives in two sections, both filled with silt and concentrations of charcoal and respected by a drain (ibid. 22, 24). Four sherds of 13th-century Waterford-type A pottery and a sherd of Ham Green B (1175-1250) were recovered from the fill of the drain (ibid. 25). Charcoal from the drain provided a C14 date range of 1046-1221, with a 75.8% probability of being towards the later end, 1123-1221 (ibid. 25, 56). Another medieval building (WA017-003010-) is located c. 35m to

the SE and Kilbarry church (KK017-003001-) and graveyard (KK017-003002-) lie c. 100m to the SE. Compiled by: Jean Farrelly Farrelly (National Monuments Service, 2024).

WA017-003010- : Building: KILBARRY

Description: At the W edge of a broad marshy basin. Within a former manorial centre associated with the preceptory of the Knights Templar (KK017-003001-) (Gwynn and Hadcock 1970, 330). A rectangular medieval building (dims. c. 2.5m N-S; c. 7m E-W) identified during archaeological excavations (licence no. 18E0613) in advance of a housing development (Pollock 2021, 33-7, 56). The footprint of the building was defined by eavesdrop drains and a slight and uneven shelf at the S uphill end of the floor area (ibid. 56). Internally there were two areas of scorching (ibid. 33, 35). A sherd of Ham Green B pottery from the fill of the drain has a date range of 1175-125), however, charcoal from base of drain produced a C14 date in the late medieval period, 1465-1611, with a 97% probability of being in the early part of the range, 1435-96 (ibid. 34, 56). Another medieval building (WA017-003011-) is located c. 35m to the NW and Kilbarry church (KK017-003001-) and graveyard (KK017-003002-) lie c. 70m to the SE. Compiled by: Jean Farrelly (National Monuments Service, 2024).

There are no anticipated impacts on the historic sites listed above and in Figure 8 as a result of the proposed development.

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. The Site-Specific Flood Risk Assessment for the site indicates that the subject site is not at risk of flooding (IE Consulting, 2024).

The Site-Specific Flood Risk Assessment concludes that *"The proposed Cork Road culvert is not predicted to result in an adverse impact to the existing hydrological regime of the area or to increase flood risk to the proposed development site or elsewhere. The hydrological assessment and hydraulic analysis presented above indicates that the proposed 3.2m wide x 1.2m high Lacken Road culvert has adequate hydraulic capacity to convey the 2% AEP (1 in 50 year), 1% AEP (1 in 100 year) and 0.1% AEP (1 in 1000 year) fluvial flood volumes in the Lisduggan Stream (John's River) watercourse at this location.*

The proposed Lacken Road culvert is not predicted to result in an adverse impact to the existing hydrological regime of the area or to increase flood risk

to the proposed development site or elsewhere. In consideration of the existing topography of the site, the site does not partially fall within a (NCFHM) High End Future Climate Change Scenario 0.1% AEP (1 in 1000 year) coastal flood zone.

The proposed development is not considered vulnerable to major accidents and/ or disasters, and therefore the expected effects are considered to be negligible" (IE Consulting, 2024).

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.

3.2 A Description of Any Likely Significant Effects of the Proposed Development on the Environment with Reference to the Extent of the Information Available on Such Effects

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.

The proposed development is on a greenfield infill site in a central location.

Given the nature of the site and the proposed development it is not anticipated that there will be likely significant effects on land, water or biodiversity.

It is expected that there will be some residues/emissions created during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures will be employed, and monitoring carried out. These are set out in a Construction Environmental Management Plan, the NIS and the Operational Waste Management Plan which are submitted as part of this planning application. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

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.

The Operational Waste Management Plan submitted with this LRD application sets out the measures that will 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 greenfield infill lands which are zoned.

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.

3.3 Compilation of the Above Information Taking Schedule 7 Criteria, as Appropriate, into Account

Characteristics of the proposed development	
The size and design of the whole of the proposed development.	The site is c. 1.99ha and the development is for 85 student residential units. The development is sub-threshold for EIA. The proposed design, and anticipated impact of same, is fully detailed in the planning application plans and particulars submitted, as prepared by Fewer Harrington and Partners Multidisciplinary Architecture and the multi-disciplinary design team.
The cumulation with other existing development 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	The impact of the development in cumulation with existing developments adjacent to the site has been fully considered within the plans and particulars of the planning application. There are existing residential

<p>development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.</p>	<p>developments to the west, southwest of the site and these have been considered, where appropriate, within the plans and particulars including architectural drawings, visual assessment and social infrastructure audit.</p> <p>There are no extant permissions for significant redevelopment (subject to EIA) directly adjacent the site to be cumulatively assessed but regard is had to permitted development in the wider vicinity including housing developments on the Lacken Road.</p>
<p>The nature of any associated demolition works</p>	<p>Not applicable as no buildings or structures on the site</p>
<p>The use of natural resources, in particular land, soil, water and biodiversity.</p>	<p>This is a greenfield infill site, that has been previously cleared and where some recolonisation of vegetation has occurred. There is some existing riparian vegetation on the riverbank, but this will remain largely undisturbed.</p> <p>High quality landscaping, planting and SuDS measures are incorporated into the proposed development to sustainably control surface water. There is no evidence of priority habitats within the footprint of the site and no invasive species of Union Concern.</p> <p>No use of natural resources other than standard building materials is proposed.</p>
<p>The production of waste.</p>	<p>Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. The application includes a Construction Environmental Management Plan and Operational Waste Management Plan which assesses construction and operational waste generated by the proposed development.</p> <p>Operational waste for the Student Village will be controlled by the operational management company and dealt with by a contracted waste</p>

	<p>management company as is typical in Waterford. These contractors are responsible for the collection, transportation, and disposal of various waste streams according to municipal regulations and sustainability goals. The operational management company will address waste management in communal and public areas.</p>
Pollution and nuisances	<p>The Construction Environmental Management Plan submitted with the LRD application assesses the impact of potential pollution and nuisances (e.g. noise, dust etc.) and outlines a range of mitigation measures to deal with same. The NIS also assesses the impact of potential pollution and outlines a range of mitigation measure to prevent pollution during the construction phase. The engineering reports and plans detail the SuDs measures that will prevent surface water runoff and storm water runoff into the adjacent John's River.</p>
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	<p>The site and the development are not considered to be at specific risk of major accidents or disasters. Specifically in relation to flood risk, the Site-Specific Flood Risk Assessment submitted by IE Consulting for the site indicates that the subject site is not at risk of flooding.</p>
The risks to human health (for example, due to water contamination or air pollution).	<p>As with any significant development proposal there are potential negative impacts at construction stage in terms of noise and dust if not properly mitigated. However, these will be short term in duration and in this instance will be fully mitigated in accordance with the measures outlined in the Construction Environmental Management Plan submitted.</p>
Location of the proposed development	
The existing and approved land use	<p>This site contains no buildings. It is zoned and allocated for development within the University District as enterprise and/or residential led regeneration in the Waterford City and County Council Development Plan, 2022-2028. The site is also subject to</p>

	<p>previous permissions for the deposition of fill and the raising of land (as summarised earlier in this report).</p>
<p>The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.</p>	<p>This is a greenfield infill site that will be developed for student accommodation which is appropriate to its central location and accessibility to services and public transport. The provision of new open spaces with planting and vegetation will be positive for the biodiversity of the area. The use of SuDs measures on site is an additional benefit.</p>
<p>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.</p>	<p>The site itself is not located within a coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site, but does have a watercourse (John’s River) at the north and eastern boundaries where there is a riparian zone on the banks of the River. The site is not within a nature reserve or a European Site (Natura 200 Site). The NIS concludes that the proposal, with appropriate mitigation measures, will not have a significant impact on Natura 2000 sites in the wider area including the SAC hydrologically connected to the site via the John’s River.</p> <p>The Proposed Development is sited in a populated city location with significant existing facilities and services in the vicinity to serve future students. An audit of these is included with the application which demonstrates that there is sufficient provision to facilitate the additional population proposed. The development is not expected to have a significant negative impact on surrounding population as demonstrated in social infrastructure audit submitted with the application.</p> <p>The site is not located within an Architectural Conservation Area (ACA) but or has any protected structures within the site or within its immediate vicinity</p>

Types and characteristics of potential impacts	
<p>The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).</p>	<p>Given the existing context it is expected that the proposed development will not have any significant environmental impact beyond the site and immediate vicinity.</p> <p>All construction activities will be carried out in accordance with the measures outlined in the Construction Environmental Management Plan submitted.</p>
<p>The nature of the impact.</p>	<p>The potential likely and significant impacts arising from the development will be typically those associated with a small to medium scale residential development in a city location designated for such provision. The nature of the impacts is expected to be of a magnitude that would not be significant, adverse or permanent. The impact of the development at operational stage will be typical of this area and will not be significant, adverse or permanent.</p>
<p>The transboundary nature of the impact.</p>	<p>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 that requires further assessment or notification of likely significant effects on the environment.</p>
<p>The intensity and complexity of the impact.</p>	<p>The proposed student residential development on a greenfield infill city site, is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment beyond that which has been assessed in the various reports and studies submitted with this application.</p>
<p>The probability of the impact.</p>	<p>It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within the area are not unexpected or out of character, and working hours will be limited to hours set by the planning conditions.</p>

<p>The expected onset, duration, frequency and reversibility of the impact.</p>	<p>The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is not considered to be significant. The minor impacts associated with the construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.</p>
<p>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.</p>	<p>The subject site is enterprise and/or residential led regeneration zoned land designated within the University District. 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.</p>
<p>The possibility of effectively reducing the impact.</p>	<p>Appropriate mitigations measures will be undertaken in order to ameliorate effects on the environment arising from the proposed development. Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance.</p>

4.0 Summary

The site is located on appropriately enterprise and/or residential led regeneration zoned lands and the proposed development is in accordance with the land associated local and national planning policy. The proposed development includes a student accommodation development which will consist of the construction of 85 no. student accommodation apartments comprising a total of 582 no. bed spaces in 4 no. blocks, with student amenity facilities landscaping and amenity areas together with pedestrian and vehicular access.

It is considered that the characteristics of the proposed development, its location and the type and characteristics of the potential impacts arising do not

give rise to likely significant impacts. While temporary or short-term impacts in relation to construction noise and dust may arise, such impacts are typical of any construction phase, and any potential impacts on nearby receptors will be effectively managed through mitigation measures and standard best practice construction measures.

5.0 Conclusion

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

It is considered that a sub threshold EIAR is not required for the proposed development, the NIS concludes that *"this development can be excluded from cumulative/in-combination effects, on the basis of objective scientific information. The project, individually or in combination with other plans or projects will not affect the integrity of any European Site"* (RESS Ltd, 2024).

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

In conclusion, it is considered that the proposed development will not have any 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.

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