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**Environmental Impact Assessment screening report:**



Elphin Social Housing, Windmill Park, Elphin TD., Elphin, Co. Roscommon

**The construction of a mix of 10 no. Residential units which comprise of 2 no. 3 bed semi-detached two storey houses, 2 no. 2 bed detached single storey houses, 6 no. 2 bed semi-detached two storey houses.**

## **1.0 DEVELOPMENT DESCRIPTION**

Roscommon County Council have indicated their intention to shortly apply for planning permission for a proposed development in the townland of Elphin., Elphin, Co. Roscommon. Permission will be sought under Part 8 of the Planning and Development Regulations 2001.

The proposed development will consist of:

The construction of a mix of 10 no. Residential units which comprise of 2 no. 3 bed semi-detached two storey houses, 2 no. 2 bed detached single storey houses, 6 no. 2 bed semi-detached two storey houses.

Wastewater from the proposed development will be directed to the Elphin Waste Water Treatment Plant, subject to agreement with Irish Water.

## **2.0 SCREENING METHODOLOGY**

This Screening report uses the checklist provided on:

[http://ec.europa.eu/environment/archives/eia/eia-guidelines/screening\\_checklist.pdf](http://ec.europa.eu/environment/archives/eia/eia-guidelines/screening_checklist.pdf)

This checklist is designed to help in deciding whether an EIA is required based on the characteristics of a project and its environment.

We will briefly describe the relevant characteristic of the project or its environment and then consider whether any effect is likely to result and is likely to be significant and enter the response in column 3, noting reasons why.

The checklist provided at:

[http://ec.europa.eu/environment/archives/eia/eia-guidelines/scoping\\_checklist.pdf](http://ec.europa.eu/environment/archives/eia/eia-guidelines/scoping_checklist.pdf)

is then used to ascertain whether the project “is likely to result in a significant effect”



Figure 1. Site Layout Plan

### Conclusions

The development is sub-threshold in nature and the above EIA screening checklist demonstrates that the proposed development does not require a full EIA submission. The developments impacts will be minor in nature and where they arise can be mitigated against.

End

Collins Boyd Engineering Limited  
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