



# **EIA SCREENING REPORT FOR LARGE SCALE RESIDENTIAL DEVELOPMENT AT CLONGRIFFIN**

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TMS Environment Ltd.  
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## **1.0 INTRODUCTION**

This report has been prepared by TMS Environment Ltd in respect of the application for Planning permission for a residential development at Clongriffin. The purpose of the report is to consider the necessary information to enable the competent authority to undertake an EIA screening assessment and to determine whether an EIAR is required by reference to whether the project is likely to have significant effects on the environment. The findings of the EIA screening assessment are presented in this report including a conclusion as to whether an EIAR is required under the legislation. The scale of development indicates that a mandatory EIAR is not required in the case of the proposed scheme; therefore, this is considered a ‘*sub-threshold development*’ as set out below. The rationale for reaching this conclusion and for formulating the opinion that an EIAR is not required is set out in this report.

The report has been prepared in accordance with published guidance including the Guidelines on the *Information to be contained in Environmental Impact Assessment Reports* (Environmental Protection Agency, 2022) and *European Commission Environmental Impact Assessment of Projects Guidance on Screening* (Directive 2011/92/EU as amended by 2014/52/EU). The regulatory requirements and screening process is set out in detail in Section 3 and the assessment of the proposed scheme for mandatory and discretionary EIAR is provided in Section 4. Section 5 sets out the assessment for ‘Sub-Threshold’ developments and Section 6 provides further detailed information on environmental assessments. The report provides the detailed information required to enable the competent authority to undertake the screening assessment in accordance with EPA Guidelines and the European Union (Planning and Development) (Habitats and Environmental Impact Assessment) Regulations 2022.

This Environmental Impact Assessment Screening Report was prepared by Dr Imelda Shanahan (Technical Manager and Principal Consultant) and Nathaniel Blue (Environmental Consultant) of TMS Environment Ltd. Imelda has a BSc in Chemistry (1980) and a PhD in Physical Chemistry (1984) from University College Dublin and more than 30 years professional experience in environmental impact assessment. Nathaniel Blue has a BSc in Environmental Science from the University of Seattle (2020) and an MSc in Environmental Science from Trinity College Dublin.

## 2.0 PROJECT DESCRIPTION AND SITE LOCATION

### 2.1 Description of proposed development

The subject site is located in Clongriffin approximately 9km to the northeast of Dublin City Centre adjacent to the City Council's boundary with Fingal County Council. The LDA Clongriffin Lands are bordered by multiple existing residential developments to the south (Beau Park) and west (Belltree). The LDA lands are bordered to the north by the Mayne river which is approximately 200m from the boundary of the proposed development site, and to the east by the DART railway line. The proposed development site is shown in Figure 2.1.

**Figure 2.1** Site Location



The site area is c. 2.2Ha and the project comprises 2 no. apartment blocks (Block 5 and Block 6) and one landscaped pocket park (called Grant Park). The buildings comprise two urban blocks, Block 5 and Block 6. In each block, off-street cars are parked at grade with landscaped podium over. At ground floor within the car park are also bin stores, bike stores and plant rooms.

Block 5 which is 3 to 6 storeys high, includes the following:

- 138 apartments comprising 58 no. 1-Bedroom, 78 no. 2-Bedroom apartments and 2 no. 3-Bedroom apartments.

- 35 no. Universal Design friendly apartments
- Landscaped podium communal amenity space at first floor with car park and ancillary stores at ground level under.
- 4th floor roof terrace communal amenity space
- 1 no. integrated ESB substation and associated switchroom.
- Community, Arts and Cultural Space at ground floor along Market Street with internal area of 502 sqm and external area of 694 sqm.
- 25% UD Units

Block 6 is 4 to 7 storeys high and includes the following:

- 270 apartments served by 5 no. cores comprising 122 no. 1-Bedroom and 148 no. 2-Bedroom apartments
- 79 no. Universal Design friendly apartments
- Landscaped podium communal amenity space at first floor with car park and ancillary stores at ground level under.
- 2 no. integrated ESB substations and associated switchrooms.
- Community, Arts and Cultural Space with area of 707 sqm at ground floor to Dargan Street.
- Creche with area of 413 sqm and capacity for 99 children.
- 29% UD Units

The external works include the following:

- All underground services and utility connections
- All internal roads, kerbs, footpaths, hard and soft landscaping, public lighting, bicycle stands, car spaces, EV charging points.
- c. 1400m<sup>2</sup> landscaped park (Grant Park)

The subject development forms part of a larger permitted development that includes two SHD permissions and a Section 34 permission in respect of a wider land area. As noted in the Planning Statement prepared by Declan Brassil & Co Ltd, the extant permissions will not be commenced as it is not possible to extend the duration of the previous permissions which were granted in 2019. The developments previously granted permission resulted in planning permission being obtained for a total of 1,416 no. units under the SHD process. Those permissions and the details of the s.34 permission are as follows:

- (i) Clongriffin SHD 1, which included Block 6

Planning permission was granted for a total of 916 no. units. A condition was attached to the grant decision requiring that Block 8 should be omitted from the permitted development.

- (ii) Clongriffin SHD 2, which included Block 5

Planning permission was granted in full for a total of 500 no. units.

- (iii) Clongriffin 3.34 Planning Application permission granted for a total of 407 no. units, in addition to the commercial development also proposed as part of that application.

The proposed development which is the subject of this report is for Block 5 (138 units) and Block 6 (270 units) which is a significantly smaller development than that which had previously been permitted.

## **2.2 Site Location**

The site, of approximately 2.2 ha is located at Clongriffin, and the site is not located within or directly adjacent to any Natura 2000 site. There is an indirect hydrological pathway from the development site to Baldoyle Bay via surface drains and the Mayne River. There is an indirect hydrological pathway through the foul sewer to Dublin Bay and River Tolka Estuary via the Ringsend WWTP. There are consequently pathways to a number of Natura 2000 sites as noted in the AA Screening report submitted with the application.

## **3.0 EIAR SCREENING METHODOLOGY**

### **3.1 Introduction and legislative requirements**

This section of the report sets out the basis for Screening so that the assessment can be completed by the Regulatory Authority to determine whether an Environmental Impact Assessment Report (EIAR) is required for the proposed scheme. The requirement for EIA derives from Directive 2011/92/EU as amended by Directive 2014/52/EU together referred to as the “EIA Directive”. The EIA Directive has been transposed into Irish law under the Planning and Development Act, 2000, as amended and the Planning and Development Regulations 2024.

The legislation categorises projects with respect to the EIA process as follows:

- projects that exceed the thresholds set out in the legislation and therefore have a mandatory requirement to prepare an EIAR;

### **EIA Screening Report, LRD at Clongriffin**

- projects that are sub-threshold which must be assessed on a case-by-case basis to determine whether or not they are likely to have significant effects on the environment; and
- projects that fall under Annex II (13) (a) of the EIA Directive where any change or extension of projects listed in Annex I or Annex II, are already authorised, executed or in the process of being executed.

Schedule 5 of the Planning and Development Regulations, 2001 – 2024 (as amended) (the “PDA Regulations”) sets out the list of developments that require an Environmental Impact Assessment (EIA) in accordance with the EIA Directive. The List of Developments in Part 1 and Part 2 of Schedule 5 of the Regulations has been reviewed and it has been examined to determine whether a mandatory or discretionary EIAR is required for the development.

The proposed development falls within Class 10(b) of Annex II – ‘Urban Development’. The relevant thresholds are as follows:

- Class 10 (b)(i) – ‘Construction of more than 500 dwelling units’, and
- Class 10(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 408 no. dwellings fall below the Class 10(b)(i) threshold of 500 units and the site area of approximately 2.2 ha also falls below the applicable Class 10(b)(iv) threshold of 10 ha. Accordingly, EIA is not a mandatory requirement for the proposed project.

However, Part 2 Class 15 states that ‘*Any project not meeting thresholds of Part 2 but would still be likely to have significant environmental impacts having regard to criteria in Schedule 7.*’ Accordingly, the proposed project is considered sub-threshold development that should be further examined / assessed in accordance with Schedule 7 Sub-threshold criteria. This report presents the relevant information to enable the competent authority to carry out the screening assessment and to consider and assess any likely significant effects of the proposed development.

Articles 103(1B) and 103(1C) of the Planning Regulations prescribe the requirements for sub-threshold development where no screening determination was made under Section 7 of the 2016 Act. In cases where an application for sub-threshold development is not accompanied by an EIAR, but where there ‘*is significant and realistic doubt in regard to the likelihood of*

*significant effects on the environment arising from the proposed development’, Article 103(1A)(a) of the Planning Regulations places an obligation on the Planning Authority that it must satisfy itself that the Applicant has provided ‘...any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.’*

Article 103 (1A)(b) of the Planning Regulations indicates that:

*‘...the information may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.’*

A statement to provide the information required by sub-paragraph (a) of Article 103(1A) is a statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account is submitted in Section 6 of this report and should be read in conjunction with the EIA Screening Report. This section of the report provides the necessary information to enable the Planning Authority to complete an examination for the purposes of a screening determination by having regard to all of the matters prescribed under Articles 103(3) of the Planning Regulations.

This report presents the relevant information to enable the competent authority to carry out the screening and to consider and assess any likely significant effects of the proposed development.

### **3.2 Methodology**

The EIAR screening report was prepared having considered the following reference documents:

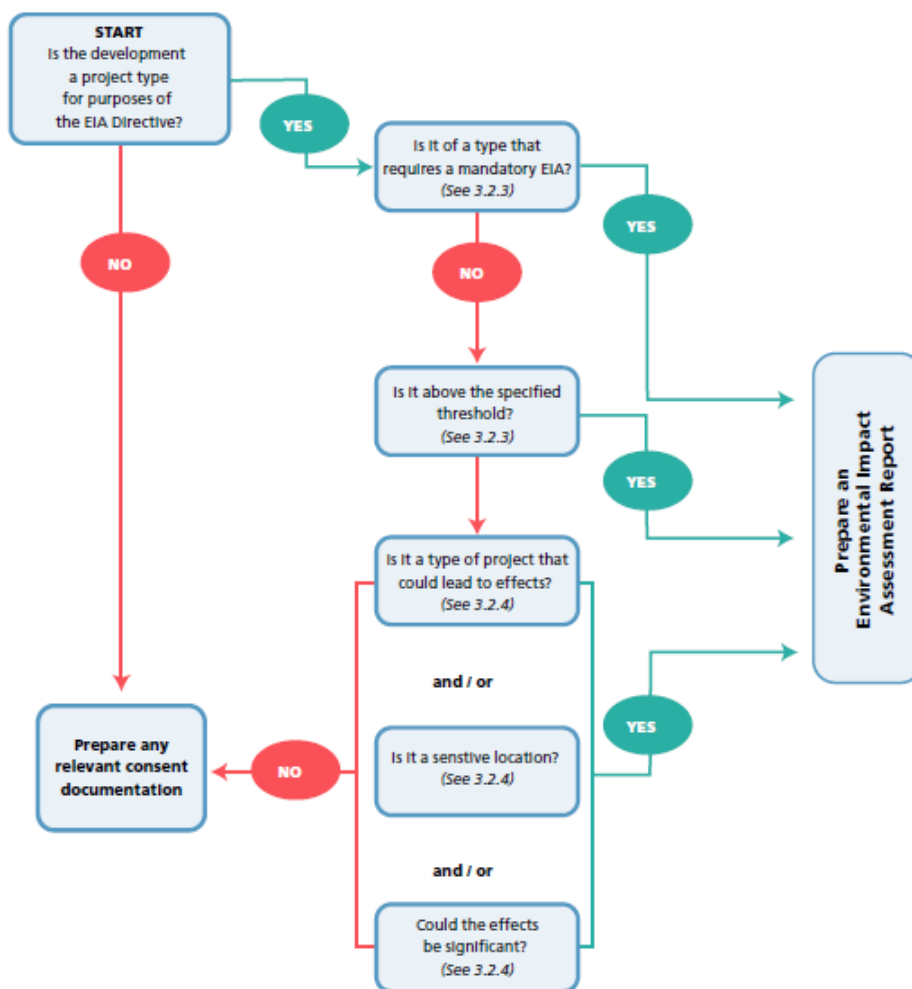
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency, 2022);
- Interpretation of definitions of project categories of annex I and II of the EIA Directive (European Commission 2015);



- Department of the Environment, Community and Local Government (2018), Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment;
- Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (Environmental Protection Agency, 2020);
- Environmental Impact Assessment of Projects Guidance on Screening (European Commission, 2017);
- Environmental Impact Assessment Screening, Practice Note PN02 Office of the Planning regulator, 2021

The screening process is described in the EPA Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (2022) as shown schematically in Figure 3.1. This is the process that was followed in this assessment and report.

**Figure 3.1** EIAR Screening process (extracted from EPA Guidelines 2022)



## 4.0 SCREENING ASSESSMENT FOR EIAR

### 4.1 Mandatory EIAR Review

The requirement for EIA is mandatory for specified project types which have a high likelihood of impacting the receiving environment. These projects are listed in Annex I of the EIA Directive and in Schedule 5 Part 1 of the *Planning and Development Regulations 2001* as amended. The proposed residential development does not fall within the list of activities requiring mandatory EIA as set out in the legislation and summarised below in Table 4.1; the full list of project types is included in Appendix I.

**Table 4.1** Summary of project types in Schedule 5 Part 1 of the *Planning and Development Regulations 2001* as amended

1. Crude oil refineries
2. Power stations
3. Nuclear fuel and waste production, deposal, or storage
4. Production and processing of metals
5. Asbestos installation
6. Integrated chemical installations
7. Railway traffic or airports
8. Waterways, ports, and piers
9. Hazardous waste disposal installations
10. Non-hazardous waste disposal installations
11. Groundwater abstraction or recharge
12. Transfer of water resources between river basins
13. Waste water treatment plants
14. Extraction of petroleum and natural gas
15. Dams
16. Pipelines
17. Intensive rearing of poultry or pigs
18. Industrial plants for timber production
19. Quarries and open-cast mining
20. Construction of overhead electrical power lines
21. Installations for storage of petroleum, petrochemical, or chemical products
22. Any change to or extension of projects listed in this Annex
23. Storage sites of geological storage of carbon dioxide
24. Installations for the capture of CO <sub>2</sub> streams for the purposes of geological storage

## 4.2 Discretionary EIAR Review

The proposed project has also been considered under the relevant list of activities which require discretionary consideration for the requirement of an EIAR. This applies to those projects listed in Annex II of the EIA Directive and Part 2 of Schedule 5 of the *PDA Regulations*. The proposed development has therefore been considered in relation to the list of activities requiring discretionary EIA as set out in the legislation and as summarised in Table 4.2.

**Table 4.2** Project types in Schedule 5 Part 2 of the *PDA Regulations 2024*

1. Agriculture, silviculture and aquaculture
2. Extractive industry
3. Energy industry
4. Production and processing of metals
5. Mineral industry
6. Chemical industry
7. Food industry
8. Textile, leather, wood and paper industries
9. Rubber industry
10. Infrastructure projects
11. Other projects
12. Tourism and leisure
13. Changes, extensions, development and testing
14. Works of demolition
15. Any other project

The proposed development falls within Class 10 as defined in Schedule 5 Part 2 of the Planning and Development regulations includes the following that is relevant to this assessment:

- **Class 10(b)(i):** Construction of more than 500 dwelling units.
- **Class 10(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. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The proposed development is for 408 units and therefore does not qualify in the Class 10(b)(i) category. Class 10(b)(iv) was also considered for relevance. The proposed development site is 2.2Ha which is significantly lower than the relevant 10 hectare threshold and therefore the proposed development is sub-threshold and does not automatically require an EIAR. No other sub-category of Class 10 applies to the proposed development.

Class 11 includes a list of projects which do not include residential developments and therefore is not applicable to the proposed development.

Class 13 specifically refers to changes to projects which qualify under categories of the above lists. The current proposed development takes one block each from previously approved SHD developments for the proposed new LRD application, so an assessment as to whether a discretionary EIAR is required was undertaken. The development does not fall under any of these categories. Class 14 is not applicable.

The following is noted in respect of Class 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 of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.* An assessment has therefore been carried out to further examine whether an EIAR is required taking account of the requirements outlined in Schedule 7 of the Planning and Development Regulations 2011 and the results are presented in Section 5.0.

The key issue with regard to the possible need for EIA of sub-threshold development is whether the development would or would not be likely to have significant effects on the environment. An assessment has therefore been carried out to further examine whether an EIAR is required, and the results are presented in Section 5.0.

## **5.0 SUB-THRESHOLD DEVELOPMENT EIAR REVIEW**

### **5.1 Information considered for sub-threshold review**

Article 123A of the PDA Regulations sets out the requirements in respect of sub-threshold EIAR screening. For sub-threshold developments listed in Schedule 5 Part 2, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. The information to be provided for the purpose of screening assessments for sub-threshold development is provided in Schedule 7A of the PDA Regulations and is summarised as follows:

1. *A description of the proposed development, including in particular:*
  - *the size of the proposed development,*
  - *the cumulation with other proposed development,*
  - *the use of natural resources,*
  - *the production of waste,*
  - *pollution and nuisances,*
  - *the risk of accidents, having regard to substances or technologies used.*
2. *The location of the proposed development and the environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:*
  - *the existing land use,*
  - *the relative abundance, quality and regenerative capacity of natural resources in the area,*
  - *the absorption capacity of the natural environment.*
3. *A description of the aspects of the environment likely to be significantly affected by the proposed development and a description of any likely significant effects*

The information required to enable the Authority to carry out the screening assessment has been provided here to assist with the determination of whether an EIA is required on the basis of the characteristics of the proposed development and the surrounding environment.

### **5.2 Review of the proposed development**

A review of the proposed development is included in the following section as well as a screening checklist included in Table 5.1 as specified in the Directive and includes aspects of the environment with the potential to be affected significantly by the proposed development.

## **5.2.1 Characteristics of the proposed development**

### **5.2.1.1 Introduction**

The proposed development will consist of the construction of two Blocks ranging in height between 3- to 7-storeys to provide 408 no. apartments (comprising 180 x 1 bed; 226 x 2 bed and 2 x 3 bed units) together with ancillary car- ; bicycle and motorcycle parking provision. Ancillary communal amenity spaces are provided at podium level within the respective courtyards and at 4th floor roof terrace level.

At ground floor level provision is made for 1,209 sq.m Community / Arts and Cultural floorspace and a childcare facility of 413 sq.m (with an ancillary play area of 125 sq.m). Other facilities provided at ground floor level include refuse / bin stores; energy centre, plant rooms and integrated ESB substations and associated switch rooms. On-street loading bays are provided along Lake Street and Dargan Street.

Other works include the provision of road infrastructure and green infrastructure (in the form of a public open space / landscaped pocket park extending to 1,433 sq.m in area) together with street planting and public lighting throughout plus all associated engineering and site works (including an external multi-functional community / arts and cultural events space of 315 sq.m along Market Street and all underground services and utility connections) necessary to serve the proposed development.

### **5.2.1.2 Size of the proposed development**

The area of the application site is given as 2.2 ha, which is significantly lower than the relevant 10 hectare threshold for an EIAR. The scale and nature of the development is not likely to cause significant effects on the environment.

### **5.2.1.3 The cumulative impacts with other proposed development**

Existing development in the surrounding area comprises mainly residential to the east and west and the Dublin to Belfast railway line east of the site. An Bord Pleanála previously granted planning permission for Clongriffin SHD 1 and Clongriffin SHD 2, resulting in planning permission being obtained for a total of 1,416 no. units under the SHD process. The current application takes one element each from SHD1 (Block 6, 270 units) and SHD2 (Block 5, 138 units) forming part of a new LRD application.

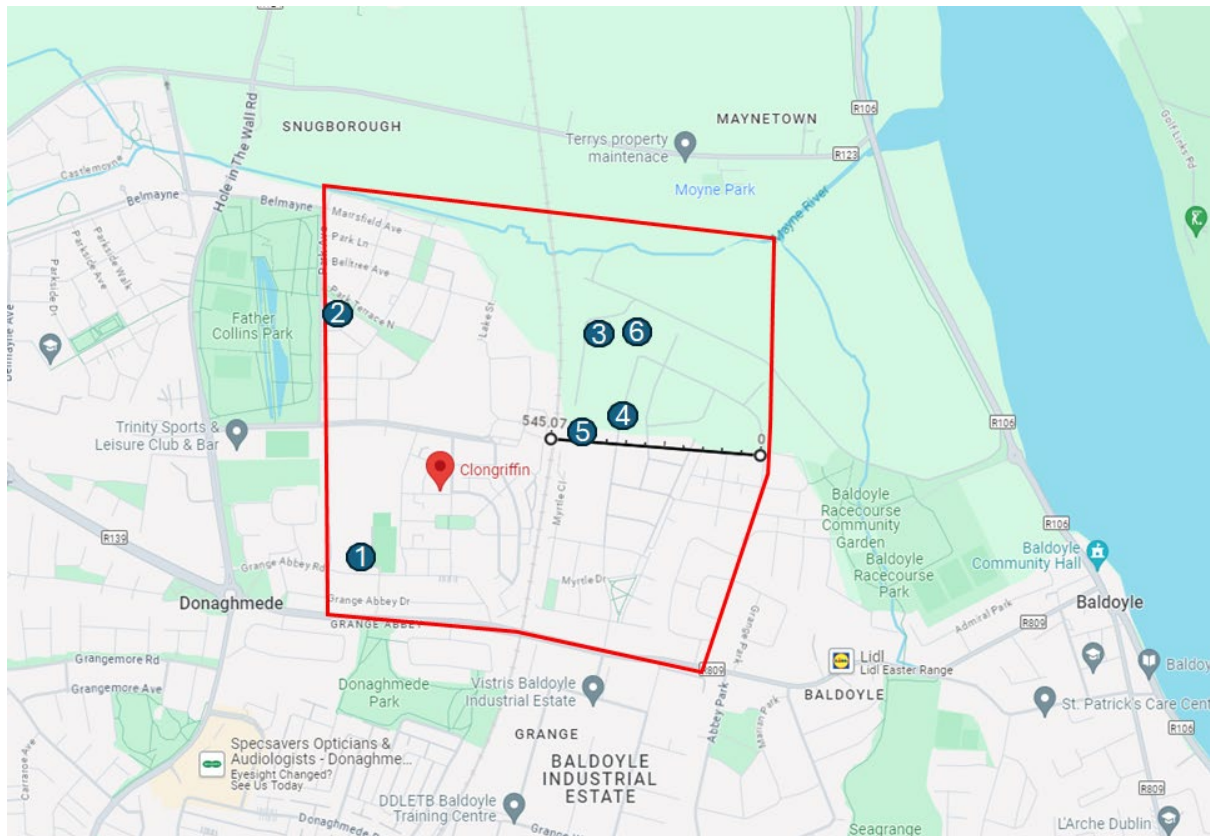
The site is a large brownfield development. The site was previously subject to a masterplan which was carried out by its previous owner. The application submitted by that previous owner for Clongriffin SHD 1 and Clongriffin SHD 2 was never implemented and that outdated masterplan does not apply to the site. A 2020 Masterplan was also prepared by Dublin City Council as Planning Authority for the Clongriffin/Belymayne area.

While the Applicant intends to develop the site further in the future to deliver much needed social and affordable housing, there is no certainty on what that development will look like in terms of density, height etc and these applications will be the subject of their own separate applications and environmental assessments in the future, all of which will be required to cumulatively assess the existing and approved development in the area when those applications were made. Notwithstanding the uncertainty in relation to future development, this EIA Screening Report carries out a high-level cumulative assessment of the impacts.

A review of the planning history of the site and surrounding area determined that on the western side of the railway line the only two significant developments are the respective Block 5 and Block 6 SHD permissions which were previously permitted in 2019. On the eastern side of the railway line there are some significant residential permissions as shown in Figure 5.1 with ABP References 311016; 310418; 316617; 248970 and 313177 (refusal) the most relevant ones. Most of these have been subjected to EIA. A summary of these developments is as shown in Table 5.2.

There is potential for cumulative impacts to arise especially in respect of traffic, air quality and noise. With normal conditions to be imposed on the proposed development in relation to traffic movements, noise and dust emissions, mainly during the construction phase, it is considered that the potential for significant impacts on the environment from cumulative effects will not arise.

**Figure 5.1** Planning History in the vicinity of the site



**Note**

(1) DCC Ref 3355/23 School; (2) 2852/20 Nursing home; (3) FCC Ref. LRD0016/S3 Residential LRD; (4) FCC Ref LRD0007/S3 Residential LRD; (5) SHD ABP Ref 310418/21 Residential; (6) ABP ref 311016 SHD.



**Table 5.2** Planning history in the immediate site vicinity

Map Ref	Planning Ref	Site location	Description of development	Planning Status
1	DCC Ref. 3355/23	The site is located on the northern side of Grange Abbey Road, which is accessed via Hole in The Wall Road to the west - Grange Community College	The new school building, set across a three block style formation, shall make provision for 38 no. classrooms, 3 no. pastoral offices, an assembly/dining area, general offices and meeting rooms and a double height multi use hall with associated facilities.	Planning Permission granted in December 2023
2	2852/20	Site bounded by Park Avenue, Park Terrace South and Park Row, Clongriffin, Dublin 13	Planning permission for the construction of a 129-bedroom nursing home (6476.5 sqm gross internal floor area) on a 0.46ha site.	Permission granted February 2021.
3	FCC Ref. LRD0016/S3	GA3 Lands at Baldoyle (adjacent lands formerly known as the Coast), Baldoyle, Dublin 13.	The proposed development seeks to amend the SHD permitted under ABP Reg. Ref. 311016 resulting in an overall reduction of 97 no. units from 1,221 (as permitted) to 1,124 no. units (as proposed) within GA3 lands.	Permission granted July 2023. EIA was screened out for the amendment but the parent SHD Permission ABP Ref. 311016 was subject to EIA.
4	FCC Ref. LRD0007/S3	Lands at Baldoyle, (Formerly known as the Coast), Dublin 13.	A Large-scale Residential Development (LRD) - The proposed development will consist of amendments to Block B as permitted under FCC Reg. Ref. F16A/0412 (ABP Reg. Ref. PL06F.248970) and amended under FCC Reg. Ref. F20A/0258, F21A/0046 and F22A/0017.	Permission Granted February 2023.
5	SHD ABP Ref. 310418-21	Lands at Baldoyle, (Formerly known as the Coast), Dublin 1	Alterations of previously permitted Fingal County Council Register Reference number F16A/0412 (An Bord Pleanala Reference Number PL06F.248970) as amended by F20A/0258 and F221A0046) for 882 no. residential units (135 no. houses and 747 no. apartments), creche and associated site works.	Granted September 2021 and was subject to EIA
6	ABP Ref. 311016	GA03 Lands at Baldoyle and Stapolin (adjacent lands formerly known as the Coast), Baldoyle, Dublin 13	SHD for 1,221 no. apartments, creche and associated site works.	Granted November 2021. Subject to EIAR and NIS

#### **5.2.1.4 Nature of any associated demolition works**

The proposed development will not involve any demolition. As there is no demolition there will be no negative environmental impacts associated with demolition for the proposed development.

#### **5.2.1.5 The Use of Natural Resources**

There are no significant natural resources on the site and in the surrounding area and use of natural resources during construction will be limited. Standard construction materials will be used as part of the proposed development and the quantity of natural resources used would be relatively small given the scale of the proposed development. Soil excavated for construction will be reused on site or removed off site for re-use elsewhere. Vegetation removed during construction works will be replaced where possible as part of a landscaping plan for the site. There is no significant requirement for water usage. During the operation phase, provision is made in the design to minimise natural resource usage. No significant effects arising from the use of land, soil or water are anticipated.

#### **5.2.1.6 Production of Waste**

The proposal will not generate significant quantities of waste. Waste produced during the construction phase will be managed by a site-specific construction and demolition waste management plan. The majority of waste arisings will be clean material and all activities on site will adhere to the construction management best practice guidelines as specified in '*Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects*' (2021). Any materials that cannot be reused will be removed offsite by a licensed contractor during construction and operation whilst any inert waste generated during will be disposed of at a suitably licensed facility. During the operational phase there will be non-hazardous waste and packaging waste, WEEE, empty containers and landscaping waste. Waste will all be managed in accordance with the requirements of the Operational Waste Management Plan for the proposed development. No potential significant effects are identified in relation to production of waste associated with the proposed development.

### 5.2.1.7 Pollution and Nuisances

The proposed development has the potential to result in pollution and nuisances during the construction phase without proper mitigation measures implemented. The construction phase will see site preparation and use of standard building materials. There is currently no attenuation of surface water and rain falling on the site percolates to the ground. Drainage for Blocks 5 & 6 will be provided in accordance with SUDS principles so that there is no negative impact to the quality or quantity of run-off leaving the site. These are standard measures which are included in all development projects and are not included to avoid any effect to a Natura 2000 site.

The AA Screening report specifically considered potential water pollution issues as set out in Section 4.3 to 4.5 of that report as follows.

#### *4.3 Pollution during normal operation - wastewater*

*There is an indirect pathway between the development site and Natura 2000 sites in Dublin Bay.*

*While the issues at Ringsend wastewater treatment plant are being dealt with in the medium-term evidence suggests that some nutrient enrichment is benefiting wintering birds for which SPAs have been designated in Dublin Bay (Nairn & O'Hallaran eds, 2012). Additional loading to this plant arising from the operation of this project are not significant as there is no evidence that pollution through nutrient input is affecting the conservation objectives of any of the Natura 2000 sites in Dublin Bay.*

*No significant effects are likely to arise to Natura 2000 sites from this source.*

#### *4.4 Pollution during normal operation – surface water*

*The integration of SUDS into the project design will ensure that no changes will occur to the quantity or quality of surface water run-off. These are standard measures which are included in all development projects and are not included here to avoid or reduce an effect to any Natura 2000 site. There are therefore not mitigation measures in an AA context. No significant effects can occur to Natura 2000 sites from this source.*

*No significant effects are likely to arise to Natura 2000 sites from this source.*

#### *4.5 Pollution during construction*

*During the construction phase there will be earth works however the likelihood of sediment, or other construction pollutants entering the River Mayne, entrained in rain run-off, is low. This is due to the separation (c.180m) between the river and the*

*construction site. No works are to be undertaken at the River Mayne. While sediment can be detrimental to the ecological quality in rivers, the same is not the case for estuaries and tidally influenced habitats, which rely on vast quantities of sediment for their functioning.*

The AA Screening report specifically concluded that “*No significant effects are likely to arise to Natura 2000 sites from this source.*”

It is considered that soil and water pollution impacts are insignificant and will not result in pollution or nuisance as determined in the Appropriate Assessment Screening (AA) report prepared for the development. Subject to the implementation of the best practice measures identified in the Construction Environmental Management Plan (CEMP) for the proposed development, it is considered that these impacts would not be significant.

The AA Screening noted specifically that mitigation measures were not considered in the assessment as set out in Section 6 of the AA Screening report and quoted as follows:.

*In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.*

*On the basis of the screening exercise carried out above, it can be concluded that significant effects are not likely to arise to any Natura 2000 sites, whether arising from the project itself or in combination with other plans and projects. This conclusion is based on the best available scientific knowledge.*

#### **5.2.1.8 Risk of Accidents, having regard to substances or technologies used**

There have been no significant risks identified. The implementation of the best practice measures identified in the Construction Environmental Management Plan (CEMP) for the proposed development will ensure that potential impacts would not be significant.

#### **5.2.1.9 Risks to Human Health**

Risks to human health from the proposed development can principally arise from noise and dust emissions during construction. There are no identified risks to human health other than perhaps minor disturbance from noise or dust emissions. Subject to the implementation of the

mitigation and best practice measures identified as part of the CEMP for the proposed development, it is considered that these impacts would not be significant.

### **5.2.2 Location of the proposed development**

The site, of approximately 2.2 ha is located at Clongriffin, and the site is not located within or directly adjacent to any Natura 2000 site. There is an indirect hydrological pathway from the development site to Baldoyle Bay via surface drains and the Mayne River. There is an indirect hydrological pathway through the foul sewer to Dublin Bay and River Tolka Estuary via the Ringsend WWTP. There are consequently pathways to a number of Natura 2000 sites as noted in the AA Screening report.

The environmental sensitivity of geographical areas likely to be affected by the proposed development is considered here with particular regard to:

- the existing land use,
- the relative abundance, quality and regenerative capacity of natural resources in the area,
- the absorption capacity of the natural environment, paying attention in particular to
  - wetlands
  - coastal zones
  - mountain and forest areas
  - nature reserves and parks,
  - areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC,
  - areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,
  - densely populated areas,
  - landscapes of historical, cultural or archaeological significance.

The site is not located within or directly adjacent to any Natura 2000 site. There is an indirect hydrological pathway from the development site to Baldoyle Bay via surface drains and the Mayne River. There is an indirect hydrological pathway through the foul sewer to Dublin Bay and River Tolka Estuary via the Ringsend WWTP. There are consequently pathways to a number of Natura 2000 sites as noted in the AA Screening report submitted with the application.

An AA Screening Assessment was carried out by OpenField Ecological Services. The results of the assessment are summarised in this report, and the complete report will be submitted with the application for permission for the proposed development.

**(i) Habitat Loss**

The development site is approximately 1.3km from the boundary of the nearest Natura 2000 site: Baldoyle Bay SPA/SAC. The intervening land is occupied by urban development and transport links, as well as some open land. Because of the distance separating these areas there is no pathway for loss or disturbance of habitats in any Natura 2000 site, or other semi-natural habitats that may act as ecological corridors or stepping stones for important species associated with the qualifying interests of Natura 2000 sites. The AA Screening report concluded at Section 4.1 that *“No significant effects are likely to arise to Natura 2000 sites from this source.”*

**(ii) Habitat Disturbance / Ex situ impacts**

The development site is approximately 1.3km from the boundary of the Baldoyle Bay SAC/SPA, and 2.3km to the North Dublin Bay SAC/North Bull Island SPA. Because of this significant distance separating these areas there is no pathway for indirect loss or disturbance of habitats within any Natura 2000 site or other semi-natural habitats that may act as ecological corridors for important species associated with their qualifying interests.

Wintering bird surveys recorded two species which are qualifying interests for Natura 2000 sites within the zone of influence of the project: Black-headed Gull and Herring Gull. These birds were noted to be feeding and/or flying over the site in small numbers (<5 individuals). No breeding was recorded. These are not significant numbers in the context of the conservation objectives of Natura 2000 sites given that the nature of the habitat on the development site is not of high value and ample foraging ground is available across open, amenity and agricultural areas in this vicinity. This development is not likely to result in any ex-situ impacts.

The AA Screening report concluded at Section 4.2 that *“No significant effects are likely to arise to Natura 2000 sites from this source.”*

**(iii) Amenity disturbance**

The development is not likely to affect amenity use at Natura 2000 sites due to the nature and location of the development.

**(iv) Hydrological Impacts – surface water during operation**

The integration of SUDS into the project design will ensure that no changes will occur to the quantity or quality of surface water run-off. These are standard measures which are included in all development projects and are not included here to avoid or reduce an effect to any Natura 2000 site. There are therefore not mitigation measures in an AA context. The AA Screening report concluded at Section 4.4 that *“No significant effects are likely to arise to Natura 2000 sites from this source.”*

**(v) Hydrological Impacts – surface water during construction**

During the construction phase there will be earth works however the likelihood of sediment, or other construction pollutants entering the River Mayne, entrained in rain run-off, is low. This is due to the separation (c.180m) between the river and the construction site. No works are to be undertaken at the River Mayne. While sediment can be detrimental to the ecological quality in rivers, the same is not the case for estuaries and tidally influenced habitats, which rely on vast quantities of sediment for their functioning. The AA Screening report concluded at Section 4.5 that *“No significant effects are likely to arise to Natura 2000 sites from this source.”*

**(vi) Hydrological Impacts – waste water during operation**

There is an indirect pathway between the development site and Natura 2000 sites in Dublin Bay. While the issues at Ringsend wastewater treatment plant are being dealt with in the medium-term evidence suggests that some nutrient enrichment is benefiting wintering birds for which SPAs have been designated in Dublin Bay (Nairn & O’Hallaran eds, 2012). Additional loading to this plant arising from the operation of this project are not significant as there is no evidence that pollution through nutrient input is affecting the conservation objectives of any of the Natura 2000 sites in Dublin Bay. The AA Screening report concluded at Section 4.3 that *“No significant effects are likely to arise to Natura 2000 sites from this source.”*

**(vii) Dust**

During the construction phase it can be expected that some dust emission will occur which is likely to be localised and temporary in nature. Dust deposition can impact upon ecosystems through blocking the stomata of leaves, thus retarding plant growth. Research has found however that this impact is localised in nature and typically occurs where there are significant dust emissions. Given the distance to Natura 2000 sites, this is not considered significant.

### **(viii) Conclusion and Finding of No Significant Effects**

No significant effects will arise from this project to Natura 2000 sites in Dublin Bay: the North Dublin Bay SAC, South Dublin Bay SAC, the North Bull Island SPA, the South Dublin Bay and River Tolka Estuary SPA, North West Irish Sea SPA or in Baldoyle Bay: Baldoyle Bay SAC or Baldoyle Bay SPA. The AA Screening Report specifically concluded as follows:

*In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.*

*On the basis of the screening exercise carried out above, it can be concluded that significant effects are not likely to arise to any Natura 2000 sites, whether arising from the project itself or in combination with other plans and projects. This conclusion is based on the best available scientific knowledge.*

### **5.2.3 Types and Characteristics of the Potential Impacts**

Potential impacts can arise in relation to:

- Noise, vibration, dust and related nuisances for lands and adjoining properties to the site mainly during the construction phase.
- Pollution of groundwater and surface water during construction.
- Features of archaeological potential.

The proposed development will be managed in accordance with the CEMP that will be submitted with the proposed development. Consequently, the environmental impacts will be managed to ensure that no significant adverse impact occurs.

The proposed development will be localised and will take place fully within the administrative area of Dublin City Council and consequently no transfrontier impacts arise.

It is not considered that impacts from the proposed development would have the potential to affect a large range of receptors over a wide geographical area. The spatial extent of impacts would be more localised and the size of the population likely to be affected is not considered significant.

There are no recorded archaeological sites within the study area, and no other archaeological features or other features of cultural heritage nearby.



Impacts from the proposed development can arise over the duration of the construction works, particularly with respect to noise and dust emissions, potential pollution of groundwater and surface water, and traffic impacts on the local road network. Subject to the strict implementation of the mitigation and best practice measures proposed in the Resource and Construction and Demolition Waste Management Plan, it is considered that these impacts would not be significant.

It is considered that the duration of any impacts will be during the construction phase of the development which is short term and temporary.

### 5.3 Conclusions on Sub-threshold development EIAR screening

The proposed development has been assessed and it has been determined in relation to sub-threshold development EIAR screening as follows.

<b>Class</b>	<b>Criteria</b>	<b>Summary</b>	<b>Is EIA required?</b>
Part 2 Class 10(b)(i)	Construction of more than 500 dwellings	The proposed development is for 408 dwellings	No
Part 2 Class 10(b)(iv)	Urban development which would involve an area greater than 10 hectares	The site is 2.2ha which is substantially lower than the threshold	No
Part 2 Class 13	Changes to projects which qualify under categories of the Schedule 5 Part 2 lists.	A change to a prior SHD Project with Block 5 and Block 6 abstracted from the prior developments	No
Part 2 Class 15	Any project not meeting thresholds of Part 2 but would still be likely to have significant environmental impacts having regard to criteria in Schedule 7.	Proposal has been assessed and is not likely to have significant effects	No

## **6.0 STATEMENT ON THE RESULTS OF ENVIRONMENTAL ASSESSMENTS**

### **6.1 Information relating to Schedule 7 and Schedule 7A of the PDA Regulations**

The proposed project is considered sub-threshold development that should be examined / assessed in accordance with Schedule 7 Sub-threshold criteria as summarised in Section 5.1. Specifically the following information (in summary) has been presented and considered in this screening assessment.

1. Characteristics of the proposed development
2. Location of proposed development
3. Types and characteristics of potential impacts

Having regard to this information, it was concluded that an EIAR is not required as the screening assessment concluded that no significant effects are likely to arise as a result of the proposed development.

The information required by Schedule 7A to be submitted for the purpose of Screening Sub-threshold development for EIA has been presented and considered in this screening assessment as summarised below.

- 1. A description of the proposed development, including in particular—
  - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
  - (b) a description of the location of the proposed development, 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—
  - (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.*
- 4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

Having regard to this information, it was concluded that an EIAR is not required as the screening assessment concluded that no significant effects are likely to arise as a result of the proposed development.

## **6.2 Article 103(1A) of the Planning Regulations Statement**

A statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account is submitted in this section of the report and should be read in conjunction with the EIA Screening Report presented here. This section of the report provides the necessary information to enable the Planning Authority to complete an examination for the purposes of a screening determination by having regard to all of the matters prescribed under Articles 103(3) of the Planning Regulations.

This statement has been formulated with regard to the following supporting information and reports prepared by specialist consultants, all of which have been submitted with the application:

- AA Screening Report prepared by Open Field Ecological Services Ltd;
- Wintering Bird Assessment prepared by Altemar;
- Desktop Ecology Study for LRD Development of 408 no. Residential Units at Clongriffin, Dublin 13 prepared by Altemar.
- Preliminary Civil Engineering Report prepared by Cronin Sutton Consulting Engineers;
- Engineering Assessment Reports prepared by Waterman Moylan Consulting Engineers for previous permitted developments (An Bord Pleanala References 305319 and 305316);
- Flood Risk Assessment Reports prepared by Waterman Moylan Consulting Engineers for previous permitted developments (An Bord Pleanala References 305319 and 305316);
- Climate Action, Energy and Sustainability Statement, Delap & Waller;
- Planning Report and Statement of Consistency prepared by Declan Brassil & Co Ltd

The various EU Directives other than the EIA Directive which have been considered in the various assessments and specialist reports are referenced here.

- (i) The Habitats Directive (92/443/EEC and Birds Directive 2009/147/EC were considered in the AA Screening Report and Ecological Impact Assessment reports. The proposed site is not located on or in a protected site, but extensive studies were undertaken which considered the potential impacts of the proposed development and which considered the potential hydrological link via the Mayne River. The assessments concluded as follows:

*“No significant adverse effects are likely on Natura 2000 sites, their qualifying interests or conservation objectives. The proposed project will not will adversely affect the integrity of European sites.”*

- (ii) The Ecological Impact Assessment report prepared by Altemar concluded as follows and noted that ecological considerations would form part of the overall design:

- *There are no specific records of protected flora and fauna within the site boundaries, although some are present in the local surrounds.*
- *The National Biodiversity Data Centre’s online viewer was consulted in order to determine whether there have been recorded sightings of **invasive species** in the wider area. This is visually represented in Figure 8. The following species were noted in the vicinity but not within the site: Japanese Knotweed (*Reynoutria japonica*), Giant Hogweed (*Heracleum mantegazzianum*), Sea-buckthorn (*Hippophae rhamnoides*) and Indian Balsam (*Impatiens glandulifera*).*
- *The National Biodiversity Data Centre’s online viewer was consulted in order to determine whether there have been recorded **bat** sightings inside the proposed development site and in the wider area. NBDC records show no presence of bats within the site boundaries, but some are recorded in the surrounding area. This is visually represented in Figure 7. The following species were noted: Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Lesser Noctule (*Nyctalus leisleri*).*
- *The proposed development is considered to have a low adverse long-term impact on species associated with the conservation objectives of nearby SPAs. A low adverse long-term impact on red-listed meadow pipit and snipe are predicted due to a loss of habitat and foraging area but is not considered significant due to the size of the site in relation to the widespread availability of suitable habitat in the surrounding area, including Baldoyle Bay and Sluice*

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*River Marsh proposed Natural Heritage Areas. No significant impact on wintering birds and/or species associated with the conservation objectives of nearby SPAs due to the proposed development is predicted.*

- (iii) The requirements of the Water Framework Directive (WFD) 2000/60/EC were considered in the Preliminary Civil Engineering Report prepared by Cronin Sutton Consulting Engineers, the reports prepared by Waterman Moylan Consulting Engineers for previous permitted developments, and assessed in the AA Screening and Ecological Impact Assessment Reports. The Foul and Surface water drainage strategies take full account of the requirements of the WFD and include specific protective measures to ensure that effects are managed.
- (iv) The AA Screening report concluded that the strategies are appropriate and will not affect the quality or quantity of surface water runoff or surface water status. The assessments did not recommend any changes to these strategies and concluded that no significant adverse effects will occur. Summary conclusions are as follows:

*In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account.*

*On the basis of the screening exercise carried out above, it can be concluded that significant effects are not likely to arise to any Natura 2000 sites, whether arising from the project itself or in combination with other plans and projects. This conclusion is based on the best available scientific knowledge.*

- (v) The requirements of Directive 2007/60/EC were considered in the Flood Risk Assessment reports for two previously permitted SHD developments of which Block 5 and Block 6 form parts were prepared by Waterman Moylan Consulting Engineers. The reports concluded that the residual risk of flooding on the lands, following the implementation of mitigation measures including standard SUDS features ranges from low to extremely low. The proposed layout for Block 5 and Block 6 now proposed makes no significant change to the permitted surface water drainage strategy and therefore will not result in any increased flood risk.
- (vi) Directive 2002/49/EC – the Environmental Noise Directive – was considered in the acoustic report that accompanies the application. The noise impact assessment report

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and the Construction Environmental Management Plan considered the potential environmental noise impacts of the proposed development. It was concluded that no significant adverse impact will arise as a result of the proposed development and that any impacts would be short term and not significant.

- (vii) Climate Action and Sustainability were considered in the Climate Action, Energy and Sustainability report prepared by Delap and Waller. The principal conclusions drawn were as follows;

*The report was prepared to demonstrate compliance with Technical Guidance Documents Part F (2019) and Part L (2022), which establishes the minimum performance requirements for ventilation, energy performance, carbon emissions, renewable energy and electric vehicle charging. In line with the Land Development Agency's (LDA) Sustainable Development Strategy, the proposed development will be designed to achieve certification with the Irish Green Building Council's (IGBC) Home Performance Index (HPI). The HPI Certification is Ireland's national certification for new homes. The proposed development will be designed and constructed to meet Approved Document Part L 2022 Conservation of Fuel and Energy – Dwellings and Buildings other than Dwellings. This standard is also referred to as Nearly Zero Energy Building Standard (NZEB), which has become the regulatory standard since October 2022. The Part L regulation requires an overall improved energy performance for the fabric, services, lighting and renewable specification.*

*For the non-domestic and communal, the standard requires a Carbon Performance Coefficient (CPC) level of <1.00 and an Energy Performance Coefficient (EPC) level of <1.15. The nZEB also introduces a mandatory requirement for renewable energy sources, providing 20% of the buildings overall regulated primary energy use. However, where the energy performance and carbon performance is significantly lower than the maximum permissible targets, a renewable energy source providing 10% of the buildings primary energy demand is compliant.*

*For the residential dwellings, the standard requires an overall improved energy performance for the fabric, services and lighting specification. The standard requires a Carbon Performance Coefficient level of <0.35 and an Energy Performance Coefficient level of <0.30. The nZEB also introduces a mandatory requirement for renewable energy sources, providing 20% of the primary energy use.*

*As Blocks 5 & 6 are required to demonstrate compliance with the Irish Green Building Council's Home Performance Index (HPI), one of the minimum requirements of the HPI is to achieve a 10% improvement on the Energy Performance Coefficient. Therefore, all dwellings within Clongriffin shall achieve an EPC of  $\leq 0.27$ .*

The various assessments and reports determined that there will be no significant adverse impacts and that non-conformances with the requirements of the listed Directives will not occur. A comprehensive suite of environmental assessments was carried out for the previously permitted SHD developments and the changes with the proposed development do not make materially significant changes that affect the conclusions drawn when those developments were permitted. Updated assessments completed since then have reached the same conclusions that there will be no significant adverse impacts as a result of the proposal.

This information, in conjunction with the EIAR Screening Report is provided to enable the Planning Authority to complete an examination for the purposes of a screening determination by having regard to all of the matters prescribed under Articles 103(3) of the Planning Regulations. This statement supports the conclusion in the Environmental Impact Assessment Screening Report that no requirement for sub-threshold Environmental Impact Assessment (EIA) arises in respect of the proposed development.

## **7.0 CONCLUSIONS**

It is considered as noted above that the proposed development is a sub-threshold development for the purposes of EIA Screening. On the basis of the information provided in this screening assessment, it is the opinion of TMS Environment Ltd that significant environmental effects are highly unlikely to arise from the proposed development. It has therefore been concluded that an EIAR should not be required for the proposed development as it is not likely to have significant effects on the environment. The information provided in this screening report may be used by the competent authority, Dublin City Council, to support its determination of the need or otherwise for an EIAR for the proposed development.

**Table 5.1** Screening Checklist to determine if EIA is required

Questions to be Considered	Relevance	Is this likely to result in a significant impact?
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.)?	Yes	No. The proposed development is for residential development and therefore land use will change. But there will be no major physical changes in the area.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	No	No. The quantity of natural resources used would be extremely small given the limited scale of the proposed development.
3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	No	No. The construction will only use standard construction material.
4. Will the Project produce solid wastes during construction or operation or decommissioning	No	No. Small quantities of domestic waste and waste from ground clearance may be generated from the proposed development. This would be managed in accordance with relevant legislation and all waste would be removed by the site by a licensed contractor and disposed of at licensed facilities.
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards.	No	No. Pollution-prevention measures will be implemented during the construction of the proposed development. The Environmental Assessment has demonstrated that no Air Quality Standard will be breached as a result of any emission from the proposed development.



<b>Questions to be Considered</b>	<b>Relevance</b>	<b>Is this likely to result in a significant impact?</b>
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	No	No. It is expected that noise and vibration may occur temporarily during construction. The Environmental Assessment has demonstrated that there will be no adverse impact from noise or vibration associated with the proposed development.
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. A range of pollution-prevention mitigation measures will be implemented during construction and operation. The Screening AA report has demonstrated that there will be no adverse impact on land or water associated with the proposed development with these mitigation measures in place.
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	No	No. The limited construction works will be managed in accordance with relevant legislation and due diligence.
9. Will the Project result in environmentally related social changes?	No	No. The proposed development is for a residential development.
10. Are there any other factors that should be considered which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	No.	No. The proposed development will not cause any significant negative impacts on any features of ecological importance.
11. Is the project located within any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project	No	No. The site is not located within any protected site or area. The development will not adversely affect the integrity of a European site as demonstrated in the AA Screening assessment.

Questions to be Considered	Relevance	Is this likely to result in a significant impact?
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology that could be affected by the Project?	Yes	No. The proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.
13. Are there any areas on or around the location that 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?	Yes	No. The proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.
14. Are there any inland, coastal, marine or underground waters on or around the location that could be affected by the Project	Yes	No. The effluent will go to permitted disposal in accordance with regulatory requirements.
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. There are no areas or features of high landscape or scenic value on or around the location which could be affected by the project.
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	The site is currently private and allows no access but the development will improve public realm and allow for permeability and access throughout the site. While this may allow for some pedestrian / cyclist permeability the scale of this will not be significant and will likely only benefit nearby residents.
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	No	No.

<b>Questions to be Considered</b>	<b>Relevance</b>	<b>Is this likely to result in a significant impact?</b>
18. Is the Project in a location in which 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 that 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?	Yes	No. The site is mainly vacant brownfield; the biodiversity value and the flora diversity of the site will improve as landscaping matures. There is currently no ecological value on the existing site.
21. Are there existing land uses within or around the location that could be affected by the Project?	Yes	No. The site is located well removed from neighbouring properties and Natura 2000 sites.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	No	No. The potential impacts of the proposed development will not extend beyond the site boundary in most cases and the magnitude is small for any impacts that do extend beyond the site boundary.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	No.	No
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Project?	No	No

<b>Questions to be Considered</b>	<b>Relevance</b>	<b>Is this likely to result in a significant impact?</b>
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that 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. The site is not prone to flooding.

## **References**

European Union (Planning and Development) (Habitats and Environmental Impact Assessment) Regulations 2022.

Planning and Development Regulations, 2001 – 2024 (as amended) (the “PDA Regulations”) Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency, 2022);

Interpretation of definitions of project categories of annex I and II of the EIA Directive (European Commission 2015);

Department of the Environment, Community and Local Government (2018), Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment; Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development (Environmental Protection Agency, 2020);

Environmental Impact Assessment of Projects Guidance on Screening (European Commission, 2017).

Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora

Council Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy – more commonly known as the Water Framework Directive

## Appendix I

### Project types in Schedule 5 Part 1 of the *Planning and Development Regulations 2001* as amended

<p><b>Class 1:</b> A crude oil refinery (excluding undertakings manufacturing only lubricants from crude oil) or an installation for the gasification and liquefaction of 500 tonnes or more of coal or bituminous shale per day.</p>
<p><b>Class 2a:</b> A thermal power station or other combustion installation with a heat output of 300 megawatts or more.</p> <p><b>Class 2b:</b> A nuclear power station or other nuclear reactor including the dismantling or decommissioning of such a power station or reactor (except a research installation for the production and conversion of fissionable and fertile materials, whose maximum power does not exceed 1 kilowatt continuous thermal load).</p>
<p><b>Class 3a:</b> All installations for the reprocessing of irradiated nuclear fuel.</p> <p><b>Class 3b:</b> Installations designed:</p> <ul style="list-style-type: none"><li>• for the production or enrichment of nuclear fuel,</li><li>• for the processing of irradiated nuclear fuel or high level radioactive waste,</li><li>• for the final disposal of irradiated fuel,</li><li>• solely for the final disposal of radioactive waste,</li><li>• solely for the storage (planned for more than 10 years) of irradiated fuels or radioactive waste in a different site than the production site.</li></ul>
<p><b>Class 4a:</b> Integrated works for the initial smelting of cast iron and steel.</p> <p><b>Class 4b:</b> Installations for the production of non-ferrous crude metals from ore, concentrates or secondary raw materials by metallurgical, chemical or electrolytic processes.</p>
<p><b>Class 5:</b> An installation for the extraction of asbestos or for the processing and transformation of asbestos or products containing asbestos:</p> <ul style="list-style-type: none"><li>• <b>Class 5a:</b> in case the installation produces asbestos-cement products, where the annual production would exceed 20,000 tonnes of finished products,</li><li>• <b>Class 5b:</b> in case the installation produces friction material, where the annual production would exceed 50 tonnes of finished products, or</li><li>• <b>Class 5c:</b> in other cases, where the installation would utilise more than 200 tonnes of asbestos per year.</li></ul>
<p><b>Class 6:</b> Integrated chemical installations, i.e. those installations for the manufacture on an industrial scale of substances using chemical conversion processes, in which several units are juxtaposed and are functionally linked to one another and which are:</p>

<ul style="list-style-type: none"> <li>• <b>Class 6a:</b> for the production of basic organic chemicals,</li> <li>• <b>Class 6b:</b> for the production of basic inorganic chemicals,</li> <li>• <b>Class 6c:</b> for the production of phosphorous, nitrogen or potassium based fertilisers (simple or compound fertilisers),</li> <li>• <b>Class 6d:</b> for the production of basic plant health products and of biocides,</li> <li>• <b>Class 6e:</b> for the production of basic pharmaceutical products using a chemical or biological process,</li> <li>• <b>Class 6f:</b> for the production of explosives.</li> </ul>
<p><b>Class 7:</b> A line for long-distance railway traffic, or an airport with a basic runway length of 2,100 metres or more.</p>
<p><b>Class 8a:</b> Inland waterways and ports for inland waterway traffic which permit the passage of vessels of over 1,350 tonnes.</p> <p><b>Class 8b:</b> Trading ports, piers for loading and unloading connected to land and outside ports (excluding ferry piers) which can take vessels of over 1,350 tonnes.</p>
<p><b>Class 9:</b> Waste disposal installations for the incineration, chemical treatment as defined in Annex IIA to Directive 75/442/EEC under heading D9, or landfill of hazardous waste (i.e. waste to which Directive 91/689/EEC applies).</p>
<p><b>Class 10:</b> Waste disposal installations for the incineration or chemical treatment as defined in Annex IIA to Directive 75/442/EEC under heading D9, of non-hazardous waste with a capacity exceeding 100 tonnes per day.</p>
<p><b>Class 11:</b> Groundwater abstraction or artificial groundwater recharge schemes, where the annual volume of water abstracted or recharged is equivalent to or exceeds 10 million cubic metres.</p>
<p><b>Class 12a:</b> Works for the transfer of water resources between river basins, where this transfer aims at preventing possible shortages of water and where the amount of water transferred exceeds 100 million cubic metres per year.</p> <p><b>Class 12b:</b> In all other cases, works for the transfer of water resources between river basins, where the multi-annual average flow of the basin of abstraction exceeds 2,000 million cubic metres per year and where the amount of water transferred exceeds 5 per cent of this flow. In the case of (a) and (b) above, transfers of piped drinking water are excluded.</p>
<p><b>Class 13:</b> Waste water treatment plants with a capacity exceeding 150,000 population equivalent as defined in Article 2, point (6), of Directive 91/271/EEC.</p>

**Class 14:** Extraction of petroleum and natural gas for commercial purposes where the amount extracted exceeds 500 tonnes per day in the case of petroleum and 500,000 cubic metres per day in the case of gas.

**Class 15:** Dams and other installations designed for the holding back or permanent storage of water, where a new or additional amount of water held back or stored exceeds 10 million cubic metres

**Class 16:** Pipelines for the transport of gas, oil or chemicals with a diameter of more than 800 millimetres and a length of more than 40 kilometres:

- for the transport of gas, oil, chemicals, and,
- for the transport of carbon dioxide (CO<sub>2</sub>) streams for the purposes of geological storage, including associated booster stations.

**Class 17:** Installations for the intensive rearing of poultry or pigs with more than:

- **Class 17a:** 85,000 places for broilers, 60,000 places for hens
- **Class 17b:** 3,000 places for production pigs (over 30 kilograms), or
- **Class 17c:** 900 places for sows.

**Class 18:** Industrial plants for the:

- **Class 18a:** production of pulp from timber or similar fibrous materials,
- **Class 18b:** production of paper and board with a production capacity exceeding 200 tonnes per day.

**Class 19:** Quarries and open-cast mining where the surface of the site exceeds 25 hectares.

**Class 20:** Construction of overhead electrical power lines with a voltage of 220 kilovolts or more and a length of more than 15 kilometres.

**Class 21:** Installations for storage of petroleum, petrochemical, or chemical products with a capacity of 200,000 tonnes or more.

**Class 22:** Any change to or extension of projects listed in this Annex where such a change or extension in itself meets the thresholds, if any, set out in this Annex.

**Class 23:** Storage sites pursuant to Directive 2009/31/EC of the European Parliament and of the Council of 23 April 2009 on the geological storage of carbon dioxide.

**Class 24:** Installations for the capture of CO<sub>2</sub> streams for the purposes of geological storage pursuant to Directive 2009/31/EC from installations covered by this Part, or where the total yearly capture of CO<sub>2</sub> is 1.5 megatonnes or more.