EIA Screening Report

For a Large-Scale Residential Development at Kildalkey Road, Trim, County Meath.

Prepared by MCG Planning
on behalf of Loughglynn Developments Ltd,
June 2026

TABLE OF CONTENTS

Introduction

On behalf of the applicant, Loughglynn Developments Limited, The Rere, Rathvale House, Rathvale, Athboy, Co. Meath, C15 FV1K, this EIA Screening Report accompanies a Large-scale Residential Development (LRD) application to Meath County Council under the Planning and Development Act 2000 (as amended) for a proposed residential development at Kildalkey Road, Trim, Co. Meath.

This EIA Screening Report has been prepared to determine whether the proposed development is likely to have significant effects on the environment and therefore requires the preparation of an Environmental Impact Assessment Report (EIAR).

The full details of the proposed development are as follows:

We, Loughglynn Developments Limited, intend to apply for permission for a Large-Scale Residential Development (LRD) on this site of approximately 6.087 hectares (gross) at lands located in the townland of "Crowpark 1st Division," Trim, Co. Meath.

The main development site is bounded to the north by Kildalkey Road (L-4022), to the east by the Elder Grove residential estate, to the west by agricultural lands, and to the south by lands adjoining the River Boyne. To facilitate a foul sewer connection to the existing public network, the red line boundary extends south-east, passing beneath the River Boyne, and continuing underneath Trim Pitch and Putt Club lands, then south along Jonathan Swift Street, terminating directly adjacent the Office of Public Works offices on Jonathan Swift Street.

The proposed development will consist of 183 no. residential units (16 no. 1-bed, 40 no. 2-bed and 127 no. 3- and 4-bed units) and a creche. The residential mix will comprise 127 no. houses (19 no. detached 4-bed houses, 9 no. semi-detached/end-terrace 4-bed houses, 4 no. detached 3-bed houses, 43 no. semi-detached/end-terrace 3-bed houses and 52 no. mid-terrace 3-bed houses) and 56 no. apartments (16 no. 1-bed and 40 no. 2-bed units). The development will include 2 no. apartment blocks of up to 4 storeys in height. Houses will range from 2 to 2½ storeys in height and will comprise a mix of detached, semi-detached, end-terrace and mid-terrace dwellings. The creche will be a two-storey stand-alone building (c. 394 sq.m), with associated open space, car parking and a dedicated set-down area.

All residential units will be provided with private amenity space in the form of balconies or gardens. The development will also include public and communal open spaces. The proposed development will be served by a new single vehicular access road from Kildalkey Road as well as additional pedestrian access points. Provision has been made for potential future pedestrian and cyclist-only connections via the residential estate to the east.

The development will include the provision of a pumped foul sewer connection to the existing foul sewer located on Jonathan Swift Street. The works will involve installation by Horizontal Directional Drilling (HDD) of a rising main beneath the River Boyne. The development will also include all associated site development works, including 348 no. car parking spaces and 147 no. cycle parking spaces; public, communal and private open spaces; landscaping; boundary treatments; waste management and cycle storage areas; a foul water pumping station; SuDS proposals; and all associated services and infrastructure, including connection to the Uisce Éireann network.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

Purpose of This Statement

The purpose of the Environmental Screening Statement is to assess whether there is a requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development and to identify any likelihood of significant effects on the environment that might arise. In the first instance it is noted that this development, in terms of scale/quantum and/or site area), is below any mandatory EIAR threshold prescribed by Directive 2011/92/EU, as amended by Directive 2014/52/EU (together 'the EIA Directive'), and as transposed into Irish law.

EIA SCREENING AND METHODOLOGY

- The EIA Screening exercise has been guided by the following legislation and guidance:
- Planning and Development Act 2000 (as amended) ('the 2000 Act');
- Planning and Development Regulations 2001 to 2023 ('the Planning and Development Regulations');
- Guidelines on Information to be Contained in an Environmental Impact Statement (EPA 2002).
- Study on the Assessment of Indirect & Cumulative Impacts as well as Impact Interaction (DG Environment 2002).
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities Regarding Sub-Threshold Development (DoEHLG 2003).
- EIA Directive 85/337/EC (as amended by Council Directive 97/11/EC, Directive 2003/35/EC, Directive 2009/31/EC, Directive 2011/92/EU and Directive 2014/52/EU.
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) – transposed Directive 2014/52/EU into Irish law.
- Environmental Impact Assessment of Projects – Guidance on the Preparation of the Environmental Impact Assessment Report (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Screening (European Commission 2017)
- Environmental Impact Assessment of Projects – Guidance on Scoping (European Commission 2017)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022)
- Environmental Impact Assessment Screening Practice Note 2021 (Office of the Planning Regulator)

Using the above documents, it has been possible to carry out a desktop EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations, 2001 to 2025.

The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in October 2021 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations.

EIA Thresholds

Schedule 5 of the Planning and Development Regulations 2001-2024(as amended) sets the thresholds and scale of development for which if a project exceeds these limits, it then must be the subject of a mandatory Environmental Impact Assessment. There are no relevant classes to the Proposed Development listed in Part 1 of Schedule 5. The classes of relevance to the Proposed Development are set out in Part 2 of Schedule 5. These are set out in the Table below:

▪ Development for the Purposes of:	▪ Related Development Details	▪ Exceeds Threshold?
10. Infrastructure project_ (b)(i) Construction of more than 500 dwelling unit	The proposed development is for 183 no. residential units and creche facility.	No – the proposed is below the limit, quantity or threshold set out in this class so an EIA is mandatory under this class.
10. Infrastructure project_ (b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built up area and 20 hectares elsewhere.	The Proposed Development is located within a built-up urban area. The proposed site is c. 6.087ha gross (5.648 ha net)	No – the proposed development is below the 10 hectares threshold.
15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class development but which would be likely to have significant effect on the environment, having regard to the criteria set out in Schedule 7.	The proposed development does not exceed the thresholds set out above.	The proposed development falls within a class of development specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), which requires the submission of an Environmental Impact Assessment Report (EIAR) where the relevant threshold is met or exceeded. The proposed development does not exceed the thresholds set out above.

The number of housing units proposed in this instance is 183 which is well below the 500-unit threshold, while the site area at c. 6.087ha gross (5.648ha net) is also below the 2ha and 10ha thresholds for urban development in - a "business district" or "other parts of a built up area" that's not a business district. Given the above, a mandatory EIAR is not required.

Sub EIA Threshold

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow the planning authority and An Coimisiún Pleanála to

carry out proper screening to determine if an Environmental Impact Assessment Report is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact Assessment as set out below:

1. **A description of the project, including in particular:**
    - A description of the physical characteristics of the whole project and, where relevant, of demolition works.
    - A description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. **A description of the aspects of the environment likely to be significantly affected by the proposed development.**
3. **A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:**
    - The expected residues and emissions and the production of waste, where relevant, and;
    - The use of natural resources, in particular soil, land, water and biodiversity.
4. **Compilation of the above information at paragraphs 1 to 3 shall take into account, where relevant, the criteria in schedule 7.**

The information as set out above shall also take into account the criteria set out in Schedule 7 of the Regulations which provides a list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

1. **Characteristics of the Proposed Development;**
    a. The size and design of the whole of the proposed development
    b. The cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(*b*) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
    c. The nature of any associated demolition works;
    d. The use of natural resources, in particular land, soil, water and biodiversity;
    e. The production of waste;
    f. Pollution and nuisances;
    g. The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
    h. The risks to human health (for example due to water contamination or air pollution).

2. **Location of the Proposed Development**;

The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to

a. The existing and approved land use;
b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
c. The absorption capacity of the natural environment:

i. Wetlands, riparian areas, river mouth;
ii. Coastal zones and the marine environment;
iii. Mountain and forest areas;
iv. Nature reserves and parks;
v. Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive; and
vi. Areas in which there has already been a failure to meet the environmental quality standards, laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
vii. Densely populated areas;
viii. Landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of the Potential Impacts;

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 above, with regard to the impact of the project on the factors specified in Article 3 (1), taking into account:

a. The magnitude and spatial extent of the impact (for example the geographical area and size of the population likely to be affected);
b. The nature of the impact;
c. The trans-boundary nature of the impact;
d. The intensity and complexity of the impact;
e. The probability of the impact;
f. The expected onset, duration, frequency and reversibility of the impact;
g. The cumulation of the impact with the impact of other existing and or approved projects;
h. The possibility of effectively reducing the impact.

EIA Screening Statement

The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for Environment Impact Assessment.

A Description of the Proposed Development

Physical Characteristics of the Proposed Development

The main development site is bounded to the north by Kildalkey Road (L-4022), to the east by the Elder Grove residential estate, to the west by agricultural lands, and to the south by lands adjoining the River Boyne. To facilitate a foul sewer connection to the existing public network, the red line boundary extends south-east, passing beneath the River Boyne, and continuing underneath Trim Pitch and Putt Club lands, then south along Jonathan Swift Street, terminating directly adjacent the Office of Public Works offices on Jonathan Swift Street.

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A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The subject site is zoned ‘A2 – New Residential’, the stated objective of which is “to provide for new residential communities with ancillary community facilities and neighbourhood facilities, as considered appropriate.” The proposed development accords fully with this zoning objective and comprises a high-quality residential neighbourhood including housing, apartments, a childcare facility, public open spaces and associated infrastructure.

A fundamental design principle underpinning the proposed development has been the protection of the adjoining River Boyne and River Blackwater Special Area of Conservation (SAC) and Special Protection Area (SPA). While the applicant's overall landholding extends to the River Boyne, lands adjoining the river are zoned 'H1 – High Amenity' and 'F1 – Open Space' and are located within the designated European sites and associated flood zones. From the outset of the design process, these environmentally sensitive lands have been excluded from the developable area, with all residential development, roads, and associated infrastructure confined to the lands zoned for residential development. As a result, the SAC and SPA lands are retained as an undeveloped ecological and landscape buffer, preserving their environmental integrity and high amenity value.

The design strategy has sought to avoid potential impacts on the designated sites in the first instance and, where necessary, minimise and mitigate any potential indirect effects through careful consideration of drainage, groundwater, ecology, construction methodology and long-term site management. The only infrastructure element associated with the designated lands is the installation of a foul water rising main beneath the River Boyne by Horizontal Directional Drilling (HDD). This solution has been specifically selected to avoid excavation, disturbance or construction activity within the river corridor, SAC or SPA. Detailed ecological, hydrogeological and environmental assessments, including Appropriate Assessment and Natura Impact Assessment, demonstrate that the proposed development, either individually or in combination with other plans and projects, will not adversely affect the integrity of the River Boyne and River Blackwater SAC or SPA.

The development statistics for the proposed development are summarised as follows:

Development Statistics	
Site Area	Gross Site Area- 6.087ha Net Site Area – 5.648ha
Floor Area	20, 980.13m^2 (GFA)
Density	32.4dph
Plot Ratio	0.35
Total no. of units	183
Height	1-4 Storeys
Open Space	
Public Open Space	c. 8,842 sqm (15.66% of Net Site Area)
Communal Open Space	c. 590 sqm
Public facilities	
Creche Facility	c.394sqm Approx 60 no. child places
Creche Play Area	c.193sqm
Residential Development	
Dwelling Mix	127 no. residential houses as follows: - 99 no. 3 bed units - 28 no. 4 bed units
Apartment Mix	56 no. residential apartments as follows: - 16 no. 1 bed units - 40 no. 2 bed units
Dual or more Aspects	57% (Apartment units)
Part V	
Part V Units:	Houses 8no. - 3 Beds - 8No.

	Apartments (Block A) 32no. - 1 Beds = 16 No. - 2 Beds = 16 No. Total = 40 no. Units (22%)
Parking	
Carparking	348 total no spaces. - 254 no. Residential Housing Spaces - 71 no. Apartment Spaces - 23 no. Crèche Spaces
Cycle parking	147 total no spaces. - 96 no. Resident Spaces for Apartments - 28 no. Visitor Spaces for Apartments - 23 no. Crèche Spaces
Access	
Vehicular Access	New Access points from Kildalkey Road
Pedestrian Cycle Access	New Access points from Kildalkey Road

Figure 1: Proposed Site Layout Plan

Location of the Proposed Development

The subject site, measuring approximately 6.087 hectares gross (5.648 hectares net within the proposed red line boundary), is located in the townland of Crowpark (1st Division), Trim, Co. Meath, approximately 635m northwest of Trim town centre. It is bounded to the north by Kildalkey Road, to the east by the "Elder Grove" residential development, to the west by agricultural lands, and to the south by the River Boyne. The site occupies a transitional area between urban and rural character at the western fringe of Trim, with ground levels generally sloping from north to south, ranging from 65.4 m OD at Kildalkey Road to 53.0–55.4 m OD at the riverbank.

Figure 2: Approximate Site Location. Please note the red line is shown for indicative purposes only. Please refer to the architect's drawings for an accurate red line boundary

The site is primarily agricultural land with a mix of open fields and perimeter hedgerows. Existing access is provided via an entrance off Kildalkey Road, which will serve as the main access for the proposed development. The site's topography, boundaries, and proximity to the River Boyne inform the proposed layout, ensuring that residential development is appropriately set back from sensitive areas while integrating with the surrounding urban and rural context.

Trim is a historic town in County Meath, situated on the banks of the River Boyne. The town is located on the regional road R154, providing direct connections to the M3 motorway at Junction 5, which in turn links to the M50, Dublin's orbital motorway. Trim is approximately 46 minutes from Dublin city centre and 43 minutes from Dublin Airport, offering convenient access to national and international transport networks. The town has a rich heritage, including Trim Castle, and provides a mix of residential, commercial, and community facilities, making it an established and well-serviced location for new residential development.

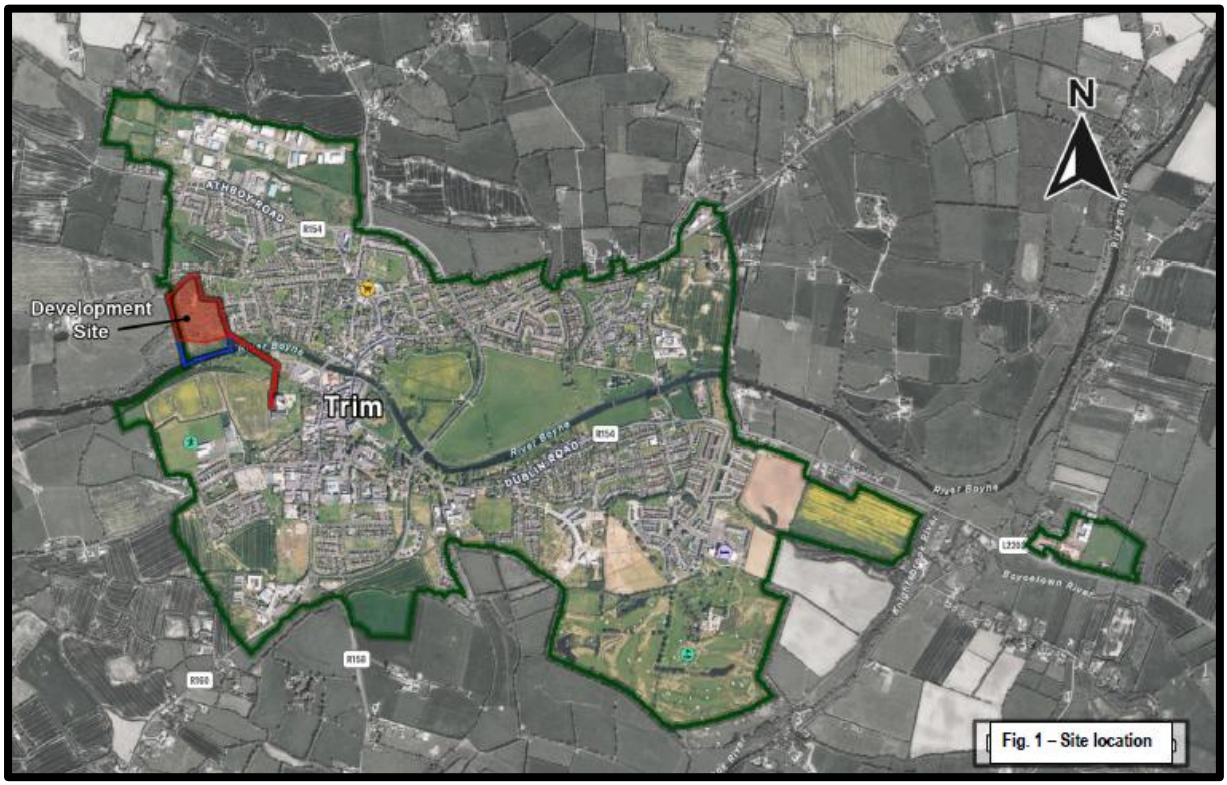


Figure 3: Site context. Source: O'Daly Architects

A Description of the Aspects of the Environment Likely to be Significantly Affected by the Proposed Development.

This section examines the possible effects on the environment under the topics prescribed under Directive 2014/52/EU. This approach provides a comprehensive description of the aspects likely to be affected by the proposed development that have not been identified.

This site is within an established, built-up urban edge location on a site which is zoned for residential development.

The following section should be read in conjunction with the detailed reports and assessments which accompany the planning application, as follows:

- EcIA, NIS, CEMP and Hedgerow Appraisal Report (Altemar 2026)
    - These reports provide an update on the ecological surveys undertaken to date at the subject site and assess the potential ecological effects of the proposed development.

  Transport Assessment (Waterman Moylan 2026)
    - This report provides an assessment of the impact the proposed development will have on traffic and transport in the area
- Site Specific Flood Risk Assessment (JBA Consulting 2026)
    - This report provides a detailed assessment of the likely flood risk associated with the Development
- Photomontages & CGIs (Digital Dimensions 2026)

    - The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Architectural & Urban Design Statement (O'Daly Architects 2026)
    - This sets out the proposed works in detail.
- Statement of Consistency within Planning Report (McGill Planning, 2026)
    - This report provides detail on the planning rationale, the compliance with existing planning policy and guidance.
- Archaeological / Cultural Heritage Report (Archer Heritage 2026)
    - This report provides details assessment and mitigation strategy undertaken to identify potential impacts that any proposed development may have on the archaeological Cultural Heritage resource.
- Hydrogeological Assessment (Robert Meehan, 2026)
    - This report assesses site hydrogeological conditions and evaluates the potential impacts of the proposed development on groundwater, including recommended mitigation measures.
- Petrifying Spring Survey and Assessment (Denyer Ecology, 2026)
    - This report identifies and assesses the presence and condition of petrifying springs on or adjacent to the site and evaluates potential impacts of the proposed development, including mitigation measures.
- Operational Waste & Recycling Management Plan (Traynor Environmental, 2026)
    - This plan outlines the approach to the management of waste generated during the operational phase of the development.

Population & Human Health

6.087 hectares gross (5.648 hectares net within the proposed red line boundary

The subject site, measuring approximately 6.087 hectares gross (5.648 hectares net within the proposed red line boundary). It is bounded to the north by Kildalkey Road, to the west by agricultural land, to the east by the "Elder Grove" housing development, and to the south by an agricultural field close to the River Boyne. The site lies within a transitional area between urban and rural character at the western fringe of the town.

When construction phase has commenced, mitigation measures in the form of Construction Management Plan measures, will be implemented minimising any potential significant environmental/amenity impacts for the local population and human health in particular including any short-term nuisances to human beings from noise and dust during construction.

There are no impacts associated with the operational phase of this residential development that would be likely to cause significant negative effects in terms of population and human health.

The increased population resulting from the development will be a positive impact for the town that will provide additional support and demand for existing services helping to consolidate the Trim town and its socio-economic importance.

With regard to human health the impact of the proposed development will be positive and long term with residents benefitting from a high-quality living environment. The adjoining town centre provides a range of recreational, retail, and community services, public transport and range of employment opportunities within walking and cycling distance of their homes.

Biodiversity

Ecological Impact Assessment (EcIA)

An Ecological Impact Assessment (EcIA) was undertaken by Altemar Ltd. to establish baseline ecological conditions and assess the potential effects of the proposed development on habitats and species of conservation interest.

The site is largely composed of managed agricultural land of low ecological value, with more sensitive habitats present along and adjacent to the boundaries, including hedgerows and treelines, wet grassland and calcareous springs, the River Boyne and associated streams, and areas of riparian wet woodland.

The most significant ecological feature identified is a series of petrifying springs with tufa formation *(Annex I Priority Habitat 7220 under the EU Habitats Directive).* These groundwater-dependent habitats are sensitive to changes in hydrology. The design avoids direct impacts and maintains the existing groundwater regime, and no significant effects are anticipated subject to mitigation.

No rare or protected plant species were recorded. Sea Buckthorn was noted along a western boundary treeline, and Japanese Knotweed was recorded outside the site boundary. An Invasive Species Management Plan will be implemented to prevent the spread of invasive species during construction. Faunal surveys identified two active badger setts located 150–180m from the site within hedgerows to the west and northwest. These are outside the development footprint and will be protected through standard mitigation measures.

Bat surveys recorded Common Pipistrelle, Soprano Pipistrelle and Daubenton's Bat using the area for commuting and foraging, with the River Boyne acting as an important ecological corridor. No bat roosts were identified within trees proposed for removal, and a sensitive lighting strategy will minimise impacts on bat activity.

Bird surveys recorded a range of common and notable species, including Kingfisher, Meadow Pipit (Red-listed), and Swift (Red-listed). The site does not support significant wintering SPA bird populations, and no significant effects are anticipated with mitigation.
The site is located adjacent to and partly within the River Boyne and River Blackwater SAC and SPA. With appropriate mitigation measures in place, particularly in relation to water quality, habitat protection, invasive species control, ecological supervision, and lighting management, no significant residual effects on designated sites or protected species are predicted.

Overall, the EcIA concludes that the development can proceed without significant ecological impacts, subject to the full implementation of the recommended mitigation measures.

Natural Impact Statement (NIS)

Natura Impact Assessment (NIS)

The proposed development site is located adjacent to and partially within the River Boyne and River Blackwater SAC (Site Code 002299) and River Boyne and River Blackwater SPA (Site Code 004232). An

Appropriate Assessment Screening and Natura Impact Statement (NIS) were prepared by Altemar Ltd. in support of the application.

The AA Screening concluded that, in the absence of mitigation measures, the proposed development had the potential to result in significant effects on the qualifying interests of the SAC and SPA due to direct hydrological and ecological pathways between the site and the designated European sites. Potential impacts identified included sediment and pollutant runoff, dust generation, disturbance to protected species including Otter and Kingfisher, the spread of invasive species, and impacts associated with the proposed installation of a foul water rising main beneath the River Boyne. Consequently, the River Boyne and River Blackwater SAC and SPA were screened in for Stage 2 Appropriate Assessment and a Natura Impact Statement was required.

Accordingly, a Natura Impact Statement accompanies this application. The NIS has been prepared in accordance with the requirements of the Habitats Directive, the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), the Planning and Development Act 2000 (as amended), and relevant guidance.

The Natura Impact Statement concludes that, subject to the implementation of the mitigation measures outlined therein, including construction environmental management measures, pollution prevention controls, invasive species management, ecological protection measures and sustainable drainage measures, the proposed development will not adversely affect the integrity of the River Boyne and River Blackwater SAC or the River Boyne and River Blackwater SPA, either alone or in combination with other plans or projects.

Furthermore, having regard to the scale and nature of the proposed development, and the mitigation measures incorporated into the design and construction methodology, no significant residual impacts on the receiving environment are anticipated.

Lands and Soils

The site consists of agricultural fields with tree and hedge boundaries. There are no existing structures present. The topography of the site descends towards the Boyne with levels falling broadly from north to south, from a road level of 66m at Kildalkey Road down to 52m at the riverbank (lands outlined in blue).

Dr. Robert Meehan has carried out a hydrogeological assessment of the development site, examining land, soils, geology, hydrology and hydrogeology. The site comprises gently sloping agricultural land draining to the River Boyne, underlain by deep soils, glacial subsoils and Locally Important Bedrock Aquifer – Bedrock that is Moderately Productive. Groundwater flows towards the River Boyne and emerges locally as ephemeral petrifying springs within the SAC.

Groundwater quality is generally good, the regional groundwater body is at good status, and the River Boyne is of moderate status. The water table is deep and well below construction depth. The development design maintains existing drainage patterns through shallow, diffuse SuDS measures, ensuring no significant effects on groundwater or surface water, including the River Boyne, are predicted.

The hydrogeological assessment states:

'Due to the nature of proposed LRD developments being near-surface construction activities, impacts on groundwater are generally negligible and surface water is generally the main sensitive receptor assessed during impact assessments. The design of the proposed LRD Project has maintained the existing hydrological and hydrogeological regime on the site in as much as possible. This means that all SUDS measures will discharge as diffusely as possible and at as shallow a depth as possible, using individual shallow soakaways for each house individually and wide, expansive, shallow soakaways for the road network.

This will mean no significant effects on groundwater levels and / or flows, and / or surface water, will occur as a result of the proposed LRD Project.'

There will be directional drilling required for the proposed 125 mm rising main beneath the River Boyne. Drilling through a very small portion of bedrock will be required for construction of the rising main which is the ultimate outlet from the site foul drainage networks.

This will result in a permanent removal and relocation of in-situ bedrock within the conduit hosting the proposed 125 mm bore location. There is proposed to be a minimal net loss of bedrock from this procedure.

Dr. Joanne Denyer also conducted a survey and assessment of priority petrifying springs (Cratoneurion tufa-forming) along the southern portion of the subject site, which is partly within the River Boyne and River Blackwater SAC. Surveys in 2025 mapped and assessed spring condition, including water chemistry, revealing moderate tufa formation but low species diversity and several indicators of poor condition.

It is noted that the proposed Residential Development to the north is designed to avoid direct impacts on these springs, with groundwater levels well below construction depth. No significant hydrogeological effects are predicted, and mitigation, protection measures, and ongoing monitoring are outlined to safeguard the springs during and after construction.

None of the groundworks proposed (including the directional drilling of the proposed rising main tunnel borehole) require active dewatering (albeit some temporary displacement of local groundwater in the saturated zone is likely to occur) and therefore none of the activities proposed on site have any potential to significantly affect groundwater levels during construction.

Water

Water Supply

A pre-connection enquiry, Uisce Éireann Reg. Ref. CDS25003601, was submitted to Uisce Éireann on the 5th May 2026 for the units pertaining to the development. A response from Uisce Éireann was received and confirmation of feasibility dated 23rd April 2026 can be found in Appendix A of the Engineering Assessment Report by Waterman Moylan.

Uisce Éireann have confirmed that a connection to the existing water infrastructure is feasible, subject to upgrade works. Upgrade works are required to increase the capacity of the Uisce Éireann network. Approximately 250m of new 150mm ID watermain is to be laid to replace the existing 75/100mm PVC main. These works are not currently on the Uisce Eireann investment plan therefore, the applicant will be required to fund these local network upgrades. The fee will be calculated at connection application

stage. It is proposed to connect the site to the existing 100 mm diameter watermain located at the northern boundary.

Please refer to Waterman Moylan Drawing No. 23-041-P300 - Proposed Watermain Layout for details of the watermain to serve the subject lands.

Foul Sewer

Uisce Éireann has confirmed that a connection to the public wastewater network is feasible, subject to verification of the condition, diameter and invert levels of the receiving sewer. Through pre-application consultation and detailed engagement with Uisce Éireann, existing operational constraints within the local foul sewer network north of the River Boyne were identified. These constraints relate to longstanding surface water ingress into the network, resulting in reduced available capacity and operational issues within the Eldergrove and Avondale catchments.

A number of connection options were considered. Connection to the existing network north of the River Boyne was discounted due to the unresolved ingress issues, which have been the subject of previous investigations and ongoing liaison with Uisce Éireann. In consultation with Uisce Éireann, it was agreed that the preferred engineering solution is to bypass the constrained section of network and connect downstream to the upgraded foul sewer infrastructure on Jonathan Swift Street, where no capacity constraints have been identified.

Accordingly, the development will be served by a new Type 3 pumping station discharging via a 100 mm diameter rising main to the existing 225 mm foul sewer on Jonathan Swift Street. The rising main will be installed beneath the River Boyne using Horizontal Directional Drilling (HDD), thereby avoiding any in-stream works and minimising environmental impacts on the River Boyne and River Blackwater SAC. Following the river crossing, the rising main will connect to the public foul sewer network via conventional excavation methods. The necessary consents have been obtained from the Office of Public Works and Trim Pitch and Putt Club (refer to Appendices E, F and G of the Engineering Services Report).

The foul drainage network has been designed in accordance with the Building Regulations and Uisce Éireann's Code of Practice for Wastewater Infrastructure, with 150 mm and 225 mm gravity sewers provided as appropriate. The proposed development will generate an estimated foul discharge of 87,466.5 litres per day, equating to a peak flow of 6.1 l/s, which can be readily accommodated within the proposed 225 mm outfall sewer with a capacity of 32 l/s.
The pumping station will be located more than 20 metres from the nearest dwelling and will incorporate duty and standby pumps, telemetry, high-level alarms, over-pumping facilities and in excess of 24 hours emergency storage. These measures will ensure a robust, resilient and maintainable foul water management system. All connection infrastructure and associated local network works required to facilitate the development will be delivered and funded by the applicant.

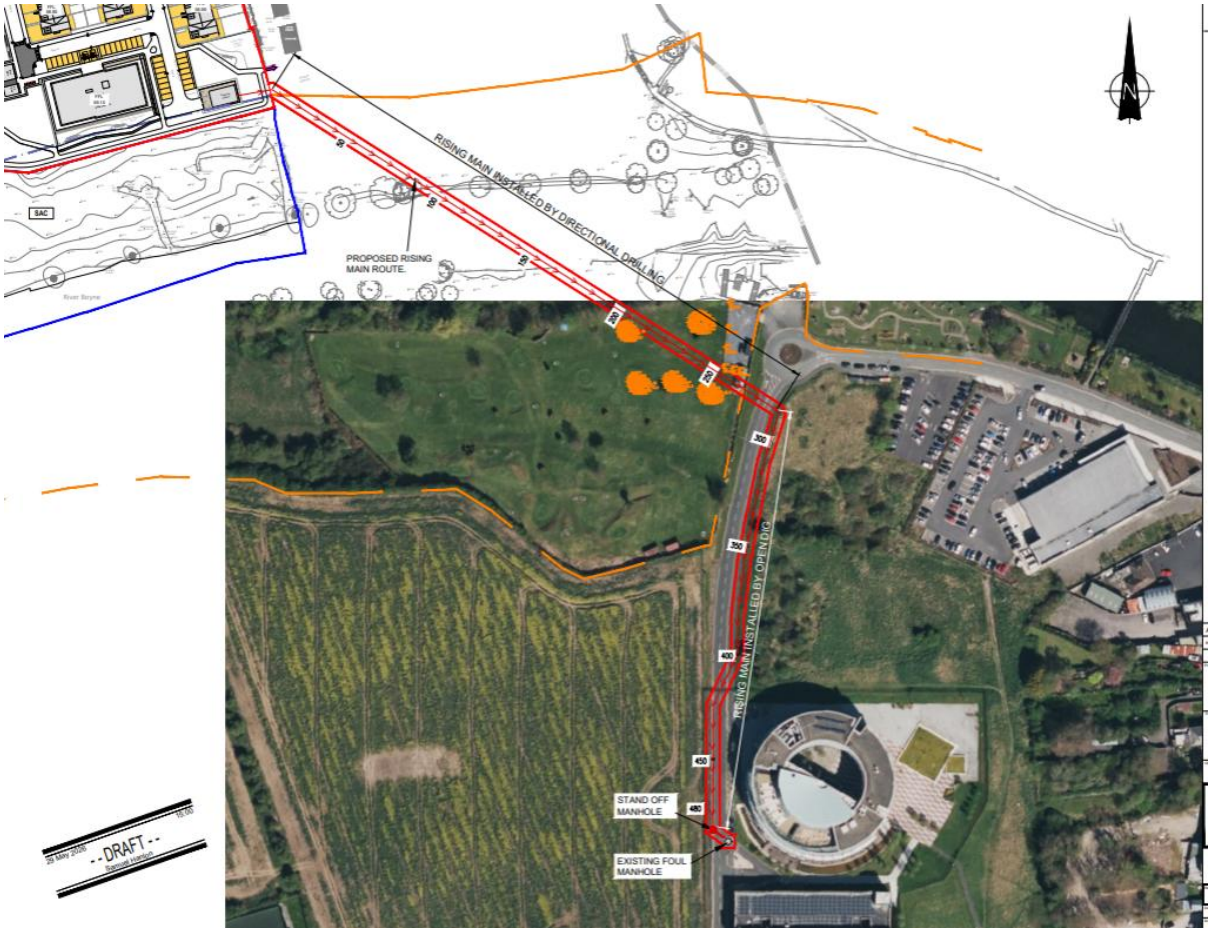


Figure 4: Proposed Rising Main - General Arrangement Plan-.

Surface Water

The proposed surface water drainage strategy has been designed in accordance with SuDS principles, the Greater Dublin Strategic Drainage Study (GDSDS) and relevant national guidance. Surface water from individual houses will discharge to on-site soakaways, while runoff from roads, parking areas and other public spaces will be conveyed by gravity through the surface water network to dedicated underground soakaways. Strict separation of surface water and foul drainage will be maintained throughout the development.

The surface water network has been divided into four catchments, each discharging to a separate soakaway. Catchment 1, located in the northern part of the site, serves the largest area and accommodates runoff from the northern housing area. Catchment 2 serves the central and southern portions of the development, while Catchments 3 and 4 serve the apartment blocks located in the southeast and southwest of the site, respectively. The strategy incorporates the following SuDS measures:

- Permeable paving within on-curtilage parking areas to provide source control, treatment and attenuation of runoff;
- Grass swales adjacent to internal roads to convey and treat surface water while promoting infiltration to ground; and
- Soakaways, including individual soakaways serving house roof drainage and larger communal soakaways serving each catchment, to facilitate infiltration and groundwater recharge.

The drainage system has been designed to accommodate the 1 in 100-year storm event plus a 20% allowance for climate change. Soakaway testing undertaken in accordance with BRE Digest 365 confirmed that the underlying soils are suitable for infiltration. In addition, following consultation with ecological and hydrological specialists, the drainage strategy was developed to maintain the existing hydrological regime and avoid adverse impacts on the adjoining SAC and associated Petrifying Tufa springs.

The proposed SuDS measures will be subject to an ongoing maintenance and management regime to ensure their long-term effectiveness and continued performance throughout the lifetime of the development.

Flood Risk

JBA Consulting Engineers carried out a Flood Risk Assessment for the proposed residential development at Kildalkey Road, Trim. While there is a history of flooding within Trim town, no evidence of historic flooding affecting the site was identified. The River Boyne, located south of the site, is the principal potential source of flood risk.

Site-specific hydraulic modelling confirmed that the proposed development is located within Flood Zone C, indicating a low probability of flooding. The only element extending into Flood Zones A/B is the buried foul sewer connection beneath the River Boyne, which will not affect floodplain storage or flow paths. Areas subject to flooding are confined to adjacent Open Space and High Amenity lands.
All residential development is located within Flood Zone C, with Finished Floor Levels set more than 3m above the predicted 1% AEP climate change flood levels. A surface water management strategy incorporating SuDS measures, including permeable paving, swales and soakaways, has been designed to manage pluvial flood risk without increasing flood risk elsewhere. Residual risks, including bridge blockage scenarios, were assessed and found to remain within adjacent open space areas. The assessment demonstrates that flood-prone areas have been avoided, the floodplain preserved, and flood risk to surrounding lands has not increased.

The proposed development complies with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and satisfies the requirements of the Justification Test.

Air and Climate/ Noise and Vibration

The proposed amendment will have a minor negative impact on air at construction stage with potential impacts from dust and emissions. The impact will be short-term and can be further mitigated with the employment of mitigation measures as part of an agreed Construction Management Plan.

There are no significant envisaged air emissions arising from the residential proposal at operational stage.

There will be some temporary noise impacts arising at construction stage related to on-site construction works and construction traffic. However, these impacts will be short-term and can be further mitigated with the employment of mitigation measures as part of an agreed Construction Management Plan.

At operational stage the main noise impact will be from traffic associated with the residential development, it is not considered to be significant given the suburban context within which the site is located.

Landscape & Visual

Detailed landscape proposals have been prepared by Jane McCorkell Design and submitted as part of the proposed development. While a limited number of trees and sections of hedgerow will be removed to facilitate the development, the landscape strategy prioritises extensive native planting throughout the site. This will enhance biodiversity, strengthen local green infrastructure, and result in a significant improvement over the existing agricultural land use in terms of ecological and landscape value. The use of native and locally appropriate species will support the local ecosystem by providing habitat for fauna and contributing to a more resilient and sustainable environment.

In visual terms, the proposed development is of a scale and form that will not adversely affect any designated views or prospects identified within the Meath County Development Plan. A series of Verified Views prepared by Digital Dimensions has been submitted with the application to assess potential visual impacts from sensitive receptors and viewpoints. These demonstrate that the proposed development will not be visible from the identified sensitive viewpoints across Trim.
Accordingly, no significant landscape, visual or amenity effects are likely to arise as a result of the proposed development.

Material Assets

The proposed development will result in the permanent change of use of this land from agricultural use to residential development. This represents a localised and permanent loss of agricultural land; however, in the context of the overall availability of agricultural land within the wider area, this loss is considered to be minor and not significant at a local or regional level. The site is zoned 'A2 – New Residential' under the relevant development plan, which provides for the delivery of new residential communities and associated community and neighbourhood facilities. The proposed development is consistent with this zoning objective and therefore represents an efficient and appropriate use of zoned and serviced land.

The proposed development includes the provision of 183 residential units together with ancillary development comprising a childcare facility, public open space, internal roads, pedestrian and cycle infrastructure, landscaping, and associated site services. These works will result in the creation of new built infrastructure within the site boundary, all of which is designed in accordance with relevant planning and engineering standards.

The development will also incorporate new and upgraded utility infrastructure, including foul drainage connections, surface water drainage systems, water supply infrastructure, and associated services. A foul drainage solution is proposed via connection to the existing public network, supported by a rising main and associated pumping infrastructure. These services are standard elements of residential development and are required to facilitate the appropriate servicing of the site.
Vehicular and pedestrian access will be provided via Kildalkey Road, which will be upgraded to accommodate the proposed development. Internal estate roads and footpaths will provide connectivity throughout the scheme and integrate with existing and future development in the surrounding area. A small portion of lands within the southern part of the site are zoned for open space and areas adjoining the River Boyne are zoned for high amenity use. These areas are excluded from built development, aside from necessary service infrastructure, ensuring that sensitive and amenity-designated lands are retained and protected in accordance with planning policy objectives.

Overall, the proposed development will result in the permanent change in land use from agriculture to residential development and the provision of new local infrastructure. However, it will not result in the loss of any critical material assets or strategic infrastructure, and it represents an efficient use of zoned land. The development will not give rise to significant effects on material assets.

Cultural Heritage

The site is located in proximity to a protected structure, namely a nineteenth-century cast-iron water pump (RPS Ref. MH036-112; NIAH Ref. 14328078) situated on the opposite side of Kildalkey Road to the north of the site.

A Recorded Monument, St. Patrick's Holy Well (SMR Ref. ME036-050), is located immediately west of the site. While the recorded monument lies outside the application boundary, it is understood that the associated spring is now located within the western portion of the site, within the designated open space and SAC area. Both the recorded location of the Holy Well and the current spring location have been identified on the site layout plans. The development has been designed to avoid impacts on these heritage features and to safeguard their archaeological, cultural and environmental significance. Archaeological test trenching was conducted on a c.7.998 ha site at Crowpark 1st Division Townland, Trim. The site, mainly rough pasture, had experienced previous ground disturbances. Initial trenching in 2016 (Licence 16E0596) involved seven trenches totalling 1805 m, revealing no archaeological features, structures, or objects.

Following pre-application consultations, additional trenching was carried out on 1st September 2025 (Licence 16E0596ext) to further assess the site. The combined assessments included desk-based research and field excavations to identify potential archaeological or heritage constraints. Key findings include:

- The site has been disturbed by topsoil removal, road construction, and imported material.
- No recorded archaeological monuments are within the site; it lies c.330 m outside Trim's archaeological potential zone (RMP 036-048).
- The nearest recorded monument is a holy well (RMP ME036-050) c.20 m west.
- No stray finds, protected structures, or archaeological features were noted on the site itself, though a water pump (RPS-MH036-112) lies just north.
- Nearby excavations have revealed buried archaeological features, including two burnt mounds on the Trim-Athboy road.
- No potential archaeological sites were identified on historic maps or OSI orthophotographs.
- Two phases of excavation on the site confirmed no significant archaeological remains.

It is recommended that no further archaeological works are required at the residential site. It is recommended that archaeological monitoring of groundworks associated with the proposed foul sewer connection be undertaken.

Vulnerability of the project to risks of major accidents and/ or disasters

The proposed development has been designed and will be constructed in accordance with standard engineering practices and relevant construction industry guidance, which will minimise the potential for major accidents during both the construction and operational phases. No activities associated with the development fall within the scope of the Seveso/COMAH Directive, and there are no COMAH or

other major hazard installations in proximity to the site. As such, the risk of major industrial accidents is not considered relevant to the proposed development.

In terms of natural disasters, the principal potential risk relates to flooding. A site-specific Flood Risk Assessment undertaken by JBA Consulting confirms that the majority of the application site lies within Flood Zone C, indicating a low probability of flooding. Areas identified as Flood Zone A/B are limited to lower-lying lands adjacent to the River Boyne and are retained as open space and/or water-compatible uses only. No residential development is located within Flood Zones A or B.

Finished Floor Levels for all residential units have been set a minimum of approximately 3 metres above the predicted 1% Annual Exceedance Probability (AEP) fluvial flood level, including climate change allowances. This ensures that the proposed development is not vulnerable to fluvial flooding events, including those associated with projected climate change scenarios.

The only element of infrastructure extending into Flood Zones A/B is the proposed buried foul sewer connection beneath the River Boyne. This will be constructed using trenchless techniques and will not result in any loss of floodplain storage, obstruction of flood flow paths, or alteration of surface water conveyance within the floodplain.

A Sustainable Drainage System (SuDS) strategy is incorporated into the design of the development to manage surface water runoff in a controlled manner, replicating existing greenfield runoff rates as far as practicable and ensuring no increase in flood risk elsewhere. Residual flood risks, including extreme event scenarios, have been assessed and are considered to remain confined to open space areas and do not affect built development.

Overall, the proposed development will not increase the vulnerability of the site or surrounding area to major accidents or natural disasters. Residual risks associated with flooding or construction-related incidents are low and will be managed through standard design measures, construction controls, and adherence to best practice environmental management procedures.

Inter-relationship between the above factors

It is considered that any of the previously identified relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.

1. A DESCRIPTION OF ANY LIKELY SIGNIFICANT EFFECTS, TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS, OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT

This includes information available on the environment including:

a) the expected residues and emissions and the production of waste, where relevant, and
b) the use of natural resources, in particular soil, land, water and biodiversity.

The proposed development is on a greenfield site in an urban edge location. Given the nature of the site and the proposed development it is not anticipated that there will be likely significant effects on land, water or biodiversity.

It is expected that there will be some residues/emissions created during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures will be employed and monitored. These measures will be set out in an agreed Construction Management Plan. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment.

An Operational Waste Management Plan (OWMP) accompanies the application, which sets out measures ensuring the maximum quantity of waste is recycled throughout the proposed residential development. The scheme will provide sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large-scale use of natural resources. The main use of natural resources will be land. The subject lands are greenfield lands which are zoned for residential use.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

2. COMPILATION OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT

The compilation of the above information and assessing the development against the Schedule 7 criteria:

Characteristics of Proposed Development	
The size of the proposed development.	The site is c. 6.087ha (gross) and the development is for 183 residential units. The development is sub-threshold for EIA. The proposed design, and anticipated impact of same, is fully detailed in the planning application plans and particulars submitted.
The cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(*b*) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	The potential for cumulative impacts arising from the proposed development in combination with existing and other proposed developments in the surrounding area has been considered in accordance with Section 172(1A)(b) of the Planning and Development Act 2000 (as amended) and the requirements of the Environmental Impact Assessment (EIA) Directive. In this regard, planning records indicate a residential development application (Meath County Council Reg. Ref. 2560882) comprising 123 no. residential units, a crèche, internal roads, pedestrian and cycle infrastructure, public open space, and associated site works. This application is located approximately 120 m north of the subject site and is currently subject to appeal to An Coimisiún Pleanála. The principal potential for cumulative impacts between the proposed development and the aforementioned application relates to the shared hydrological environment, in particular groundwater and surface water pathways with potential connectivity to the River Boyne and River Blackwater SAC/SPA downstream. Notwithstanding this, both developments incorporate standard construction and operational phase mitigation measures, including the implementation of Construction Environmental Management Plans (CEMP) and Sustainable Drainage Systems (SuDS), which are designed to control runoff, manage sediment, and protect receiving waters. These measures will ensure that surface water and groundwater quality are maintained at or close to baseline conditions and that no deterioration in downstream water bodies is predicted. Having regard to the nature, scale and separation distance between the developments, together with the embedded design and mitigation measures proposed, it is concluded that no likely significant cumulative or in-combination environmental effects will arise during either the construction or operational phases of the proposed development.
The nature of any associated demolition works.	No demolition works are proposed.
The use of natural resources, in particular land, soil, water and biodiversity.	This is a primarily greenfield site. High quality landscaping, planting and SuDs measures will be incorporated into the development to ease water runoff. There is no evidence of protected mammals on the site. Trees, hedgerows and mature vegetation have been retained where possible throughout the site although some hedgerows

	will be removed in order to facilitate the estate roads and residential layout. The main characteristics of the proposed LRD Site could impact on hydrology and hydrogeology are the excavation of foundations and the 'cut and fill' sequence across the site, as well as the boring of the directional drilling borehole beneath the River Boyne. It is envisaged that no rock-breaking will be required across the site area during construction, as the proposed alteration of site levels where required will require removal of glacial till material for the most part, as ensured by the design of the geometry of the proposed cut and fill and the related proposed floor levels for the site. Bedrock will only be encountered while boring the proposed tunnel for the proposed 125 mm rising main beneath the River Boyne at the southeastern extremity of the site Horizontal directional drilling will be completed beneath the River Boyne associated with the installation of a 125 mm rising main beneath the river for foul sewerage. A full procedural and Method Statement for the directional drilling is included in the report by Dunnes Drilling Limited. Drilling through a very small portion of bedrock will be required for construction of the rising main. This will result in a permanent removal and relocation of in-situ bedrock within the conduit hosting the proposed 125 mm bore location. There is proposed to be a minimal net loss of bedrock from this procedure. The design measures incorporated into the proposal in particular the practice of boring the tunnel within the saturated zone beneath the water table, as well as the absence of pumping and / or dewatering, combined with the 'low' importance of the rock itself means that the residual effect will be a negative, slight, direct, likely, and permanent effect on bedrock due to disturbance and removal from the 125 mm bore within the Site. None of the groundworks proposed (including the directional drilling of the proposed rising main tunnel borehole) requires active dewatering (albeit some temporary displacement of local groundwater in the saturated zone is likely to occur) and therefore, none of the activities proposed on site have any potential to significantly affect groundwater levels during construction.
The production of waste.	Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. Operational waste for the residential development will be controlled by each household and dealt with by municipal services. The management company will address waste management in communal and public areas.

Pollution and nuisances.	The Resource and Waste Management Plan, AA, NIS, EcIA and Hedgerow Appraisal System submitted with the application assesses the impact of potential pollution and nuisances and outlines a range of mitigation measures to deal with same.
The risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	The site and the development are not considered to be at specific risk of major accidents or disasters. Specifically in relation to flood risk, a site specific floodrisk assessment has been prepared as part of the planning application, and which confirms that the site is at low risk of flooding.
The risks to human health (for example, due to water contamination or air pollution).	As with any significant development proposal there are potential negative impacts at construction stage in terms of noise and dust if not properly mitigated. However, these will be short term in duration and in this instance will be fully mitigated in accordance with the measures.
Location of Proposed Development	
The existing and approved land use.	This site is currently a vacant greenfield site, with some agricultural type structures in-situ. It is zoned and allocated for residential development in the Meath County Development Plan.
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	This is a greenfield site that will be developed for high-density residential development appropriate to its location and accessibility to services and public transport. The provision of new open spaces with planting and vegetation will be positive for the biodiversity of the area. The use of SuDs measures on site is an additional benefit.
The absorption capacity of the natural environment, paying particular attention to the following areas: (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance.	(i) The subject site is not located within a wetland, river mouth, coastal zone, marine environment, mountain, forest, nature reserve or park. The southern portion of the site is located within the River Boyne and River Blackwater SAC (Site Code 002299) and forms part of the riparian corridor associated with the River Boyne. This area is not proposed for development and will be retained as open space and maintained in its existing natural state. The site is also directly adjacent to the River Boyne and River Blackwater SPA (Site Code 004232). (ii) The site is not located within a coastal zone or marine environment. (iii) The subject site is not located within a mountain or forest area. (iv) The subject site is not located within a nature reserve or park. (v) The southern portion of the site lies within the River Boyne and River Blackwater SAC, while the site is also directly adjacent to the River Boyne and River Blackwater SPA. An Appropriate Assessment Screening and Natura Impact Statement (NIS) have been prepared in support of the proposed development. The AA Screening identified direct hydrological and ecological pathways between the proposed development and the designated European sites and concluded that likely significant effects could not be ruled out in the absence of mitigation. Accordingly, a Natura Impact Statement was undertaken. The NIS concluded that, subject to the implementation of the proposed mitigation measures, the proposed development will not adversely affect the integrity of the River Boyne and River Blackwater SAC or the River Boyne and River Blackwater SPA, either alone or in combination with other plans or projects. The area within the SAC is not proposed for development and will remain as part of the riparian corridor along the River Boyne.

	(vi) The subject site is not located within an area where there has been a recorded failure to meet environmental quality standards established under European Union legislation relevant to the proposed development. (vii) The site is located on the western edge of the built-up area of Trim and is surrounded by a mix of residential development, community facilities and agricultural lands. While the site is located within the settlement boundary of Trim, it is not considered to be within a densely populated area. (viii) Archaeological investigations comprising test trenching and associated desk-based assessment were undertaken on the site. Initial investigations carried out in 2016 and supplementary investigations completed in 2025 identified no archaeological features, deposits, structures or artefacts of significance. The site has been subject to previous disturbance, including topsoil stripping and road construction works, and contains no Recorded Monuments. The site is located outside the Zone of Archaeological Potential for Trim. While a holy well is located approximately 20m west of the site and a historic water pump lies immediately north of the site boundary, no archaeological remains were identified within the development lands. The archaeological assessment concluded that the proposed development will not impact on any known archaeological resource.
Types and characteristics of potential impacts	
The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	Given the existing context it is expected that the proposed development will not have any significant environmental impact beyond the site and immediate vicinity. All construction activities will be carried out in accordance with the measures outlined in the Construction Environmental Management Plan submitted.
The nature of the impact.	The likely significant effects arising from the proposed development are those typically associated with a medium-density residential development on zoned lands at the urban edge of a town. The nature of these effects is not considered to be significant, adverse or permanent in character. During the construction phase, potential effects will be typical of residential development and will primarily comprise temporary increases in noise, dust and general construction activity. These effects will be short-term in duration and will be appropriately controlled through the implementation of a Construction and Environmental Management Plan (CEMP), together with standard best practice construction mitigation measures. A detailed methodology has been prepared in relation to the proposed directional drilling of the 125mm foul rising main beneath the River Boyne. This involves horizontal directional drilling within the saturated zone, beneath the prevailing groundwater table, and does not involve open-cut excavation of the river channel or riparian corridor. The methodology is set out in the report prepared by Dunnes Drilling Limited (2025). In relation to hydrogeology, no significant impacts on groundwater levels or flow regimes are predicted. The proposed

	development does not require active dewatering. While minor and localised displacement of groundwater within the saturated zone may occur during construction, such effects are expected to be temporary, spatially limited, and reversible, and are not anticipated to result in any significant effect on groundwater resources. At operational stage, the proposed development will function as a standard residential scheme and is not anticipated to give rise to significant adverse environmental effects.
The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance that requires further assessment or notification of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed residential development on a greenfield site, is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment beyond that which has been assessed in the various reports and studies submitted with this application In relation to the bespoke proposal for providing the new rising main underneath the Boyne, there is a specific and detailed procedural and Method Statement for the directional drilling included in the report by Dunnes Drilling Limited (Dunnes, 2025).
The probability of the impact.	It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within the area are not unexpected or out of character, and working hours will be limited to hours set by the planning conditions.
The expected onset, duration, frequency and reversibility of the impact.	The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is not considered to be significant. The minor impacts associated with the construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.
The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(*b*) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	The subject site is zoned land designated for residential use. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.
The possibility of effectively reducing the impact.	Appropriate mitigation measures will be undertaken in order to ameliorate effects on the environment arising from the proposed development. Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance.

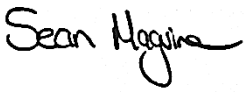
CONCLUSIONS

In conclusion, it is respectfully submitted that the proposed development is below the thresholds for a mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the relevant guidance, legislation and directives.

It is considered that a sub-threshold EIAR is not required for the proposed development as the proposal is below the thresholds set out in Schedule 5 of the Planning and Development Regulations. The proposed development will not adversely affect the integrity of any European site, either alone or in combination with other plans or projects. The development will be connected to existing public services, including water supply and foul drainage infrastructure. Standard construction practices and mitigation measures can be employed to minimise any potential risks relating to noise, dust or pollution. No impacts identified during this screening exercise, either individually or cumulatively, are considered likely to result in significant effects on the environment.

It is therefore concluded that the proposed development will not give rise to any significant environmental impacts. All recommended mitigation measures and standard construction and operational practices will be implemented throughout the construction and operational phases of the development to ensure the protection of the surrounding environment.

Yours faithfully,



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