

Proposed Development: Proposed demolition of vacant commercial premises (public house and off-licence) and residential property and the development of 4 no. of dwellings (2 no. of 3-bedroom houses and 2 no. of 2-bedroom houses) and 6 no. of apartments (3 no. of 1-bedroom apartments and 3 no. of 2-bedroom apartments) on a site at 50 to 53 Ballytruckle Road, Waterford.

Environmental Impact Assessment

The proposed development is for not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended. Based on the information submitted with the application, Waterford City and County Council has considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the 2001 Regulations and is satisfied that EIA is not required.

Habitats Directive

The following are the nearest instances of an SAC, SPA, Wetland, Fresh Water Pearl Mussel Catchment Area, and River:

- The site is 238.95m East of the Johns River river, which is a tributary of Suir
- The site is 2.08km North West of the WILLIAMSTOWN GOLF COURSE PONDS - 52 Wetlands Area
- The site is 12.62km East of the Clodiagh (Portlaw) Fresh Water Pearl Mussel Catchment Area
- The site is 8.7km North of the Tramore Back Strand SPA Special Protection Area (Site Code: 004027 Version: 1.0199999809265137)
- The site is 0.94km South West of the Lower River Suir SAC Special Area of Conservation (Site Code: 002137 Version: 1.0800000429153442)

Habitats Directive Project Screening Assessment

Table 1: Project Details

Application	Details
Description of the project	Proposed demolition of vacant commercial premises (public house and off-licence) and residential property and the development of 4 no. of dwellings (2 no. of 3-bedroom houses and 2 no. of 2-bedroom houses) and 6 no. of apartments (3 no. of 1-bedroom apartments and 3 no. of 2-bedroom apartments) on a site at 50 to 53 Ballytruckle Road, Waterford.

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Number	Question	Response
1	Impacts On Freshwater Habitats: Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same? Sites to consider: Blackwater River, Lower River Suir.	N/A

	Habitats to consider: Rivers, Lakes and Lagoons.	
2	Impacts On Wetland Habitats; Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or within 1 km of same? Sites to consider: Comeragh Mountains. Habitats to consider: Bogs, Fens, Marshes and Wet Heaths.	N/A
3	Impacts on Intertidal and Marine Habitats; Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and/or marine habitats and species, or within the catchment of same? Sites to consider: Tramore Dunes and Backstrand, River Suir (Tidal Section as far as Carrick on Suir), River Blackwater (Tidal Section as far as Cappoquin), Waterford Estuary. Habitats to consider: Mudflats, Sandflats, Saltmarsh, Estuary; Shingle, Reefs, Sea Cliffs.	N/A
4	Impacts On Woodlands, Grasslands and Dry Heaths; Is the development within a Special Area of Conservation whose qualifying habitats include woodlands or grasslands habitats, or within 200m of same? Sites to consider: Glendine Wood Nire Valley Woods, Ardmore Head, Helvick Head. Habitats to consider: Woodlands, Grasslands or Dunes.	N/A
5	Impacts On Birds; Is the development within a Special Protection Area, or within 1 km of same? Sites to consider: Tramore Backstrand, Dungarvan Bay, Blackwater Callows, Blackwater Estuary, Helvick Head –Ballyquin Coast, Mid Waterford Coast	N/A

Conclusion Table 2:

If the answer to all of these questions is No, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required, proceed to the Habitats Directive Conclusion Statement.

Habitats Directive Screening Conclusion Statement

Question	Answer
Description of the project	Proposed demolition of vacant commercial premises (public house and off-licence) and residential property and the development of 4 no. of dwellings (2 no. of 3-bedroom houses and 2 no. of 2-bedroom houses) and 6 no. of apartments (3 no. of 1-bedroom apartments and 3 no. of 2-bedroom apartments) on a site at 50 to 53 Ballytruckle Road, Waterford.
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s).	N/A
If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not.	N/A
Conclusion of assessment	Having regard to the location of the subject site and to the nature of the proposed development, and the

intervening distance with the identified Natura 2000 Sites, I consider that no appropriate assessment issues arise in this case. In my opinion the proposed development either individually or in combination with other plans or projects, would not be likely to have a significant effect on a Natura 2000 Site.

Documentation reviewed for making of this statement.	Watmaps, NPWS & Waterford City & County Development Plan 2022-2028
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Completed By	B Cullinan, Executive Planner
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Date	28/04/2023
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