

Extract from Planners Report, October 2020

Re: EIAR

Environmental Impact Assessment Report (EIAR) Screening

Having regard to the relevant thresholds set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) regarding mandatory EIAR provision for this form of development, it is considered that the subject proposal comprises a subthreshold development.

Development which is below the threshold of requiring an EIAR as set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) may still require an EIA, which would be documented in an Environmental Impact Assessment Report (EIAR).

The stated key issue for the competent/consent authorities in the context of the possible need for an EIAR regarding sub-threshold developments is 'whether or not such development is likely to have significant effects on the environment'. The stated criteria for determining whether a development would or would not be likely to have significant effects on the environment are:

- Characteristics of the Proposed Development;
- Location of the Proposed Development, and;
- Characteristics of Potential Impacts.

It is considered that a sub threshold EIAR is not required for the proposed development as there are no "significant effects" associated with the proposed development, primarily due to its characteristics (being significantly below all of the appropriate thresholds) and location (substantially within the existing built context of a well-established industrial area).

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