

Environmental Impact Statement (EIS)

The Environmental Impact Assessment (EIA) has been conducted in accordance with The Planning (EIA) Regulations (Northern Ireland) 2017. As part of the Outline Planning Application (A/2006/0441/O) submission an Environmental Impact Statement (EIS) was previously compiled which set out specific environmental subject areas associated with the site, and this is currently being reviewed and updated as part of the Reserved Matters 1 submission.

The following assessments and surveys have been undertaken as part of this Reserved Matters submission:

Air Quality:

- Quantifies effects on local air quality and Buncrana Road/Racecourse Road Air Quality Management area (AQMA).

Cultural Heritage:

- Programme of archaeological work to be implemented to identify and evaluate any archaeological remains and mitigate the impact of development;
- Design takes account of setting of Derryowen Listed Building.

Ecology and Nature Conservation -

Surveys include:

- Breeding Birds;
- Bat Roost and Activity;
- Badger;
- Squirrel; and
- Otter.

The Water Environment:

- Construction and Operational Drainage will be designed to principles of Sustainable Drainage Systems (SuDS);

Landscape and Visual Impact:

- Arboricultural survey undertaken detailing health and condition of all significant trees so existing trees are protected and amenity preserved;
- Landscape management plan prepared to support long term objectives of site.

Land Use and Condition including:

- Contaminated Land Risk Assessment;
- Soil and groundwater sampling and analysis.

Noise and Vibration;

Material Assets and Population;

Human Health;

Outline Construction Environmental Management Plan (CEMP)

- Associated plans and method statements will include protection measures for Lough Swilly Special Area of Conservation (SAC) and Special Protection Area (SPA) via the Skeoge river catchment.

