

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING
REPORT AS REGARD PROPOSED PARK UPGRADES AT,
LAYTOWN, CO MEATH
MAY 2023



Prepared May 2023 by:



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Table of Contents

1	Introduction	1
1.1	Background	1
1.2	Structure of this Report	1
1.3	FERS Company Background	2
2	Overview of EIA screening	3
2.1	Legislation	3
2.2	Information required for purposes of Screening Sub-threshold Development for EIAR	5
2.3	Other Relevant Guidelines	7
3	Site location and Planning Context	8
3.1	Development description	8
3.2	Planning History	13
3.3	Overall Planning Context	13
3.3.1	Laytown and Bettystown Public Realm Strategy 2021	13
3.3.2	Meath Development Plan (current).....	14
4	Assessment of proposed development for significant likely effects – screening of the proposed development.....	15
4.1	Description of the proposed development.....	16
4.2	Description of the Physical Characteristics of the proposed development.....	21
4.2.1	Characteristics of Demolition phase	21
4.2.2	Characteristics of the construction phase	21
4.2.3	Main characteristics of the proposed development.....	22
4.3	Cumulative Impacts	23
4.4	Location of the proposed development, with particular regard to environmental sensitivities of the geographical area	24
4.4.1	Location Relative to Natura 2000 sites	24
4.4.2	Other sensitive/Designated conservation sites	28
4.4.3	Ecological Features	29
4.5	Hydrology, Soils and Geology	39

4.6	Architecture, Archaeology and Cultural heritage	39
5	Description of the Aspects of the Environment together with a Description of any likely Significant Effects	40
5.1	Landscape Character.....	40
5.2	Ecological Impacts.....	40
5.3	Water Quality.....	40
5.4	Air Quality	40
5.5	Noise and Vibration	40
5.6	Architecture, Archaeology and Cultural Heritage.....	41
5.7	Climate Change	41
6	Assessment of Proposed Development for Significant Likely Effects assessed against Schedule 7 and Annex III criteria	42
7	Conclusion.....	49
8	References and Bibliography	50

EXECUTIVE SUMMARY

Meath County Council intend to redefine and reimagine the existing Laytown Park at Laytown, County Meath. The proposed site covers approximately 3 Ha in area, some of which is within the River Nanny Estuary and Shore Special Protection Area, a Natura 2000 site. The purpose of this report is to assess if the proposal requires the preparation of an Environmental Impact Assessment Report (EIAR). Please note that boundaries shown are indicative. In addition, while the full scheme of upgrades was assessed within this document, only those parts which are proposed on lands in Meath Co. Council ownership are proposed in the current application.

The proposed development is not of a nature requiring mandatory EIAR as listed in Part (1) of Schedule 5 of the Planning and Development Regulations, 2001 (as amended). The proposed development could be interpreted as a “sub-threshold” development. Schedule 7A of the Planning and Development Regulations, 2001 (as amended) sets out the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment.

The purpose of this document is to set out the information required as regards EIA screening.

This EIA screening report concludes that the proposed development can be screened out, i.e., the preparation of an EIAR is not required in this instance.

1 Introduction

1.1 Background

This EIA Screening report provides an assessment of a proposed development at Laytown Co. Meath as regards the criteria for determining whether a development would or would not be likely to have a significant impact on the environment, as set out in Schedule 7 of the Planning and Development Regulations, 2001, as amended (the 2001 Regulations). This assessment is intended to assist the Competent Authority in the carrying out of its determination as to whether Environmental Impact Assessment (EIA) is required for the proposed development. This Report includes the information specified under Schedule 7A of the 2001 Regulations, as amended, being the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment. This assessment has afforded due regard to the criteria listed in Annex IIA and Annex III of Directive 2014/52/EU.

This assessment has also afforded due regard to the document “Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment” (2018)¹.

1.2 Structure of this Report

This Report is structured as follows:

- Section 2 provides an overview of the relevant legislation, guidelines, criteria, and methodology of Screening for Environmental Impact Assessment;
- Section 3 describes the site location and planning context of the application site including an overview of the planning history and planning policy context of the site;
- Sections 4 and 5 provide an assessment of the proposed development against relevant criteria, having regard to Schedule 7A;
- Section 6 provides a summary as the non-requirement for a sub-threshold EIAR to accompany the subject planning application;
- Section 7 lays out the conclusion of the EIA screening report.

¹ Prepared by the Department of Housing, Planning and Local Government

1.3 FERS Company Background

FERS Ltd has been undertaking ecological surveys and research since the company's formation in 2005 by Dr Patrick Moran and Dr Kevin Black. Dr Moran, the principal ecologist with FERS, holds a 1st class honours degree in Environmental Biology (UCD), a Ph.D. in Ecology (UCD), a Diploma in EIA and SEA management (UCD), a M.Sc. in GIS (University of Ulster, Coleraine) and an Advanced Diploma in Planning and Environmental Law (King's Inns). Patrick has in excess of 20 years of experience in carrying out ecological surveys on both an academic and a professional basis. Dr Emma Reeves, a Senior Ecologist with FERS Ltd. holds a 1st class honours degree in Botany (UCD), and a Ph.D. in Botany (UCD). Emma has in excess of 15 years of experience in carrying out ecological surveys on both an academic and a professional basis. Ciaran Byrne a Senior Ecologist with FERS holds a first-class honours degree in Environmental Management (DIT) and a M.Sc. in Applied Science/Ecological Assessment (UCC). Ciaran has in excess of 10 years of experience in carrying out ecological surveys on both an academic and a professional basis.

FERS client list includes National Parks and Wildlife Service, An Bord Pleanála, Coillte, Teagasc, numerous County Councils, the Heritage Council, University College Dublin, the Environmental Protection Agency, Inland Waterways Association of Ireland, the Department of Agriculture, and the Office of Works.

2 Overview of EIA screening

2.1 Legislation

Environmental Impact Assessment Screening is the term used to describe the process for determining whether a proposed development is likely to have a significant effect on the environment and if it requires an Environmental Impact Assessment Report (EIAR) by reference to the type and scale of the proposed development and the significance or the environmental sensitivity of the receiving environment.

Directive 2011/92/EU, as amended by Directive 2014/52/EU details the requirements for the screening of projects for Environmental Impact Assessment. In this regard, recital (27) of Directive 2014/52/EU states that:

'...The screening procedure should ensure that an environmental impact assessment is only required for projects likely to have significant effects on the environment...'

Schedule 5 of Part 2 of the Planning and Development Regulations 2001 (as Amended) indicates the categories of development and thresholds for activities that require the submission of an EIAR. The proposed development is sub-threshold, and EIAR is not mandatory.

Section 172 (1)(b) of the Planning and Development Act 2000 (as Amended), details that EIAR will be required where a proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) but does not equal or exceed the relevant threshold specified in that part, and it is concluded, determined or decided by the competent body *'...that the proposed development is likely to have a significant effect on the environment...'*

Article 103(3) of the Planning and Development Regulations 2001 (as Amended) indicates the criteria for determining whether a proposed development would or would not be likely to have a significant effect on the environment, has been substituted by article 67 of European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (European EIA Regulations) to read as follows:

'103. (1) (a) Where a planning application for sub-threshold development is not accompanied by an EIAR, the planning authority shall carry out a preliminary examination of, at the least, the nature, size, or location of the development.'

(b) Where the planning authority concludes, based on such preliminary examination, that—

(i) 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,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall, by notice in writing served on the applicant, require the applicant to submit to the authority the information specified in Schedule 7A for the purposes of a screening determination unless the applicant has already provided such information, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—

(I) conclude that the development would be likely to have such effects, and

(II) by notice in writing served on the applicant, require the applicant to submit to the authority an EIAR and to comply with the requirements of article 105.

(1A) (a) Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on 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.

(b) Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

(1B) (a) Where a planning application for sub-threshold development is not accompanied by an EIAR but is accompanied by the information specified in Schedule 7A and sub-article (1A), or where an applicant submits to the planning authority such information pursuant to a requirement issued under sub-article (1)(b)(ii), the planning authority shall carry out an examination of, at the least, the nature, size, or location of the development for the purposes of a screening determination.

(b) The planning authority shall make a screening determination and—

(i) if such determination is that there is no real likelihood of significant effects on the environment arising from the proposed development, it shall determine that an EIA is not required, or

(ii) if such determination is that there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—

(I) determine that the development would be likely to have such effects, and

(II) by notice in writing served on the applicant, require the applicant to submit to the authority an EIAR and to comply with the requirements of article 105.

2.2 Information required for purposes of Screening Sub-threshold Development for EIA

Schedule 7A of the Planning and Development Regulations, 2001 as amended sets out information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment. A summary of this information is provided in Section 6.

Schedule 7A provides as follows:

'1. A description of the proposed development, including in particular—

- (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
- (b) 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—

- (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.*

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.'

Schedule 7, as referenced under Schedule 7(A)(4), sets out the criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to EIA.

1 Characteristics of proposed development

The characteristics of proposed development, in particular—

- (a) the size and design of the whole of the proposed development,*
- (b) 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 proposed development

The environmental sensitivity of geographical areas likely to be affected by the 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, 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.*

3 Types 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, geographical area and size of the population likely to be affected),*
- (b) the nature of the impact,*
- (c) the transboundary 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.*

2.3 Other Relevant Guidelines

This Screening Report has been prepared having regard to the following guidance documents:

- Environmental Impact Assessment - Guidelines for Planning Authorities and An Bord Pleanála (August 2018)
- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2017 (Draft EPA Guidelines).
- European Commission guidance documents on the implementation of the EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU), as follows:
 - Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
 - Environmental Impact Assessment of Projects: Guidance on Scoping, European Commission, 2017 (not considered relevant at Screening Stage).
 - Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017 (not considered relevant at Screening Stage).

3 Site location and Planning Context

3.1 Development description

The design objectives of the proposed “upgrading” of the existing Laytown Park will comprise:

- 1) Creating a network of new links and connections between the town and the seashore that activate the area;
- 2) Making the Park functional and safe by providing open space and panoramic views, as well as adequate signage and landscape furniture;
- 3) Offering a wide range of interactive and innovative play experiences catering for all age groups and abilities;
- 4) Making Laytown Park a destination for the town by offering a wide range of activities, spaces to relax, gathering with friends and families;
- 5) Promote education through supporting interaction and interpretation of the site and all components within it; and
- 6) Protecting the natural habitat and environment of the sand dunes and enhancing biodiversity value of existing green spaces.

One of the primary drivers behind the design, given the ecological sensitivity of the site must be that any impact on the existing natural characteristics of the site is minimal. The approximate location of the proposed development site is illustrated in Figure 1, Figure 2, Figure 3 and Figure 4. Please note that boundaries shown are indicative.

While the full scheme of upgrades was assessed within this document, only those parts which are proposed on lands in Meath Co. Council ownership are proposed in the current application. An excerpt from the Architect’s Drawings of the proposed park layout is illustrated in Figure 5. A drawing illustrating an Artist’s Impression of the park is illustrated in Figure 6.

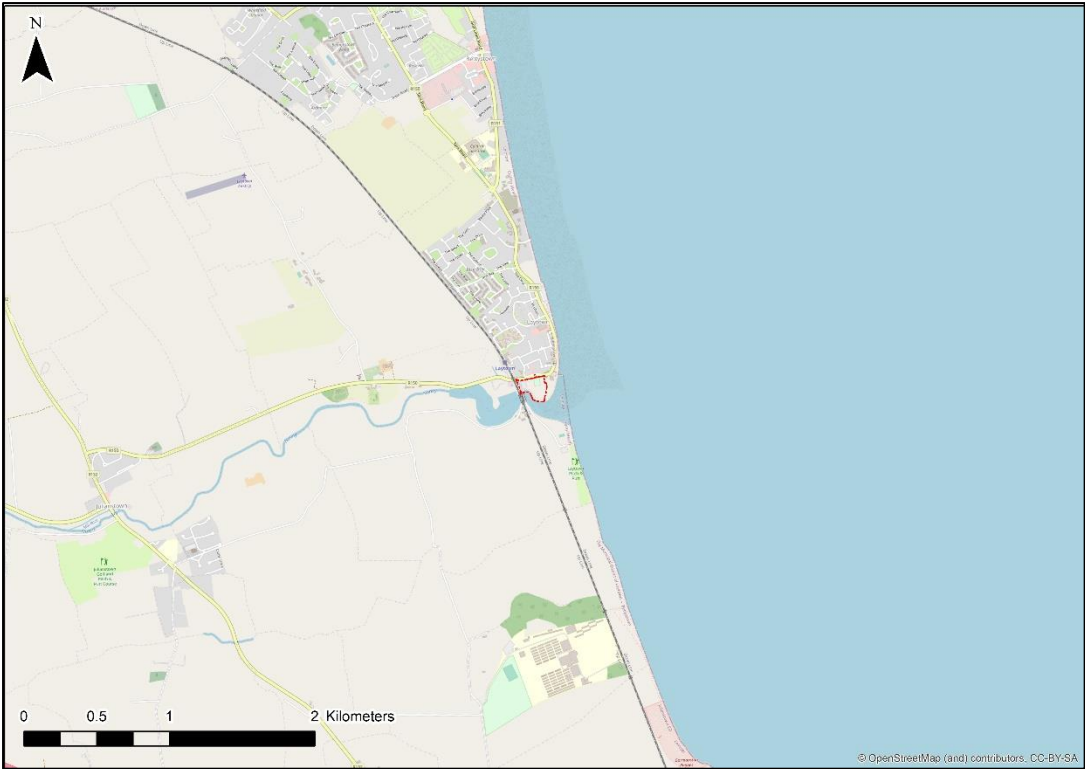


Figure 1: Approximate location of proposed park site (1:25,000)

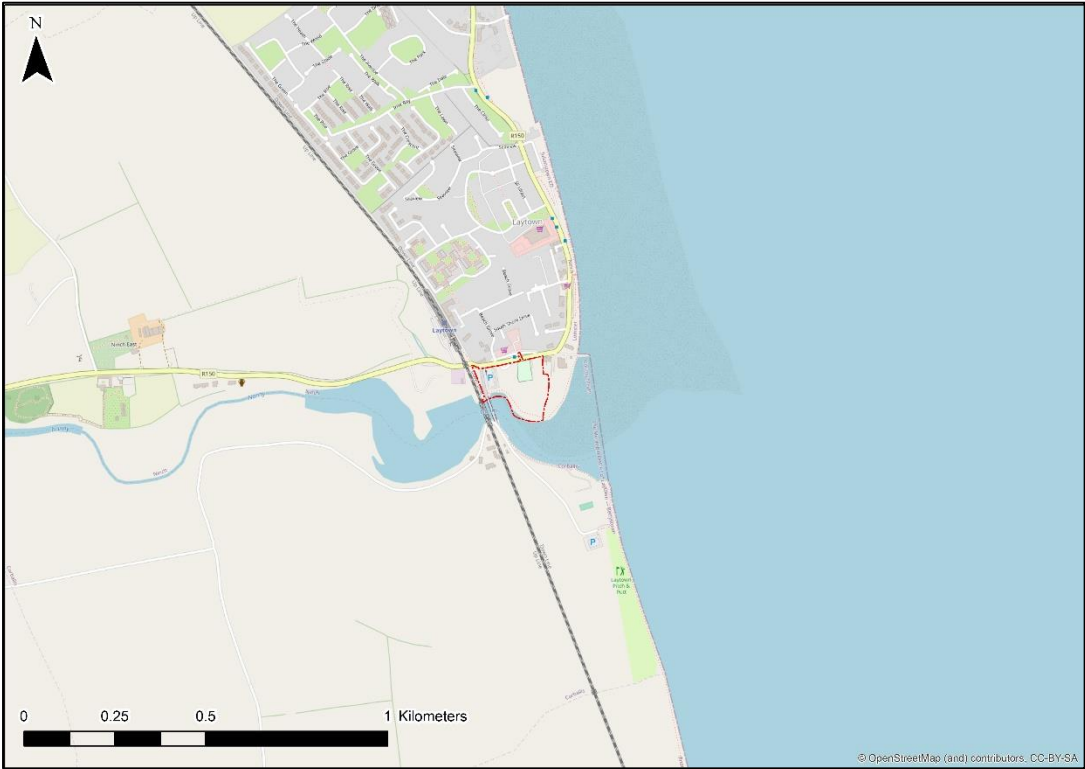


Figure 2: Approximate location of proposed park site (1:10,000)

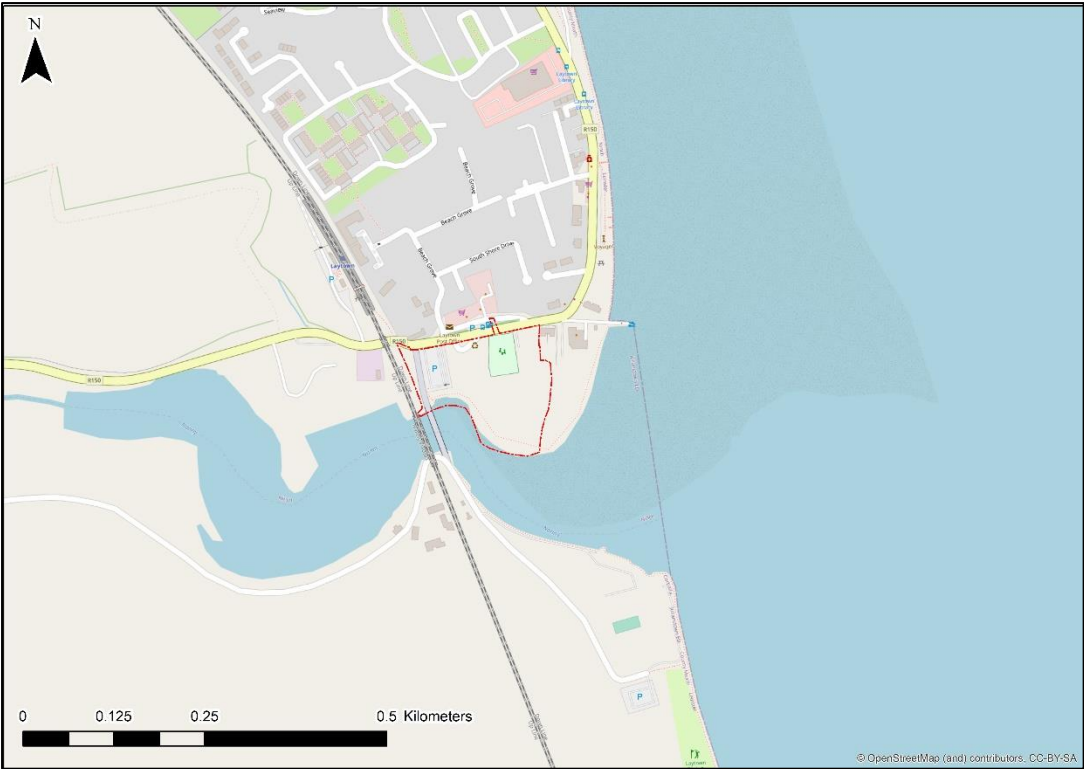


Figure 3: Approximate location of proposed park site (1:5,000)



Figure 4: Approximate location of proposed park site relative to environs (1:1,500)



Figure 5: Proposed park upgrade site layout



Figure 6: Artist's Impression of (upgraded) Laytown Park

3.2 Planning History

A review of the National Planning Application Database indicates that there are no recent planning permissions associated with the application site (please see Figure 7).

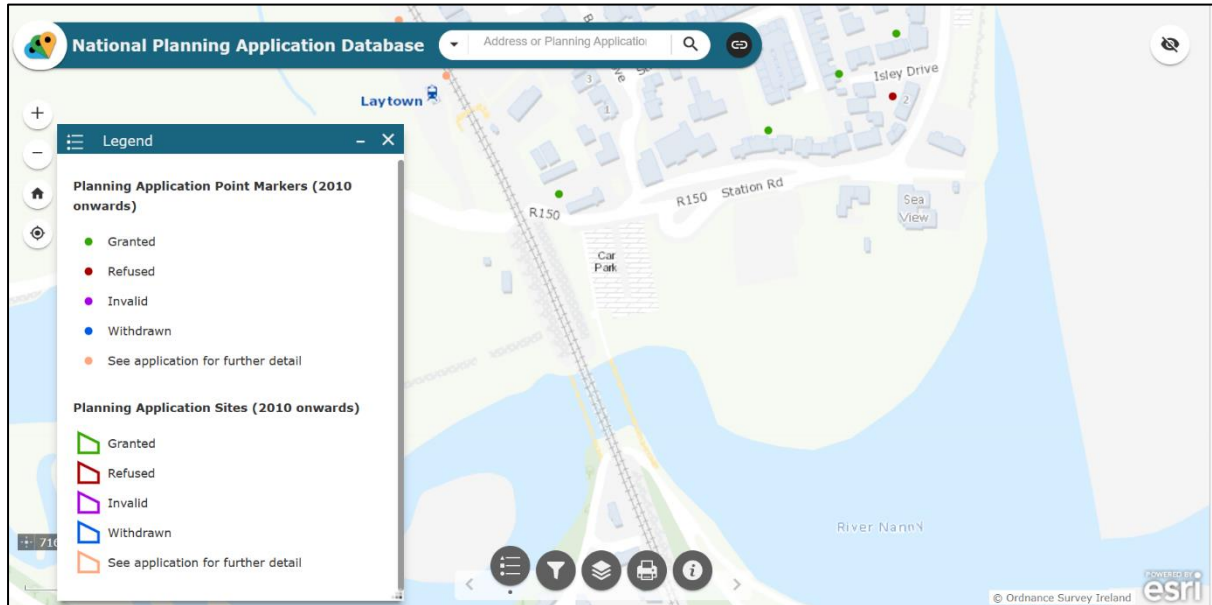


Figure 7: Screenshot from NPAD

3.3 Overall Planning Context

The relevant statutory plans as relate to the application site are:

- Laytown and Bettystown Public Realm Strategy 2021; and
- Meath Development Plan 2021 – 2027.

3.3.1 Laytown and Bettystown Public Realm Strategy 2021

The aim of the vision statement for Laytown in the Laytown and Bettystown Public Realm Strategy 2021 is to improve the public realm through the reintroduction of a beach front park and the relocation and control of commuter parking. Links to improved amenities and regeneration opportunities will help enhance the character of the town.

The principles guiding the 2021 Public Realm Strategy in Laytown are:

- 1) Reintroduce a beach front town park.
- 2) Improve access to the beach.
- 3) Relocate commuter parking to the west of the railway line.
- 4) Introduce a timed restriction for parking next to the shops and for the use of the play / park areas.
- 5) Bring derelict sites and buildings back into use - opportunity for regeneration of the site overlooking the beach to the east.
- 6) Introduce traffic calming measures for vehicles.
- 7) Consider access to the recreation area south of the town centre.

It is assumed that the proposed development is in compliance with all aspects of the Laytown and Bettystown Public Realm Strategy.

3.3.2 *Meath Development Plan (current)*

The Meath County Development Plan 2021-2027 sets out the policies and objectives and the overall strategy for the development of the County over the plan period 2021-2027.

“... ‘To improve the quality of life of all citizens in Meath by creating an environment that supports a vibrant growing economy and a well-connected place to live, learn and do business’ ...”.

It is assumed that the proposed development is in compliance with all aspects of the current Meath Development Plan.

4 Assessment of proposed development for significant likely effects – screening of the proposed development

With regards to projects of a nature listed in Part 2 of Section 5, the proposed development was examined as regards the following categories:

10. Infrastructure projects

- (a) Industrial estate development projects, where the area would exceed 15 hectares.
- (b)
 - (i) Construction of more than 500 dwelling units.
 - (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
 - (iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.
 - (iv) Urban development which would involve an area 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. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

12. Tourism and leisure

- (a) Ski-runs, ski-lifts and cable-cars where the length would exceed 500 metres and associated developments.
- (b) Sea water marinas where the number of berths would exceed 300 and freshwater marinas where the number of berths would exceed 100.
- (c) Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms.
- (d) Permanent camp sites and caravan sites where the number of pitches would be greater than 100.
- (e) Theme parks occupying an area greater than 5 hectares.

The proposed development will consist of a park upgrade, largely retaining the existing characteristics of the Park with improvement in access, circulation, etc. The area of the site is just over 3 ha. Urban development in this context is considered to be projects with similar characteristics to car parks, shopping centres, construction of housing developments, hospitals, sports stadiums, cinemas, and infrastructure projects such as construction of sewerage and water supply networks (European

Commission, 2015). The proposed park upgrade does not fall under the categories above. Therefore, an EIAR has not been automatically triggered for this proposed development.

The proposed development does not fall under Parts 1 or 2 of Schedule 5. Under Section 172 however, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments, primarily owing to the ecologically sensitive location of the proposed development.

Schedule 7A requires the applicant to provide the following information.

- 1) A description of the proposed development, including in particular—
 - a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - b) 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—
 - 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.
- 4) The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.'

4.1 Description of the proposed development

The design objectives of the proposed “upgrading” of the existing Laytown Park will comprise:

- 1) Creating a network of new links and connections between the town and the seashore that activate the area;
- 2) Making the Park functional and safe by providing open space and panoramic views, as well as adequate signage and landscape furniture;
- 3) Offering a wide range of interactive and innovative play experiences catering for all age groups and abilities;
- 4) Making Laytown Park a destination for the town by offering a wide range of activities, spaces to relax, gathering with friends and families;
- 5) Promote education through supporting interaction and interpretation of the site and all components within it; and
- 6) Protecting the natural habitat and environment of the sand dunes and enhancing biodiversity value of existing green spaces.

The approximate location of the proposed development site is illustrated in Figure 8, Figure 9, Figure 10 and Figure 11. An excerpt from the Architect’s Drawings of the proposed layout is illustrated in

Figure 12. Please note that detailed drawings of the site layout, elevations, etc. are not reproduced here. A drawing illustrating an Artist's Impression of the Proposed Park Layout is illustrated in Figure 13.

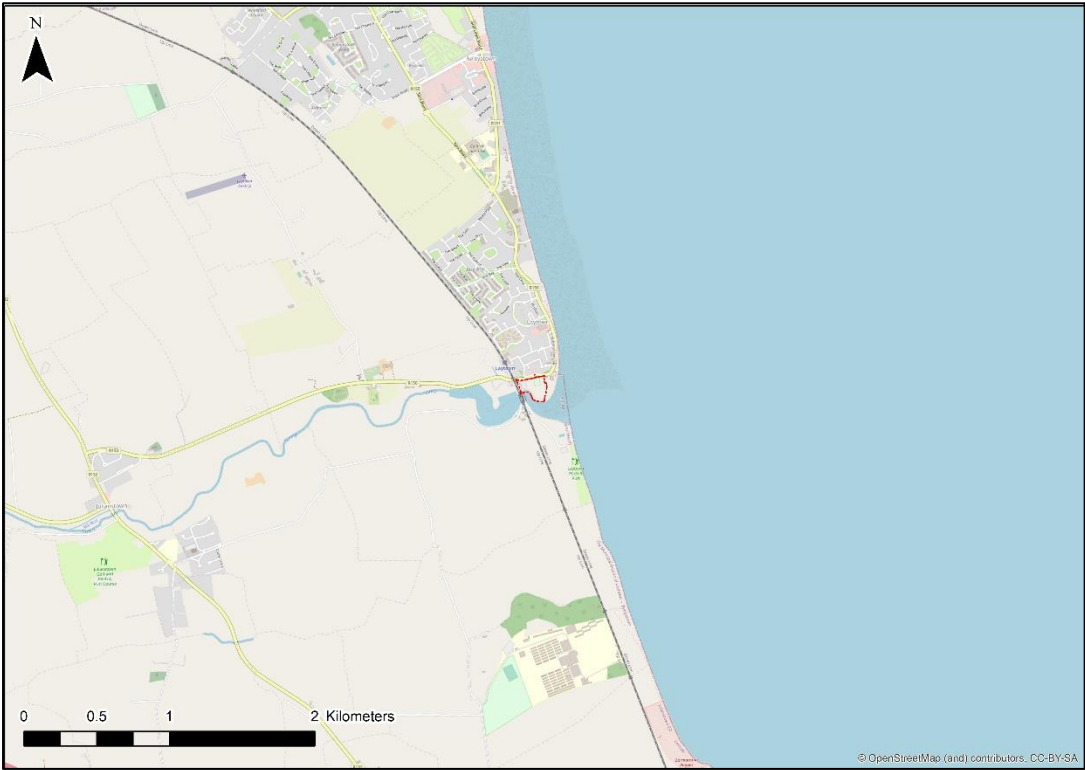


Figure 8: Approximate location of proposed development site (1:25,000)



Figure 9: Approximate location of proposed development site (1:10,000)

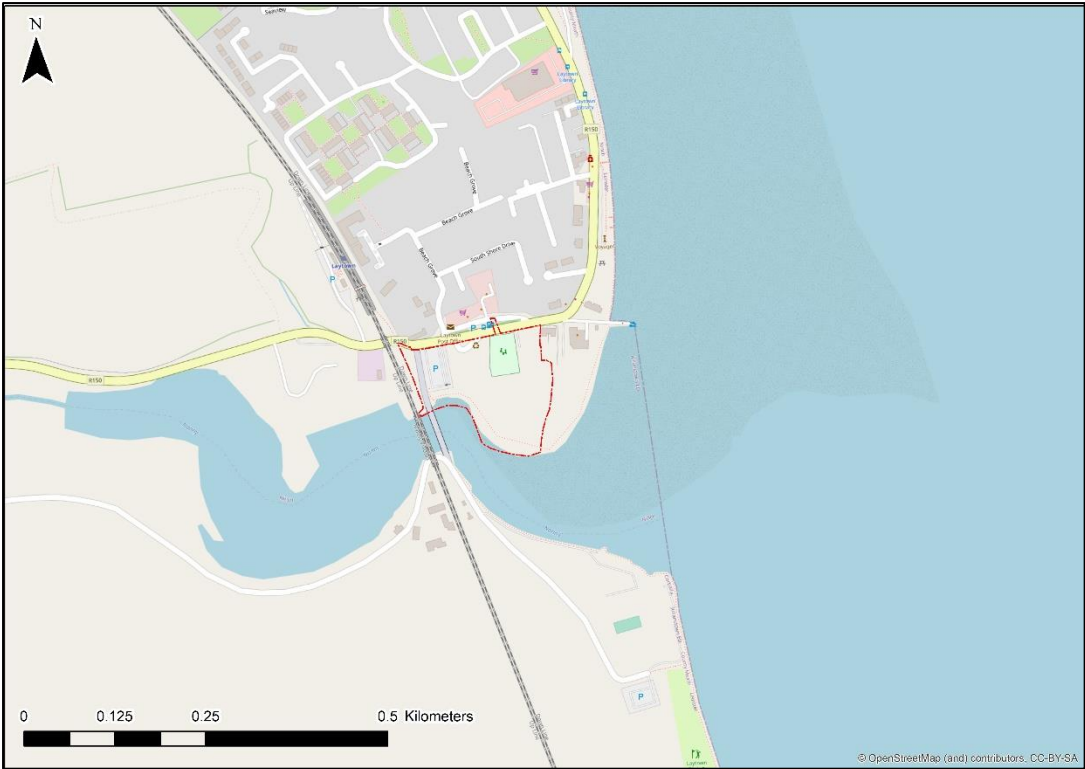


Figure 10: Approximate location of proposed development site (1:5,000)



Figure 11: Approximate location of proposed development site (1:1,500)



Figure 12: Proposed park upgrades layout



Figure 13: Artist's Impression of Laytown Park

4.2 Description of the Physical Characteristics of the proposed development

4.2.1 Characteristics of Demolition phase

The intent of the proposal is to retain as much of existing site features as possible. Any potential removal of ground materials to be reused on site, for example to create mounding to allow vehicular levelled access, or creating small mounds for play, shelter or habitat creation. Any surface materials that are to be crushed and reused as a subbase for paths. Any non-ground waste that cannot be retained to be taken and disposed offsite (given the current nature of the proposed development site, this component should be minimal).

No demolition activities are proposed within the River Nanny Estuary and Shore SPA.

4.2.2 Characteristics of the construction phase

The general characteristics of the process, nature and quantity of materials to be used is summarised below.

The proposed development entails the upgrading of an existing park, and construction activities will be of a small scale. The primary construction activity will be the upgrading of paths. The entrance to the park is proposed strategically to introduce a third crosswalk mid-way between existing crosswalks that ties directly with the centre of the commercial frontage. The path strategy aims to enable users to travel across the space with ease. The material strategy for main paths connecting the town edge to the esplanade and inter spatial areas is inspired by the natural process of weathering and coastal action.

- The main paths will be *in-situ* concrete with timber inlays - The density of the timber inlays increases towards the shoreline, representing the transition from urban to rustic, eventually joining the timber coastal boardwalks. The promenade connects the pedestrian bridge with the shore, creating an elevated walk over the dunes. The central path would be a concrete path that follows the natural contours of the site, connecting at junctions to boardwalks that continue the path, gently ramping to bridge over the natural sand dunes to prevent impact and erosion. Secondary paths will link key routes and subdivide the space. Secondary paths will be comprised of paving slabs in high use areas, and staggered flagstone in garden areas.
- Existing levels will be largely retained, keeping most pedestrian access paths from Coast Road into the site accessible. The east border of the western carpark is to be regraded levelling out the ridge along the elevated path following the perimeter of the carpark; this is to allow for vehicular access into the

events space. The central esplanade path continues along and across the dunes as elevated boardwalks that direct footfall away from this ecological valuable habitat and prevents from erosion.

- Furniture elements will primarily be of timber construction, designed to improve the user-experience in the park.
- Power source provisions to allow for temporary lighting will be installed, to supply the site when night-time or large-scale events are planned in the open grounds and flexible/events space grounds. The power components would include above-ground power bollards, each with variations of four sockets offering combinations of 16 and 32 Amps. This would be sufficient to support power intensive equipment for performance/temporary event set-ups, markets, stages as well as installation of CCTV.

A figurative map outlining the strategy for paths (the primary component of any construction activity) is outlined in Figure 14.

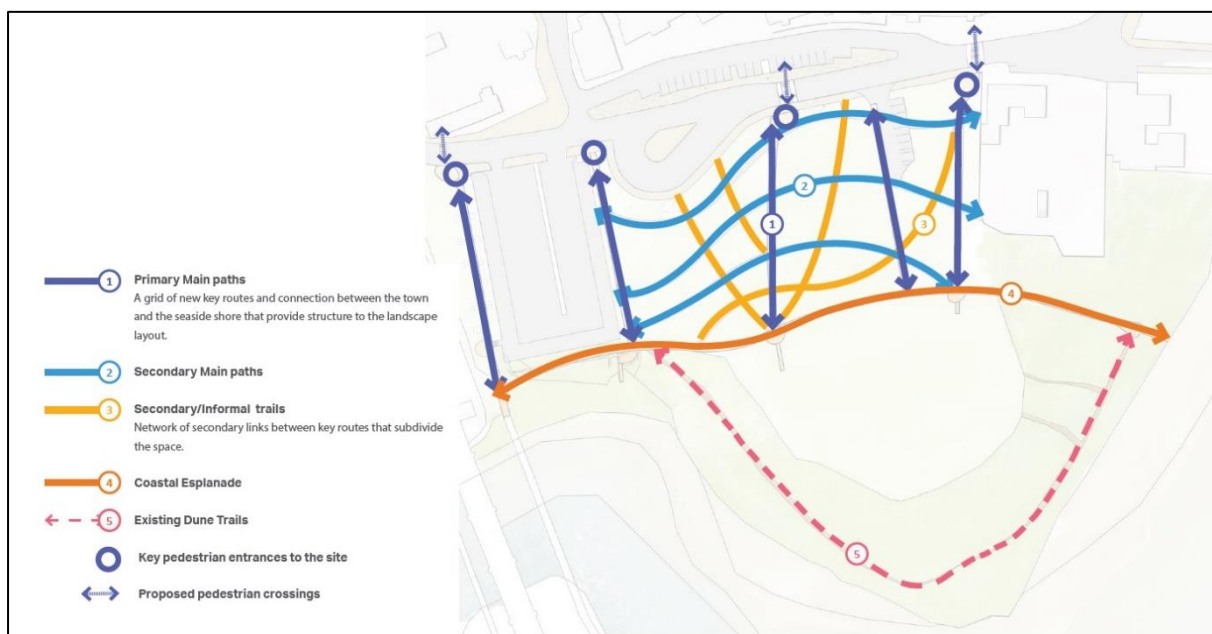


Figure 14: Figurative illustration of paths strategy

4.2.3 Main characteristics of the proposed development

The proposed development will comprise an upgrade of the exiting Laytown Park. The upgraded Park will not differ significantly as regards the primary characteristics of the site. There will be improved access and circulation to guide people away from the use of multiple desire-lines that have developed in the dunes causing erosion (see Figure 15).

It should be noted that one of the main drivers behind the design is that its impact on the existing natural characteristics of the site is minimal.



Figure 15: Aerial image of site, indicating presence of numerous "Desire lines" through the sensitive dune habitat

4.3 Cumulative Impacts

Cumulative impacts refer to impacts that result from incremental changes caused by other past, present and approved developments, and as far as is practicable from reasonably foreseeable development(s), together with the project. Section 6.12 of the EPA *Guidelines on the Information to be contained in Environmental Impact Assessment Reports* (Draft 2017) states:

'The Directive requires that the EIAR describes the cumulation of effects. Cumulative effects may arise from:

- The interaction between the various impacts within a single project;*
- The interaction between all of the different existing and/or approved projects in the same area as the proposed project.'*

With respect to Screening, the European Union *Environmental Impact Assessment of Projects Guidance on Screening* (2017) notes that *'the characteristics of Projects, which must be considered having regard, in particular, to the size and design of the whole Project, the cumulation with other existing and/or approved Projects, the use of natural resources, the production of waste, pollution and nuisances, and the risk of major accidents and/or disasters and the risks posed to human health...'*

An analysis of current and recent planning applications in the vicinity would indicate that there are no cumulative impacts foreseen as regards the potential impact of the proposed development. Please note that boundaries illustrated within are indicative. While the full scheme of upgrades was assessed within this document, only those parts which are proposed on lands in Meath Co. Council ownership are proposed in the current application

4.4 Location of the proposed development, with particular regard to environmental sensitivities of the geographical area

4.4.1 Location Relative to Natura 2000 sites

The proposed development is located in an environmentally sensitive location, the application site being located immediately adjacent/within the River Nanny Estuary and Shore SPA – a Natura 2000 site. Drone imagery of the site are illustrated in Figure 16, Figure 17 and Figure 18.



Figure 16: Setting of application site



Figure 17: Aerial image illustrating location adjacent/within River Nanny Estuary



Figure 18: Aerial image illustrating setting of site relative to Laytown and Bettystown

The application site is within/immediately adjacent to the River Nanny Estuary and Shore SPA. The Natura 2000 site is designated primarily for overwintering birds. Of note, overwinter bird surveys were undertaken during the period January – March 2023. Numerous Qualifying Interests of the River Nanny Estuary and Shore SPA were observed to be utilising the habitats present on several occasions. Oystercatcher were the species most frequently observed utilising the habitats and appear to be relatively habituated to human presence. A map indicating the location of the proposed Laytown Park upgrade site relative to the River Nanny Estuary and Shore SPA is provided in Figure 19.

An appropriate assessment (Habitats Directive) screening report and Natura Impact Statement have been prepared for the proposed development, which indicates that the primary Natura 2000 sites at risk of potential impact in the absence of appropriate mitigation measures are:

- Boyne Estuary SPA; and
- River Nanny Estuary and Shore SPA.

It should also be noted that one of the main drivers behind the design of the Park upgrades is to minimise the impact on the existing natural characteristics of the site. The changes implemented will not have any significant impact on the use of habitats present by Qualifying Interests. Indeed, if the proposed path strategy succeeds in drawing members of the public away from the currently used desire lines, the upgrades to the Park would likely have a positive impact on the Natura 2000 site.



Figure 19: Map indicating location of Application site (red dash) relative to River Nanny Shore and Estuary SPA



Figure 20: Oystercatcher foraging adjacent to bus-stop



Figure 21: Oystercatcher foraging/roosting immediately adjacent to existing playground

4.4.2 Other sensitive/Designated conservation sites

There are two areas designated as proposed Natural Heritage Areas (pNHA) within 5 km of the proposed application site:

- Boyne Coast and Estuary pNHA; and
- Laytown Dunes/Nanny Estuary pNHA.

The conservation interests of both will be considered under the Boyne Coast and Estuary SPA and River Nanny Estuary and Shore SPA respectively (see NIS).

A map indicating the location of these sites relative to the application site is provided in Figure 22.

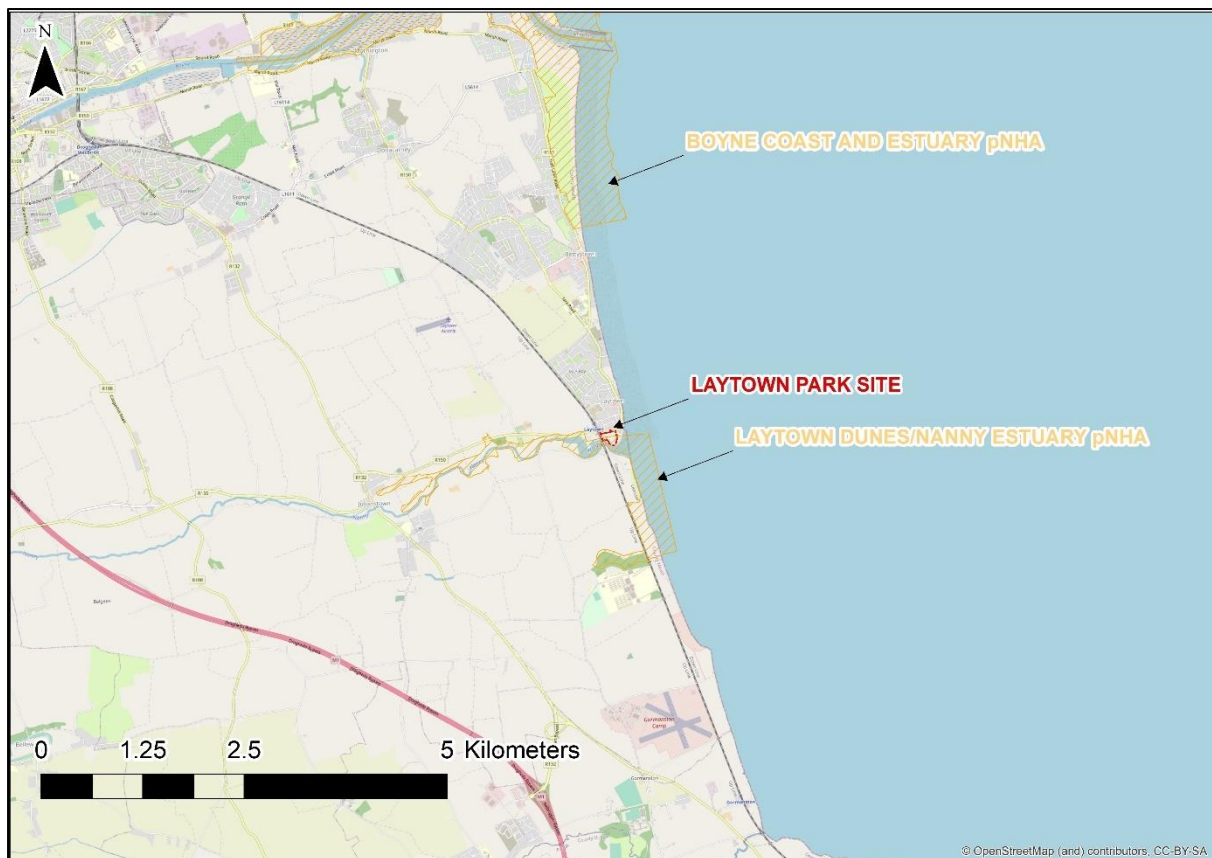


Figure 22: pNHAs within 5 km of the proposed development

4.4.3 Ecological Features

4.4.3.1 Habitats/flora

Surveys of vegetation occurring within the survey area were undertaken by Dr Emma Reeves on the 7th of April and again on the 15th of May. The site primarily consists of Built land/Artificial surfaces, grassland habitat and dune habitat. Over 80 different plant species were identified within the survey area (see Appendix 1). A description of individual habitat types is given below.

4.4.3.1.1 BL Built Land; Car Park and Playground (BL3) Earth Banks BL2

The carpark and Playground areas are comprised almost largely of tarmacadam and a rubber composite material in the playground. Boundaries are formed with wooden and metal fencing. There is little natural habitat present. Small areas of amenity grassland (GA2) occur within the bounds of the playground. Earth mounds are a dominant landscape feature around the car park and have become a makeshift raised pedestrian pathway to the dune habitat and beach. Often these raised areas lack vegetation due to frequent use but species typical of waste places near the coast are abundant at their margins such as *Raphanus raphanistrum* subsp *maritimus* (sea radish), *Betula vulgaris* (sea beet) *Sonchus oleraceus* (smooth sow thistle), *Smyrniium olusatrum* (Alexanders), *Cirsium arvense* (creeping thistle) and *Urtica dioica* (nettle).



Figure 23: Main carpark

4.4.3.1.2 GS Grassland, Improved semi natural grassland (GSi2).

Immediately adjacent to the playground is a field of semi-natural grassland which conforms to the Fossitt classification of dry meadow and grassy verge GS2. However, this habitat type exhibits diverse management which has led to variation in habitat quality. Much of the grassland appears to be mown at least once a year it is dominated by grasses such as *Alopecurus pratensis*, *Dactylis glomerata*, *Anthoxanthum odoratum*, *Agrostis stolonifera* and *Poa trivialis*. Herb cover is quite low and but includes *Potentilla reptans*, *Bellis perennis*, *Cerastium fontanum* and *Cardamine pratensis*. Small parts of the grassland appear to have developed over compacted areas and have a high proportion of herbs to grasses. Many of the grasses In this GS2 grassland type are fine leaved and include *Festuca rubra*, *Cynosurus cristatus* and *Anthoxanthum odoratum*. Herbaceous species include *Medicago lupulina*, *Lotus corniculatus* and *Achillea millefolium*. The sward is very low <10cm and is dominated by mosses such as *Brachythecium rutabulum* and *Bryum* sp. The sections of grassland which bound the degraded dune system on site, do not show any previous management, they are very rank and floristically show indications of high nitrogen levels with large swathes of *Urtica dioica*, *Galium aparine*, *Smyrniolum olustrum* and *Cirsium arvense*.



Figure 24: Grassland with desire line

4.4.3.1.3 CD2 Marram dunes

On the seaward side of the site, grassland grades into Marram dunes (badly degraded, however) as described by Fossitt CD2. These have been very badly degraded, largely through the action of walkers, with desire lines disrupting the dune and impacting on the structural integrity of the habitat. These dunes are partially stabilised hills of sand which are dominated by swards of *Ammophila arenaria* (marram grass). The white sands of the marram dunes have been eroded to form a steep hill with several paths running through the marram. Holes dug by dogs have caused collapse in the dunes in some areas. Constant foot traffic through the dune has resulted to a minor dune forming below the main marram dune in a seaward direction. This habitat exhibits a diverse sward of native species. Herbs such as *Anthyllis vulneraria*, *Vicia sativa* and *Daucus carota* are common - fine leaved grasses dominate with Marram and *Elymus repens*. Flax, a species not normally associated with this coastal habitat was abundant. It is likely that this plant has been introduced to the habitat in seed mixes designed for feeding birds.



Figure 25: Dune habitat

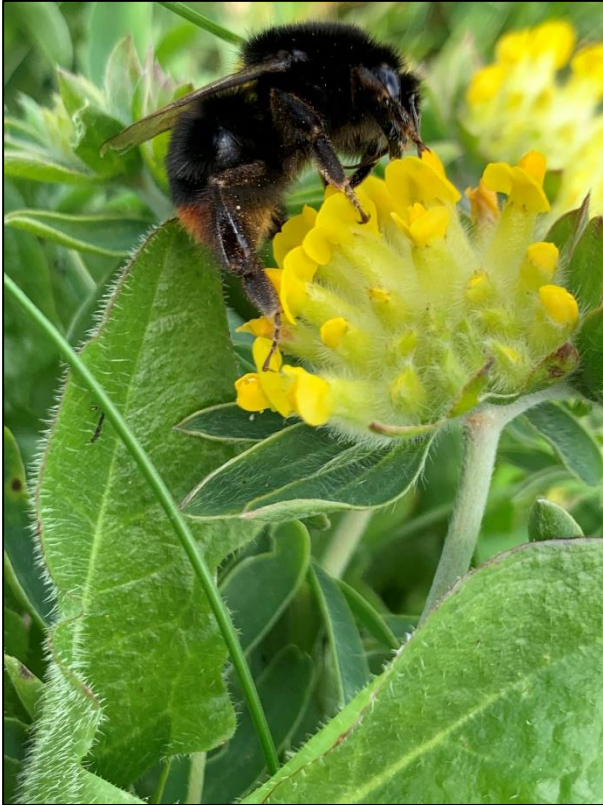


Figure 26: Red-tailed Bumblebee on Kidney Vetch

4.4.3.1.4 [Species listed on the Third Schedule of the European Communities \(Birds and Natural Habitats\) Regulations of 2011](#)

No species listed on Part (1) of the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations of 2011 (as amended) were recorded.

4.4.3.2 Bird Surveys

4.4.3.2.1 Winter bird assessment January – March 2023

During the winter bird surveys undertaken, Qualifying Interests of adjacent SPAs were observed utilising the habitats present with the proposed park area and immediately adjacent on numerous occasions. There is potential for disturbance of these species if construction works were undertaken during the overwintering period (generally October – March inclusive). The habitat occurring will not significantly be altered by the proposed park and there will be no significant negative impacts on these species.

Table 1: Results of wintering bird surveys

DATE	SURVEY	SURVEYOR	WEATHER CONDITIONS	QUALIFYING INTERESTS FORAGING/ ROOSTING	OBSERVATIONS OF NOTE	GENERAL NOTES
20/01/23	HIGH TIDE	PM	START 09:00, -5C, CLEAR SUNNY COLD HARD FROST	YES	36 OYSTERCATCHER ROOSTING ON MOUND IN PLAYGROUND – MOVE TO AREA BEHIND ROOST	
27/01/23	LOW TIDE	ER	START 08:15, 3C, CLOUDY	YES	12 OYSTERCATCHER IN AND AROUND PLAYGROUND	
27/01/23	POST SUNSET	PM	4C, PART CLOUD, CALM	NO		LOTS OF WALKERS AND DOG WALKERS ON BEACH. DOGS OFF LEAD
23/02/23	HIGH TIDE	ER	START 13:10	NO	CORMORANT AND BRENT FLYING OVER	
24/02/23	POST SUNSET	PM	START 20:00, 7C CLEAR, MODERATE BREEZE	NO	NO	VERY LITTLE ACTIVITY
14/02/23	LOW TIDE	PM	START 10:25, 10C, MODERATE BREEZE, INTERMITTENT RAIN	YES	FLOCK OF APP 25 STARLING IN PG. PUT UP BY PEOPLE 3 OYSTERCATCHER FORAGING IN GRASS TO REAR OF PG. WITHIN FENCE, MOVE AWAY BUT DO NOT TAKE FLIGHT WHEN PEOPLE GET CLOSE – DON'T LEAVE CONFINES OF PG. EVENTUALLY MORE PEOPLE ARRIVE AND 3 BIRDS MOVE TO GRASS BEHIND PG. DOG IN PG. DESPITE SIGN	12 BRENT IN ESTUARY FEEDING, LOTS OF WALKERS AND DOGS ON BEACH. DOGS OFF LEAD
01/03/23	LOW TIDE	ER	START 12:30, 10C, PART	NO	30 BRENT IN ESTARY NEAR BRIDGE	LOTS OF WALKER AND DOG

DATE	SURVEY	SURVEYOR	WEATHER CONDITIONS	QUALIFYING INTERESTS FORAGING/ ROOSTING	OBSERVATIONS OF NOTE	GENERAL NOTES
			CLOUDY, LIGHT BREEZE			WALKERS – DOGS OFF LEAD
07/03/23	HIGH TIDE	PM	START 11:00, 4C SUNNY NO WIND	NO	MEADOW PIPIT PAIR BEHIND PG., FLOCK OF STARLING, VERY LITTLE BIRD ACTIVITY	FLOCK OF 15 OYSTERCATCHER FLY ALONG COAST. LOTS OF PEOPLE AND DOG WALKERS – DOGS OFF LEAD
27/03/23	POST SUNSET	pm	Start 20:00, 8C Light breeze, high cloud	NO	NO	VERY LITTLE ACTIVITY



Figure 27: Oystercatcher foraging adjacent to bus-stop



Figure 28: Oystercatcher foraging/roosting immediately adjacent to existing playground



Figure 29: Light-bellied Brent Geese are known to feed at the mouth/estuary of the River Nanny in the winter season



Figure 30: Black-tailed Godwit foraging adjacent to playground area during the winter months



Figure 31: Flocks of Sanderling are a common sight at the waters' edge in winter

4.4.3.2.2 Breeding Bird Surveys

An initial breeding bird survey was undertaken by Dr Patrick Moran on the 7th of April 2023 under optimal conditions. The site was walked at a slow pace with all birds recorded following a modified common bird census or Brown & Shepherd survey. All birds observed were considered to be breeding in the vicinity of the site (unless otherwise indicated – for example, a Herring Gull flying over is not likely to be breeding within the confines of the survey area). A further breeding bird survey was undertaken on the 15th of May by Dr Emma Reeves. During the breeding bird surveys, only 13 species were observed utilising the habitats present, and of these, only three were observed to be breeding within the survey area. This is owing to the nature of the habitats present and the degree of disturbance. Three ground or near-ground nesting species, Meadow Pipit, Skylark and Stonechat were the only species observed exhibiting territorial behaviour indicating that they were breeding within the rank grassland and dune area. The bird observed utilising the area and their status on the Birds of Conservation Concern in Ireland (BoCCI) list (2020 – 2026) is indicated in Table 2. Of note, the proposed changes to the Laytown Park will not negatively impact on these species. If the use of desire lines is discouraged and stopped, it will have a positive impact on the habitat and species utilising the habitat.

Table 2: Birds observed utilising habitat breeding birds marked with *

Common Name	Scientific Name
Skylark*	<i>Alauda arvensis</i>
Meadow Pipit*	<i>Anthus pratensis</i>
Goldfinch	<i>Carduelis carduelis</i>
Hooded Crow	<i>Corvus corax</i>
Rook	<i>Corvus frugilegus</i>
Jackdaw	<i>Corvus monedula</i>
Swallow	<i>Hirundo rustica</i>
Herring Gull	<i>Larus argentatus</i>
Lesser Black-backed Gull	<i>Larus fuscus</i>
Black-headed Gull	<i>Larus ridibundus</i>
House Sparrow	<i>Passer domesticus</i>
Stonechat*	<i>Saxicola rubicola</i>
Starling	<i>Sturnus vulgaris</i>

4.4.3.3 Mammal Surveys

4.4.3.3.1 Non volant Mammal surveys (including badger)

There was no indication of regular use of the survey area by non-volant mammals on any occasion. The survey area is a heavily utilised amenity with a large number of dog walkers present. Smaller mammals such as Pygmy Shrew, Brown Rat, Rabbit and Hedgehog may occur occasionally. Fox almost certainly pass through the area, but the proposed upgrading of the park will have no impact on the use by these species.

4.4.3.3.2 Bat Roost Potential Survey

There were no suitable roosting habitats occurring within the survey area. Although it is likely that some of the commoner species, such as Common Pipistrelle, Soprano Pipistrelle and Leisler's Bat may forage in the vicinity from time to time, the proposed park improvements have no potential to impact on these species.

4.5 Hydrology, Soils and Geology

The primary source of any impacts concerns contamination of ground or surface water. Given the scale and nature of the proposed development and assuming the implementation of all Best Practice methodology, etc., no negative impacts are foreseen. Indeed, the provision of an enhanced path infrastructure may draw members of the public away from desire lines, reducing erosion within the dune habitat.

4.6 Architecture, Archaeology and Cultural heritage

There are no protected structures or structures that are included within the NIAH survey located within the site boundary. During the construction phase of the development, there is potential to impact upon archaeological materials not yet discovered. In this instance, works will be undertaken in accordance with and subject to approval from the Department of Culture, Heritage and the Gaeltacht.

With the implementation of appropriate mitigation measures and subject to necessary approvals from the Department, potential construction phase impacts of the proposal on archaeology and heritage would be neutral.

No potential impacts are identified during the operational phase as it is anticipated that issues of archaeological and cultural heritage interest will have been resolved prior to or during the construction phase.

5 Description of the Aspects of the Environment together with a Description of any likely Significant Effects

5.1 Landscape Character

The landscape character of the proposed application site will not be appreciably altered – there will be no significant effect.

5.2 Ecological Impacts

There will be negligible impact on habitats other than built land and artificial surfaces.

There is potential for negative impacts during construction as regards impacts on disturbance of Qualifying Interests of the adjacent SPAs. With the implementation of appropriate mitigation measures as outlined in the Natura Impact Statement (primarily limiting any such activity during the winter months), however, there will be no significant negative impact.

5.3 Water Quality

The primary source of any impacts concerns contamination of ground or surface water. Given the scale and nature of the proposed development and assuming the implementation of all Best Practice methodology, etc., no negative impacts are foreseen.

5.4 Air Quality

Owing to the nature and scale of the project, there are no significant impacts foreseen as regards air quality. There will be no significant negative impact.

5.5 Noise and Vibration

Owing to the nature and scale of the project, it is assumed that the noise and vibrations associated with the construction will be comparable with existing noise and vibration levels (the train line is immediately adjacent). The increased noise related to traffic increases will be non-perceptible.

5.6 Architecture, Archaeology and Cultural Heritage

There are no protected structures or structures that are included within the NIAH survey located within the site boundary. No significant negative impacts are foreseen.

5.7 Climate Change

The emission of green-house gases associated with the proposed park upgrades will be minimal owing to the nature of the project and the reuse of much of the material occurring. Owing to the location of the park as regards sea-level, the proposed upgrades are vulnerable to the effects of rising sea levels and increased storm intensity. It must be noted, however, that one of the guiding objectives of the project is to discourage the use of desire-lines through the dune habitat, which will enhance this habitat, which gives natural protection from sea-level rise and increased storm intensity. No significant negative impacts are foreseen.

6 Assessment of Proposed Development for Significant Likely Effects assessed against Schedule 7 and Annex III criteria

The type and characteristics of the potential environmental impacts outlined in this assessment are summarised by reference to the criteria outlined under Schedule 7(3) of the of the Planning and Development Regulations, 2001 (as amended) in Table 3, Table 4 and Table 5.

Table 3: Location of the proposed development

Criteria	Assessment
<p>The existing and proposed land use</p>	<p><i>The site is approximately rectangular in approximately 3 Ha in area, comprising an existing park and associated facilities (car parking areas, playground, etc.).</i></p> <p><i>The demolition and construction phases of the proposed development will have minimal impact owing to the scale and nature of the development.</i></p> <p><i>As such, no potential significant adverse impacts are envisaged.</i></p>
<p>The relative abundance, quality and regenerative capacity of natural (including soil, land, water and biodiversity) resources in the area.</p>	<p><i>One of the primary drivers behind the design, given the ecological sensitivity of the site is the minimisation of any impact on the existing natural characteristics of the site. Much of the site comprises of the habitats BL3 and grassland. The proposed park upgrade development is largely within the existing park footprint and there will be minimal impact on other habitats.</i></p> <p><i>Following the implementation of mitigation measures, there will be no significant impacts as regards flora, fauna or habitats occurring</i></p> <p><i>The proposed development has been subject to Natura Impact Assessment which finds that that it can be determined with scientific accuracy and precision that having implemented mitigation measures, there will be no adverse impact of the proposed development on the integrity of any of the relevant Natura 2000 sites identified.</i></p> <p><i>A hydrological risk assessment should be incorporated into the Construction Environmental Management Plan (CEMP).</i></p>

Criteria	Assessment
<p>The absorption capacity of the natural environment, paying particular attention to:</p> <p>Wetlands, riparian areas, river mouths,</p> <p>Costal zones and the marine environment,</p> <p>Mountain and forest areas,</p> <p>Nature reserves and parks,</p> <p>Areas classified or protected under legislation</p> <p>Areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded</p> <p>(Annex III – 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),</p> <p>Densely populated areas,</p> <p>Landscapes of historical, cultural or archaeological significance.</p>	<p><i>The proposed development site is located within/immediately adjacent to the River Nanny Estuary and Shore SPA and is immediately adjacent to the Bettystown/Laytown beach (and the Irish Sea).</i></p> <p><i>There is potential for negative impacts in the absence of the mitigation measures as outlined in the NIS. Assuming the implementation of all mitigation measures, there will be no negative impacts associated with the proposed development on the natural environment.</i></p> <p><i>The site does not contain any protected structures, monuments or sites and is not within any Architectural Conservation Areas or area of Archaeological Significance.</i></p> <p><i>During the construction phase of the development, there is potential to impact upon archaeological materials not yet discovered. In this instance, works will be undertaken in accordance with and subject to approval from the Department of Culture, Heritage and the Gaeltacht.</i></p> <p><i>With the implementation of appropriate mitigation measures and subject to necessary approvals from the Department, potential construction phase impacts of the proposal on archaeology and heritage would be neutral.</i></p> <p><i>It is considered that the receiving environment has sufficient capacity to absorb the proposed development and no significant likely effects are envisaged.</i></p>

Table 4: Characteristics of the proposed development

Criteria	Assessment
The size of the proposed development	<i>The proposed development is sub-threshold for an EIA, located on a site of approximately 3 Ha (much of which will not be subject to any material changes).</i>
Cumulative impacts with other proposed development	<p><i>In accordance with the European Union Environmental Impact Assessment of Projects Guidance on Screening (2017), existing and/or approved projects have been taken into consideration.</i></p> <p><i>No such existing and/or approved projects have been identified</i></p>
The nature of any associated demolition works	<i>Any demolition is minimal, with the vast majority of any resultant material utilised on site</i>
The use of natural resources, in particular land, soil, water and biodiversity.	<p><i>Minimal excavation will be required to facilitate the proposed development and the majority of extracted material is likely to be utilised on site.</i></p> <p><i>The construction phase of the proposed development will use natural resources including aggregate, cement, wood and water, sourced off site. These are secondary impacts associated with off-site activities, such as quarrying, which are the subject of separate consenting procedures, which consider the impacts arising at those locations.</i></p> <p><i>No adverse significant impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources owing to the scale of the development.</i></p>
The production of waste	<p><i>Any waste produced as part of the proposed development during the construction phase will be stored and disposed in a sustainable manner and in accordance with all relevant environmental guidance and policy documents.</i></p> <p><i>No potential significant impacts are envisaged on the site or in the vicinity of the site as a result of the production of any waste associated with the proposed development.</i></p>

Criteria	Assessment
<p>Pollution and nuisances</p>	<p><i>Potential impacts of the proposed development relating to pollution and nuisances include air, water and soil pollution and noise.</i></p> <p><i>Pollution impacts could potentially occur through the creation of dust and spillage of materials from the construction phase, and emissions from additional traffic during operation phase. The traffic emissions could also potentially have an indirect impact on climate (in terms of climate change).</i></p> <p><i>The proposed development is not of a scale expected to cause any likely significant impact on ambient air quality.</i></p> <p><i>The existing noise environment is characterised by rail traffic, road traffic, the sea and bird-song.</i></p> <p><i>Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact.</i></p> <p><i>Contamination and pollution to water bodies, which in turn could also affect biodiversity, and in particular geographically sensitive sites in the surrounding area, are potential impacts of the proposed development associated with ground and construction works.</i></p> <p><i>The implementation of construction management and mitigation measures will provide protection to receiving soil and water environments to ensure no significant impacts</i></p> <p><i>Subject to the implementation of an appropriate CEMP, it is envisaged that any likely environmental impacts would be appropriately avoided and mitigated.</i></p>
<p>The risk of accidents, having regard to substances or technologies used.</p>	<p><i>The proposed development is a of a scale and nature, utilising established building materials and technologies typical of the nature and scale of such</i></p>

Criteria	Assessment
<p>(Annex III - 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>	<p><i>development. No potential significant impacts are envisaged as a result of the materials or technologies used.</i></p> <p><i>The risk of accidents/major disasters is similar for other developments of this scale and nature.</i></p>
<p>Annex III - The risks to human health (for example due to water contamination or air pollution)</p>	<p><i>Potential impacts of the proposed development which may be relevant to human health relate to factors previously detailed, such as noise, water and air pollution.</i></p> <p><i>Pollution impacts could potentially occur through the creation of dust and spillage of materials from the construction phase, and emissions from additional traffic during operation phase.</i></p> <p><i>The nature and scale of the proposed development is not expected to cause any likely significant impact on ambient air quality. Dust levels are likely to increase in localised areas during construction but these increases will be short-term and insignificant due to appropriate management and mitigation measures to be employed on site through the implementation of appropriate CEMP.</i></p> <p><i>The existing noise environment is characterised by rail traffic, road traffic, the sea and bird-song.</i></p> <p><i>Noise impacts may occur due to construction activities on a temporary basis, and through operation activities, such as changes in traffic levels. The temporary nature of noise impacts associated with construction activity are not expected to be significant and can be appropriately controlled through planning conditions and CEMP. Similarly, increased traffic movements during the operational phase are not expected to have a significant adverse impact.</i></p> <p><i>Contamination and pollution to water bodies, which in turn could also affect aquatic habitats and biodiversity are potential impacts of the proposed development associated with ground and construction works. The implementation of construction management and mitigation measures will ensure that the impacts are not significant.</i></p>

Criteria	Assessment
	<p><i>In addition, the potential impact of spillage of potentially polluting materials during construction will be minimised and mitigated by appropriate management measures to be incorporated on site during construction.</i></p> <p><i>Subject to the implementation of an appropriate CEMP, and conditions, it is envisaged that any likely environmental impacts would be appropriately avoided and mitigated.</i></p>

Table 5: Type and Characteristics of Potential Impacts

Criteria	Assessment
Magnitude and spatial extent of the impact (geographical area and size of the affected population)	<i>Potential environmental impacts during the construction and operational phase of the proposed development will be localised to the application site. It is expected that the proposed development will not have any significant environmental impact beyond the application site boundaries having implemented the appropriate mitigation measures.</i>
The nature of the impact	<i>The nature of any impacts is expected to be of a magnitude that would not be significant, adverse, or permanent having implemented relevant mitigation measures.</i>
The trans frontier/transboundary nature of the impact	<i>The proposed development will not give rise to any impacts that are trans frontier or transboundary in nature.</i>
The magnitude (intensity) and complexity of the impact	<i>The potential impacts are not considered to be complex in nature or of a magnitude/intensity/scale to be of significance.</i>
The probability of the impact	<i>Having regard to the nature and extent of the impacts identified, no significant adverse impacts with a high probability of occurring have been identified.</i>
The expected onset, duration, frequency, and reversibility of the impact	<i>Having regard to the nature and extent of the impacts identified, no significant adverse impacts with a high frequency of occurrence have been identified.</i>

7 Conclusion

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

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- www.meath.ie – official website of Meath Co. Council
- www.europa.eu – official website of the European Union, source of information on EU Directives.
- www.epa.ie – official website of the Environmental Protection Agency.