EIA Screening

Social Housing Bundle 4, Development at Wellmount Road, Finglas

Dublin City Council

June 2024

MacCabe Durney Barnes

20 Fitzwilliam Place, Dublin 2,
D02YV58, Ireland

Phone. +353 1 6762594

planning@mdb.ie

www.mdb.ie

Document status					
Job Number: 2209					
Job Title: SHB4 Wellmount Road EIA Screening					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
V0	Internal draft	DB	MB		14/12/23
V1	Pre-Part 8 Submission	DB	MB	RH	11/04/24
V2	Part 8 Submission	MB	RH	RH	21/06/24

IRISH PLANNING INSTITUTE Institiúid Pleanála Na hÉireann

RTPI Chartered Town Planners

SOCIETY OF CHARTERED SURVEYORS IRELAND

RICS®

TABLE OF CONTENTS

LIST OF TABLES

TABLE OF FIGURES

1. INTRODUCTION

1.1 Background

This Environmental Impact Assessment (EIA) Screening report was prepared by MacCabe Durney on behalf of Dublin City Council, to accompany a Part 8 proposal for the development of 77 no. residential units on a site of circa 1.34 hectares in area, located at Wellmount Road / Cardiffsbridge Road/ Wellmount Drive in Finglas.

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 apartment development on lands at Wellmount Road in Finglas.

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:

- AA Screening by NM Ecology
- Ecological Impact Assessment (EcIA) by NM Ecology
- Winter Bird Survey by NM Ecology
- Engineering Report by Malone O'Regan Consulting Engineers
- Construction Environmental Management Plan by ORS
- Landscape drawings and report by Mitchell + Associates
- Arboricultural Impact Assessment by Charles Mccorkell
- Operational Waste and Recycling Management Plan by Traynor Environmental
- Archaeological Impact Assessment by John Purcell Archaeological Consulting

2. THE SITE AND SURROUNDINGS

2.1 Site Context

Finglas is located around 5km north west of the City Centre and lies broadly north of the Tolka Valley Park. The area is broadly split into two parts, Finglas East and Finglas West, as it bisected in a north-south manner by the R135. The site is located in Finglas West, on an infill site bounded by Wellmount Road, Wellmount Drive and Cardiffsbridge Road. The site is located on a greenfield site which is bound by Wellmount Drive to the north, Wellmount Road to the east / south-east and the Cardiffsbridge Road to the west.

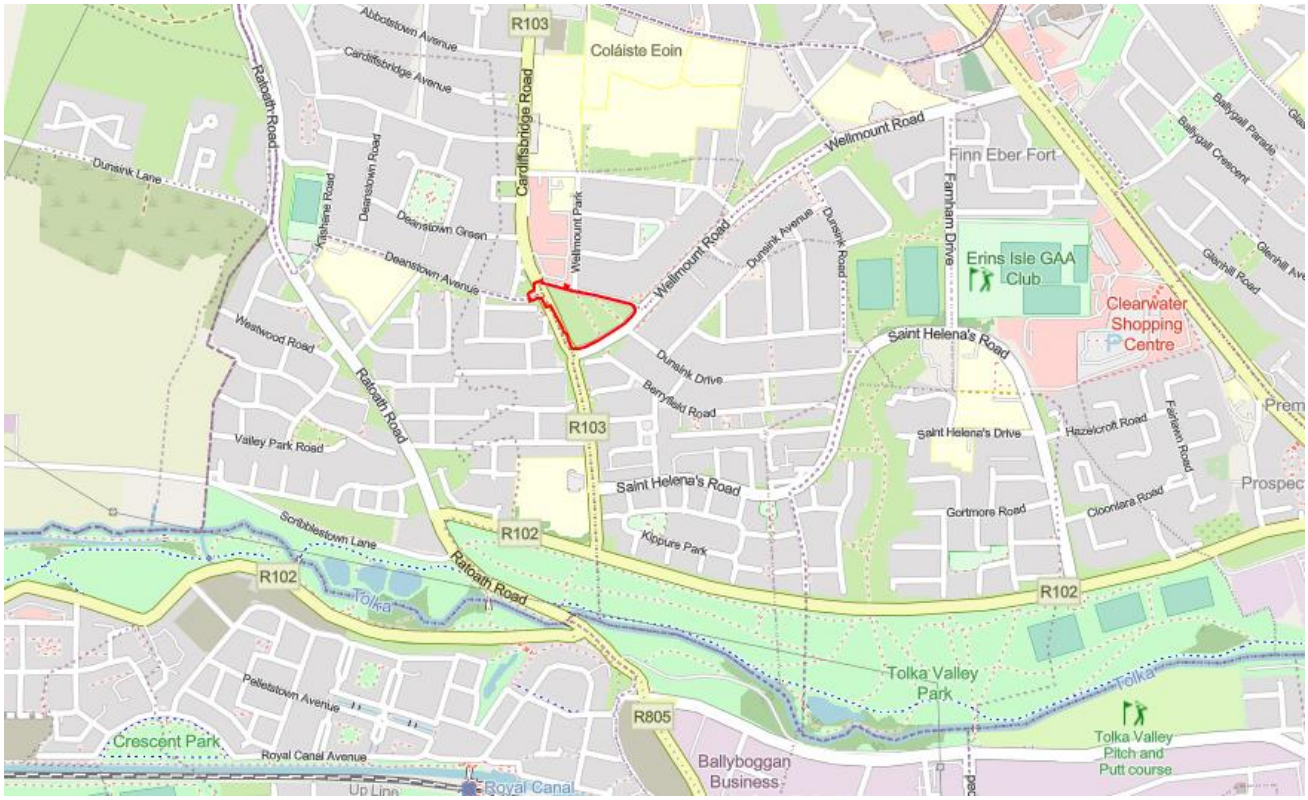


Figure 1: Site Context

2.2 Site Description

As noted above, the site is a triangular-shaped greenfield site which is bound on its three sides by Cardiffsbridge Road, Wellmount Drive and Wellmount Road. The site is c. 1.34 ha and its location is illustrated in the figure below. It consists of a grass field. It slopes downward from north to south, with Wellmount Drive located around 4m higher than the corner of Wellmount Road / Cardiffsbridge Road. The highest point of the site is at the intersection of Wellmount Drive and Wellmount Road. There is a small number of trees around the margins of the site with some strips of wildflower meadow planted. These are generally located around the edges and are either of low quality or deemed unsuitable for retention. The relative lack of vegetation makes the site quite open and exposed to wind.

Another area of open space is located directly across the site at the corner of Cardiffsbridge Road and Deanstown Avenue. The surrounding area is characterised by low-rise, low density single-family dwellings. There is limited to no relationship between the surrounding estates and the greenfield site. The row of houses (no. 25 to 28A) Virginia Park are well removed from the road and are accessed from Virginia Park. No.'s 29 and 6 Virginia Drive do not front Cardiffsbridge Road. No.'s 2 to 16 Berryfield Road are also somewhat removed from the

Wellmount Road. There is an element of natural surveillance provided on Wellmount Road by no.'s 81 to 87 Wellmount Road. Wellmount Drive avails of the most natural surveillance with no's 2 to 20 Wellmount Drive directly fronting the site without an excessive setback from the road.

There are a number of streetlights around the site, and several utilities boxes located on the Cardiffsbridge Road side. Several manholes can be found, two along the Cardiffsbridge Road side, one on the Wellmount Road side, one on Wellmount Drive.

Immediately north of the site is a shopping centre which includes a Dunnes supermarket and a parade of shops. The shopping centre complex is one-storey high. This urban block also includes another few retail units, some of which are vacant and the Wellmount Health Centre.

The site located less than 500 metres (c. 475m) south of another part 8 site at the Church of Annunciation on Cardiffsbridge Road. The Tolka Valley Park lies around 565m south of the site. The Church of Annunciation site forms part of a landbank which includes a number of schools: St Brigid's Infant National School, Coláiste Eoin, Coláiste Íde of Further Education and the St Fergals' Boys National School. There is also a leisure centre. The large greenfield adjacent to these is earmarked for the provision of a primary care centre and sports facilities.

Figure** 2 **Site Context

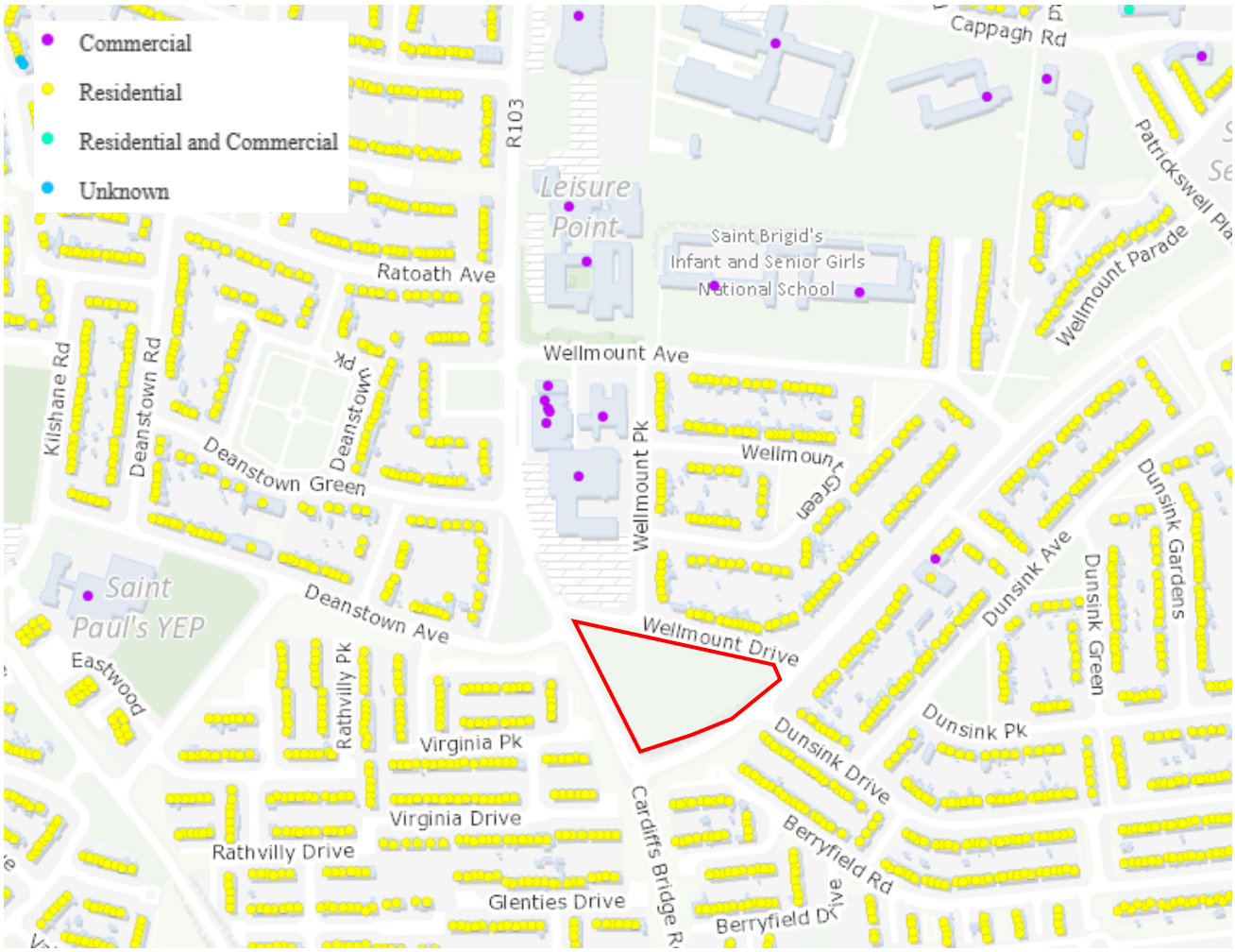


Figure 3 Land Use Surrounding the Site (Source: Myplan)

2.3 Environmental Sensitivities of the Site

The information set out below was derived from the data available within the EPA Mapping Tool, 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 GeoHive, the site is part of the Lucan formation with 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.

A Ground Investigation Report by Ground Investigation Ireland accompanies this application. The report notes the following conditions:

"In June and July 2022, Ground Investigations Ireland completed a comprehensive programme of site investigations for the site. These investigations showed that ground conditions varied considerably across the site. Generally, cohesive deposits were identified at shallower depths which were described as brown or brown mottled grey sandy gravelly clay with occasional cobbles and boulders. The presence of secondary sand and gravel constituents varied across the site. Peat lenses were also noted at shallow depths in some test locations."

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. 700 m from the Scribblestown Stream (EPA Code: 09B14) to the west of the site and c.860m from the Bachelors Stream (EPA Code: 09S06) located to the north east of the site. Both streams are tributaries to the River Tolka which discharges into the South Dublin Bay and River Tolka Estuary SPA. The River Tolka is c. 600 m to the south of the subject site. Under the Water Framework Directive status assessment 2016-2021, the River Tolka is 'At Risk'.

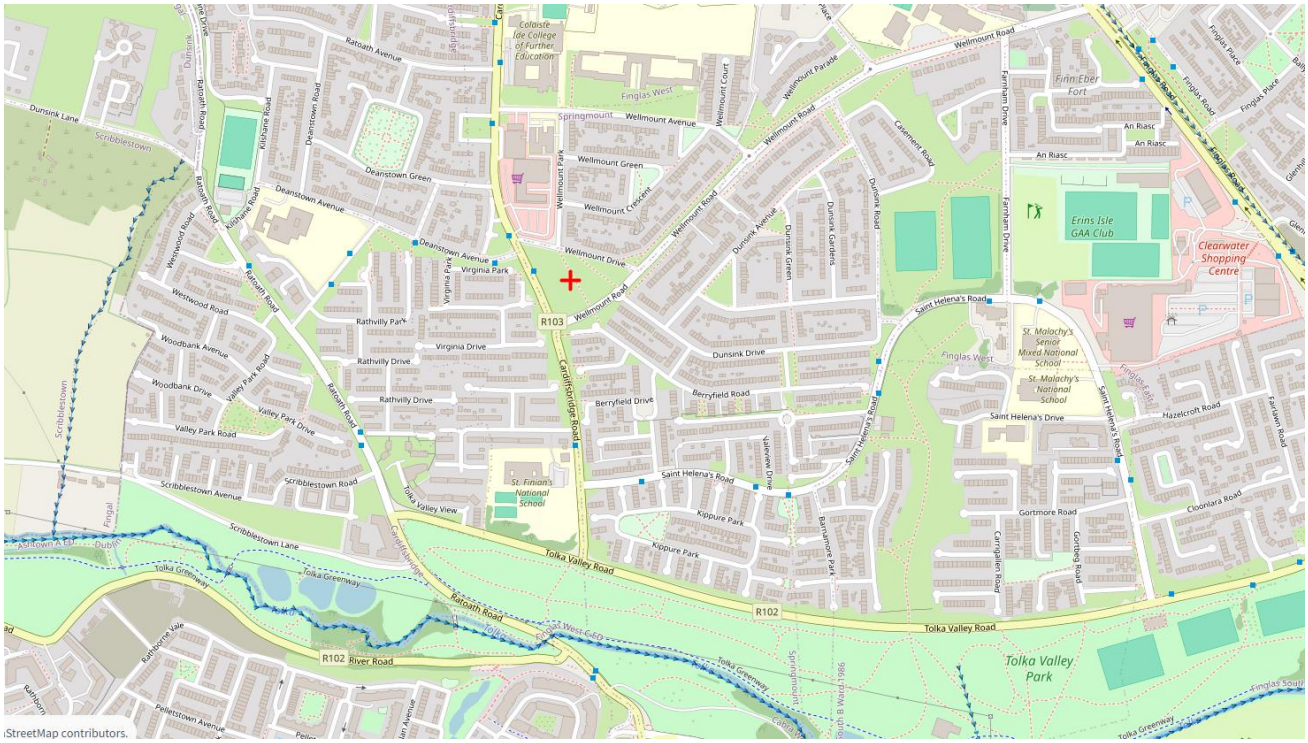


Figure 4: River Waterbodies in the context of the subject site (Source: EPA Maps)

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.

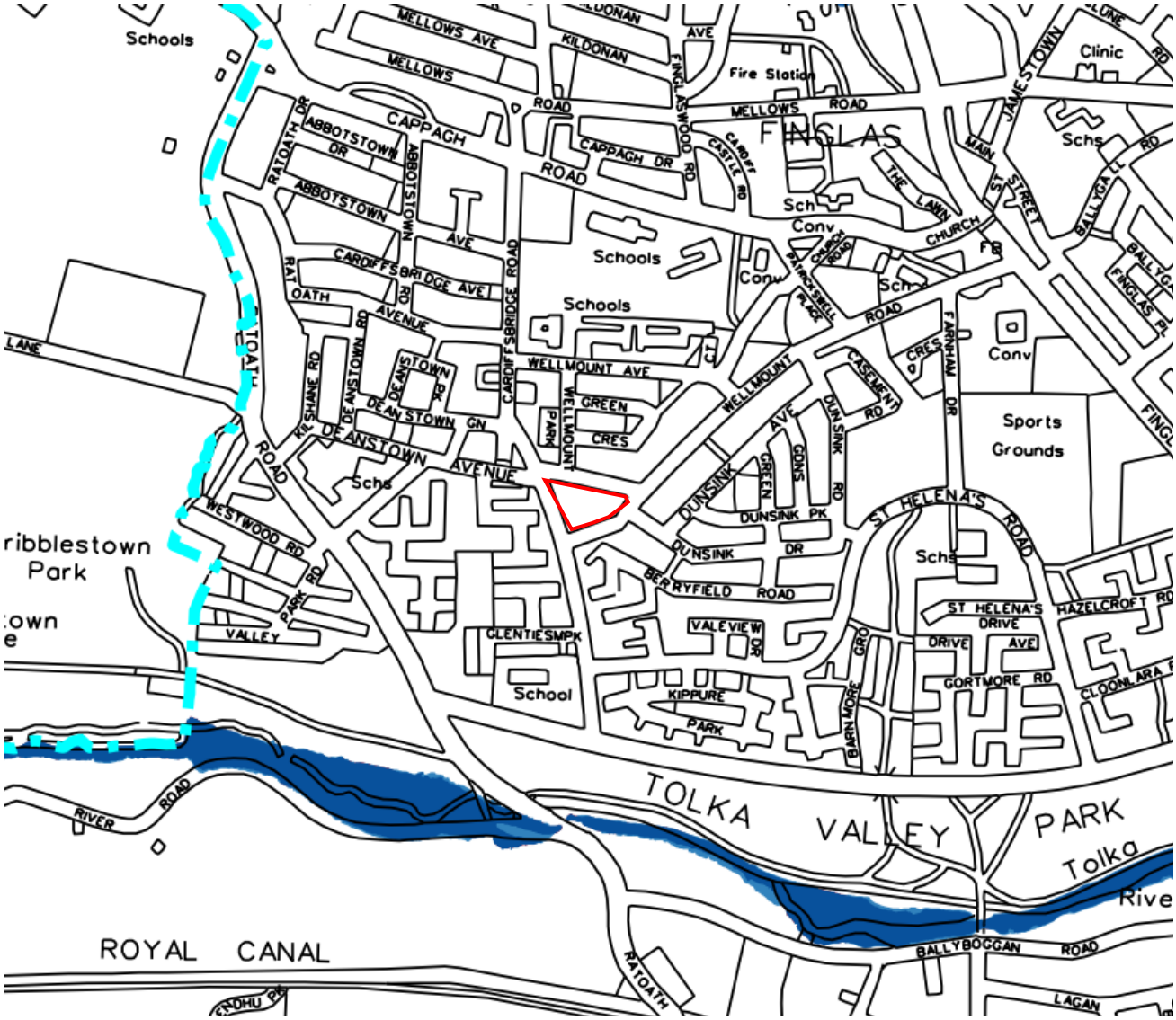


Figure 5 Extract of DCC Composite Flood Map, site outlined in red (Source: DCC)

2.3.4 Aquifer and Groundwater

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

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

2.3.5 Ground Water Vulnerability

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

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

2.3.6 Radon

About 1 in 20 homes in this area are likely to have high radon levels.

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 if '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. Watercourses, SPA's and SAC's proximate to the subject site are seen in the figure below.

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

European Site	Distance	Qualifying Interests
South Dublin Bay and River Tolka Estuary SPA (004024)	6 km south east	Key habitats: coastal wetlands 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)

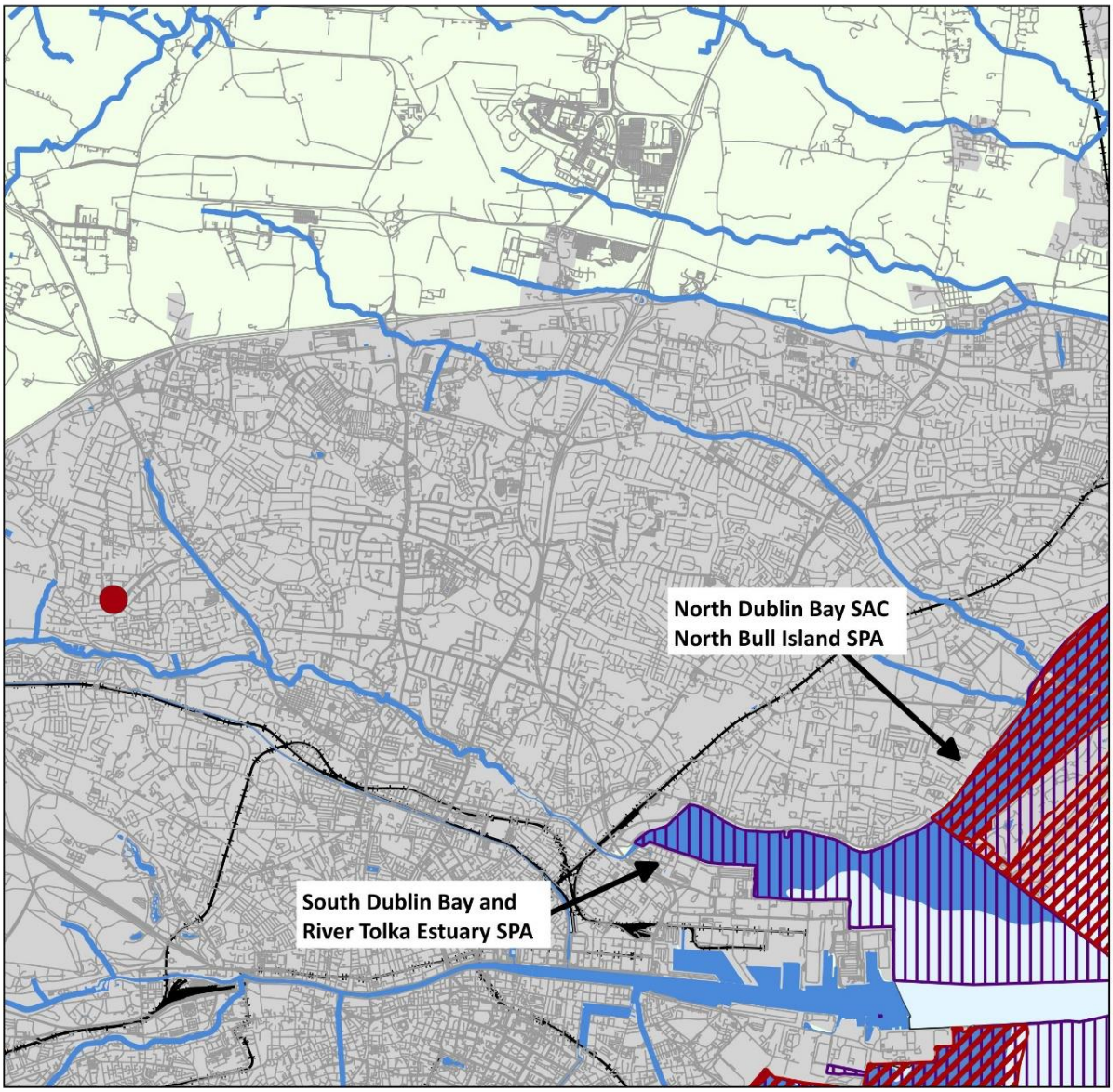
European Site	Distance	Qualifying Interests
South Dublin Bay SAC (site code 206)	8.4 km south-east	Annex I habitats: inter-tidal mudflats / sandflats, Salicornia and other annuals colonising mud / sand, annual vegetation of drift lines, embryonic shifting dunes Annex II species: N.A.
North Dublin Bay SAC (site code 206)	8.9 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 *Petalophyllum ralfsii*
North Bull Island SPA (2006)	8.9 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 1	European sites
Location	Wellmount Road, Finglas
Applicant	Dublin City Council
Date	26 Mar 2024

NM Ecology Ltd - Ecological Consultants
Website: www.nmecology.com
Email: info@nmecology.com
Tel: 087-6839771

Site location
- Proposed development site
- Roads
- Watercourses

Designated sites
- Special Areas of Conservation
- Special Protection Areas



NM ECOLOGY

0 1 2 3 4 5 km

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

2.3.9 Proposed Natural Heritage Areas (pNHA)

The Royal Canal Greenway is identified as a pNHA and is c. 1.4km to the south of the site. The South Dublin Bay and River Tolka Estuary SPA is c. 6.4km from the site and is also a proposed Natural Heritage Area.

Table 2: proposed Natural Heritage Areas (pNHA)

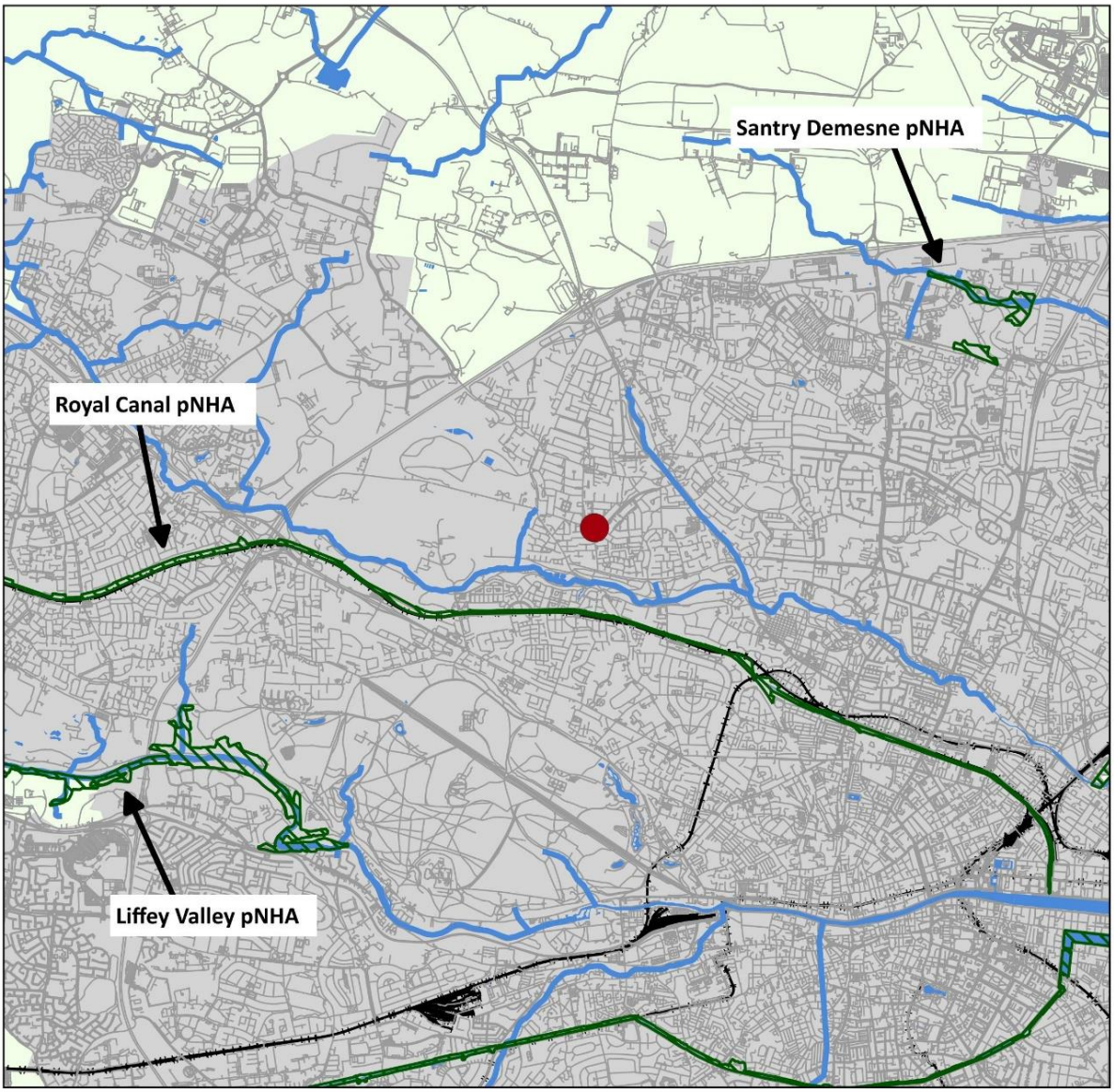
Site Name	Distance	Reason for Designation
Royal Canal pNHA (site code 2103)	0.9 km south	Diversity of habitats, ecological connectivity, and protected aquatic plant species (Opposite-leaved Pondweed *Groenlandia densa)*
Santry Demesne pNHA (178)	4.2 km north-east	Former demesne woodland and a protected species (Hairy St John's-wort *Hypericum hirsutum*)
Liffey Valley pNHA (128)	4.2 km south-west	Deciduous woodland, wetlands and rare plant species

Figure 1	Designated sites
Location	Wellmount Road, Dublin
Applicant	Dublin City Council
Date	26 Mar 2024

NM Ecology Ltd - Ecological Consultants
Website: www.nmecology.com
Email: info@nmecology.com
Tel: 087-6839771

Site location
- Proposed development site
- Roads
- Watercourses

Designated sites
- Special Areas of Conservation
- Special Protection Areas
- Natural Heritage Areas (proposed)



NM ECOLOGY

0 1 2 3 4 5 km

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

2.3.10 Cultural Heritage

2.3.10.1 Archaeology

A search of the Historic Environment Viewer was performed and no monument of note were discovered on the site or the immediate environs of the site. An Archaeological Impact Assessment has been undertaken by John Purcell Archaeological Consulting and is submitted as part of the Part 8 application. The report states, a review of the archaeological evidence for the area has shown that the site does not contain any historic structures or archaeological remains and none have been identified in the immediate environs of the site. The potential for historic remains is low.

2.3.10.2 Architectural Heritage

The site does not include any structures listed on the Record of protected Structures of the Natural Inventory of Architectural Heritage. The closest protected structure is St. Helena's Resource Centre (RPS no. 7575). This is located c. 700 m to the east of the subject site. It is described as a house/community centre. The building is also listed on the NIAH inventory under Reg no. 50130011. It is rated as Regional Importance, and its special interest is categorised as being of architectural.

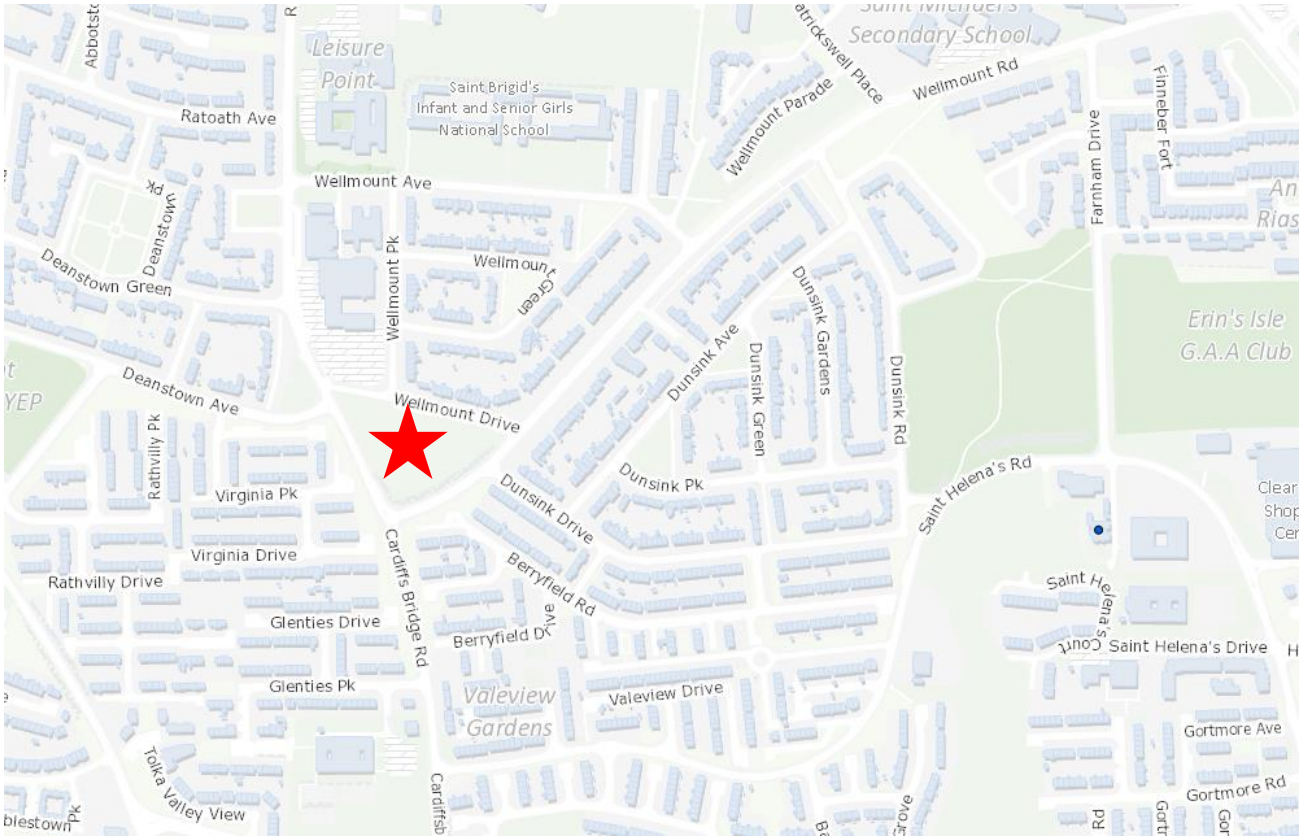


Figure 11: Protected Structures in the context of the subject site (Source: NIAH)

2.3.11 Zoning at the subject site

Under the Dublin City Development Plan 2022-2028, the site is zoned Z1 Sustainable Residential Neighbourhoods and Z9 Amenity / Open Space Lands / Green Network (Open Space). The proposed development of 77 no. residential units, community, arts and cultural space and public open space is compatible

with the permittable uses stipulated in the City Development Plan. The proposed development is complying with the zoning objectives of the subject site.

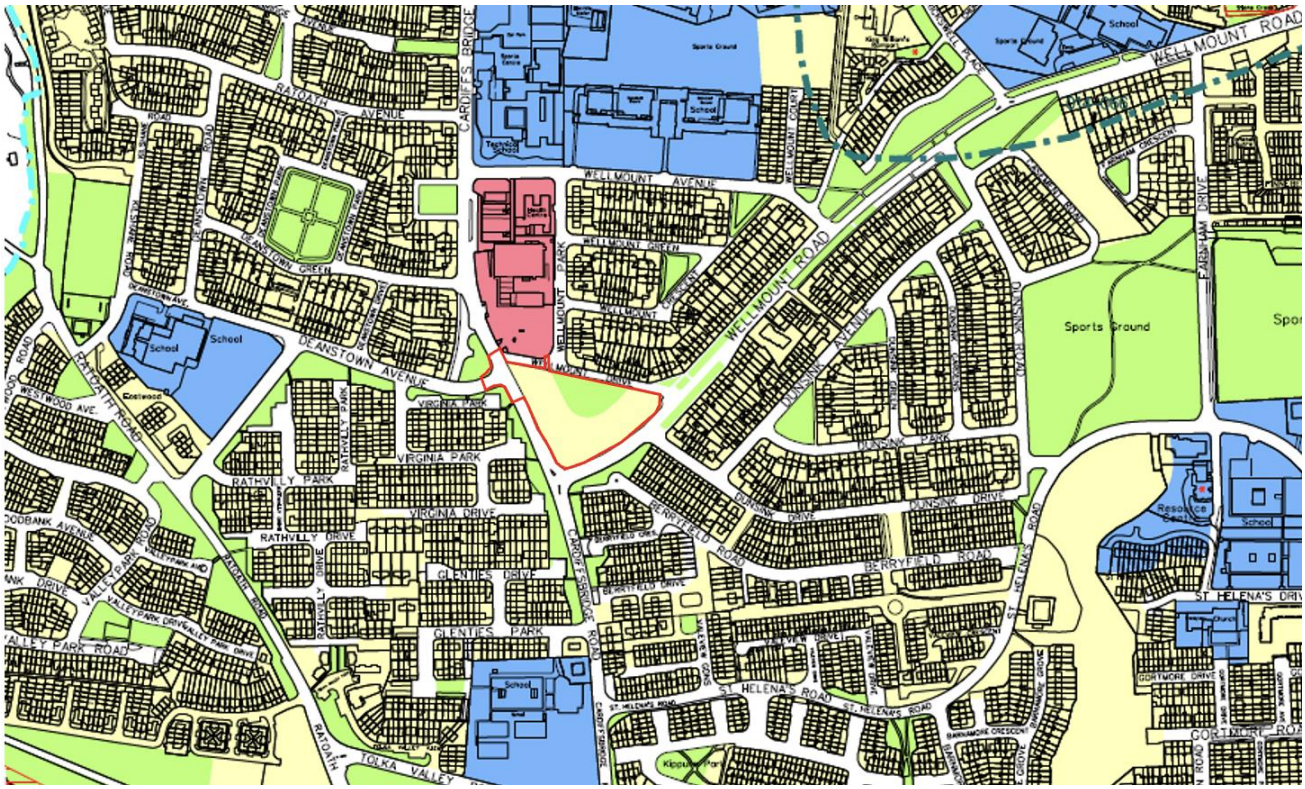


Figure 12: Zoning at the Subject Site (Source: Dublin City Development Plan 2022 – 2028)

2.3.11.1 Population and Human Health

A study of the population demographics within a 1km radius of the subject site was undertaken. The population of the Study Area rose from 43,685 to 45,968, equivalent to a 5% increase. 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.

The 2022 census shows that 2,684 of the study area population were aged between 0 and 4, or a total population of 6%. A further 2,849 persons aged between 5 to 9 year old or 6% of the total population. The 10 to 14 years old cohort comprises 3,033 persons or 7% of the total population. In the 15-19 age cohort, this group comprises 2,706 persons or 6% of the total population. While the 20-64 years age cohort, incudes 28,842 persons or 63% of the total population. In terms of the 65+ years, this group comprises 5,854 persons or 13% of the total population.

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 Finglas 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 surrounding area is predominantly residential in nature. The surrounding area is characterised by low-rise, low density single-family dwellings. Immediately north of the site is a shopping centre which includes a Dunnes

supermarket and a parade of shops. The shopping centre complex is one-storey high. This urban block also includes another few retail units, some of which are vacant and the Wellmount Health Centre.

The site located less than 500 metres (c. 475m) south of another Part 8 site at the Church of Annunciation on Cardiffsbridge Road. The Tolka Valley Park lies around 565m south of the site. The Church of Annunciation site forms part of a landbank which includes a number of schools: St Brigid's Infant National School, Coláiste Eoin, Coláiste Íde of Further Education and the St Fergals' Boys National School. There is also a leisure centre. The large greenfield adjacent to these is earmarked for the provision of a primary care centre and sports facilities.

2.3.12 Ecological nature of the site

An Ecological Impact Assessment Report has been prepared by NM Ecology and accompanies this application. The EcIA includes details of the habitats recorded within the site.

2.3.12.1 Summary of Identification of Important Ecological Features

The table below provides a summary of all ecological features identified within the Site, including their importance and legal / conservation status. For the purposes of this impact assessment, any features that are of Local (or higher) ecological importance are considered to be 'Important Ecological Features'.

Table 3: Important ecological features within the Site

Ecological feature	Importance	Legal status	Important feature?
Designated sites	-	HR, WA	No
Amenity grassland (GA2)	Negligible	-	No
Flower beds and borders (BC4)	Negligible	-	No
Dry meadows and grassy verges (GS2)	Negligible	-	No
Artificial surfaces (BL3)	Negligible	-	No
Rare / protected flora	N.A.	-	No
Invasive plant species	N.A.	-	No
SPA birds	Local	HR	Yes
Other birds	Negligible	WA	No
Terrestrial mammals	Negligible	WA	No
Bats	Negligible	HR, WA	No
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)*

2.3.12.2 Habitats

The majority of the Site consists of amenity grassland (GA2), which is regularly mowed. The dominant species is perennial rye-grass *Lolium perenne*, with frequent white clover *Trifolium repens* and greater plantain *Plantago major*, and occasional creeping buttercup *Ranunculus repens* and daisy *Bellis perennis*. Amenity grasslands are very common and widespread throughout Ireland, and are of Negligible ecological importance.

Flowers beds and borders (BC4) have been planted in strips around the margins of the Site, including species like cornflower *Centaurea* sp, poppy *Papaver* sp., oxeye daisy *Leucanthemum* sp., marigold *Calendula* sp., and viper's-bugloss *Echium* sp. These areas are not mowed or weeded, and dry meadows / grassy verges (GS2) has formed between the ornamental plants. These areas have abundant perennial rye-grass, Yorkshire-fog *Holcus lanatus* and false oat-grass *Arrhenatherum elatius*. Frequent species include creeping bent *Agrostis stolonifera*, creeping buttercup, creeping thistle *Cirsium arvense*, hedge mustard *Sisymbrium officinale*, lesser burdock *Arctium minus* and wild turnip *Brassica napus*. All of these species are common and widespread, so the habitat is of Negligible importance.

There are some immature trees around the margins of the Site, including hornbeam *Carpinus betulus* in the west of the Site, crab apple *Malus sylvestris* in the south of the Site and rowan *Sorbus aucuparia* in the east of the Site. The rowan trees are very small, and appear to have been planted in the last 2 – 3 years. All of these trees are young, and they do not form a coherent woodland or treeline feature, so they are of Negligible importance.

2.3.12.3 Trees

A total of 21 no. trees were identified in the tree survey that accompanies the application prepared by Charles McCorkell Arboricultural Consultants. All of the trees are at the margins of the site. A total of 9 no. trees will be required to be removed to facilitate the proposed development. 7 no. of these trees scheduled for removal are of low quality and value (C Category) and a further 2 no. trees scheduled for removal are of poor quality (U category). 12 No. trees are to be retained and incorporated into the proposed scheme.

The loss of baseline habitats will be compensated by biodiversity enhancements proposed as part of the landscaping scheme.

2.3.12.4 Wintering Birds

Winter Bird Surveys were conducted by a qualified Ecologist, Nick Marchant, NM Ecology. Bird surveys were carried out approximately every two weeks from late September 2023 to early April 2024, comprising a total of 14 surveys. The Winter Bird Survey is appended to the AA Screening and EcIA prepared by NM Ecology accompanying this Part 8 application.

Brent Geese were recorded on four occasions: 24 geese on 23 November 2023, 5 geese on 16 January, 83 geese on 29 January 2024 and 3 geese on 29 February 2024. The flock of 83 geese fed on the Site for 1.5 hours, but on the other three occasions the geese were only present for a maximum of 30 minutes before being disturbed by pedestrians / dogs and leaving the Site. No geese were recorded during the other ten surveys. Based on these results, it was concluded that the Site is used on an occasional basis by brent geese, usually only in flocks of moderate importance. Potential impacts are considered in this report and in Section 5.1 of the accompanying Winter Bird Survey Report.

2.3.13 Other Site Environmental Sensitives

There are no additional noted environmental sensitivities associated with the subject site.

3. PROPOSED DEVELOPMENT

3.1 Summary of Proposed Development

The construction of 77 apartment dwelling units at a site c.1.34 ha bound by Cardiffsbridge Road, Wellmount Road and Wellmount Drive, Finglas, Dublin 11, which will consist of the following:

- One apartment block with primary frontage onto Cardifsbridge Road, ranging in height from 4 to 6-storeys, comprising 77 residential units (38 no. 1 bed units, 25 no. 2 bed units and 14 no. 3 bed units);
- 28 no. car parking spaces, 2 no. motorcycle spaces and 1 no. loading bays;
- 175 no. bicycle parking spaces;
- 135 sqm of internal community, arts and cultural floor space;
- 0.56 ha of public open space and 0.11 ha communal open space;
- Two vehicular accesses are proposed, one from Cardiffsbridge Road and one from Wellmount Road;
- Boundary treatments, public lighting, site drainage works, internal roads and footpaths, ESB substation, stores, bin and bicycle storage, plant rooms, landscaping; and
- All ancillary site services and development works above and below ground.

Figure 13: Proposed Development (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 three sides. 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 300mm concrete sewer running parallel to the northern boundary, a 225mm concrete sewer increasing to a 300mm diameter running parallel to the western boundary, and separate runs of a 300mm concrete sewer and a 225mm concrete sewer running parallel to the eastern boundary of the site.

3.2.2 Proposed Services

The proposed surface 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'. 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-WRF-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 the detention basin 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. Further details on these SuDS measures are provided in Section 2.5. All surface water drainage will be designed and installed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works.

3.3 Foul Water Infrastructure

3.3.1 Existing Services

An existing network of drainage runs around the perimeter of the site on two sides. These underground sewers carry foul water runoff towards existing treatment areas in North Dublin. 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 300mm concrete sewer running parallel to the northern boundary and a 225mm concrete sewer starts halfway down the western boundary towards the southern end.

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 drawing no. SHB4-WRF-DR-MOR-CS-P3-130-Foul Sewer and Surface Water Drainage Layout. Foul water from new housing units will be collected within a gravity drainage network and directed towards the existing public sewer system.

3.4 Water Supply Infrastructure

3.4.1 Existing and Proposed

A 225mm diameter watermain is located under the footpath in Cardiffsbridge Road to the west of the proposed development and on Wellmount Drive to the north of the development. An existing 450mm diameter watermain is located through the centre of the proposed development – this will need to be diverted to run around the new apartment building. The proposed watermain layout is indicated on drawing no. SHB4-WRF-DR-MOR-CS-P3-140 Watermain Layout which accompanies this planning application. Irish Water have noted that the diversion of the two existing watermains on the site are to be approved by Irish Water Diversion Team prior to any works being undertaken on site.

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 14: 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 Stage1 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.

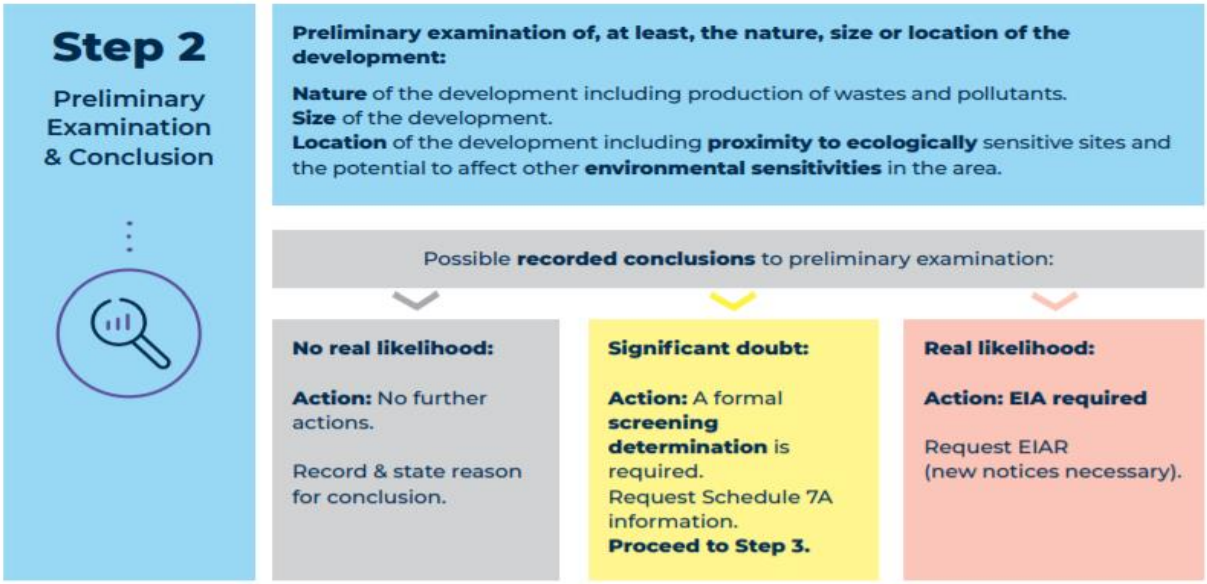


Figure 15: Extract from OPR EIA Screening Guidance Note

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 consistent with the objectives of Dublin City Council's Development Plan. The site is zoned Z1 Sustainable Residential Neighbourhoods and Z9 Open Space. The proposed development is consistent with the zoning objectives on site. The proposed construction of 77 no. residential units, 135 sqm of internal community, arts and cultural floor space, 0.56 ha of public open space, and 0.11 ha communal open space provides an active centre using finite land within the built-up footprint of the south Finglas area. The site is located within a Strategic Development Regeneration Area which are considered as areas capable of delivering significant quantities of homes and employment for the city. Within the SDRA 3 Finglas, the site has been earmarked for redevelopment.

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 uses proposed. 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. 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.

When occupied, it can be anticipated that the development will have negligible potential to cause any pollution or nuisance. Further to this, site is not located on or immediately surrounding a source for major accidents or hazards. The nearest Seveso site to the site is located c. 2.5 km from Chemco Ireland Ltd, which 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 development will result in 77 no. residential units on site, community and arts space, and public open space. The development will result in a density of 138 uph and is located in the urban centre of Cappagh Road in south Finglas. The proposed apartment block ranges in height between 4 to 6 storeys. Therefore, the proposed development is not considered exceptional in an urban context. Moreover, the lands are zoned Z1 Sustainable Residential Neighbourhoods and Z9 Amenity / Open Space Lands / Green Network in the Dublin City Development Plan 2022-2028.

The proposed development will provide much needed residential accommodation in the area and community, arts and cultural space for residents and the wider community to utilise. 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. They can be summarised as follows:

Table 4: Relevant Permitted and Proposed Planning History

DCC / ABP Planning Reg. Ref	Planning Status	Description of Development Summary	Development Address	Distance from Site (KM)
ABP Ref. 314610	Granted 12th March 2024	BusConnect Ballymun/Finglas to City Centre Core Bus Corridor Scheme	The Finglas Section of the Proposed Scheme will commence on the R135 Finglas Road at the junction with R104 St. Margaret's Road and will be routed along the R135 Finglas Road as far as Hart's Corner in Phibsborough, where it will join the Ballymun Section of the Proposed Scheme.	0.7
PA.Reg.Ref. 3877/17	Granted 4th December 2017 and has been constructed	The construction of 70 apartments units in 2 separate apartment blocks, with 1,620 sqm of public open space, 850 sqm of communal open space. The housing mix includes 19 no. 1-bed, 40 no. 2-bed and 11 no. 3-bed units.	Site bounded by Ratoath Road, Scribblestown Lane, Scribblestown Road, and Scribblestown Park, Finglas, Dublin 11	0.4
PA.Reg.Ref. 3023/19	Granted 20th March 2020 Demolition works of the Church of the Annunciation have been completed	Demolition of the existing Church of Annunciation building (c. 3,166 sqm) and construction of a new church / pastoral centre on a smaller site of 0.44 ha. Vehicular access is via the Cappagh Road, with pedestrian accesses via both the Cappagh Road and the Cardiffsbridge Road	Church of the Annunciation, Cardiffsbridge Road, Cappagh Road, Finglas, Dublin 11,	0.5
PA. Reg. Ref. 4843/23	Further information was requested on 26th January 2024	Change of use to serve as part time early years service facility for max. 20 children with opening hours of 9am-1pm and as an after school service for max. 20 children with opening hours of 1.30-5pm Monday to Friday at Finglas Celtic Football Club Grounds, Kilshane Road, Finglas, Dublin 11.	Finglas Celtic Football Club Grounds, Kilshane Road, Finglas, Dublin 11.	0.5

DCC / ABP Planning Reg. Ref	Planning Status	Description of Development Summary	Development Address	Distance from Site (KM)
PA.Reg.Ref. 4795/23	Granted permission on 28th February 2024.	2-storey extension to the rear of the existing school building including 3 no. classrooms, 2. No. SET rooms with ancillary accommodation, removal of 2 no. existing pre-fab buildings and all associated site works	St Fergal's Boys National School on the Cappagh Road, Finglas, Dublin 11	0.5

Social Housing Public Private Programme Bundle 4 & 5

The Social Housing Public Private Public (PPP) programme current bundle No. 4 includes eight sites and bundle no. 5 includes two sites in the Dublin City Council area. Each site includes a mixture of housing typology (for example apartment, duplex, house) and site development works. Under Social Housing Bundle 4, there is a concurrent part 8 application at the former Church of the Annunciation site, Cardiffsbridge Road, which is noted below in order to provide a robust assessment of the potential cumulative effects. It is also noted under Social Housing Bundle 5, it is intended to deliver a development comprising residential units, commercial/ retail and community space will be delivered at a site bounded by Barry Road and Barry Avenue, Finglas, Dublin 11.

Table 5 Pending Part 8 Proposal in Proximity to the Subject Site

Applicant	Address	Summary of Proposed Development	Distance from Site (km)
Dublin City Council	Church of the Annunciation, Cardiffsbridge Road, Finglas, Dublin 11	One apartment block ranging from 4 to 5-storeys, containing: 110 residential units (106 no. 1-bed and 4 no. 2-bed); and 434 sq.m. of community, arts and cultural facilities. 15 no. car parking spaces and 87 no. cycle spaces. 935 sq.m. of public open space and 609 sq.m. of communal open space.	0.5

The geographical distribution of the remaining development sites surrounding the application site reflects the rapidly changing nature of this accessible area. All accompanying reports for the subject application 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 in particular, the area's designation as a Strategic Development Regeneration Area means that development is continually occurring. Furthermore, the development plan of which the SDRA forms part, is a statutory document which was itself subject to a process of environmental assessment under the Strategic Environmental Assessment (SEA) process prior to adoption by elected representatives.

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. The nearest European site to the subject site is 6km away (South Dublin Bay and River Tolka Estuary SPA (004024). The closest watercourse is the River Tolka which is located approximately 600 m south of the site. No potential pathways from the subject site to the tributary or the River Tolka were identified. The River Tolka discharges 5.9km away in the South Dublin Bay and River Tolka Estuary SPA according to the AA Screening Report accompanying this application. 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.

As noted in the AA Screening: *"There is no risk of direct impacts on European sites. Potential pathways for indirect impacts were considered, but none were found to be feasible. The Site provides an occasional inland feeding site for moderate numbers of brent geese (which are a qualifying interest of SPAs in Dublin Bay), but the proposed development will not have a significant impact on them. 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. The assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2."*

The proposed residential development is considered to be appropriately located on serviced infill 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 2.3 above. There are no recorded monuments situated within the site boundary. There are no structures on the record of protected structures (RPS). It does not lie within a zone of archaeological interest. The absence of features of built, landscape heritage or visual amenity within or immediately adjacent to the subject site, confirms that there is no inherent landscape, cultural and heritage sensitivity of the subject site or its immediate environment.

An Ecological Impact Assessment (EcIA) was prepared by NM Ecology. As noted in the EcIA report by NM Ecology, the only Important Ecological Feature identified in this assessment is winter birds and impacts are assessed in Section 5.1 in the EcIA. All other ecological features discussed in Section 4 are of the EcIA are considered as Negligible ecological importance, and therefore do not require further assessment. Detailed results and conclusions are presented in the Winter Bird Survey Report that accompanies this application, but a summary of the assessment of potential impacts is provided below.

> *"The development of the Site would substantially change the extent and character of grassland at the Site, which would reduce it below the 0.7 ha threshold suggested by Benson (2009). It would also increase activity (and thus disturbance) by pedestrians and dog walkers. In combination, these factors would almost certainly make the Site unsuitable for brent geese in the future.*
>
> *The large-scale study by Scott Cawley in 2017 identified 161 inland sites used by brent geese in Dublin, including 12 that supported populations of major importance (i.e. > 400 brent geese) for 4 – 5 consecutive years; these represent the most-important inland sites used by brent geese in Dublin. The Site was not one of the 161 sites identified in the Scott Cawley study, so its loss will not substantially reduce the known feeding network for this species in Dublin.*
>
> *Geese displaced from the Site would have alternative feeding sites in the broader surroundings. Scott Cawley identified 7 potential grassland sites within 1.5 km of the Site (Table 2, Figure 1), and recorded geese at 4 of them, including one site of Major importance (>400 brent geese recorded). These sites would be large enough to accommodate the small number of geese displaced from the Site.*
>
> *Therefore, considering that brent geese were only recorded at the Site in relatively low numbers and on an occasional basis, that there is regular anthropogenic disturbance at the Site (by pedestrians, dogs, scramblers and sulkies), and that there are several sites nearby of higher foraging value, the development of the Site will have an imperceptible impact on brent geese associated with the SPAs in Dublin Bay. In the context of Appropriate Assessment screening, the proposed development will not be likely to have a significant effect on any European sites."*

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.

It is not considered that the proposed development would have an impact on any sensitive watercourses or soil/ground features. The scheme would change the visual appearance of the site and the landscape character at a local level. The development would introduce a new urban edge to Cardiffsbridge Road. There would be a loss of amenity grassland which is used for general recreational amenity for the local population, but landscape proposals would provide for an improved park with landscaping, pathways and planting measures.

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 the use of grassland including brent geese 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

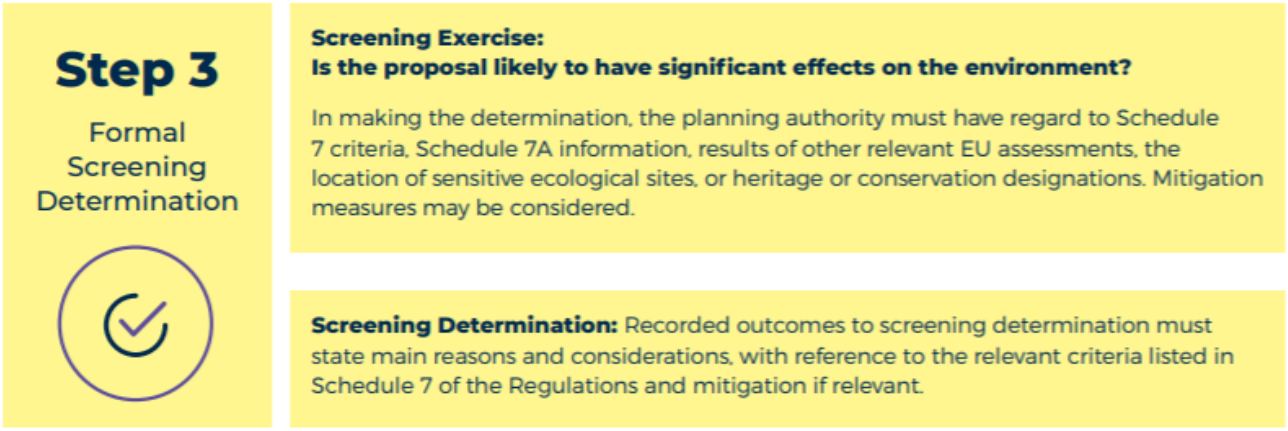


Figure 16: Extract from OPR EIA Screening Guidance Note

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 6 Characteristics of the proposed development

Schedule 7 Criteria	Schedule 7 Criteria Commentary
1.Characteristics of proposed development The characteristics of proposed development, in particular to: -	
(a) the size of the proposed development,	The proposed works at the 1.34 ha site consist of the construction of 77 no. residential units, community, arts and cultural space 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. The proposed development provides an appropriate and compatible form of infill development within an urban context on lands which are zoned for Sustainable Residential Neighbourhoods and Amenity/Open Space Lands/Green Network. The site is immediately adjacent other established urban uses including residential and commercial uses and is well connected in terms of public transport and pedestrian and cycle links. Having regard to the size and design of the proposed development, which is urban in nature, the potential for significant effects on the environment are not anticipated.
(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,	Section 4.4 (iv) of this report identified relevant permitted planning permission and applications for the assessment of cumulative effects. In addition, the assessment included two additional proposed applications which will be submitted by Dublin City Council under the Part 8 application process within a similar timeframe to the subject site, therefore it is considered prudent for these developments to be included in the assessment of effects. Together, with the proposed development at the subject site and the other permitted developments in the vicinity of the site are not likely to give rise to significant effects and is likely to positively impact on the area. In arriving at this conclusion, other permitted development as well as proposed Part 8 application by DCC in the vicinity of the site has been taken into account.
(c) the nature of any associated demolition works,	The proposal entails the clearance of the site and the construction of 77 no. apartments, community, arts and cultural space and public open space. All works will be carried out in accordance with best practice and regulations to ensure no impacts on the environment as a result of the proposed development.
(d) the use of natural resources, in particular land, soil, water and biodiversity,	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. There will be no use of natural resources at the site given the nature of works proposed.

Schedule 7 Criteria	Schedule 7 Criteria Commentary
	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. 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 (UE) (Formerly Irish Water). A Copy of the UE Confirmation of Feasibility Letter is provided in Appendix A of the accompanying Engineering Report prepared by Malone O'Regan. The operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. Foul water will be discharged to a local authority foul sewer on Cardiffsbridge Road and Wellmount Drive and conveyed to the Ringsend Waste Water Treatment Plant. Rainwater runoff from roofs and other impermeable surfaces will be channelled to existing underground sewers running around the perimeter of the site on three sides. 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 pond will be discharged at a controlled rate to a local authority storm drain under Cardiffsbridge Road. The system will include an oil and hydrocarbon interceptor. A Desktop flood risk assessment report accompanies this application. The report concludes: • *A DFRA appropriate to the type and scale of development proposed, and in accordance with 'The Planning System and Flood Risk Management Guidelines – DoEHLG-2009' has been undertaken. • The proposed development site has been scoped and assessed for flood risk in accordance with the above guidelines.* • *The primary flood risk to the proposed development site can be attributed to a fluvial flood event in the River Tolka beyond the southern site boundary. The site is not at risk of pluvial or groundwater flooding.* • *The Register Of Hydrometric Stations in Ireland indicates that the Finglas Weir Gauging Station is a water level and flow recorder station and is currently inactive. The gauge datum recorded at this point is 17.502m. The Botanic Gardens Gauging Station is a water level and flow recorder station and is currently active. The gauge datum recorded at this point is 11.439m.*

Schedule 7 Criteria	Schedule 7 Criteria Commentary
	• *The minimum finish floor proposed is 52.000m. The finish floor level is significantly higher than both of the gauge datum recorded. This indicates that the site is not at risk to possible flooding.* • *The Strategic Flood Risk Assessment, Dublin City Development Plan contains a Composite Flood Zone Map. The map Indicates that the proposed development falls within a predictive Flood Zone C. There is no Zone A nor Zone B within the vicinity of the site. The nearest zone A or B is at the River Tolka 600m away.* • *Overall, and in consideration of the findings and recommendations of this DFRA, it is considered that the development as proposed is not expected to result in an adverse impact to the hydrological regime of the area or to increase flood risk elsewhere and is therefore considered to be appropriate from a flood risk perspective.* 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. 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. An Ecological Impact Assessment accompanies this application. The site contains immature trees at the margins which do not form a coherent woodland or treeline feature, so they are of negligible importance. The site consists of amenity grassland which can be used by Brent Geese and other bird species for feeding. The Winter Bird Survey prepared by NM Ecology concludes that the proposed development will not have a significant effect on brent geese, because the Site is only used by relatively low numbers and on an occasional basis, and there are several alternative sites nearby of higher foraging value. Black-headed gull was also present, but it is a generalist species that will continue to use the Site following the completion of the proposed development, so it will not be significantly affected. On this basis, it is concluded that the proposed development will not significantly affect the SCI bird species associated with the SPAs in Dublin Bay.
(e) the production of waste,	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. Normal builders' waste (rubble, excess building materials) will be generated during the construction phase. All construction works will

Schedule 7 Criteria	Schedule 7 Criteria Commentary
	be carried out in accordance with the CEMP and RWMP prepared by ORS. During the operational phase, the proposed development will give rise to general non-hazardous waste including paper, cardboard, 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. No significant waste streams during operation are anticipated.
(f) pollution and nuisances,	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. The CEMP report prepared by ORS addresses dust control and a number of mitigation measures have been proposed for the development. 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. Due to the nature of these activities, there is potential for the generation of elevated levels of noise. The Contractor will aim to restrict noise levels to the following levels during construction: • Daytime (08:00 to 19:00 hrs) – 70dB • Evening (19:00 to 23:00 hrs) – 50dB • Night-time (23:00 to 08:00 hrs) – 45dB (measured from nearest noise sensitive location). 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. 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.

Schedule 7 Criteria	Schedule 7 Criteria Commentary
	During the operational phase the principal forms of air emissions relate to discharges from motor vehicles on the Wellmount Road/ Cardiffsbridge Road and heating appliances in the building. An Operational Waste Management Plan will be put in place with measures to avoid and/or mitigate pollution from the operational waste. 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.
(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	Standard construction practices will be employed throughout the construction phase. The nearest Seveso sites identified include Chemco Ireland Ltd located at Unit 2, Stadium Business Park, Ballycoolin Road, Cappagh, Dublin 11, which has been categorised as an Upper Tier Seveso Site and Hunstown Power Station located at Johnstown Ireland which has been categorised as a lower tier Seveso site. 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. No significant effects are anticipated from the identified Seveso sites listed above. 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 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.
(h) the risks to human health (for example, due to water contamination or air pollution).	There is no pollutant in the soil and subsoil on site. 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, it can be concluded that with mitigating measures, there would be no significant effect upon human health. 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 (UE) (Formerly Irish Water). A Copy of the UE Confirmation of Feasibility Letter is provided in

Schedule 7 Criteria	Schedule 7 Criteria Commentary
	Appendix A of the accompanying Engineering Report prepared by Malone O'Regan. Foul water will be discharged to a local authority foul sewer on Cardiffsbirdge Road and Wellmount Drive and conveyed to the Ringsend Waste Water Treatment Plant. The Ringsend WWTP is currently exceeding its organic capacity, but a major upgrade is in progress that will provide sufficient capacity by 2025. The WWTP upgrade will be completed before the proposed development is operational / occupied, so there will be capacity to accept the effluent. The additional load from the proposed development (128 Population Equivalent) will represent 0.005% of the load of the upgraded capacity of Ringsend WWTP (2,400,000 Population Equivalent), which is a negligible increase. Rainwater runoff from roofs and other impermeable surfaces will be channelled to existing underground sewers running around the perimeter of the site on three sides. 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 pond will be discharged at a controlled rate to a local authority storm drain under Cardiffsbridge Road. The system will include an oil and hydrocarbon interceptor. 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. The project is unlikely to give rise to risks to human health arising from contamination or pollution.

Table 7 Location of the proposed development

2. Location of proposed development.	
The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:	
a) the existing and approved land use,	The subject site is currently a greenfield site. The proposed use on site is compatible with the land use zoning of the subject lands which is "Z1: Sustainable Residential Neighbourhoods" and "Z9: Open Space/ Amenity/ Green Infrastructure". No significant impacts are likely.

	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. As with any greenfield site, development will change its existing character (open amenity space). The edge of the space onto Cardiffsbridge Road will become a street, providing an urban edge to the site, while maintaining the parkland to the rear. The neighbourhood park characteristic will be preserved and enhanced. The addition of this development is not considered to have a significant impact on the environmental sensitivities of the area.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,	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. The land may be categorised as urban infill greenfield 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. This is consistent with the established residential character of the locality. An Appropriate Assessment Screening, Construction & 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. In relation to biodiversity on the site the EcIA states: *"The proposed development will require the removal of existing habitats of Negligible importance. The loss of these habitats will be compensated by the landscaping scheme for the proposed development, which will include native trees, meadows and bird nest boxes. These measures are expected to result in a net gain in the biodiversity value of the Site compared to the baseline habitats. This will ensure compliance with Policy GI 16 of the Dublin City Development Plan.* *Brent geese have been recorded at the Site. However, we conclude that the proposed development will not have a significant effect on this species, because the Site is only used by relatively low numbers and on an occasional basis, and there are several alternative sites nearby of higher foraging value. Black-headed gulls were also present, but they are generalists that will continue to use the Site following the proposed development, so they will not be significantly affected.* *In summary, it can be concluded that the proposed development will not cause any significant negative impacts on designated sites,*

	habitats, legally protected species, or any other features of ecological importance." As mentioned previously, there are no significant watercourses within the proposed development site. The nearest EPA recorded watercourse is the River Tolka. The site is underlain with as dark limestone and shale bedrock and the soil type is made ground. The site itself is underlain by a region of 'high' 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. 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).
c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths;	The closest watercourse to the site is the River Tolka. There is no interaction from the development with this watercourses, therefore absorption capacity is not affected. The proposed development is not likely to give rise to significant effects on wetlands, riparian areas, and river mouth.
(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. The South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA are located 6 km and 9 km from the Site, respectively. The Tolka River park is located c. 1km from the subject site.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	As part of a preliminary ecological review of the site in 2023, the potential of the site for wintering birds was identified. The proposed development site consists primarily of amenity grassland, a habitat that may be used by brent geese and other over-wintering birds associated with Special Protection Areas (SPAs) in Dublin Bay. Therefore, DCC engaged NM Ecology Ltd to carry out a series of wintering bird surveys to establish accurate information on the use of the site by these species. Bird surveys were carried out by NM Ecology approximately every two weeks from late September 2023 to early April 2024, comprising a total of 14 surveys. Geese were recorded on four occasions: 24 geese on 23 November 2023, 5 geese on 16 January 2024, 83 geese on 29 January 2024 and 3 geese on 29 February 2024. The flock of 83 geese fed on the Site for 1.5 hours, but on the other three occasions the geese were only present for a maximum of 30 minutes before being disturbed by pedestrians / dogs and leaving the Site. No geese were recorded during the other ten

	surveys. Based on these results, it was concluded that the Site is used on an occasional basis by brent geese, usually only in flocks of moderate importance. Detailed results and conclusions are presented in the Winter Bird Survey Report that accompanies this application, but a summary is provided below. *"The development of the Site would substantially change the extent and character of grassland at the Site, which would reduce it below the 0.7 ha threshold suggested by Benson (2009). It would also increase activity (and thus disturbance) by pedestrians and dog walkers. In combination, these factors would almost certainly make the Site unsuitable for brent geese in the future.* *The large-scale study by Scott Cawley in 2017 identified 161 inland sites used by brent geese in Dublin, including 12 that supported populations of major importance (i.e. > 400 brent geese) for 4 – 5 consecutive years; these represent the most-important inland sites used by brent geese in Dublin. The Site was not one of the 161 sites identified in the Scott Cawley study, so its loss will not substantially reduce the known feeding network for this species in Dublin.* *Geese displaced from the Site would have alternative feeding sites in the broader surroundings. Scott Cawley identified 7 potential grassland sites within 1.5 km of the Site (Table 2, Figure 1 of Winter Bird Survey), and recorded geese at 4 of them, including one site of Major importance (>400 brent geese recorded). These sites would be large enough to accommodate the small number of geese displaced from the Site.* *Therefore, considering that brent geese were only recorded at the Site in relatively low numbers and on an occasional basis, that there is regular anthropogenic disturbance at the Site (by pedestrians, dogs, scramblers and sulkies), and that there are several sites nearby of higher foraging value, the development of the Site will have an imperceptible impact on brent geese associated with the SPAs in Dublin Bay. In the context of Appropriate Assessment screening, the proposed development will not be likely to have a significant effect on any European sites."* The Winter Bird Survey, prepared by NM Ecology concludes: *"The proposed development will have an imperceptible impact on brent geese, because the Site is only used by relatively low numbers and on an occasional basis, and there are several alternative sites nearby of higher foraging value. Black-headed gull was also present, but it is a generalist species that will continue to use the Site following the proposed development, so it will not be significantly affected.* *The results of this assessment will be used to inform an Ecological Impact Assessment and Appropriate Assessment screening assessment for the proposed development."* Further, the AA Screening prepared by NM Ecology states:

	"Therefore, considering that brent geese were only recorded at the Site in relatively low numbers and on an occasional basis, and that there are several sites nearby of higher foraging value, we do not consider the permanent loss of this feeding site to have a significant negative effect on brent geese or on the associated SPAs." The AA Screening prepared by NM Ecology 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* • *It will not have a significant impact on any species 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."
(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;	Under the Water Framework Directive status assessment 2016-2021, the River Tolka identified proximate to the site, is categorised as 'Poor Status' and has been assigned a risk level of "At Risk." 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.
(vii) densely populated areas;	The site is located within the existing urban settlement of south Finglas. The site is c. 1km south west of Finglas village. It is situated in the Electoral Division of Finglas South C which had 2,645 persons in 2016 which decreased to a population of 2,566 persons in the 2022 census. This is a decrease of 79 persons. The site is c. 1km from Finglas village and is located c. 6km north of Dublin City. The total population of Dublin City municipal area in 2022 was 592,713 persons. The proposed development will result in the addition of residential accommodation and the enhancement and delivery of upgraded neighbourhood facilities in the form of a new community, arts and cultural space and 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 an appropriate scale with the existing urban context of the surrounding area.
(viii) landscapes and sites of historical, cultural or archaeological significance	No archaeological monuments are located on the proposed development site. There are no protected structures located on or near the subject site. As stated in the Archaeological Impact Assessment: *"A review of the archaeological evidence for the area has shown that the site does not contain any historic structures or archaeological remains and none have been identified in the immediate environs of the site. The potential for historic remains is low. However, due to the scale of the site and in compliance with Dublin City Council (DCC) requirements, archaeological testing is recommended for the proposed development. These works will be under licence the National Monuments Service. All recommendations are subject to agreement with the Office of the City Archaeologist and the NMS."* Having regard to the proposed scheme, 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.

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)(I) 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 8 Screening Considerations

Screening Considerations							
Aspect	**Phase**	**Potential Effect**	**Extent**	**Probability**	**Significance of Effect**	**Quality of Effect**	**Duration**
Landscape	Construction (C)	Greenfield site will be replaced by 77 no. apartments, community, arts and cultural space and public open space. This will include landscaping to mitigate the loss of trees	Local	Likely	Moderate Significant	Negative	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	Significant	Positive	Permanent
Visual	C	Perceived negative changes due to emergence of plant and machinery	Local	Likely	Moderate	Negative	Short Term
	O	Changes to existing character of site with residential development	Local	Likely	Significant	Positive	Permanent
Biodiversity	C	Reduction of grassland area visited by winter birds, specifically brent geese. The Winter Bird Survey prepared by NM Ecology and submitted as an appendix to the AA Screening and EcIA concludes that the proposed development will have an imperceptible impact on brent geese, because the site is only used by relatively low numbers and on an occasional basis, and there are several alternative sites nearby of higher forging value.	Local	Likely	Moderate	Negative	Permanent
	O	Planting selection comprises mix of various species and provision of measures to enhance natural habitats and biodiversity enhancement measures are proposed as part of the landscaping plans.	Local	Likely	Moderate	Positive	Permanent
Land & Soil	C	Loss of subsoil from site Potential contamination due to accidental spillage.	Local Local	Likely Not Likely	Moderate Imperceptible	Negative Neutral	Permanent Brief

	O	Residential development with public open space and community, arts and cultural space	Local	Likely	Moderate	Positive	Permanent
Population & Human Health	C	Construction noise, dust and traffic	Local	Likely	Moderate	Neutral	Short term
	O	Provision of 77 dwelling units, internal community, arts and cultural floor space and public open space.	Local	Likely	Moderate	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 Discharge of foul and wastewater to existing wastewater network	Local Local	Likely Likely	Imperceptible Imperceptible	Neutral Neutral	Permanent 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	None predicted	-	-	-	-	-
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	None predicted	-	-	-	-	-
	O	None predicted	-	-	-	-	-
Cultural Heritage: Archaeology	C	While the AIA found that the potential for historic remains is low. Nevertheless having regard to the scale of the site, archaeological testing pre-development is recommended.	Local	Not Likely	Imperceptible	Neutral	Permanent
	O	None predicted	-	-	-	-	-

Table 9 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)(I) 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	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. 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.
(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 proposal, 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	It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment. In addition, the assessment has considered the potential effects of the proposed development in combination with additional Part 8 applications that Dublin City Council will be submitting for approval within a similar timeframe of the proposed development. No significant adverse effects have been identified, no measures are recommended to avoid or prevent such impacts.

3. Characteristics of potential impacts	
(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.

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.

(b) 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:

- AA Screening by NM Ecology
- Ecological Impact Assessment by NM Ecology
- Winter Bird Survey by NM Ecology
- Engineering Report by Malone O'Regan Consulting Engineers
- Construction Environmental Management Plan by ORS
- Landscape drawings and report by Mitchell + Associates
- Arboricultural Drawings by Charles Mccorkell
- Operational Waste and Recycling Management Plan by Traynor Environmental
- Archaeological Impact Assessment by John Purcell Archaeological Consulting

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 and in the Construction Environmental Management Plan (CEMP). These have been summarised for the purpose of this report. At a strategic level, mitigation measures include:

- Construction waste shall be stored and segregated in dedicated waste storage areas which shall optimise the potential for off-site reuse and recycling. All construction waste materials shall be exported off-site by an appropriately permitted waste contractor. Measures and policies for proper waste management during this project are outlined in Section 5 of the CEMP.
- Dust prevention measures will be put in place for any particulate pollution.
- Provision of SUDS measures to naturally attenuate water on site and provision of blue / green roofs to minimise surface water discharge.
- The Contractor will aim to restrict noise levels to the following levels:
  - Daytime (08:00 to 19:00 hrs) – 70dB
  - Evening (19:00 to 23:00 hrs) – 50dB
  - Night-time (23:00 to 08:00 hrs) – 45dB (measured from nearest noise sensitive location)
- Noise and dust monitoring shall be carried out at various stages throughout the project to ensure compliance with the relevant standards.
- In terms of Archaeology, due to the scale of the site (1.34 ha) and in compliance with DCC BHA26.4 policy requirements, archaeological testing is recommended for the site prior to the commencement of

development. These works will be under license of the National Monuments Service. All recommendations are subject to agreement with the Office of the City Archaeologist and the NMS.

In summary, the Ecological Impact Assessment includes the following biodiversity enhancement measures incorporated unto the landscaping proposals:

The loss of baseline habitats will be compensated by the incorporation of biodiversity measures in the landscaping proposals for the proposed development. The following measures are shown in the landscape plan:

- New trees and shrubs will be planted in areas of communal and public open space. The majority will be native species, including some that produce berries (hawthorn, rowan) suitable for over-wintering passerine birds (e.g. thrushes)
- A patch of wildflower meadow will be included in the east of the Site
- Bird boxes will be provided, including designs suitable for common garden birds (e.g. finches, tits, blackbirds) and swift nesting boxes on buildings of > 5 m height
- Provision of a detention basin in the centre of the Site, which will hold water during periods of high rainfall.

Overall, the proposed landscaping scheme is expected to result in a net gain in the biodiversity value of the Site compared to the baseline habitats.

No mitigation measures are proposed in the accompanying Ecological Impact Assessment in relation to the proposed development.

The proposed mitigation measures for the proposed development will mitigate any possible impacts on the environment of the proposed residential development.

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 10: 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.

Directive	Results
Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	The subject site is not within a European site. The nearest European site to the subject site is 6km away (South Dublin Bay and River Tolka Estuary SPA (004024). The closest watercourse is the River Tolka which is located approximately 600 m south of the site. No potential pathways from the subject site to the tributary or the River Tolka were identified. The River Tolka discharges 5.9km away in the South Dublin Bay and River Tolka Estuary SPA or any other European site according to the AA Screening Report accompanying this application. An appropriate assessment (AA) screening report prepared by NM Ecology Ltd. accompanies this Part 8 application. It is concluded that the proposed development will not have an imperceptible impact on brent geese, because the Site is only used by relatively low numbers and on an occasional basis, and there are several alternative sites nearby of higher foraging value. Black-headed gull was also present, but it is a generalist species that will continue to use the Site following the proposed development, so it will not be significantly affected. On this basis, NM Ecology concluded that the proposed development will not significantly affect the SCI bird species associated with the SPAs in Dublin Bay. The AA Screening prepared by NM Ecology states: "*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* • *It will not have a significant impact on any species 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."*

Directive	Results
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.
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 nearest Seveso sites identified include Chemoc Ireland Ltd located at Unit 2, Stadium Business Park, Ballycoolin Road, Cappagh, Dublin 11, which has been categorised as an Upper Tier Seveso Site and Hunstown Power Station located at Johnstown Ireland which has been categorised as a lower tier Seveso site. are no Seveso sites in the vicinity.
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. site is not located in a flood risk zone according to Flood Maps. The potential impact of climate change has been considered for in the design of the surface water drainage network and storage system.

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*
- *It will not have a significant impact on any species 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 Ecological Impact Assessment 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 Ecological Impact Assessment 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.

20 Fitzwilliam Place, Dublin 2, D02YV58,
Ireland

Phone. +353 1 6762594

planning@mdb.ie

www.mdb.ie