

# EIA Screening

Social Housing Bundle 4, Development at Stanley Street  
Depot, Dublin 7

Dublin City Council

*September 2024*



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<b>Document status</b>					
<b>Job Number: 2209</b>					
<b>Job Title: SHB4 Stanley Street Depot EIA Screening</b>					
<b>Version</b>	Purpose of document	Authored by	Reviewed by	Approved by	Review date
<b>V0</b>	Internal review	DB	RH		24/01/24
<b>V1</b>	Pre-Part 8 Submission	DB	MB	RH	29/04/24
<b>V2</b>	Part 8 Submission	MB	RH	RH	06/09/24

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# 1. INTRODUCTION

## 1.1 Background

This Environmental Impact Assessment (EIA) Screening report was prepared by MacCabe Durney Barnes on behalf of Dublin City Council, to accompany a Part 8 proposal for the development of 167 no. residential units on a site of circa 1.15 hectares in area, located at the Dublin City Fire Brigade Maintenance Depot and Mechanic Division, Stanley Street, Grangegorman Lower, Dublin 7.

This document has been prepared in order to assist Dublin City Council in the determination of the proposed development at the subject site. The purpose of this EIA Screening Report is to assess the possible impacts on the environment of the proposed residential development on the Stanley Street Depot site, Dublin 7.

## 1.2 Legislation and Guidance

The EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 as amended
- Planning and Development Regulations 2001 as amended
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development
- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening- Practice Note

## 1.3 Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step'

assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents.

Where the local authority concludes, based on such preliminary examination, that—

- I. there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,
- II. there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
- III. there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

## 1.4 Data Sources

The information is obtained from review of several online databases and public sources including:

- Geological Survey of Ireland (GSI) online dataset - <https://www.gsi.ie>
- Dublin City Development Plan 2022-2028
- Dublin City Council Planning Application Portal
- An Bord Pleanála Planning Applications
- EPA - <https://gis.epa.ie/EPAMaps/>
- GeoHive – <http://map.geohive.ie/mapviewer.html>.
- Office of Public Works (OPW) - <http://www.floodinfo.ie/map/floodmaps>

In addition to the above, the following project specific reports were utilised to inform this report:

- Appropriate Assessment Screening Report– prepared by NM Ecology
- Preliminary Ecological Appraisal – prepared by NM Ecology
- Asbestos Demolition Survey Report – prepared by OHSS Safety Consultants
- Construction & Environmental Management Plan – prepared by ORS
- Arboricultural Impact Assessment – prepared by Charles McCorkell Arboricultural Consultancy
- Engineering Report – prepared by Malone O’Regan
- Operational Waste & Recycling Management Plan – prepared by Traynor Environmental Ltd
- Resource Waste Management Plan – prepared by ORS
- Archaeological Impact Assessment – prepared by John Purcell Archaeological Consultancy
- Waste Classification Report – prepared by Callaghan Moran & Associates
- Preliminary Architectural Heritage Impact Assessment – prepared by Mesh Architects

## 2. THE SITE AND SURROUNDINGS

### 2.1 Site Context

The part 8 site consists of the Dublin Fire Brigade Maintenance Station and Dublin City Council Mechanical Division, which is due to be relocated. The site is broadly located north of the Liffey in Dublin 7. The site is an infill and brownfield site located between Stoneybatter and Grangegorman Lower. The site is located around 2km from Connolly Station and just under 1 km from Heuston. The site is located to the south of TU Dublin Grangegorman Campus, to the north and west of Smithfield and east of Stoneybatter. In addition to close access to the Red line Luas network at Smithfield, the site has good public transport links with a number of adjacent Dublin Bus routes. There is also a well-developed cycleway infrastructure, with close access to the Dublin Bikes cycle share scheme, amongst others. There is also wide range of facilities accessible within a short walk of the site. Please refer to the Social Infrastructure Audit for details.

The site is primarily accessed via Stanley Street to the south. The site avails a generous frontage to Grangegorman Lower to the east. There is currently secondary vehicular and pedestrian access to this facade. The site is gated at the termination of Stanley Street. The site is currently operational and features a number of buildings and structures in current use.

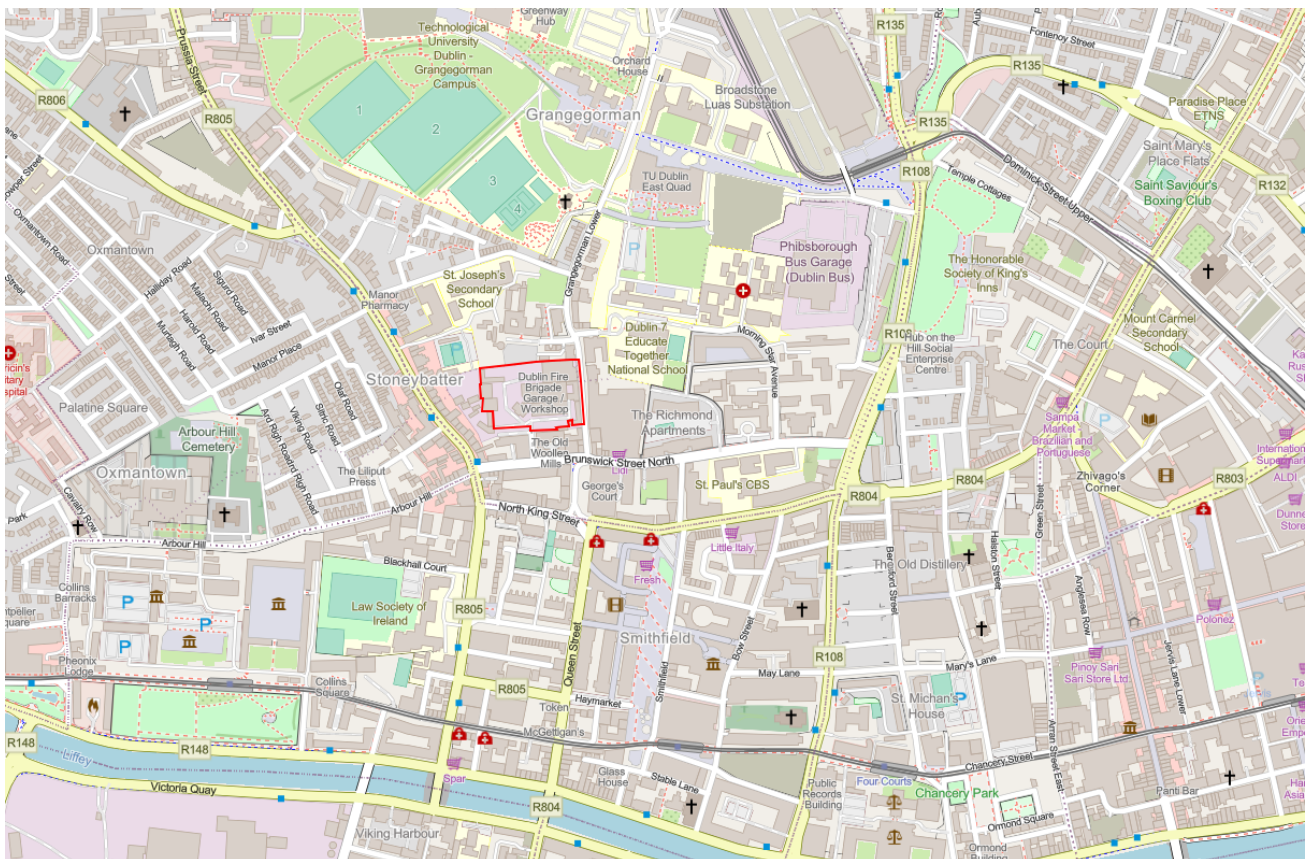


Figure 1: Site Context

### 2.2 Site Description

The site is bound to the north by the rear of Stanhope Street. Stanhope Street is a residential street. The units backing to the site are two-storey houses and the landscape open space of Stanhope Green. Stanhope Green

was the Sisters of Charity Convent and is now used as apartments. The building is listed on the National Inventory of Architectural Heritage (NIAH) as being of architectural, artistic, historical and social special interest. It was built in 1870. Access to the complex is via Stanhope Street and is defined by an arch gateway, which is also erected in 1870. The gateway is also listed on the NIAH and is of Tudor style. It is closed off by wrought iron gates, one for vehicles and a smaller one for pedestrians. The whole complex is private and is not used as a throughfare. Also of note are a number of mature trees, within the adjacent property along the northern site boundary. The root protection area of these trees fall within the site footprint.

A student accommodation complex, Ardcairn House, is located adjacent to the site on Grangegorman Lower to the east. The six-storey high building was built in the early 2020s. A number of retail/commercial units are located at ground floor and some of these are occupied and include a gym chain and a pizzeria. There are additional retail units between the student building and the junction of Grangegorman Lower and Brunswick Street north. Immediately abutting the site to the east, forming part of the same urban block, is 111 Grangegorman Lower, which is currently used by a catering company. The site does not have any heritage protection. It is an old warehouse which appears to have been used by other food industry companies in the past. The warehouse is red-brick building. The site at the corner of Grangegorman Lower and Brunswick Street is occupied by a two-storey house.

The Lavanda's restaurant fronts Brunswick Street north. It is a two-storey high red brick building. Its gable has no window onto Grangegorman Lower. Adjacent to the restaurant is a car parts shop, which is one-storey high and of no architectural or heritage merit. The outlook is poor, with the wall topped with barbed wire. The plot at the corner of Brunswick and Stanley Streets is a two-storey building arranged around an internal courtyard. This building is accessed directly via Brunswick Street. Its façade is a mix of stone and render. The building is currently used by a number of commercial users. It was originally used as maltings and is on the NIAH and the Record of Protected Structures.

Stanley Street is cobbled from the junction with Brunswick to the entrance of the fire compound. In the centre of the street are cast iron Dublin Corporation tram tracks which were laid around 1900. These are listed on the NIAH as being of regional significance. The tracks formed part of the Dublin Corporation waste disposal system for the city and led to a destructor plant which was located on the application site. The site is closed by a tall gate and is fenced off by a boundary wall. On the western side of Stanley Street is a five-storey building. It consists of residential over commercial units. This building is separate from the part 8 site by a service lane. This apartment complex occupies the main northern frontage of Brunswick Street.

Stable Lane continues westwards at the end of Stanley Street, and runs parallel with approximately 40% of the site's southern boundary. However, this laneway has not been taken in charge, and has been gated by a third party. Otherwise, the southern boundary backs on to a number of properties accessed from Brunswick Street North, including the 'Brunswick Court' apartment building and 'The Maltings' commercial premises.

The west of the site is the rear of the units fronting Stoneybatter. There is a development site under construction immediately adjacent to the west. The development will consist of student housing and is detailed in the planning history of the Planning Statement. There is a multi-game area (MUGA) to the north-west of the site.





**Figure 2: Site Context**

The site is currently operational, and features a number of buildings and structures in current use. The site itself is tarmacked and consists of a series of industrial type buildings with car parking. The site falls from north to south, with a fall of circa 2m within the site. There is no coherence in building type within the Part 8 site. These are either pitch roof with corrugated iron or flat roofs. There is a L-shaped building to the east of the site fronting directly onto Grangegorman Lower. This structure is the last remaining structure to survive from the 19th century Scavenging Depot, and stands at the south-east corner of the proposed development site. It dates from around 1875 and originally extended further north along Grangegorman Lower, and further east along the southern edge of the development site. The pedestrian environment along this frontage is poor, the footpath being in poor state and requiring upgrade. The building at the north-east corner of the site consists of a large roll-up garage door. This outlook of the part 8 site onto Grangegorman Lower is generally poor and unkept.

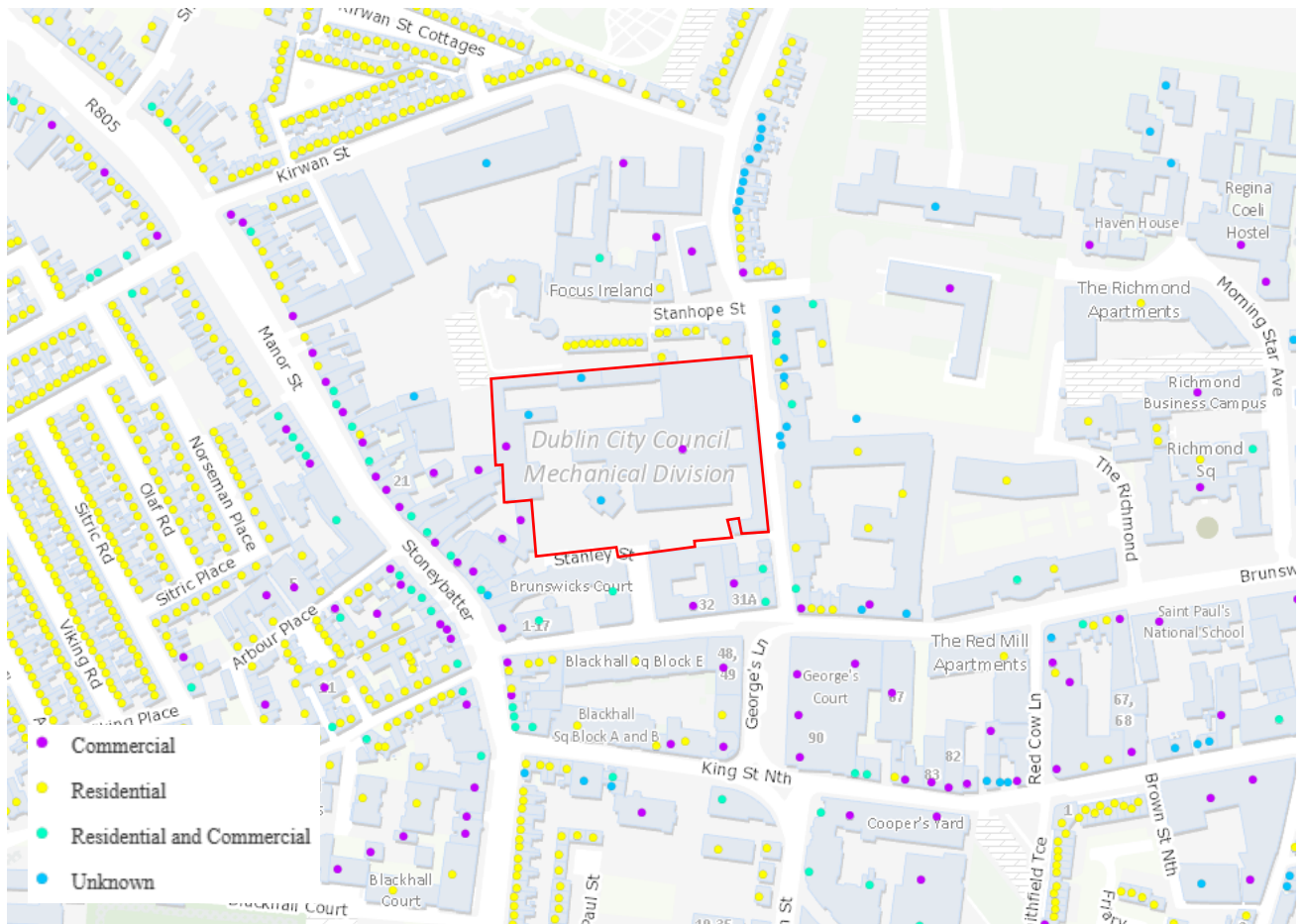


Figure 3: Land Use Surrounding the Site (Source: MyPlan)

## 2.3 Environmental Sensitivities of the Site

The information set out below was derived from the data available within the EPA Mapping Tool, Geological Survey Ireland, the Dublin City Council Planning Application Portal and the relevant local statutory planning documentation, including the Dublin City Development Plan 2022-2028.

### 2.3.1 Bedrock

According to an examination of the information available on the GSI database, the site is part of the Lucan formation with the underlying bedrock consisting of limestone, subcategorised as dark limestone and shale bedrock.

### 2.3.2 Soils

The site was cross-referenced with the Teagasc Soil Information System (SIS) soil profile map which states that the surface soil at the site location is classed as 'Urban'. Urban soils are formed from human construction and industrial activities along with fuel combustion, transport emissions and waste dumping and therefore contain manufactured materials and waste. According to EPA Maps the subsoil type is limestone till and soils are made ground.

In November and December 2023 IGSL completed a comprehensive programme of site investigations for the site. These investigations showed that ground conditions consisted of concrete ranging from 140mm to 300mm thickness. Beneath the concrete pavement, mixed clay made ground was observed to range in depth from 0.85 bgl to at least 2.0m and with grey brown gravelly Clay with red brick fragments noted to a depth of 2.90m

Overall, there appears to be a lower accumulation of Made Ground towards the southeast and south of the site. This is evidenced in two test boreholes where no Clay Made Ground was recorded with firm to stiff indigenous soils in their place. The accumulation of made ground appears to reduce to the south and southeast of the site with firm to stiff indigenous soils present.

The natural soils below the made ground layer consisted of soft brownish grey sandy gravelly clay with cobbles from 0.95m to 1.9m below ground level. This soil layer exhibited a strong hydrocarbon odour. No natural soils were encountered in some trial pits consisting predominantly of made ground. Underlying the above layers was a glacial till comprising of a firm to stiff grey brown to dark grey brown slightly sandy gravelly cobbly clay extending to depths of up to 5.5m below ground level. A strong hydrocarbon odour was noted in BH03 (0.40-3.40m), BH07 (2.30-3.70m), TP01 (0.95-2.50m) and TP05 (0.18-0.50m). A strong hydrocarbon odour and visible staining was noted in all window sample locations.

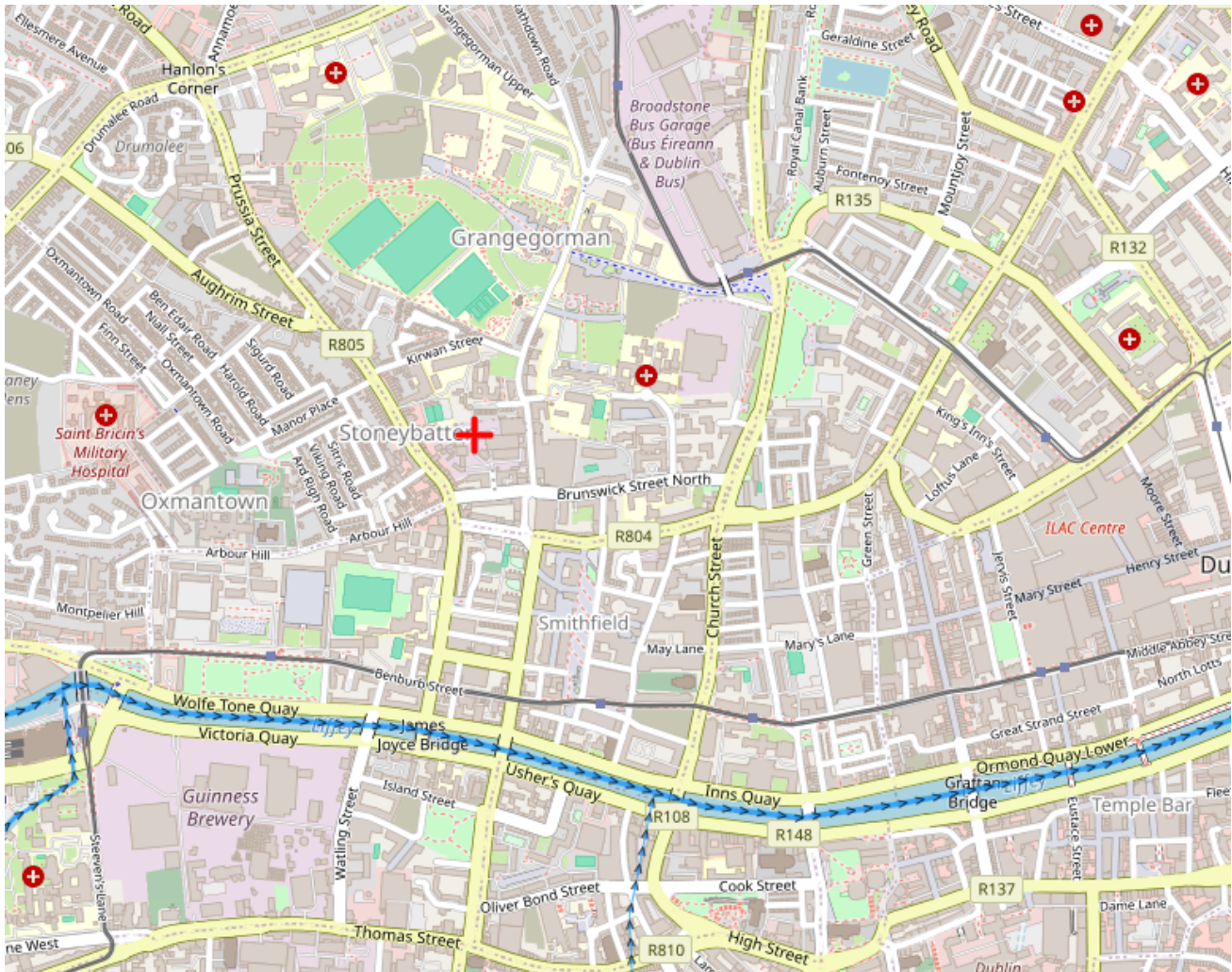
IGSL collected the samples and placed them in laboratory prepared containers that were stored in coolers prior to shipment to Chemtest Ltd for laboratory testing. As detailed in the accompanying Waste Classification Report prepared by O'Callaghan Moran & Associates, asbestos was not detected in any of the samples tested. The testing found that in a number of samples were tested as hazardous for total petroleum hydrocarbons concentrations. All other samples are classified as non-hazardous.

### 2.3.3 Hydrology

The EPA database of river and streams does not show any watercourses within the site or the surrounding area.

The site is located c. 500 m to the north of the River Liffey (EPA Code 09L01). The River Liffey flows into the South Dublin Bay and River Tolka Estuary SPA. Under the Water Framework Directive status assessment 2016-2021, the River Liffey (Liffey Estuary Upper) is a Transitional Waterbody and is of "Good" ecological status.





**Figure 4: River Waterbodies in the context of the subject site (Source: EPA Maps)**

A Strategic Flood Risk Assessment (SFRA), as required by 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DEHLG and OPW, 2009), has been undertaken as part of the preparation of the Dublin City Development Plan 2022-2028. The SFRA contains a Composite Flood Zone Map, which indicates that the proposed development falls within a predictive Flood Zone C. There is no Zone A or Zone B within the vicinity of the site.



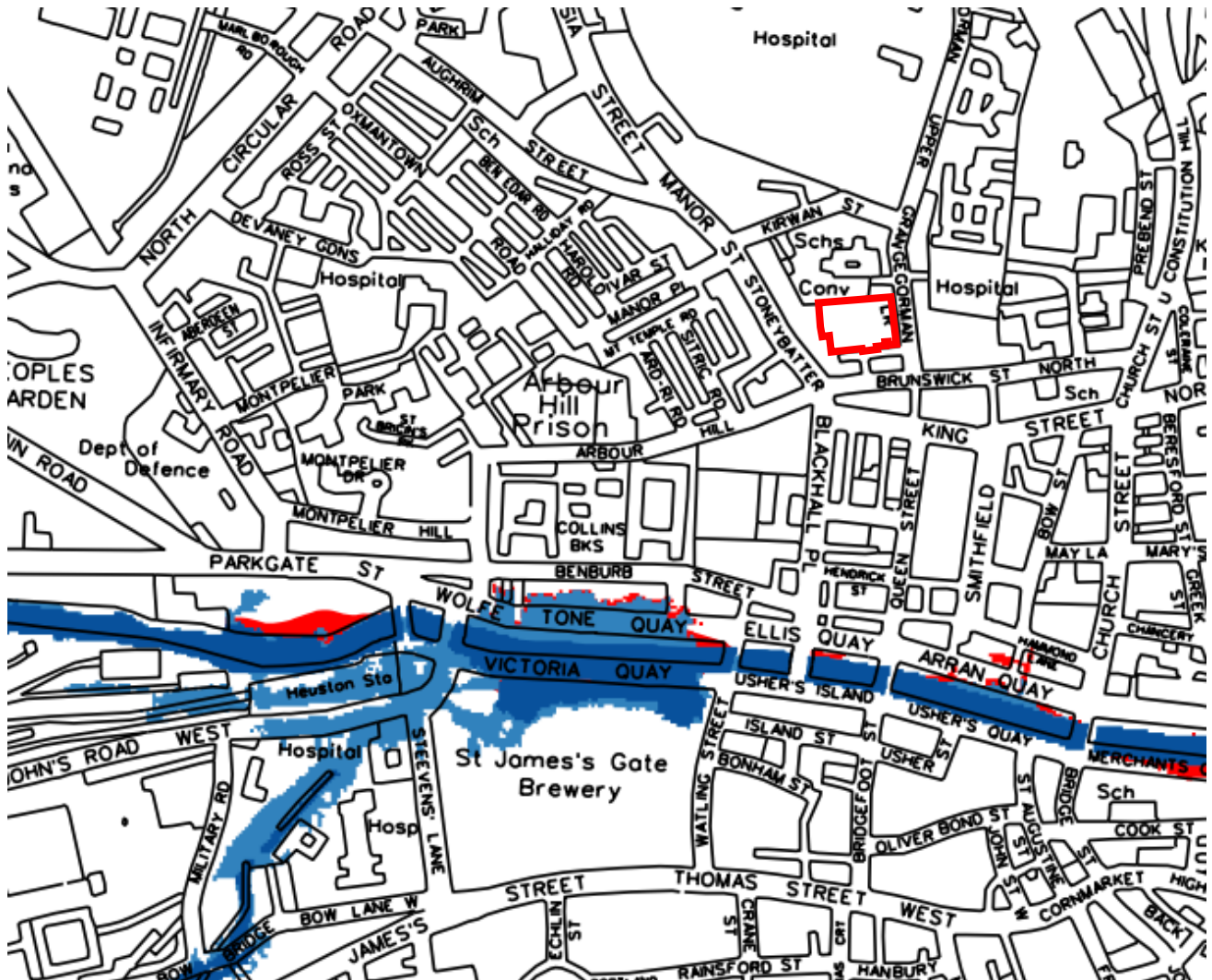


Figure 5 Extract of DCC Composite Flood Map, subject site outlined in red (Source: DCC)

### 2.3.4 Aquifer

The subject site is underlain by an aquifer which is identified as a “Locally Important Aquifer”. It is categorised as bedrock that is Moderately Productive only in Local Zones.



Figure 6: Aquifers in the vicinity of the Site (Source: EPA Maps)

### 2.3.5 Ground Water Vulnerability

The EPA Mapping Tool shows that the groundwater vulnerability at the subject site is of "Low" Vulnerability.



Figure 7: Ground Water Vulnerability (Source: EPA Maps)

### 2.3.6 Radon

About one in twenty homes in this area are likely to have high radon levels as shown in the figure below.

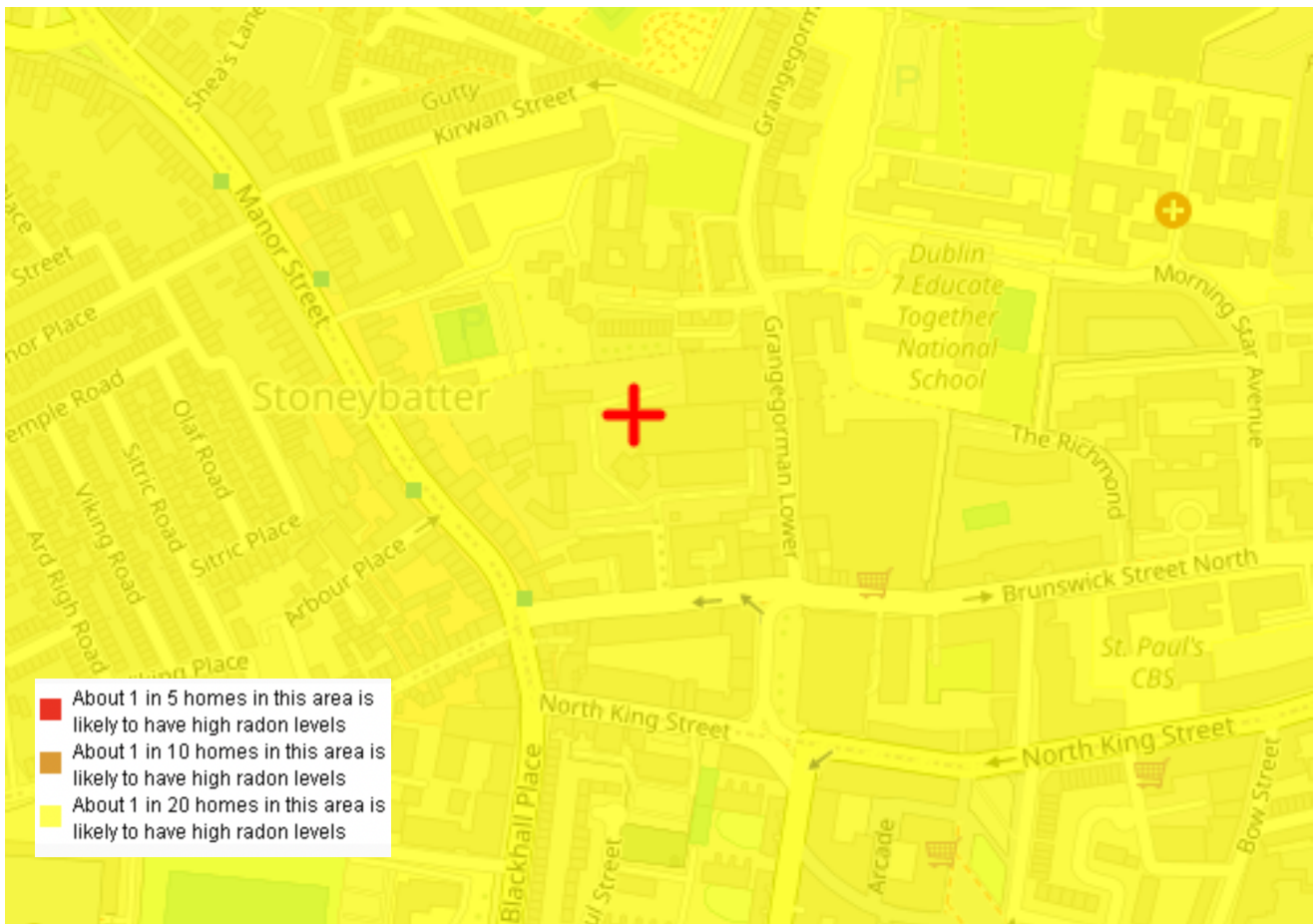


Figure 8: Radon Levels in the Context of the Subject Site (Source: EPA Maps)

### 2.3.7 Air quality

The site falls within Air Quality Index Region where the index indicates that the air quality is 'Good' according to EPA Maps. The site is situated in Zone 1 Dublin City (EPA Mapping: Air Zone Designation, 2021).

### 2.3.8 Designated sites

There are no designated sites within the subject site or directly adjoining the subject site. The features of interest on each European site are displayed in Table 1 below. Watercourses, SPA's and SAC's proximate to the subject site are illustrated in the figure below.

Table 1: European Sites in the Context of the Subject Site

European Site	Distance	Qualifying Interests
<b>South Dublin Bay and River Tolka Estuary SPA (4024)</b>	3.5 km south east	Special conservation interests: light-bellied brent goose, oystercatcher, ringed plover, grey plover, knot, sanderling, dunlin, bar-tailed godwit, redshank, black-headed gull (wintering populations), arctic tern, roseate tern (passage), and common tern (breeding and passage)

European Site	Distance	Qualifying Interests
<b>South Dublin Bay SAC (site code 210)</b>	4.8 km east	Annex I habitats: inter-tidal mudflats / sandflats, Salicornia and other annuals colonising mud / sand, annual vegetation of drift lines, embryonic shifting dunes. Annex II species: N.A.
<b>North Dublin Bay SAC (site code 206)</b>	6.6 km east	Annex I habitats: inter-tidal mudflats / sandflats (including patches of Salicornia and other annuals), salt marshes, annual vegetation of drift lines, embryonic shifting dunes, white dunes, grey dunes, dune slacks Annex I habitats: petalwort <i>Petalophyllum ralfsii</i>
<b>North Bull Island SPA (4006)</b>	6.6 km east	Special conservation interests: wintering populations of light-bellied brent goose, shelduck, teal, pintail, shoveler, oystercatcher, golden plover, knot, sanderling, dunlin, black-tailed godwit, bar-tailed godwit, curlew, redshank, turnstone, black-headed gull



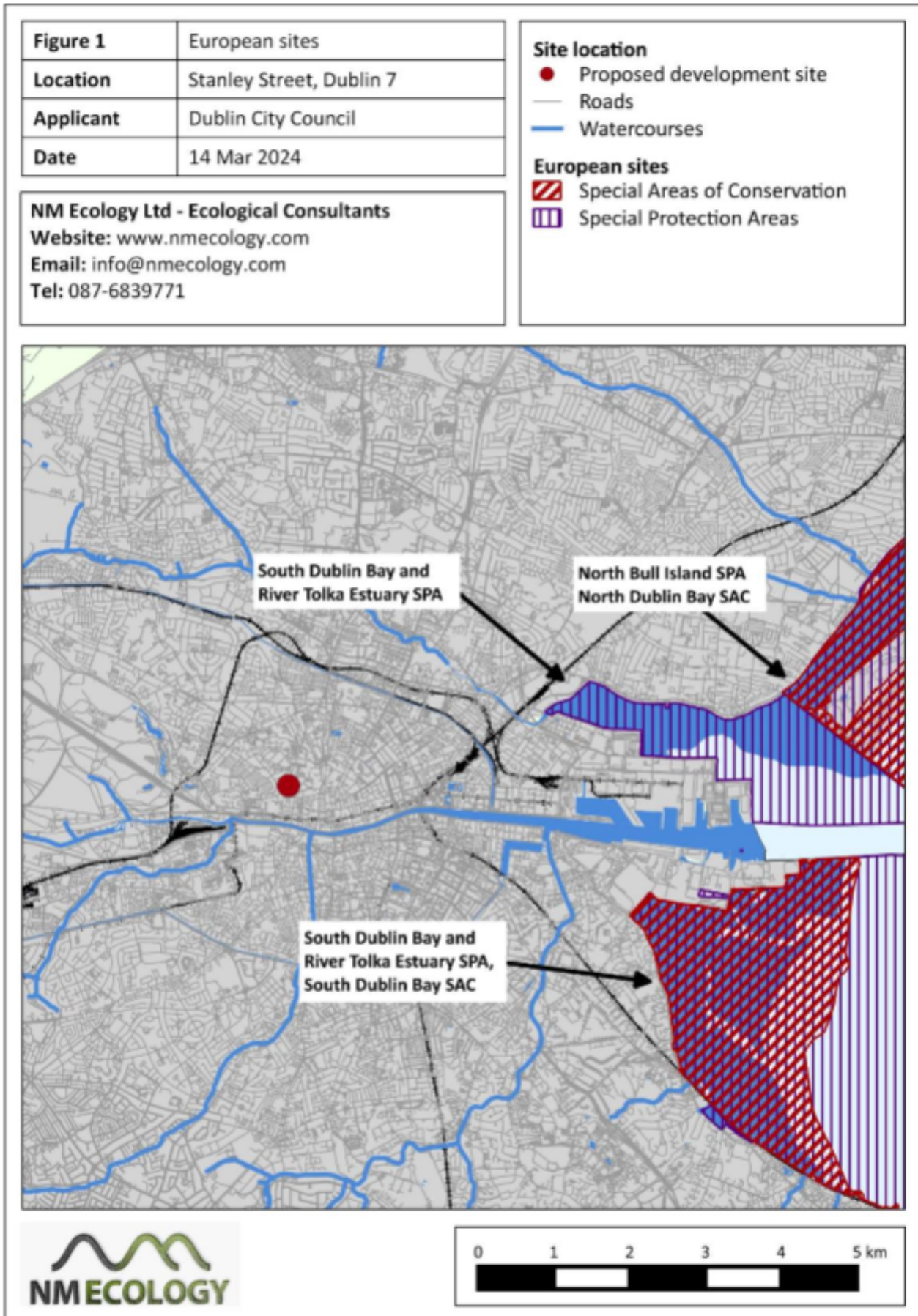


Figure 9 Watercourses & European Sites (Source: NM Ecology)

### 2.3.9 Proposed Natural Heritage Areas (pNHA)

The accompanying Preliminary Ecological Appraisal prepared by NM Ecology identified the following proposed Natural Heritage Areas (pNHA). The below figure prepared by NM Ecology also illustrates the watercourses and pNHA in the surrounding area.

**Table 2: Proposed Natural Heritage Areas**

Site Name	Distance	Reasons for designation
<b>Royal Canal pNHA (site code 2103)</b>	1.5 km north	Extensive freshwater feature of value to a range of biodiversity, and with value as an ecological corridor
<b>Grand Canal pNHA (site code 2104)</b>	2.2 km south	Extensive freshwater feature of value to a range of biodiversity, and with value as an ecological corridor
<b>North Dublin Bay pNHA (site code 206)</b>	3.2 km east	None provided. Assumed to be the same as the <i>South Dublin Bay and River Tolka Estuary SPA</i>
<b>South Dublin Bay and River Tolka Estuary SPA (4024)</b>	3.5 km east	Habitats: tidal / coastal wetlands Special conservation interests: light-bellied brent goose, oystercatcher, ringed plover, grey plover, knot, sanderling, dunlin, bar-tailed godwit, redshank, black-headed gull (over-wintering populations), arctic tern, roseate tern (passage migrants), and common tern (breeding populations)
<b>South Dublin Bay pNHA (site code 210)</b>	4.8 km south-east	Annex I habitats: inter-tidal mudflats / sandflats Annex II species: none

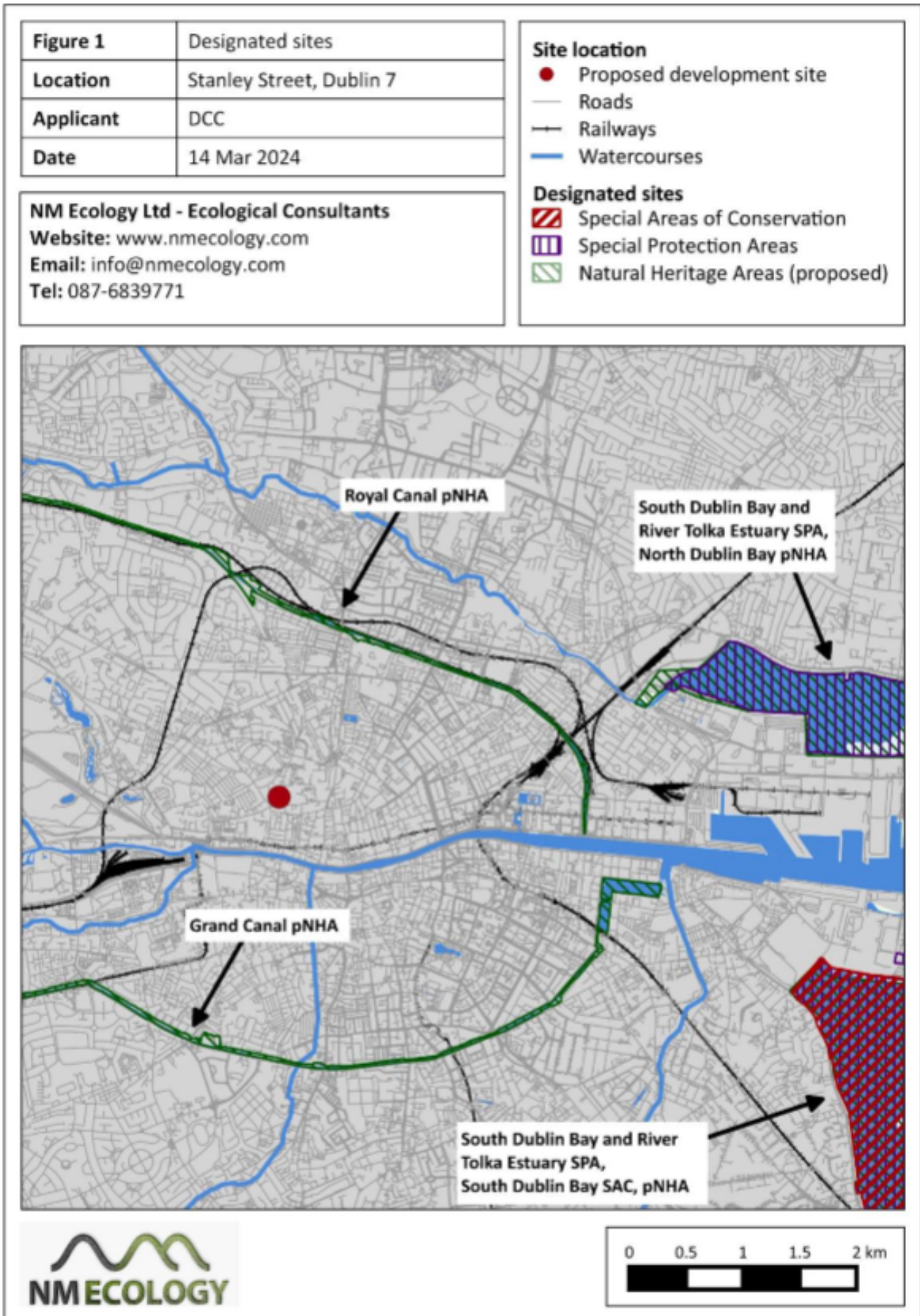


Figure 10: Proposed Natural Heritage Areas & Watercourses (Source: NM Ecology)



## 2.3.10 Cultural Heritage

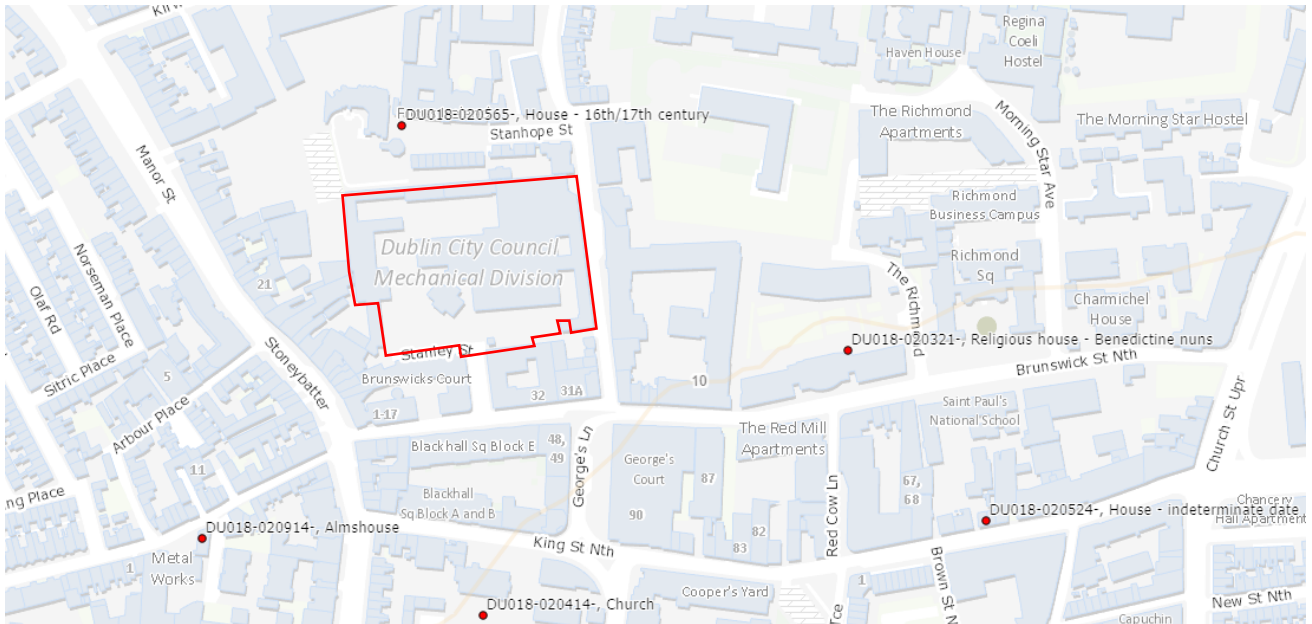
### 2.3.10.1 Archaeology

The proposed development does not include any recorded archaeological monuments or sites. The site is within a zone of archaeological interest according to the CDP zoning map. As per the National Monument Service records, there is a site to the immediate north of the subject site recoded as Grangegorman Manor (Ref. No. DU018-020565). As stated in the Archaeological Impact Assessment (AIA) accompanying this Part 8 application, the location of the manor is suspected to be within Stanhope School to the north of the site. According to the AIA, it may have been demolished in the 20th Century and archaeological digs undertaken in 2014 uncovered very little remains of the property. The accompanying AIA also includes an overview of archaeological testing carried out in the vicinity of the site.

**Table 3: Monuments recorded proximate to the subject site**

SMR/ RMP No	Class	Townland	Distance (km)	Notes
DU018-020565	House	Dublin North City	0.1	Grangegorman manor was one of three manors belonging to the Augustinian Priory at the Church of the Holy Trinity until the dissolution of the monasteries in the 16th Century and it has given its name to present-day Manor Street. Numerous additions and buildings were added to the site over the following century. Grangegorman House was demolished in the 20th century (O'Connor 2015). Monitoring of ground works undertaken in 2014 (License number 14E0051) revealed evidence of various masonry walls some of which probably belong to the original house.
DU018-020524	House	Dublin North City	0.3	Dublin Environmental Inventory. Dept. of Architecture at UCD lists House No. 63. Date is uncertain
DU018-020414	Church	Dublin North City	0.2	St Paul's Church and Graveyard. Post-1700 AD
DU018-020914-	House	Dublin North City	0.2	Three-storey over basement gable fronted house facing onto Arbour Hill, with a hipped roof to the front and pitched roof behind. The front elevation is single bay with superimposed windows over timber panelled door framed by a simple flat architrave surmounted by a round-headed fanlight. On Rocque (Rocque J, 1756) there is a large building shown with a long axis running parallel to Arbour Hill rather than at right angles as this building is. The latter structure is referred to as the 'Carpenters Widdows House'. On Thom's 1750 Directory it is listed as 'Carpenter's Alms-houses'.
DU018-020321	Religious house	Dublin North City	0.2	The W side of the Richmond Hospital complex occupies the site of a convent built by the Benedictine Nuns in 1688 by Royal Charter of King James 11. Shortly after its foundation it was taken over by the Dominican nuns who substantially re-built it. In 1811 the building was incorporated into the Richmond Surgical Hospital and the chapel was incorporated into the 'Chapel Ward', and later the stores of a new Richmond Hospital. Test excavations in 1994 revealed the much disturbed remains of the Benedictine convent along with several phases of later building





**Figure 11: Recorded Monuments in the context of the subject site identified by red line (Source: NMS)**

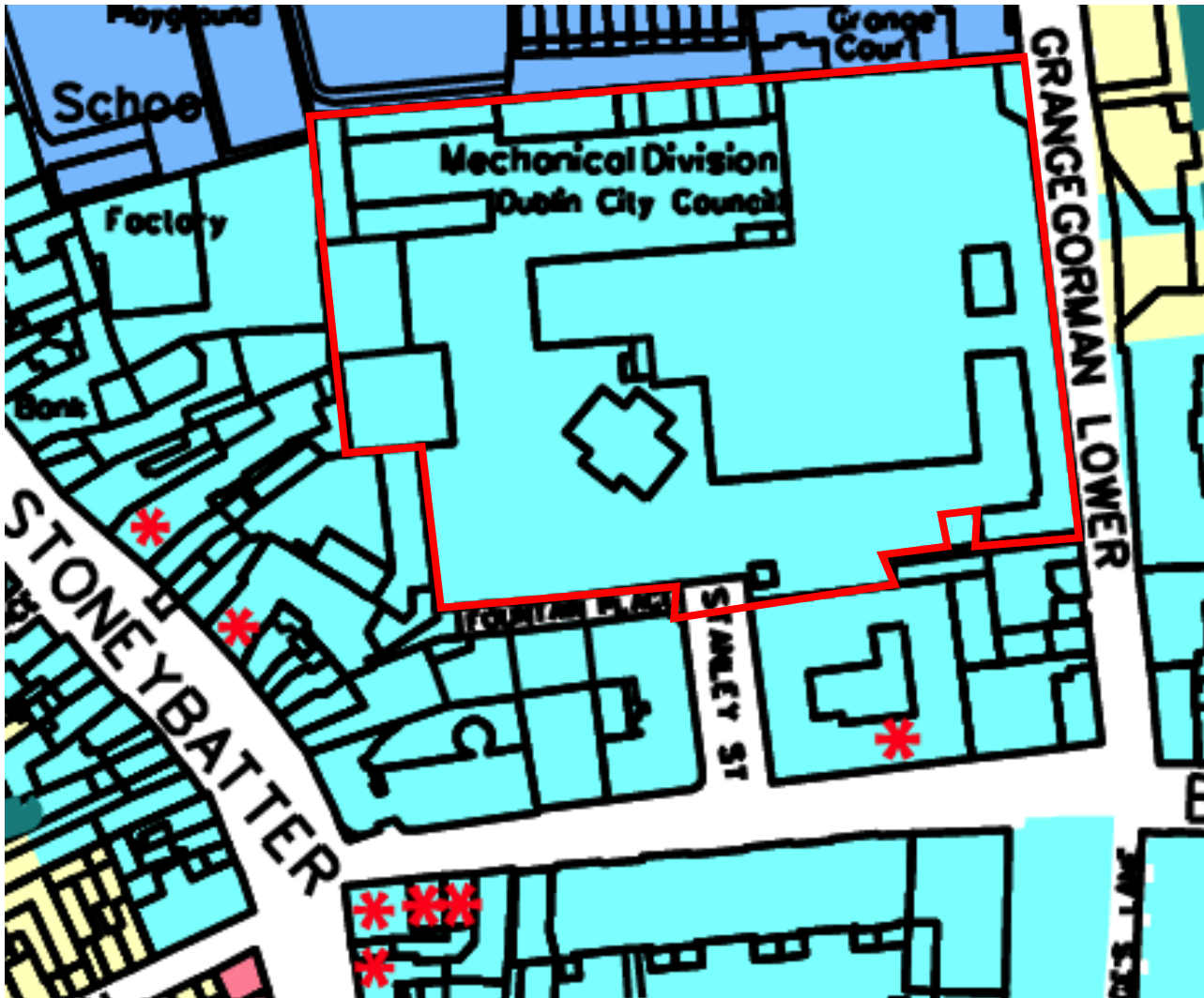
### 2.3.10.2 Architectural Heritage

A Preliminary Architectural Heritage Impact Assessment has been prepared by Mesh Architects and accompanies this application.

The site does not include any structures listed on the Record of Protected Structures (RPS). However, there are a number of structures recorded on the RPS in proximity to the subject site, which are tabulated and illustrated with red asterisks below.

**Table 4: RPS Structures Proximate to the subject site**

RPS Ref No	Address	Description	Distance from Site
994	32 Brunswick Street North, Dublin 7	Stone warehouse at corner of Stanley Street	Abutting the site
995	No. 40 Brunswick Street North, Dublin 7	House	60m
996	No. 40a Brunswick Street North, Dublin 7	House	60m
7849	No. 6-7 Stoneybatter, Dublin 7	Licenced premises	60m
7850	L. Mulligan pub, 18 Stoneybatter, Dublin 7, D07 KN77	Licenced premises	50m
7851	The Glimmer Man Pub, 14 Stoneybatter, Dublin, D07 RK37	Licenced premises	50m



**Figure 12: Record of Protected Structures in proximity to the subject site (Source: Dublin City Development Plan 2022-2028)**

In terms of the National Inventory of Architectural heritage (NIAH), the inventory notes features on Stanley Street as being of special interest (NIAH Ref. No. 50070207). This is a cobbled street, comprising granite setts laid around cast-iron Dublin Corporation tram tracks, laid c.1990. These tram lines formed part of Dublin Corporation waste disposal system for the city in the opening decades of the twentieth century. The system ceased to operate in 1925. This site is of considerable social and technological interest, as the last vestiges of an early waste-disposal service in Dublin city, and one of the few remaining sites in the country where early tram lines remain in situ. The use of granite setts secured the positioning of the rails, which were laid flush with the street surface. The application site extends towards Stanley Street.

The Texacloth Limited Building, abutting the site has been recorded as a Protected Structure under the Dublin City Development Plan 2022-2028 and is also listed on the NIAH under Ref no. 50070208. It is described as a detached six-bay two-storey former maltings, built c.1850, comprising buildings arranged around central courtyard with integral carriage opening to front range. The building is currently utilised as a printworks, yoga studio and photography workshop.

There are several structures on the NIAH located along Manor Street to the west of the site. These vary from 2 to 4 no. storeys in height and are currently utilised by a range of uses including retail and hospitality. The applicable NIAH Ref nos. including 50070188, 50070187, 50070186 and 50070185.

Notably, on the lands to the north of the site, according to the accompanying Archaeological Impact Assessment, Grangegorman Manor is believed to have been located within Stanhope School. This site is now the location of a Focus Ireland sheltered housing complex known as Stanhope Green. This structure is listed on the NIAH and is of regional importance (NIAH Ref. No. 50070205) and categorised as architectural, artistic, historical and social interest. Along Stanhope Street and the entrance to the Focus Ireland structure, there is a decorative gate, railing and wall entrance (NIAH Ref. No. 50070206), listed as regional importance and categorised as architectural, historical and social importance.

The figure below illustrates the NIAH structures located in the context of the site.



**Figure 13 NIAH Structures in proximity to the subject site (Source: NIAH)**

None of the existing structures or site features were recorded by the National Inventory of Architectural History, and none are specifically protected by inclusion on the Dublin Record of Protected Structures. In addition, as noted by Mesh Architects, none of the 19th century buildings have survived fully intact, with only the L-shaped structure surviving at least partially intact, although heavily altered and truncated. The site is recorded on the Dublin City Council Industrial Heritage Record is a no statutory survey of industrial heritage sites in Dublin. Objectives DHCO10 states it an objective to have regard to the city's industrial heritage and Dublin City Industrial Heritage Record (DCIHR), in the preparation of Local Area Plans (LAPs) and the assessment of planning applications and to publish the DCIHR online.

### 2.3.11 Population and Human Health

A study of the population demographics within a 1km radius of the subject site was performed. The population of the Study Area rose from 59,617 to 68,425, equivalent to a 15% increase between the 2016 and 2022 census.

Over the same period, Dublin City Centre also experienced a population growth from 554,554 to 592,713, equivalent to a 7% increase between 2016 and 2022.

According to the CSO, the population of Ireland is getting older. The estimated population of Ireland in 2022 includes more than one million people aged 60 or older. This is projected to grow to 26% of the population by 2051. In the Arran Quay B area, the percentages of older persons are recorded as 13% and the statistics indicate that this population trend is set to continue. It is acknowledged that with the population ageing, the services and amenities need of the area are also changing.

The site is in an established city centre location, proximate to established communities in Grangegorman, Stoneybatter and Smithfield. Owing to the site's location, a range of educational, community/sporting, creches, retail, healthcare, amenities, parks, and local facilities are within its vicinity. It is ideally located to meet the principles of the 15-minute City as envisaged in the Dublin City CDP 2022 2028.

### 2.3.12 Zoning at the subject site

Under the Dublin City Development Plan 2022-2028, the site is zoned Z5 City Centre. The proposed development of 167 no. residential units, creche, community, cultural and arts space, and public open space is compatible with the permissible uses stipulated in the City Development Plan. The proposed development is complying with the zoning objectives of the subject site.

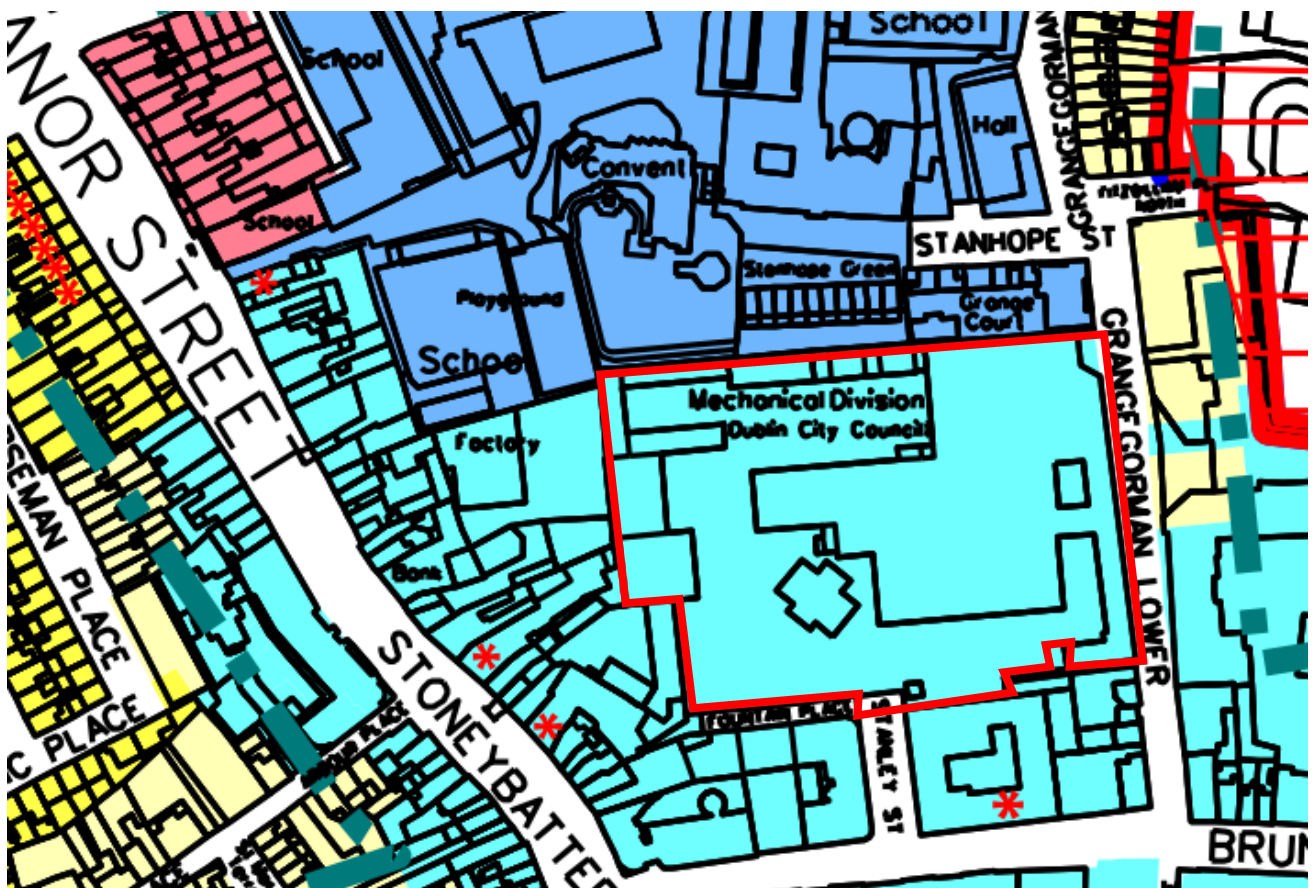


Figure 14: Zoning at the Subject Site demarcated with red line (Source: Dublin City Development Plan 2022 – 2028)



### 2.3.13 Ecological nature of the site

The Preliminary Ecological Appraisal report prepared by NM Ecology includes details of the habitats recorded within the site. This section highlights relevant findings from the Preliminary Ecological Appraisal to inform the baseline ecological nature of the site.

#### 2.3.13.1 Bats

A bat activity survey was carried out to determine whether the trees and other habitats were of importance for foraging or commuting bats. The buildings in the north-west and south-east of the site were the primary focuses of the survey. The survey was carried out on 22<sup>nd</sup> August 2023. External inspections of all buildings were carried out to assess their suitability for roosting bats. The majority are warehouses used for vehicle maintenance and storage, with metal frames clad in panels of corrugated metal, asbestos and / or transparent plastic. All of these structures are of negligible suitability for roosting bats. It is important to note the extent of artificial lighting within and surrounding the Site, as bats avoid brightly-lit areas. The majority of the Site was illuminated during the bat survey in August 2023, including the buildings described above. This reduces their suitability for roosting bats, and has been taken into account in the ratings above. The roads surrounding the Site also have streetlighting. No bat activity was recorded at any time during the survey, and this is most likely due to the extensive artificial lighting within and surrounding the site. The site is considered to be of negligible importance for roosting and foraging bats.

#### 2.3.13.2 Summary of Identification of Important Ecological Features

Table 5 provides a summary of all ecological features of identified within the site, including their importance and legal / conservation status.

**Table 5: Important ecological Features within the Site (Source: NM Ecology)**

Ecological feature	Importance	Legal status	Important feature?
Designated sites	International	HR	No
Buildings and artificial surfaces (BL3)	Negligible	-	No
Ornamental / non-native shrubs (WS3)	Negligible	-	No
Rare / protected flora	N.A.	-	No
Invasive plant species	N.A.	-	No
Terrestrial mammals	Negligible	WA	No
Bats	Negligible	HR, WA	No
Birds (including nesting habitat)	Negligible	WA	Yes
Fish and aquatic fauna	N.A.	WA	No
Reptiles and amphibians	Negligible	-	No
Invertebrates	Negligible	-	No

\* HR – European Communities (Birds and Natural Habitats) Regulations 2011 (as amended); WA - protected under Section 19 or 20 of the Wildlife Act 1976 (as amended)

The only Important Ecological Features identified in Table 5 is nesting birds. Impacts on nesting birds, which is discussed below, and impacts can be avoided using best practice mitigation.

#### 2.3.14 Trees

A total of 3 no. trees were identified in the tree survey that accompanies the application prepared by Charles McCorkell Arboricultural Consultant. None of the trees are mature and were identified within an internal courtyard surrounded by buildings. Adjacent the northern boundary of the site there is a row of mature trees. These are situated within the grounds of properties on Stanhope Green. A total of 15 no. trees were included in the tree survey, of which 9 no. trees are B category and 6 no. trees are C category. A total of 3 no. trees on site are proposed for removal and the remaining 12 no. trees are to be retained. The trees proposed for removal are of C category and are described as low quality. Pruning works are proposed to 2 no. of the trees overhanging the site along the northern boundary as some branches are directly contacting a building proposed for demolition. The pruning works are minimal and will not adversely impact the trees.

#### 2.3.15 Birds

Habitats within the Site are unsuitable for brent geese or any other species associated with SPAs in Dublin Bay; these species are only recorded in amenity grassland that is regularly mowed.

The following species were recorded during the site inspection: feral pigeon, herring gull and black-headed gull. Due to the absence of vegetation it is unlikely that any other species would use the Site on a regular basis. Therefore, the Site is of Negligible importance for bird species.

Gulls were observed to be nesting on the roofs of one of the warehouses within the Site, and on some buildings just outside the south-eastern boundary of the Site; this is relatively common throughout Dublin City Centre. Birds and their nests are protected under the Wildlife Act 1976 (as amended).

#### 2.3.16 Other Site Environmental Sensitives

The proposed development includes the demolition of structures on site and the site clearance works. An Asbestos Demolition Survey Report has been completed by OHSS Safety Consultants. The report has identified asbestos on the site. Where asbestos containing materials were identified in the survey, recommendations are provided in the asbestos register and risk assessment.

According to the accompanying Asbestos Demolition Survey Report, there are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets Crocidolite (Blue Asbestos), Amosite (Brown Asbestos), Actinolite, Anthophyllite, Tremolite, Chrysotile (White Asbestos). International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chrysotile the least. The survey has detected chrysotile and amosite asbestos at the site.

## 3. PROPOSED DEVELOPMENT

### 3.1 Summary of Proposed Development

Notice is hereby given of the construction of 167 apartments and duplex units at a site c. 1.15 ha at the Dublin City Fire Brigade Maintenance Depot and Dublin City Council Mechanical Division, Stanley Street, Grangegorman Lower, Dublin 7. Development at the site will consist of the following:

- The demolition and site clearance of the existing buildings, sheds, warehouses and garages.
- Retention and modification of the south and east elevation of an existing structure (facing onto Grangegorman Lower) to form part of apartment Block G at the southeast corner of the site.
- Construction of 167 no. apartment and duplex units across Blocks A-K (including frontage onto Grangegorman Lower).
  - Blocks A – C consist of 71 no. apartment units (43 no. 1 bed and 28 no. 2 bed units) and ranges from 5 to 6 storeys.
  - Blocks D-G consist of 84 no. apartment units (43 no. 1 bed units, 29 no. 2 bed units and 12 no. 3 bed units) and ranges from 4 to 5 storeys.
  - Blocks H-K consist of 12 no. duplex units (6 no. 1 bed and 6 no. 3 bed units) and are 3 storeys.
- Provision of 270 long-stay and 101 short-stay bicycle parking spaces, 19 no. car parking spaces and 1 no. motorcycle parking space.
- Construction of a 277.54 sqm creche.
- Provision of 552 sqm of community, cultural and arts space located at ground floor level across Blocks B, E, F and G.
- 0.113 ha of public open space and 1350 sqm of communal open space
- Vehicular access is proposed from Grangegorman Lower and vehicular egress is proposed onto Stanley Street
- Boundary treatments, public lighting, site drainage works, internal road surfacing and footpaths, ESB meter rooms, ESB substations, stores, bin and cycle storage, plant rooms, landscaping; and
- All ancillary site services and development works above and below ground.



Figure 15: Proposed Site Layout (Source: Sean Harrington Architects)

## 3.2 Surface Water Infrastructure

### 3.2.1 Existing Services

An existing network of drainage runs around the perimeter of the site on one side. These underground sewers carry surface water runoff towards existing catchment areas in the north Dublin area. Due to the relative levels of the existing drainage within the road and the proposed site levels, it is possible to achieve a gravity connection to the surface water drainage pipework installed. There is a 1020X640mm brick combined sewer and a 600mm concrete sewer running parallel to the eastern boundary on Grangegorman Lower.

### 3.2.2 Proposed Services

The proposed surface water drainage system is designed to comply with the 'Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Technical Document – Volume 2, New Developments, 2005' and the 'Greater Dublin Regional Code of Practice for Drainage Works, V6.0 2005'. CIRIA Design Manuals C753, C697 and C609 have also been used to design the surface water drainage system within the site.

The proposed surface water drainage layout for the development is indicated on Malone O'Regan drawings SHB4-SSD-DR-MOR-CS-P3-130, 150 and 151. Surface water runoff from new internal road surfaces, footpaths, other areas of hardstanding and the roofs of buildings will be collected within a gravity drainage network and directed towards an attenuation storage system. The attenuation storage is sized to cater for a 1 in 100-year storm event.



The outfall from each detention basin and attenuation tank will be restricted to the applicable 'greenfield' runoff rate using a Hydrobrake flow control device. A number of sustainable drainage systems (SuDS) are proposed in order to minimise the volume and rate of runoff from the site.

### **3.3 Foul Water Services**

#### **3.3.1 Existing Services**

An existing network of drainage runs around the perimeter of the site on one side. These underground sewers carry foul water towards existing treatment areas in the north Dublin area. Due to the relative levels of the existing drainage within the road and the proposed site levels, it is possible to achieve a gravity connection to the foul water drainage pipework installed. There is a 1020X640mm brick combined sewer running parallel to the eastern boundary on Grangegorman Lower.

#### **3.3.2 Proposed Services**

The proposed foul water drainage system is designed to comply with the 'Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Technical Document – Volume 2, New Developments, 2005' and the 'Greater Dublin Regional Code of Practice for Drainage Works, V6.0 2005'. The proposed foul water drainage layout for the development is indicated on Malone O'Regan drawings SHB4-SSD-DR-MOR-CS-P3-130. Foul water from new housing units will be collected within a gravity drainage network and directed towards the existing public sewer system. Calculations for the foul and process water pipe networks are provided in Appendix D of the Engineering Report.

### **3.4 Water Supply Infrastructure**

#### **3.4.1 Existing and Proposed Services**

There are separate 75mm and 150mm watermains running parallel to the eastern boundary on Grangegorman Lower. There is a 100mm watermain coming in off Stanley Street decreasing to a 50mm main when entering the site and terminating in the southwest corner. The proposed watermain layout is indicated on drawing SHB4-SSD-DR-MOR-CS-P3-140 which accompanies this planning application.

## 4. PRELIMINARY EXAMINATION

### 4.1 Guidance on Environmental Impact Assessment Screening

The Office of the Planning Regulator (OPR) has issued guidance on EIA screening in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids planning authorities as the Competent Authority (CA) in this area.

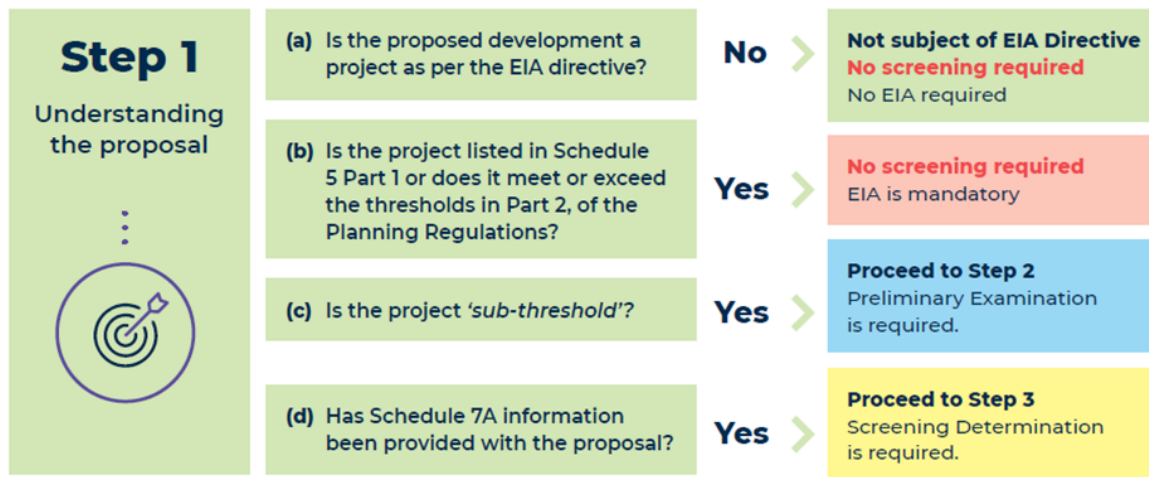


Figure 16: Extract from OPR EIA Screening Guidance Note

This report has had regard to the OPR guidance and methodology.

The proposed application is a project for the purpose of Environmental Impact Assessment (EIA) under Stage 1 stage (a) of the OPR guidance.

### 4.2 Sub-threshold Development

A list of the types or classes of development that require EIA or screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. 'Sub-threshold development' comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

In Part 2 of schedule 5, the following is the relevant to assessment of sub-threshold development.

10. Infrastructure projects

(b) (i) Construction of more than **500 dwelling units**.

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(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.

("business district" means a district within a city or town in which the predominant land use is retail or commercial use.)

In relation to proposed development none of the thresholds above are exceeded, but those highlighted in bold indicate the thresholds of relevance to the subject proposal.

Accordingly, the project is sub-threshold development with reference to the above thresholds and under Step 1(c) of the OPR guidance a preliminary examination is required under Step 2.

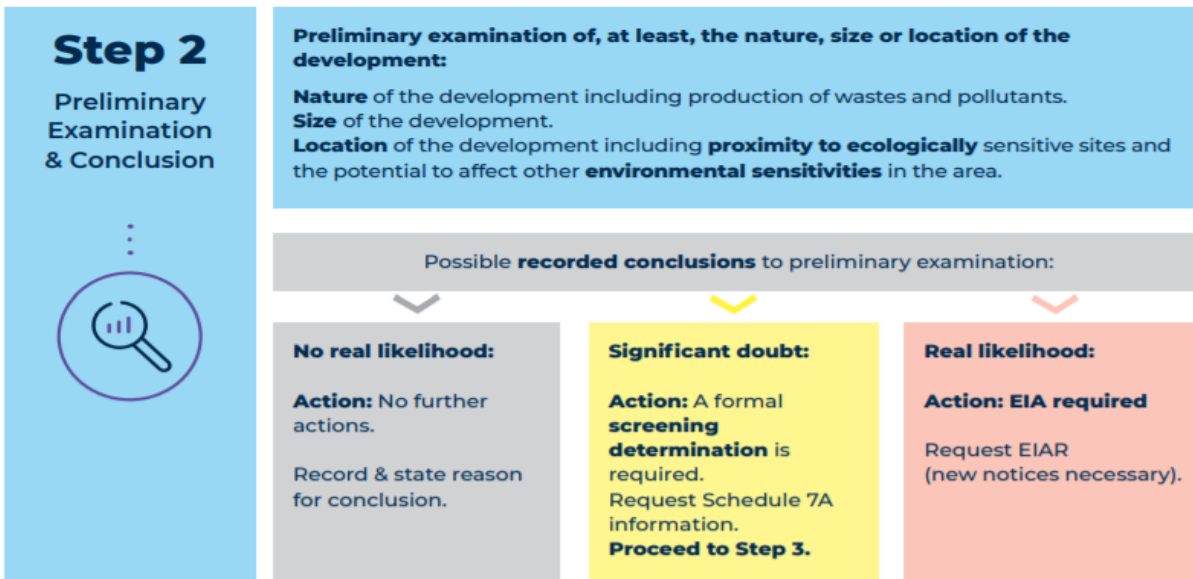


Figure 17: Extract from OPR EIA Screening Guidance Note

### 4.3 Preliminary Examination considerations

Preliminary examinations must consider at least the following:

- The nature of the development including the production of wastes and pollutants;
- The size of the development; or
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

The OPR guidance states a number of questions to assist the preliminary examination.

This overlaps with the submitted Appropriate Assessment (AA) screening report and consideration of hydrological and other connections to European sites.

### 4.4 Nature of the development:

#### i) **Is the nature of the proposed development exceptional in the context of the existing environment?**

The nature of the development is the construction of 167 no. residential units consisting of apartment blocks and duplex units with 552 sqm community, cultural and arts space, 277.54 sqm creche, 0.113 ha public open space and 1350 sqm communal open space. The site is zoned Z5 City Centre. The proposed development is consistent with the zoning objectives on site. The Core Strategy and Settlement Hierarchy of the Dublin City Development Plan outlined in Table 2-8 of the Development Plan presents the spatial structure and proposed residential yield in the various areas of the City. The site would be considered as infill/ smaller scale brownfield and opportunity sites and fall within the 'City Centre within M50' category under Urban Consolidation and would therefore contribute to urban consolidation with a planned residential yield of 12,900 units and a population of 23,220 persons. The proposed construction of 167 no. residential units, provides an active site using finite land

within the built-up area of the City centre. The site is currently utilised by the Dublin City Fire Brigade Maintenance Depot that is situated within a predominately mixed use neighbourhood surrounding the site.

It is considered that no significant natural resources will be used; namely land, soil, water or biodiversity. The nature of the development is compatible with the surrounding land uses and would be supported by the availability of, and proximity to retail, community and local service provision within the immediate neighbourhood and public transport accessibility. Therefore, it is considered that the proposed development is not exceptional in the context of the existing urban environment.

**ii) Will the development result in the production of any significant waste, or result in significant emissions or pollutants?**

The nature of the proposed use is primarily residential with community, arts and cultural and creche uses proposed. It is proposed to retain and modify the south and east elevation of an existing structure (facing onto Grangegorman Lower) to form part of apartment Block G at the southeast corner of the site. The proposal also consists of the demolition of structures on site and site clearance works. This will give rise to waste during the works.

During the construction phase, any waste generated from the proposed development will be dealt with in the appropriate manner in accordance with the appropriate standards and best practice methodology. An Asbestos Demolition Survey Report has been completed by OHSS Safety Consultants. The report has identified asbestos containing material at the site. According to the accompanying Asbestos Demolition Survey Report, there are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets Crocidolite (Blue Asbestos), Amosite (Brown Asbestos), Actinolite, Anthophyllite, Tremolite, Chrysotile (White Asbestos). International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chysotile the least. The survey has detected chrysotile and amosite asbestos at the site. It is recommended that the removal of the asbestos is undertaken prior to demolition works at the site. A Construction and Environmental Management Plan accompanies this application which sets out measures/ approaches relating to construction waste arising and any emissions or pollutants arising during construction.

The site investigation testing found that in a number of samples were tested as hazardous for total petroleum hydrocarbons concentrations. All other samples are classified as non-hazardous. Contaminated soil will be segregated and transported by suitably licensed waste removal contractors to waste facilities permitted to accept said waste. Chemicals will be stored in bunded areas well away from surface water sources or gullies/surface water drainage leading off site. Hazardous waste will be removed from site by a permitted waste collector. As there are no existing habitats within the Site, the hazardous waste discussed under section 2.3.2 of this report will have no ecological impacts within the Site. There are no connections to any watercourses so there is also no risk that hazardous waste will have any impact on ecological features outside the Site.

When occupied, it can be anticipated that the development will have negligible potential to cause any pollution or nuisance. Further to this, the site is not located on or immediately surrounding a source for major accidents or hazards. The nearest Seveso Site is c. 4 km to the east. It is Topaz Irish Shell located in Dublin Port. This is an upper tier Seveso site. Other waste generated during construction and operation can be anticipated to be typical for a medium scale residential development. Apart from demolition waste, no other significant waste streams will be generated. The proposed development by its nature will not cause any significant waste, emissions or pollutants during operation.

**iii) Is the size of the proposed development exceptional in the context of the existing environment?**

The size of the development is not exceptional in the context of the existing environment. The infill development site is c.1.15 ha and will result in 167 no. residential units, 277.54 sqm creche, 552 sqm community, cultural and arts space, and 0.113 ha public open space. The development will result in a density of 148.7 units per hectare. This is not exceptional in an urban context and accords with the density provisions stipulated at a local and national level for a site in an urban location.

The proposed apartment blocks, Block A-C ranges from 5 to 6 storeys, Blocks D-G ranges from 4 to 5 storeys and the duplex Blocks H-K, are 3 storeys in height. The site is located between the established neighbourhoods of Stoneybatter, Smithfield and Grangegorman. Development surrounding the site range in height from 2 to 6 storeys. The proposed development has sought to retain the existing residential amenity of the surrounding area while also delivering a compact and dense development.

Moreover, the lands are zoned Z5 City Centre in the Dublin City Development Plan 2022-2028. The proposed infill development will provide much needed residential accommodation as well as creche, community, arts and cultural space and public open space. The proposed development is consistent with local, regional and national policy, particularly in delivering compact growth within the existing built-up envelope of urban areas and responds to the need for higher residential densities in urban areas and in proximity to existing and planned high-capacity public transport.

**iv) Are there cumulative considerations having regard to other existing and/or permitted projects?**

To consider potential in-combination effects, planning applications (recently granted or under consideration) in the vicinity of the site were reviewed on the online planning records of Dublin City Council and An Bord Pleanála. A 1km radius was utilised during the search of applications in order to identify applications to consider potential in-combination effects. Various extensions and retention permissions were noted among the applications permitted in the vicinity of the site and these are not recorded in this section due to the scale and nature of those developments. There are a number of large-scale developments permitted within 1km of the site and they can be summarised as follows:

**Table 6: Relevant Permitted Planning History**

DCC / Lodged ABP Planning Reg. Ref	Planning Status	Description of Development	Development Address	Distance from Site (KM)
PA. Reg. Ref. GSDZ309 2/21	Granted 27/08/21	The development consists of the temporary retention and use of the existing Dublin 7 Educate Together National School which was granted temporary permission under 4291/08 and extended under GSDZ3263/14 and GSDZ3653/17. This application seeks to retain the temporary school for a further 3 years while the	Dublin 7 Educate Together National School, Fitzwilliam Place North, Lower Grangegorman, Dublin 7	0.1

DCC / ABP Planning Reg. Ref	Lodged	Planning Status	Description of Development	Development Address	Distance from Site (KM)
			construction of the permanent school is ongoing.		
PA. Reg. Ref. GSDZ252 9/19	20/06/19	Granted 17/06/19	Development relating to the reuse of the Lower House for educational related uses including canteen and café, student support services and facilities at a site c.0759 ha	South-east of Grangegorman Strategic Development Zone (SDZ), Lower House, Grangegorman Lower, Dublin 7	0.2
PA. Reg. Ref. 3000/15	02/12/15	Granted 07/01/2019 and constructed	The proposed development includes the demolition of all existing structures on site, including nos. 13, 14, 15, 16, 17 & 18 Grangegorman Road Lower; and the construction of 132 no. bed space student residential accommodation (125 no. single ensuite rooms, 3 no. accessible rooms and 2 no. double rooms) with 1 no. 1 bedroom apartment, all over seven stories with basement (with an overall gross floor area of 4,879 sq.m)	Junction of Grangegorman Road Lower, & Fitzwilliam Place North, Including Nos 13,14,15,16,17 & 18 Grangegorman Road Lower, Dublin 7	0.1
PA. Reg. Ref. 4734/18	29/04/19	Granted	The development will consist of the demolition of all existing structures on site including No. 20 Stoneybatter (958.87sqm); and the construction of a part 3 No. storey to part 5 No. storey Student Accommodation development with staircores to roof gardens over, comprising a main block (3,735.2sqm) and a Gatehouse building at No. 20 Stoneybatter (187.7sqm) providing a total of 142 No. student accommodation bedspaces (3,922.9sqm).	No. 20, Stoneybatter and the lands to the rear of Nos. 20-23a Stoneybatter, and Nos. 1-2a Manor Street, Stoneybatter, Dublin 7	Abutting the site
PA. Reg. Ref.	03/04/24	Granted 30/04/24	The development will consist of the construction of a 2-6 storey building to accommodate educational	A site within the overall Grangegorman	0.7

DCC / Lodged ABP Planning Reg. Ref	Planning Status	Description of Development Summary	Development Address	Distance from Site (KM)	
GSDZ486 1/23		facilities. Facilities will include lecture theatres; teaching learning / research rooms and spaces; IT labs; meeting rooms; an exam / conferring/events hall; viewing gallery; staff offices; communal spaces; a café and ancillary facilities and service	Strategic Development Zone (SDZ) of c.28.69 ha at Grangegorman, Dublin 7,		
PA. Reg. Ref. GSDZ454 3/23	05/04/24	Granted 17/06/24	Office and Mixed Use development at a site located within the Grangegorman SDZ, bound by Broadstone (RPS 2029) and the Luas line to the north/ east, Dublin Bus Depot (RPS. 2029) to the south/ east and TU Dublin East Quad and Printmaking Workshop and the Clock Tower (RPS. 3288). The development consists of the construction of 2 no. blocks of 51,955 sq.m over a single basement, which will include lobby, retail/ café uses, community space, office space ranging between 8 to 12 storeys	Grangegorman Strategic Development Zone (SD) at Grangegorman, Dublin 7	0.5
PA.Reg.Re f.4026/23	28/03/24	Granted 30/05/24	Change of use of existing former school to office space and residential apartments. The development also includes the increase of building height to allow for a rooftop 35 sqm communal amenity area.	12 Manor Street, D07 TH59	0.1

The geographical distribution of the remaining development sites surrounding the application site reflects the rapidly changing nature of this accessible area of the City Centre. All accompanying reports such as the traffic, AA screening, Construction Environmental Management Plan (CEMP) etc. have taken into account the proposed in-combination effects. Notwithstanding this, it is reasonable to assume that all development consents would incorporate conditions requiring protection of the environment during the construction and operational phase.

The accompanying confirmation of feasibility from Uisce Eireann determines the existing infrastructure is adequate to cater for the proposed development. As a result, it is not anticipated that there will be any cumulative effects relating to water supply and foul drainage during the operational phase.



In-combination effects on Natura 2000 sites is a Habitats Directive issue and it is addressed in the AA Screening Report included under separate cover. It concludes that the construction and presence of this development will have no adverse effects on Natura 2000 sites or their conservation objective, alone or in combination with other plans and projects.

Overall, it is considered that the proposed development will have a significant permanent positive impact when considered in the context of existing and approved projects/ plans. Due to the accessible location and the planning objectives / zoning for the surrounding area, and the close proximity of the subject site to the Grangegorman Strategic Development Regeneration Area and the Grangegorman Strategic Development Zone means that development is continually occurring. However, given the relatively restricted scale of the proposed development and segregation from other sites and no major projects have been identified, it is considered unlikely that these developments would have the potential to result in significant negative cumulative impacts in combination with the proposed project.

#### 4.5 Location

***i) Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?***

The environmental sensitivity of the subject site and its receiving environment has been considered through examination of various technical and scientific assessments as detailed in section 2.3 of this report.

The subject site is not within a European site. As identified in section 2.3 of this report, the nearest European site to the subject site is 3.6km away South Dublin Bay and River Tolka Estuary SPA (004024). The closest EPA Water Framework Directive watercourse is the River Liffey. No potential pathways from the subject site to the River Liffey were identified.

As noted in the AA Screening: *"The South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are located 3.5 km and 5.5 km from the Site, respectively. Both SPAs cover extensive areas of intertidal mudflat and sandflat in Dublin Bay, and they are designated to protect a range of species that are present in winter months. The Site does not contain any amenity grassland and there are no wet areas suitable for waders, so it is unsuitable for any of the species associated with the SPAs in Dublin Bay."*

The subject site is not located within or proximate to any natural amenity features including; a watercourse, wetland feature, coastal zone, mountain or forest area, Nature Reserves or Parks.

The proposed residential development is considered to be appropriately located on serviced urban land which benefits from a high level of supporting community services and infrastructure, including accessibility to the city centre and the wider Dublin city Metropolitan Area which will benefit future residential occupants. The locational characteristics facilitate and support urban regeneration specifically in the form of residential development and the delivery of the calculated housing need as identified in the City Development Plan, at an appropriate, accessible location which has sufficient capacity to accommodate that development.

***ii) Does the proposed development have the potential to affect other significant environmental sensitivities in the area?***

The detailed sensitivities of the site are outlined in section 2.2 above. There are no recorded monuments situated within the site boundary. The site lies within a zone of archaeological potential according to the Development Plan zoning map. This Part 8 application is accompanied by an Archaeological Impact Assessment. In order to



assess the sub surface potential of the site it is recommended that archaeological testing should take place. This will allow for deposits to be identified and a strategy for their resolution to take place.

Whilst there are no protected structures within the subject site, the former maltings building at 32 Brunswick Street North, Dublin 7 (RPS Ref 994) shares the southern boundary. The building, a six bay two storey, features an internal courtyard, and is currently utilised as an arts space and yoga studio. The proposed development presents a suitable respective architectural form at this location, with significant setback between the existing protected structure and the subject development. According to the accompanying Preliminary Architectural Heritage Impact Assessment, the potential impact to the adjoining protected structure will be positive.

Vehicular site access is proposed from Grangegorman Lower along the new internal street in a one-way loop, with site egress at Stanley Street. The National Inventory of Architectural Heritage notes features of Stanley Street as being of special interest. This is a cobbled street, comprising granite setts laid around cast-iron Dublin Corporation tram tracks, laid c.1900. These tram lines formed part of Dublin Corporation's waste disposal system for the city in the opening decades of the twentieth century. The subject proposal serves to retain this feature, whilst also introducing a high-quality granite paviour or similar above the existing cobble finish, which will form the footpath connection at the north east corner of Stanley Street and the extension of cobbles over the existing concrete infill in the vicinity of the existing gates. Access to Stanley Street will be provided initially in the short term until Building 01 is demolished. Following which, main access to the site will be via Grangegorman lower. It is noted that large vehicles currently access the Depot via Stanley Street hence the road surface is used to receiving loading of same and should be capable of supporting an infrequent amount of heavy vehicles in the short term.

3 no. trees on the site are proposed for removal. These are of low quality according to the tree survey conducted. The loss of baseline habitats will be compensated by biodiversity enhancements proposed as part of the landscaping scheme.

The site currently consists of concrete ground, existing buildings, sheds, warehouses and garages. A Preliminary Ecological Appraisal was prepared by NM Ecology. As noted in the Preliminary Ecological Appraisal report, the only Important Ecological Features identified in this assessment are the treeline and nesting birds. Potential impacts on these features are considered in Section 4.1 of the Preliminary Ecological Appraisal Report. All other ecological features discussed in the report are considered to be of Negligible ecological importance, so they are not listed as Important Ecological Features.

The Preliminary Ecological Appraisal further notes that;

*"Gulls were observed nesting on the roof of one of the warehouses in the south of the Site, and could potentially also use other buildings. Under Section 22 of the Wildlife Act 1976 (as amended), it is an offence to kill or injure a protected bird or to disturb their nests. It is recommended that the buildings are demolished between September and February (inclusive), i.e. outside the nesting season. If this is not possible, an ecologist will survey the affected areas in advance to assess whether or not any breeding birds are present. If any are encountered, demolition may be delayed until the breeding attempt has been completed, i.e. after chicks have fledged and a nest has been abandoned."*

The proposed development site contains no other features of any ecological significance. According to the AA screening report accompanying this application, it can be concluded that the proposed development; individually or in combination with another plan or project, will not have a significant effect on any European sites. This assessment was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

#### **4.6 Preliminary Examination Conclusion**

Following the preliminary examination, it is concluded that there are doubts regarding the likelihood of significant effects on the environment arising from the proposed development in relation to architectural heritage and to proceed to a Step 3 assessment as per the OPR Guidelines.

## 5. SCHEDULE 7 ASSESSMENT AND SCHEDULE 7A INFORMATION

Where the requirement to carry out EIA is not excluded at preliminary examination stage, the planning authority must carry out a screening determination.

In making its screening determination, the competent authority must have regard to:

- Schedule 7 criteria,
- Schedule 7A information,
- Any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant,
- Any mitigation measures proposed by the applicant,
- The available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account, and
- The likely significant effects on certain sensitive ecological sites.

**Step 3**  
Formal  
Screening  
Determination

**Screening Exercise:**  
**Is the proposal likely to have significant effects on the environment?**

In making the determination, the planning authority must have regard to Schedule 7 criteria, Schedule 7A information, results of other relevant EU assessments, the location of sensitive ecological sites, or heritage or conservation designations. Mitigation measures may be considered.

**Screening Determination:** Recorded outcomes to screening determination must state main reasons and considerations, with reference to the relevant criteria listed in Schedule 7 of the Regulations and mitigation if relevant.

*Figure 18: Extract from OPR EIA Screening Guidance Note*

### 5.1 Schedule 7 criteria for determining whether development should be subject to an environmental impact assessment

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development', groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three headings which correspond to the updated Schedule 7. Schedule 7 criteria for determining whether development listed in part 2 of Schedule 5 should be subject to an environmental impact assessment.

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

Table 7: Characteristics of the proposed development

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
<p><b>1.Characteristics of proposed development</b> The characteristics of proposed development, in particular to:</p>	
<p>a) the size of the proposed development,</p>	<p>The proposed works at the c.1.15 ha site consists of the demolition of structures on site, retention and modification of the south and east elevation of an existing structure, site clearance works and the construction of 167 no. apartments, community, arts and cultural space, creche and public open space. A Resource Waste Management Plan (RWMP) will be in place for the construction phase of the development. With mitigation measures detailed in the CEMP and RWMP no significant negative effects are likely.</p> <p>The proposed development provides an appropriate and compatible form of infill development within an urban context on lands which are zoned Z5 City Centre. The site adjoins other established urban uses including residential and commercial uses and is well connected in terms of public transport and pedestrian and cycle links.</p> <p>Having regard to the size and design of the proposed development, which is infill in nature, the potential for significant effects on the environment are not anticipated.</p>
<p>b) 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,</p>	<p>Section 4.4 (iv) of this report identified relevant permitted planning permission and applications for the assessment of cumulative effects. Together, with the proposed development at the subject site and other permitted developments in the vicinity of the site are not likely to give rise to significant effects. In arriving at this conclusion, other permitted development has been taken into account.</p>
<p>c) the nature of any associated demolition works,</p>	<p>The proposal entails demolition of the existing office building, sheds, warehouses and garages, site clearance works and retention and modification of the south and east elevation of an existing structure to facilitate the construction of 167 no. residential units, creche, community, arts and cultural space and public open space.</p> <p>The CEMP prepared details the methodologies employed for the control, management, monitoring and disposal of waste from the site to mitigate any potential impacts. In addition, asbestos containing material has been identified on site. It is recommended that this material is removed from the site prior to any demolition works commencing. Measures for C&amp;D waste disposal associated with demolition works are discussed further in the RWMP for the project</p>

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	<p>As part of the Preliminary Ecological Appraisal, a bat survey was undertaken and these findings are detailed in the accompanying report prepared by NM Ecology. The appraisal concluded that the site is considered to be of negligible importance for roosting and foraging bats.</p>
<p>d) the use of natural resources, in particular land, soil, water and biodiversity,</p>	<p>The nature of the proposed use and scale of development is such that its development would not result in a significant use of natural resources. The Part 8 site consists of the former Dublin Fire Brigade Maintenance Station and Dublin City Council Mechanical Division, which is due to be relocated.</p> <p>The proposed development will therefore result in the efficient use of infill land and will utilise the urban development land for residential and community uses that is aligned to the development objectives of the Development Plan. There will be no use of natural resources at the site given the nature of works proposed.</p> <p>The scale and quantity of construction materials used will not be such that would concern in relation to significant effects on the environment. During construction, the contractor will take all appropriate measures to protect against accidental spillages or pollution.</p> <p>The development will generate water demands during the construction and operational phases of the development. Water will be supplied from the public watermain. A Confirmation of Feasibility (COF) has been received from Uisce Eireann (Formerly Irish Water). A Copy of the Uisce Eireann COF Letter is provided in Appendix A of the accompanying Engineering Report prepared by Malone O'Regan</p> <p>The operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The proposed foul water drainage layout for the development is indicated on Malone O'Regan drawing SHB4-SSD-DR-MOR-CS-P3-130. Foul water will be collected within a gravity drainage network and directed towards the existing public sewer system under Grangegorman Lower.</p> <p>The proposed surface water drainage layout for the development is indicated on Malone O'Regan drawing SHB4-SSD-DR-MOR-CS-P3-130 and 150. Surface water runoff from new internal road surfaces, footpaths, other areas of hardstanding and the roofs of buildings will be collected within a gravity drainage network and directed towards an attenuation storage system. The attenuation storage is sized to cater for a 1 in 100-year storm event. The outfall from each attenuation storage system will be restricted to the applicable 'greenfield' runoff rate using a Hydrobrake flow control device. A number of sustainable drainage systems (SuDS) are proposed in order to minimise the volume and rate of runoff from the site.</p>



Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	<p>A desktop Flood Risk Assessment has been prepared by Malone O'Regan and accompanies this application. The report concludes:  <i>"The analysis and flood zone delineation undertaken as part of this DFRA indicates that the proposed site is not expected to be impacted during the occurrence of a 0.1% AEP (1 in 1000 year) fluvial flood event. The PFRA flood mapping indicates that the proposed development site does not fall within the predicted extreme 0.1% (1 in 1000 year) current scenario fluvial flood zone.</i></p> <p><i>The node point closest to the western boundary of the site is referenced as node point 09LIFF00452. The 1% AEP (1 in 100 year) and 0.1% AEP (1 in 1000 year) flood levels at this point are predicted as 2.92m and 3.23m respectively.</i></p> <p><i>According to the SFRA of the Dublin City Development Plan 2022 – 2028, it is recommended that for a scenario of fluvial event-undefended, the minimum finished floor level is to be based on 1% AEP flood + climate change (20% allowance for highly vulnerable development) + 300mm freeboard i.e., = 2.92m with 20% + 0.3m = 3.22m.</i></p> <p><i>The development site passes the Justification Test for Development Plans.</i></p> <p><i>A review of the OPW Tidal Flood Extents Mapping was carried out and indicates that the proposed development site does not fall within a the predicted extreme 0.1% (1 in 1000-year current scenario) tidal flood event.</i></p> <p><i>In consideration of the above assessment, analysis and recommendations, overall development of the site is not expected to result in an adverse impact to the existing hydrological regime of the area or to result in an increased flood risk elsewhere."</i></p> <p>The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment. The overall environmental impact under these headings is therefore considered to be low.</p> <p>In addition, the AA screening report accompanying this application concludes that the proposed development will not cause any significant impacts on designated sites, habitats, legally protected species, or any features of ecological importance.</p> <p>A preliminary Ecological Appraisal accompanies this application. The appraisal concludes that the only Important Ecological Features identified in this assessment are the treeline and nesting birds. Some semi-mature trees will be felled to accommodate the proposed development but these are of low quality. Impacts on nesting birds</p>

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	<p>can be avoided using best practice mitigation. It is considered that as the Site is of low baseline ecological importance, and no ecological impacts are currently envisaged, and therefore it is not necessary to carry out an Ecological Impact Assessment. The loss of habitats will be compensated by biodiversity enhancements proposed as part of the landscaping scheme. the proposed development is considered to provide a net gain in biodiversity, and thus complies with Policy GI 16 of the Dublin City Development Plan.</p>
<p>e) the production of waste,</p>	<p>The existing site consists of premises associated with a Fire Brigade Maintenance Depot and Mechanical Division, and as such features an agglomeration of office buildings and warehouse-style units. Demolition of these structures is required prior to construction of the proposed development. C&amp;D waste generated by the works will be transported offsite to licensed waste facilities by suitably permitted waste collectors.</p> <p>All inert material and non-hazardous waste will be disposed of from the site in accordance with the categorisation of waste and in accordance with the relevant licencing and regulatory requirements. The scale of the waste production with the use of licenced waste disposal facilities and contractors does not cause concern for likely significant effects on the environment.</p> <p>As detailed in the accompanying Waste Classification Report prepared by O'Callaghan Moran &amp; Associates, asbestos was not detected in any of the soils samples tested. The testing found that in a number of samples were tested as hazardous for total petroleum hydrocarbons concentrations. All other samples are classified as non-hazardous. Instances of C&amp;D waste containing hazardous substances may be encountered. As such, coordination with facilities such as those listed in Table 2.6 of the RWMP will be necessary.</p> <p>An Asbestos Demolition Survey Report has been completed by OHSS Safety Consultants. The report has identified asbestos containing material at the site. According to the accompanying Asbestos Demolition Survey Report, there are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets Crocidolite (Blue Asbestos), Amosite (Brown Asbestos), Actinolite, Anthophyllite, Tremolite, Chrysotile (White Asbestos). International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chysotile the least. The survey has detected chrysotile and amosite asbestos at the site. It is recommended that the removal of the asbestos is undertaken prior to demolition works at the site.</p> <p>All construction works will be carried out in accordance with the CEMP and RWMP prepared by ORS.</p> <p>During the operational phase, the proposed development will give rise to general non-hazardous waste including paper, cardboard,</p>

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	<p>plastics, metals, electrical equipment and electrical waste commensurate with the residential and community uses of the site. An Operational Waste Management Plan prepared by Traynor Environmental accompanies this application. All domestic waste will be disposed of by a licensed waste contractor. No significant waste streams during operation are anticipated.</p>
<p>f) pollution and nuisances,</p>	<p>The construction phase of the project has the potential to be a source of pollution in relation to water, noise, vibration, dust and traffic. There will likely be potential for localised dust and noise produced during the demolition and construction phases. This will be managed by ensuring construction work largely operates within the approved hours of construction. Standard dust and noise prevention mitigation measures will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant effects on the environment.</p> <p>The CEMP report prepared by ORS addresses dust control and a number of mitigation measures have been proposed for the development.</p> <p>A variety of items of plant will be in use during the construction phase. There will be vehicular movements to and from the site that will make use of existing roads, including access at Stanley Street. Due to the nature of these activities, there is potential for the generation of elevated levels of noise.</p> <p>The Contractor will aim to restrict noise levels to the following levels during construction:</p> <ul style="list-style-type: none"> <li>• Daytime (08:00 to 19:00 hrs) – 70dB</li> <li>• Evening (19:00 to 23:00 hrs) – 50dB</li> <li>• Night-time (23:00 to 08:00 hrs) – 45dB (measured from nearest noise sensitive location).</li> </ul> <p>To minimise noise from construction operations, no heavy construction equipment/ machinery (to include pneumatic drills, construction vehicles, generators, etc.) shall be operated on or adjacent to the construction site before 08:00 or after 19:00, Monday to Friday, and before 08:00 or after 14:00 on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 19:00 and 08:00am. The main source of vibration during the construction phase is associated with excavation and ground-breaking activities.</p> <p>There is also potential for noise pollution during the operational phase in the form of parking cars at the development. However, the ambient noise levels will mask this noise during the daytime.</p> <p>During the operational phase the principal forms of air emissions relate to discharges from motor vehicles on Grangegorman Road</p>

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	<p>Lower, Stanley Street and Brunswicks and heating appliances in the building.</p> <p>An Operational Waste Management Plan will be put in place with measures to avoid and / or mitigate pollution from operational waste.</p> <p>The potential sources of traffic pollution can be mitigated, and these measures are detailed in the CEMP prepared for the development. With the implementation of these mitigating measures, there are no likely residual significant effects on the environment.</p>
<p>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</p>	<p>Standard construction practices will be employed throughout the construction phase. The nearest Seveso site identified is Topaz Irish Shell located at Alexandra Road, North Dock, Dublin, which has been categorised as an Upper Tier Seveso Site and is located c. 4km to the east. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. There is no significant risk of accidents or disasters.</p> <p>No significant effects are anticipated from the identified Seveso sites listed above.</p> <p>The subject site is located within a Flood Zone C and is not in proximity to a Flood Zone A or B. According to the OPW flood mapping there has been no flooding events at the subject site. The potential impact of climate change has been considered for in the design of the surface water drainage network and storage system.</p> <p>The project does not provide for pollutants or construction works that would give rise to environmental risks, and/or disasters in the area. No significant effects on the environment are anticipated during operation.</p>
<p>h) the risks to human health (for example, due to water contamination or air pollution).</p>	<p>Ground Investigations of the site completed by IGSL Ltd. confirmed that a number of trial pits encountered material that exceed thresholds for Inert and Non-Hazardous Waste Acceptance Criteria. As such, disposal to licensed waste facilities capable of accepting such material should be conducted. Twenty-one of the twenty-eight samples failed to meet the inert landfill acceptance criteria. The accompanying RWMP in Table 2.3 outlines the categories of waste for removal as well as potential waste facilities capable of accepting said wastes.</p> <p>The contractor at the subject site will continue to ensure that in the event that any waste arises from the subject site that it will be removed in a manner which meets the appropriate standards and best practice. Having regard to the CEMP and RWMP, it can be concluded that with mitigating measures, there would be no significant effect upon human health.</p>

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	<p>There are no Seveso/ COMAH sites in the vicinity of this location.</p> <p>The development will generate water demands during the construction and operational phases of the development. Water will be supplied from the public watermain. A Confirmation of Feasibility has been received from Uisce Eireann (Formerly Irish Water). A Copy of the Uisce Eireann Confirmation of Feasibility Letter is provided in Appendix A of the accompanying Engineering Report prepared by Malone O'Regan.</p> <p>The proposed foul water drainage system is designed to comply with the 'Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Technical Document – Volume 2, New Developments, 2005' and the 'Greater Dublin Regional Code of Practice for Drainage Works, V6.0 2005'. Rainwater runoff from roofs and other impermeable surfaces will be channelled to an attenuation tank in the centre of the Site and discharged at a controlled rate to a local authority storm drain. The system will include an oil and hydrocarbon interceptor.</p> <p>The proposed foul water drainage layout for the development is indicated on Malone O'Regan drawings SHB4-SSD-DR-MOR-CS-P3-130. Foul water from new housing units will be collected within a gravity drainage network and directed towards the existing public sewer system.</p> <p>Dust and air quality control measures for the construction phase of development are detailed in section 4.3 of the CEMP. It can be concluded that with mitigating measures, there would be no significant effect upon human health.</p> <p>The project is unlikely to give rise to risks to human health arising from contamination or pollution.</p>

**Table 8 Location of the proposed development**

2. Location of proposed development.	
<p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:</p>	
<p>a) the existing and approved land use,</p>	<p>The part 8 site consists of the Dublin Fire Brigade Maintenance Station and Dublin City Council Mechanical Division, which is due to be relocated. The site is currently operational, and features a number of buildings and structures in current use. There is no coherence in building type within the Part 8 site. These are either</p>



	<p>pitch roof with corrugated iron or flat roofs. There is a L-shaped building to the east of the site fronting directly onto Grangegorman Lower. This structure is the last remaining structure to survive from the 19th century Scavenging Depot, and stands at the south-east corner of the proposed development site. It dates from around 1875 and originally extended further north along Grangegorman Lower, and further east along the southern edge of the development site. It is proposed to retain and modify of the south and east elevation of this structure to form part of apartment Block G at the southeast corner of the site. The pedestrian environment along this frontage is poor, the footpath being in poor state and requiring upgrade. The site itself consists of a series of industrial type buildings with car parking. The site is tarmacked.</p> <p>The proposed use on site is compatible with the land use zoning of the subject lands which is Z5 "City Centre". Residential, creche and community, arts and cultural uses, and public open space are permitted under Z5 zoning.</p> <p>The proposed development is compliant with the zoning objectives for the site. In determining the zoning of the subject site, the Planning Authority will have thoroughly assessed the nature of the site as part of the Strategic Environmental Assessment and Appropriate Assessment for the Dublin City Development Plan 2022-2028 to ascertain its capacity to accommodate such development and merit a zoning as designated. There are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment. The addition of this development is not considered to have a significant impact on the environmental sensitivities of the area.</p>
<p>b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,</p>	<p>The nature of the proposed development is such that the natural resources used in its development are limited and there would be minimal ongoing use of natural resources from the proposed use of the site.</p> <p>The land may be categorised as urban infill development land, well serviced by infrastructure, public transport, community services and where the objective is to maximise its development potential in the interests of sustainable development and compact growth.</p> <p>An Appropriate Assessment Screening, Resource Waste Management Plan and Construction &amp; Environmental Management Plan have been prepared and informed the preparation of this EIA Screening. An assessment of the project has shown that significant effects are not likely to occur at these areas alone or in combination with other plans or projects.</p> <p>In relation to biodiversity on the site, the preliminary Ecological Appraisal concluded that the only important ecological features identified on the site is nesting birds (gulls). All other ecological features discussed in the preliminary Ecological Appraisal are considered to be of negligible ecological importance. Impacts on nesting birds can be avoided using best practice mitigation. No</p>

	<p>rare plants have been recorded during any of the site visits undertaken.</p> <p>The Preliminary Ecological Appraisal prepared by NM Ecology concludes:</p> <p><i>"As the Site is of low baseline ecological importance and no ecological impacts are currently envisaged, it is not necessary to carry out an Ecological Impact Assessment. This Preliminary Ecological Appraisal may be included in the Part 8 application to demonstrate that ecological features have been considered. Screening for Appropriate Assessment is provided in a separate document. As noted above, the proposed development is likely to provide a net gain in biodiversity (subject to the landscape proposals), and thus complies with Policy GI 16 of the Dublin City Development Plan."</i></p> <p>The site is underlain with a dark limestone and shale bedrock and the soil type is made ground. The site itself is underlain by a region of 'Low' groundwater vulnerability. The subject site is underlain by an aquifer which is identified as a "Locally Important Aquifer". It is identified that the Bedrock is Moderately Productive only in local zones.</p> <p>In addition, during construction all appropriate best practice construction methods and measures are being employed at the subject site. The construction of the project will be managed and carried out by a suitably qualified and experienced nominated contractor who will ensure that best practice measures are used in terms of the subject site and its environs to ensure the safeguarding of natural resources (such as soil, land and water). No significant negative impacts are likely.</p>
c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths;	<p>The closest watercourse to the site is the River Liffey. The River is located c. 500m from the site. There is no interaction from the development with this watercourse, therefore absorption capacity is not affected.</p> <p>The proposed development is not likely to give rise to significant effects on wetlands, riparian areas, and river mouth.</p>
(ii) coastal zones and the marine environment;	The site is not located proximate to a coastal zone or marine environment. No direct or indirect impacts are considered to arise.
(iii) mountain and forest areas;	Not applicable due to location of scheme
(iv) nature reserves and parks;	The proposed project is not located on or adjoining any nature reserves or parks.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	The subject site is not used by any protected species for feeding purposes. Direct and indirect pathways to the Natura 2000 sites are examined in the AA screening prepared by NM Ecology. The AA Screening concludes:

	<p><i>"Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:</i></p> <ul style="list-style-type: none"> <li><i>• The Site is not within or adjacent to any European sites, so there is no risk of direct effects</i></li> <li><i>• There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects</i></li> <li><i>• Habitats within the Site are unsuitable for any of the birds associated with nearby SPAs.</i></li> </ul> <p><i>Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.</i></p> <p><i>Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.</i></p> <p><i>In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion."</i></p> <p>There are no pNHAs within the subject site. No nationally designated sites will be affected by the proposed development.</p>
<p>(vi) 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;</p>	<p>It is not expected that any environmental quality standards will be exceeded by Construction or Operational Phases. There will be no direct discharges to groundwater or surface water during the construction or operational phase of the proposed development.</p> <p>Under the Water Framework Directive status assessment 2016-2021, the River Liffey (Liffey Estuary Upper) is a Transitional Waterbody and is of "Good" ecological status.</p> <p>The project will not have any impact on the areas environmental quality standards having regard to its defined status laid down in legislation of the European Union. The potential for impacts on Environmental Quality Standards will be minimised through implementation of appropriate best practice measures and adherence to the CEMP.</p>

(vii) densely populated areas;	<p>The site is located within a City Centre location with Smithfield to the south, Grangegorman to the north and Stoneybatter to the west. The site's proximity to a wide variety of local services and facilities in the immediate vicinity which can serve the population generated from the proposed development. It is situated in the Electoral Division of Arran Quay B which had 4,166 persons in 2016 which increased to a population of 5,529 persons in the 2022 census. This is an increase of 1,363 persons. That is an increase of 32%. The total population of Dublin City municipal area in 2022 was 592,713 persons.</p> <p>The proposed development will result in the delivery of residential accommodation and neighbourhood facilities in the form of a new creche, community, arts and cultural space, and public open space. The site is located in an urban context which is served with public transport, commercial services and other community facilities. It is supported by existing educational, residential, retail, services, churches, in the broader area and recreational facilities. The proposed development is considered at scale with the existing urban context of the surrounding area.</p>
(viii) landscapes and sites of historical, cultural or archaeological significance	<p>The site is located within a zone of archaeological potential. However, no archaeological monuments are located on the proposed development site. According to the National Monument Service, there is a site to the immediate north of the subject site listed as Grangegorman Manor (Ref. No. DU018-020565). According to the Archaeological Impact Assessment accompanying this Part 8 application, the location of the manor is thought to be within Stanhope School to the north of the site and may have been demolished in the 20th Century. Archaeological digs in 2014 uncovered very little remains of the property. In order to assess the sub surface potential of the site, it is recommended that archaeological testing should take place. This will allow for deposits to be identified and a strategy for their resolution to take place.</p> <p>Whilst there are no protected structures within the subject site, the former maltings building at 32 Brunswick Street North, Dublin 7 (RPS Ref 994) shares the southern boundary. The building, a six bay two storey, features an internal courtyard, and is currently utilised as an arts space and yoga studio. The proposed development presents a suitable respective architectural form at this location, with significant setback between the existing protected structure and the subject development.</p> <p>The National Inventory of Architectural Heritage notes features of Stanley Street being of special interest. This is a cobbled street, comprising granite setts laid around cast-iron Dublin Corporation tram tracks, laid c.1900. These tram lines formed part of Dublin Corporations waste disposal system for the city in the opening decades of the twentieth century. The subject proposal serves to retain this feature, whilst also introducing a high-quality granite paviour or similar above the exiting cobble finish, which will form the footpath connection at the north east corner of Stanley Street and the extension of cobbles over the existing concrete infill in the</p>

	<p>vicinity of the existing gates. Currently, primary vehicle access to the site is from Stanley Street, with vehicle parking also along the street. Access to Stanley Street will be provided initially in the short term until Building 01 is demolished. Following which, main access to the site will be via Grangegorman lower. It is noted that large vehicles currently access the Depot via Stanley Street hence the road surface is used to receiving loading of same and should be capable of supporting an infrequent amount of heavy vehicles in the short term.</p> <p>It is proposed to demolish most of the existing industrial and office structures that constitute the Depot, and to replace them with a new medium density development. It is proposed to retain part of the south and eastern elevation of the last remaining structure to survive from the 19th century Scavenging Depot, and stands at the south-east corner of the proposed development site. It dates from around 1875 and originally extended further north along Grangegorman Lower, and further east along the southern edge of the development site. There are no entrances into the L-shaped structure from Grangegorman Lower, and the windows that serve the internal spaces are quite high above the public footpath. Internally, there are no historic features or materials left intact. The blocks of limestone that form the corner quoins are regarded notable for their technical and aesthetic qualities.</p> <p>The development proposal will retain the south and east elevations of the L-shaped structure, with some modifications to the eastern elevation to accommodate a new entrance into the lower ground floor of the apartment block in the south-east corner of the development. The new entrance will provide access to the main stairwell in the block of apartments, as well as access to two communal spaces. New window openings will also be created through the rubble stone wall to provide light, ventilation and connection to the public street for the communal spaces. This proposal will preserve meaningful characteristics of the site's industrial heritage and retains an important element of the local streetscape along Grangegorman Lower that will be preserved.</p> <p>As part of the development works at the site, the existing culture heritage surrounding the site will not be altered or adversely impacted as a result of the proposed development.</p> <p>Having regard to the proposed scheme and following the implementation of mitigation measures, it is considered that the proposed project will not have a significant negative impact on landscapes and sites of historical, heritage, cultural or archaeological significance.</p>
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### 5.1.1 Types and Characteristics of Potential Impacts

The likely significant effects on the environment of proposed development relate to those criteria set out in paragraph (b)(i)(l) to (v) of section 171A of the Act, taking into account—



- a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
- b) the nature of the impact,
- c) the transboundary 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 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,
- h) the possibility of effectively reducing the impact.

The OPR's Practice Note on EIA Screening considers what are **likely significant effects**. Refer to Box 1 below.

### Box 1: Likely Significant Effects

#### 1. Are the effects identified likely to occur?

This refers to the effects that are expected to occur, those that can be reasonably foreseen as normal consequences of project construction and operation, including where relevant associated demolition, remediation and/or restoration.

#### 2. Are the effects, which are likely to occur, significant?

EPA draft guidelines define a '*significant effect*' as an effect, which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. The same draft guidelines provide useful definitions in relation to quality of effects, significance of effects, context of effects, probability of effects and duration and frequency of effects.

#### 3. Will identified likely significant effects impact the environment?

Likely significant effects should cover the direct and indirect, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project.

The factors of the environment to be described and assessed are:

- **population and human health;**
- **biodiversity, with particular attention to protected species and habitats;**
- **land, soil, water, air and climate;**
- **material assets, cultural heritage and the landscape; and**
- **the interaction between the factors.**

The following table summarises the likelihood of effects on the environmental factors listed in the box above, having regard to the analysis set out in sections 2 and 4 of this assessment.

Table 9: Screening Considerations

Screening Considerations							
Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effect	Quality of Effect	Duration
Landscape	Construction (C)	Demolition works and site clearance works to facilitate development at the site. Maintenance depot and mechanic division of DCC to be relocated and site will be replaced by 167 no. apartments, community, arts and cultural space, creche, and open space.	Local	Likely	Moderate	Neutral	Permanent
	Operation (O)	Planting selection comprises mix of various species to ensure appropriate character for the area and enhance landscape at the subject lands	Local	Likely	Moderate	Positive	Permanent
Visual	C	Perceived negative changes due to emergence of plant and machinery associated with construction phase, which includes demolition and site clearance works	Local	Likely	Moderate	Negative	Short Term
	O	Changes to existing character of site with residential, creche, community, arts and cultural uses and public open space development	Local	Likely	Moderate	Positive	Permanent
Biodiversity	C	Disturbance of nesting birds (gulls)	Local	Likely	Moderate	Negative	Permanent
	O	Planting selection comprises mix of various species and provision of measures to enhance natural habitats and biodiversity	Local	Likely	Moderate	Positive	Permanent
Land & Soil	C	Loss of topsoil and subsoil from site to facilitate development	Local	Likely	Moderate	Neutral	Permanent
		Potential contamination due to accidental spillage.	Local	Not Likely	Imperceptible	Neutral	Brief
	O	Land use change from depot site to residential, creche and community, arts and cultural uses.	Local	Likely	Moderate	Positive	Permanent
	C	Construction noise, dust and traffic	Local	Likely	Moderate	Neutral	Short-term

Population & Human Health	O	Delivery of residential, creche and community, arts and cultural development	Local	Likely	Significant	Positive	Permanent
Water	C	Accidental pollution events occurring to waterways or the groundwater table	Local	Not Likely	Imperceptible	Neutral	Brief - Temporary
	O	Discharge of treated attenuated surface water to existing surface water network	Local	Likely	Imperceptible	Neutral	Permanent
		Discharge of foul and wastewater to existing wastewater network	Local	Likely	Imperceptible	Neutral	Permanent
Waste	C	Generation of Construction Waste including hazardous waste	Local	Likely	Imperceptible	Neutral	Brief
	O	Generation of Operational Waste	Local	Likely	Not significant	Neutral	Permanent
Air Quality & Climate	C	Reduction of air quality as a result of construction traffic and HGVs, and emissions from construction and plant machinery	Local	Likely	Not significant	Neutral	Permanent
	O	Improved air quality associated with energy efficient design measures and modal shift.	Local	Likely	Moderate	Positive	Permanent
Noise	C	Increase in noise as a result of construction activity, and operation of plant and machinery	Local	Likely	Slight	Negative	Temporary
	O	Increase in noise level as a result of vehicular movements in and out of residential development	Local	Likely	Imperceptible	Neutral	Permanent
Cultural Heritage: Built Heritage	C	Impact to Stanley Street features listed under the National Inventory of Architectural Heritage	Local	Not likely	Moderate	Neutral	Permanent
		Impact to the former Maltings Building (RPS Ref. 994) abutting the site	Local	Not likely	Moderate	Positive	Permanent
	O	None predicted	-	-	-	-	-

EIA Screening

Stanley Street Depot

Cultural Heritage: Archaeology	C	Damage to unrecorded, subsurface archaeological features that may exist within the site area	Local	Not likely	Imperceptible	Neutral	Permanent
	O	None predicted	-	-	-	-	-

Table 10: Characteristics of Potential Impacts

3. Characteristics of potential impacts	
The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(l) to (v) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—	
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	The project is constrained in its extent. It is unlikely that the impact of the project will extend beyond the local vicinity of the subject site area during construction.
(b) the nature of the impact	<p>There is potential for interaction of effects during the construction phase in relation to soil, water and biodiversity. The negative impacts arise from potential risk of pollution, dust and noise. However, best practice construction measures will be put in place during the construction phase and these measures will continue to be employed in the completion and construction of the remaining elements of the proposed development which will ensure that there are no significant effects on the environment.</p> <p>The nature of impacts arising during operation are long-term, permanent and localised in terms of scale and spatial extent. Such effects might manifest in terms of increase in population, greater demand on services and a better quality living environment resulting in an overall improved landscape.</p>
(c) the transboundary nature of the impact	Not applicable due to scale and location of scheme.
(d) the intensity and complexity of the impact,	Construction impacts will be temporary and of typically low intensity. The construction methodology adopted will ensure potential impacts are mitigated.
(e) the probability of the impact,	The design of the proposals, best practice construction measures mitigates against significant effects arising.
(f) the expected onset, duration, frequency and reversibility of the	Temporary environmental impacts are likely to occur. These are not likely to be significant, within the meaning of the Directive.
(g) 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, and	<p>It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment.</p> <p>No significant adverse effects have been identified, no measures are recommended to avoid or prevent such impacts.</p>



(h) the possibility of effectively reducing the impact	It is likely that the operation of the scheme will be neutral to positive. The proposed mitigation measures proposed in the CEMP will mitigate any significant effects identified such that there are no residual effects. The mitigation measures proposed for this application provides a number of recommendations for construction and operational phases of the proposed development that will mitigate any potential effects as a result of the works at the subject site.
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## 5.2 Schedule 7A information

### 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**

#### Response

Refer to Section 5.1 of this report.

**(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.**

#### Response

Refer to Section 5.1 of this report.

### 2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

#### Response

Refer to Section 5.1 of this report.

### 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,**

#### Response

The Construction and Environmental Management Plan related to the development will include mitigation measures that will ensure there is no likely significant effects on the environment. Waste and emissions arising during the operational phase are not considered to be significant within the meaning of the Directive.

**(a) the use of natural resources, in particular soil, land, water and biodiversity.**

#### Response

Refer to 5.1 of this report.

### 4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

#### Response

Please refer to section 5.1 of this report.

### 5.3 Any further relevant information

#### **Response –**

The Planning Authority are referred to the information submitted with this report to support the conclusions included in it, this comprises:

- Appropriate Assessment Screening Report– prepared by NM Ecology
- Preliminary Ecological Appraisal – prepared by NM Ecology
- Asbestos Demolition Survey Report – prepared by OHSS Safety Consultants
- Construction & Environmental Management Plan – prepared by ORS
- Arboricultural Impact Assessment – prepared by Charles McCorkell Arboricultural Consultancy
- Engineering Report – prepared by Malone O'Regan
- Operational Waste & Recycling Management Plan – prepared by Traynor Environmental Ltd
- Resource Waste Management Plan – prepared by ORS
- Archaeological Impact Assessment – prepared by John Purcell Archaeological Consultancy
- Waste Classification Report – prepared by Callaghan Moran & Associates
- Preliminary Architectural Heritage Impact Assessment – prepared by Mesh Architects

### 5.4 Any mitigation measures

A range of construction measures have been developed to avoid, reduce or mitigate likely significant negative effects on the environment with specialist input retained to advise the design team, as detailed in accompanying reports. Please refer to the CEMP and RWMP prepared by ORS for further details on the proposed measures during construction phase.

- Instances of C&D waste containing hazardous substances may be encountered. As such, coordination with facilities such as those listed in Table 2.3 of the accompanying Resource Waste Management Plan will be necessary.
- The accompanying Asbestos Demolition Survey Report prepared by OHSS Safety Consultants has identified asbestos containing materials on site. It is strongly recommended that the identified asbestos containing material is removed prior to the commencement of any demolition works on site.
- In order to assess the sub surface potential of the site, it is recommended that archaeological testing should take place. This will allow for deposits to be identified and a strategy for their resolution to take place. These works will be under licence to the NMS.
- Access to Stanley Street will be provided initially in the short term until Building 01 is demolished. Following which, main access to the site will be via Grangegorman lower. Measures will be provided within the site boundary such as a defined area for a wheel wash facility and to avoid run off containing any debris/materials after exiting the site
- Gulls nesting on the roof of one of the warehouses in the south of the site were observed and could potentially use other existing buildings. Therefore, it is recommended that the buildings are demolished between September and February (inclusive) as this would be outside of the nesting season.

- A number of biodiversity enhancement measures have been incorporated into the design of the development and these are detailed in the Landscape Design Report prepared by Mitchells Associates and Preliminary Ecological Appraisal prepared by NM Ecology. With the incorporation of these design measures, it may be possible to achieve a net gain in the biodiversity value of the site.

## 5.5 Available Results under other EU Environmental Legislation

Other relevant EU environmental legislation may include:

- SEA Directive [2001/42/EC]
- Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]
- Water Framework Directive [2000/60/EC]
- Marine Strategy Framework Directive
- Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive
- Industrial Emissions Directive
- Seveso Directive
- Trans-European Networks in Transport, Energy and Telecommunication
- EU Floods Directive 2007/60/EC

**Table 11: EU Legislation**

Directive	Results
SEA Directive [2001/42/EC]	The proposed development is compatible with the zoning under the Dublin City Development Plan 2022-2028. The plan has been subject to Strategic Environmental Assessment.
Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	<p>An appropriate assessment (AA) screening report prepared by NM Ecology Ltd. accompanies this Part 8 application.</p> <p>Having taking into consideration the proposed development works and operation, the lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites.</p> <p>The AA screening concludes that:</p> <p><i>"In Section 3 of the OPR guidance (OPR 2021), it is stated that the first stage of the AA process can have two possible conclusions:</i></p> <p><b>1. No likelihood of significant effects</b></p> <p><i>Appropriate assessment is not required and the planning application can proceed as normal. Documentation of the screening process including conclusions reached and the basis on which decisions were made must be kept on the planning file.</i></p> <p><b>2. Significant effects cannot be excluded</b></p> <p><i>Appropriate assessment is required before permission can be granted. A Natura Impact Statement (NIS) will be required in order for the project to proceed.</i></p>

Directive	Results
	<p><i>"Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:</i></p> <ul style="list-style-type: none"> <li><i>• The Site is not within or adjacent to any European sites, so there is no risk of direct effects</i></li> <li><i>• There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects</i></li> <li><i>• Habitats within the Site are unsuitable for any of the birds associated with nearby SPAs.</i></li> </ul> <p><i>Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.</i></p> <p><i>Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.</i></p> <p><i>In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion."</i></p>
Water Framework Directive [2000/60/EC]	Foul water will discharge to the public sewer. Surface water will discharge to the public sewer following implementation of SUDS measures and attenuation on site. Rainwater is unpolluted, so it will not pose a risk to surface water or groundwater, and there is no risk that the surface water outflow could have a negative impact. There is no potential for construction activities to give rise to water pollution as there are no watercourses in the immediate vicinity of the site. Detailed mitigation measures are provided in the CEMP and are to be implemented on site.
Marine Strategy Framework Directive	The site is located inland, away from the coast. There is no likely impact given the distance.
Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive	n/a to proposed development
Industrial Emissions Directive	n/a to proposed development
Seveso Directive	The site is not located on or immediately surrounding a source for major accidents or hazards The nearest Seveso site identified is Topaz Irish Shell located at Alexandra Road, North Dock, Dublin. It is located c. 4km to the east of the subject site and has been categorised as an Upper Tier Seveso Site. Having

Directive	Results
	Regard to the distance from the identified Seveso Sites, it is concluded that this development would not give rise to any significant effects.
Trans-European Networks in Transport, Energy and Telecommunication	n/a to proposed development
EU Floods Directive 2007/60/EC	The subject site is located within a Flood Zone C and is not in proximity to a Flood Zone A or B. According to the OPW flood mapping there has been no flooding events at the subject site. The potential impact of climate change has been considered for in the design of the surface water drainage network and storage system. The Desktop Flood Risk Assessment undertaken on the site concludes that proposed site is not expected to be directly impacted during the occurrence of a 0.1% AEP fluvial event.

## 5.6 Likely significant effects on certain sensitive ecological sites

Sensitive areas include:

### **i) a European site,**

#### Response

An appropriate assessment (AA) screening report accompanies this application. The AA screening concludes:

*"In Section 3 of the OPR guidance (OPR 2021), it is stated that the first stage of the AA process can have two possible conclusions:*

#### **1. No likelihood of significant effects**

*Appropriate assessment is not required and the planning application can proceed as normal. Documentation of the screening process including conclusions reached and the basis on which decisions were made must be kept on the planning file.*

#### **2. Significant effects cannot be excluded**

*Appropriate assessment is required before permission can be granted. A Natura Impact Statement (NIS) will be required in order for the project to proceed.*

*"Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:*

- The Site is not within or adjacent to any European sites, so there is no risk of direct effects*
- There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects*
- Habitats within the Site are unsuitable for any of the birds associated with nearby SPAs.*

*Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are*



considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.

Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion."

**ii) an area which is the subject of a notice under Section 16(2)(b) of the Wildlife (Amendment) Act 2000 (No. 38 of 2000),**

Response

It is not subject to a notice under Section 16(2)b of the Wildlife Act 2000.

**iii) an area designated as a Natural Heritage Area (NHA) under Section 18 of the Wildlife (Amendment) Act 2000),**

Response

No likely significant effects on a Natural Heritage Areas have been identified.

**iv) land established or recognised as a nature reserve within the meaning of Section 15 or 16 of the Wildlife Act 1976 (No. 39 of 1976),**

Response

No likely significant effects on a nature reserve have been identified.

**v) land designated as a refuge for flora or as a refuge for fauna under Section 17 of the Wildlife Act 1976,**

Response

No likely significant effects on a refuge for flora or a refuge for fauna have been identified.

**vi) a place, site or feature of ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan, draft development plan or draft local area plan, or proposed variation of a development plan, for the area in which the development is proposed,**

Response

The AA Screening and Preliminary Ecological Appraisal documents have not identified any likely significant effect on a place, site or feature of ecological interest.

**vii) a proposed Natural Heritage Area (pNHA).**

Response

The AA Screening and Preliminary Ecological Appraisal documents have not identified any likely significant effect on any pNHA.

## 6. SCREENING CONCLUSION

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.



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