

Proposed Modular Housing Development, Kilcoran Road, Rathdowney, Co. Laois

The *European Union (Planning and Development) (Displaced Persons From Ukraine Temporary Protection) Regulations (S.I. No. 306 of 2022)* provide that the provisions of the *Planning and Development Act 2000 (as amended)* (other than the environmental considerations in Sections 181A to 181C) will not apply to certain classes of development by or on behalf of a State Authority i.e. a Minister of the Government or the Commissioners of Public Works in Ireland, for the purposes of providing temporary protection to displaced persons as specified in the Regulations.

In accordance with *S.I. No. 306 of 2022*, AWN Consulting Limited has prepared the following assessments on behalf of The Commissioners of Public Works in Ireland, on behalf of the Department for Children, Equality, Disability, Integration and Youth:

Environmental Impact Assessment (EIA) Screening
Appropriate Assessment (AA) Screening

The project comprises a proposed modular housing development located to the west of Rathdowney town centre on the Kilcoran Road. Co. Laois. The proposed development will consist of the installation of 42 no. single storey semi-detached units (each 2-bed, 45m² units), 44 no. off-street car parking spaces, bin store, bicycle stores, pavements, public lighting, landscaping, ESB substation, foul water, surface water, and potable water connections, and all ancillary site development works. The total site area for the proposed works is 2.25 hectares. An area of landscaped open green space is provided within the site. Buffer planting is to be provided to the north-west and north-east. Vehicular access to the proposed development will be via proposed private lane way leading from Kilcoran Road. The modular houses are high spec bungalows, with a BER rating of A2. Each of the dwellings will have a private rear garden and semi-private front curtilage areas.

In respect of the aforementioned project, The Commissioners of Public Works in Ireland have determined that AA and/or EIAR are not required:

Environmental Impact Assessment Screening: It is concluded having regard to the nature, scale and location of the subject site, there is no real likelihood of significant effects on the environment arising from the proposed development on the environment (direct, indirect or cumulatively with other development) and therefore it is considered that the requirement for sub-threshold EIA does not arise.

Appropriate Assessment Screening: The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment. The Proposed Development is unlikely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment. The Proposed Development, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives. It is possible to conclude that significant effects can be excluded at the screening stage. It can be *excluded*, on the basis of objective information, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site. An appropriate assessment is not, therefore, required.

Queries on the EIA Screening and Appropriate Assessment AA Screening can be sent to modularukraine@opw.ie