

ELPHIN SOCIAL HOUSING - EIA SCREENING CHECKLIST

Questions to be Considered For further guidance on factors to be considered see the more detailed questions listed in the Scoping Guidance	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? - Why?
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Brief Project Description:

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. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	No	No, as the project involves development on a site with an established pre-existing structure, of similar height.
2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes	No, conventional build, locally sourced building products encouraged to minimise environmental impacts
3. Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	No, except in very small amounts, normal, household levels.	No.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes	No, mitigated by transporting wastes to licenced facilities for the disposal and recovery of waste demolition materials
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	No, they will be within acceptable tolerances due to the minor nature of the development
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes, noise and vibration	No, within acceptable tolerances and will be mitigated and monitored
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	No, specifications will require bunded storage of fuels and heating oil
8. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Yes	No, will be mitigated against
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No	No
10. Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No	No

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11. Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Yes	No, AA Screening report confirms same
12. Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	No	No
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	No	No
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	No as there is none
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No	No
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No	No
17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	No as traffic changes would be minimal
18. Is the project in a location where it is likely to be highly visible to many people?	No.	No.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No.	No.
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No.	No, the site is unused infill land
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	No.	No.

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22. Are there any plans for future land uses on or around the location which could be affected by the project?	No.	No.
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	No.	No.
24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	No.	No.
25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No.	No.
26. Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No.	No.
27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No.	No.

Summary of features of project and of its location indicating the need for EIA