EIA Screening

Social Housing Bundle 5, Development at Ballymun, Dublin 11

Dublin City Council

October 2024

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1. INTRODUCTION

1.1 Background

This Environmental Impact Assessment (EIA) Screening report was prepared by MacCabe Durney Barnes on behalf Dublin City Council, to accompany a Part 8 proposal for the development of 288 no. residential units on a site of circa 2.6 hectares bound by Balbutcher Lane to the north, Balcurris Park to the west, the Ballymun Road to the east, and Balcurris Gardens to the west, Ballymun, Dublin 11.

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 the subject site.

1.2 Legislation and Guidance

The EIA Screening Report has had regard to the following:

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

1.3 Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents.

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

I. there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

II. there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or

III. there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

1.4 Data Sources

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

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

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

- Appropriate Assessment Screening - prepared by NM Ecology
- Preliminary Ecological Appraisal – prepared by NM Ecology
- Construction & Environmental Management Plan – prepared by Panther Environmental Solutions Ltd
- Engineering Report – prepared by Malone O'Regan
- Resource Waste Management Plan – prepared by Conviro
- Operational Waste Management Plan – prepared by Traynor Environmental Ltd
- Archaeological Impact Assessment - prepared by John Purcell

2. THE SITE AND SURROUNDINGS

2.1 Site Context

Ballymun is located c. 5km north of Dublin City on the border between Dublin City and Fingal County Council. The site is located immediately east of Balcurris Park, south of Balbutcher lane and west of the Ballymun Road. It is located west and south of the Linnbhla residential complex and north and east of the Balcurris Garden residential estate. The Balcurris Road traverses the site from the west to the south. The site has good public transport links with several adjacent Dublin Bus routes. The proposed Metrolink alignment will run underneath the subject site and is in close proximity to two proposed metro stations. The proposed Northwood station is approx. 400 m to the north of the site and the proposed Ballymun station is located approx. 300 m to the south of the subject site.

There is a wide range of facilities accessible within a short walk of the site. The surrounding area of Ballymun is characterised by commercial and residential uses. There is a Lidl to the south of the site with associated surface car parking. There are several solicitors' offices to the north of the site. The Linnbhla apartment complex is located to the north and east of the site. Balcurris Gardens is to the south and to the west of the site. Please refer to the Social Infrastructure Audit prepared by MacCabe Durney Barnes for details.

Figure 1: General Location of the Site (Source: Google Earth)

2.2 Site Description

The site, which consists of five individual sites, is irregular in shape. It is bound to the north by Balbutcher Lane. A bus stops is located at the site boundary to the north and to the east. Balbutcher Lane links the St Margaret's Road, where large floorplate retail units such as Ikea and Decathlon are located, to the Santry Avenue. The site is a c.2.6 ha brownfield site. It used to be the location of two of the old Ballymun flats blocks, which were since demolished as part the regeneration of Ballymun. As such, it effectively a brown field site where the flat complexes were finished in the 1970s and regeneration progressed from 1998 (see Figures 3 & 4 below).

The Linnbhla apartment complex is located to the north and east of the site. The overall complex is designed with a podium with lower ground (street level) and upper ground (podium level) floors. Heights across the site generally decreases from the Ballymun Road (5 storeys) to Balcurris Park (3 storeys). The complex is comprised of five blocks and is split by an area of car parking which serves retail units located at ground floor. The western block is three storey high and faces west toward the site. The two eastern blocks are four and five storey high respectively. These include other uses at lower ground floor such as community and office type uses. The offices of the Dublin Northwest Partnership are located at lower ground floor and faces the application site. This complex is located slightly lower than the part 8 site.

The Balcurris Road is a local road which links the Balcurris Gardens estate to the junction of the Silloge Road and Balbutcher Lane further south.

To the south of the site is the Lidl supermarket with associated surface car parking.

Balcurris Gardens, which is located generally south and west of the site is characterised by two-storey high terraced houses. Balcurris Close joins the Balcurris Road and terminates as a cul-de-sac at the boundary of the site. No. 14 Balcurris Close flanks the site. Its boundary along the part 8 site is a c.1.8m brick wall. No 40 to 45 Balcurris Gardens face the site. Only pedestrian access is facilitated to the front of these units, their parking being within curtilage to the rear. Some of these units use informal parking spaces which are located directly on the site to its south. No. 1 to 4 Balcurris Gardens back onto the development sit, their boundary consisting principally of garage type doors and gates.

Balcurris Park, located west of the site, is a public park, which includes a tarmacked sport pitch, a grass sport field and a walkway along Balcurris Park West. At the boundary with the site, the park includes amphitheatre style seating. To the north of the site, across the Balbutcher lane is undeveloped greenfield lands.

Figure 2: Part 8 application site

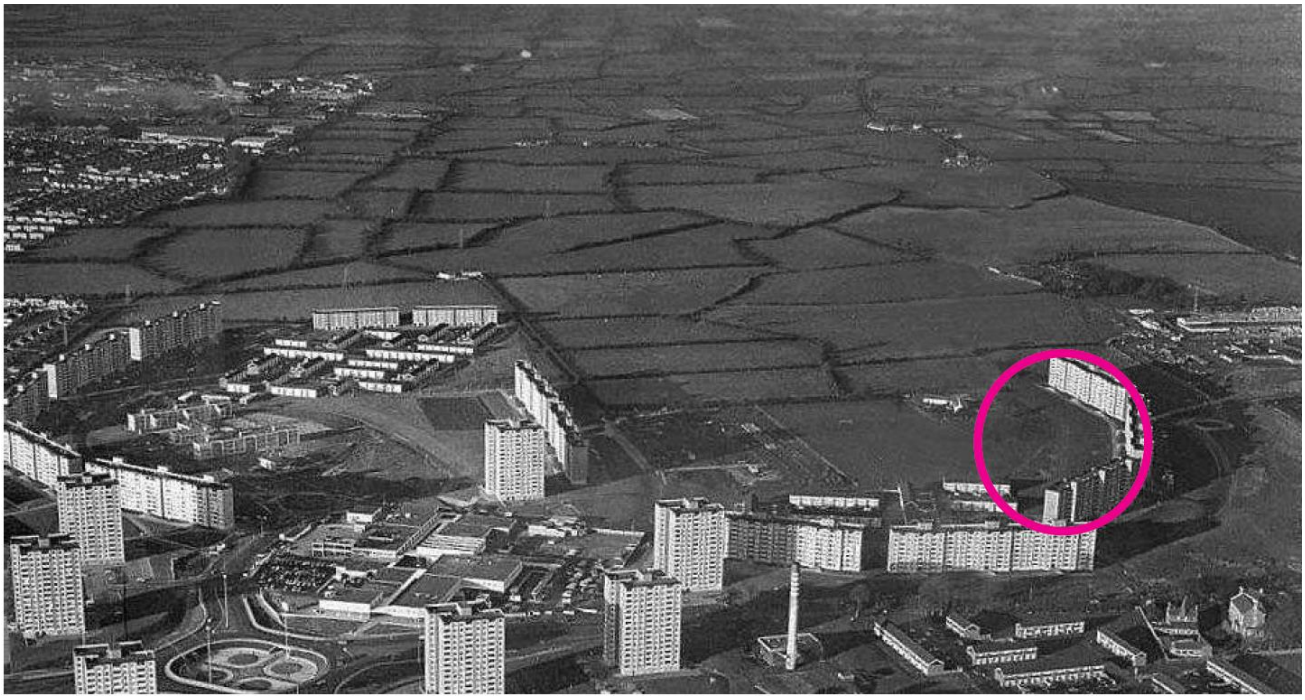

Figure 3 Aerial View of Site in 1970

Figure 4 Aerial View of Site in 2002 showing the spine blocks are still in situ traversing the site.

2.3 Enviornmental Sensitivities of the Site

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

2.3.1 Bedrock

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

2.3.2 Soils

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

A detailed Site Investigations Report was undertaken by Ground Investigations Ireland (March 2024). It identified the following:

TOPSOIL: Topsoil was encountered in the majority of exploratory holes and was present to a maximum depth of 0.30m BGL.

Housing Bundle 4 & 5 - Lot 2 – Ballymun Ground Investigation Report

Ground Investigations Ireland Ltd 5

MADE GROUND: Made Ground deposits were encountered beneath the Topsoil or from Surface and were present to depths between 0.60m and 4.10m BGL. These deposits were described generally as brown slightly sandy gravelly CLAY or dark grey slightly sandy slightly gravelly CLAY with occasional fragments of concrete, red brick, metal, pipe and plastic.

COHESIVE DEPOSITS: Cohesive deposits were encountered beneath the Made Ground and were described typically as brown slightly sandy slightly gravelly CLAY with occasional cobbles and boulders overlying a dark grey slightly sandy gravelly CLAY with occasional cobbles and boulders. The secondary sand and gravel constituents varied across the site and with depth, with granular lenses occasionally present in the glacial till matrix. The strength of the cohesive deposits typically increased with depth and was firm to stiff or stiff below 2.0m BGL in the majority of the exploratory holes. These deposits had occasional, some or frequent cobble and boulder content, where noted on the exploratory hole logs.

GRANULAR DEPOSITS: A Granular deposit was encountered within the cohesive deposits at location BH02 and was typically described as grey clayey sandy sub rounded to sub angular fine to coarse GRAVEL with occasional cobbles and rare boulders. The secondary sand/gravel and silt/clay constituents may vary across the site and with depth while occasional or frequent cobble and boulder content also present where noted on the exploratory hole logs. Based on the SPT N values the deposit is typically dense.

BEDROCK: The rotary core boreholes recovered strong to very strong grey/dark grey massive fine grained argillaceous LIMESTONE. This is typical of the Calp Formation, which is noted on the geological mapping to the east of the proposed site. Rare visible pyrite veins were noted during logging which are typically present within the Calp Limestone. The depth to rock varies from 16.30m BGL in BH02 to a maximum of 18.80m BGL in BH19 to the south of the site. The

Ground Investigations Ireland (GII) also prepared a Waste Classification Report (May 2024). It identified the presence of Asbestos in a sample TP-01 at 0.70m BGL. The asbestos detected in the sample had not been quantified by the laboratory at the time of writing this report. The report recommends the following in respect of Waste Transfer:

> In the event that material is excavated for removal from site, any firm engaged to transport waste material from site and the operator of any waste facility that will accept subsoils excavated from this site should be furnished with, at a minimum, copies of the full unabridged laboratory reports and HazWasteOnLineTM report for all samples presented in this report.
>
> The non-hazardous material across the site if excavated should be removed from site to an appropriate facility under either the LoW codes 17 05 04 or 17 09 04. Where during excavation there is noted to be in excess of 2% anthropogenic material the appropriate LoW code which should be applied is 17 09 04.
> The hazardous material across the site if excavated should be removed from site to an appropriate facility under either the LoW codes 17 05 03 or 17 09 03. Where during excavation there is noted to be in excess of 2% anthropogenic material the appropriate LoW code which should be applied is 17 09 03.

2.3.3 Hydrology

The EPA database of river and streams does not show any watercourses within the site. A tributary to the River Santry known as the Ballymun stream is located approx. 350m northeast of the site. The River Santry is located c. 800 m north of the site and was also deemed to be of "Poor" status and to be "At Risk". Under the Water

Framework Directive status assessment 2016-2021, the Ballymun stream and the River Santry were deemed to be of "poor" status and "At risk".

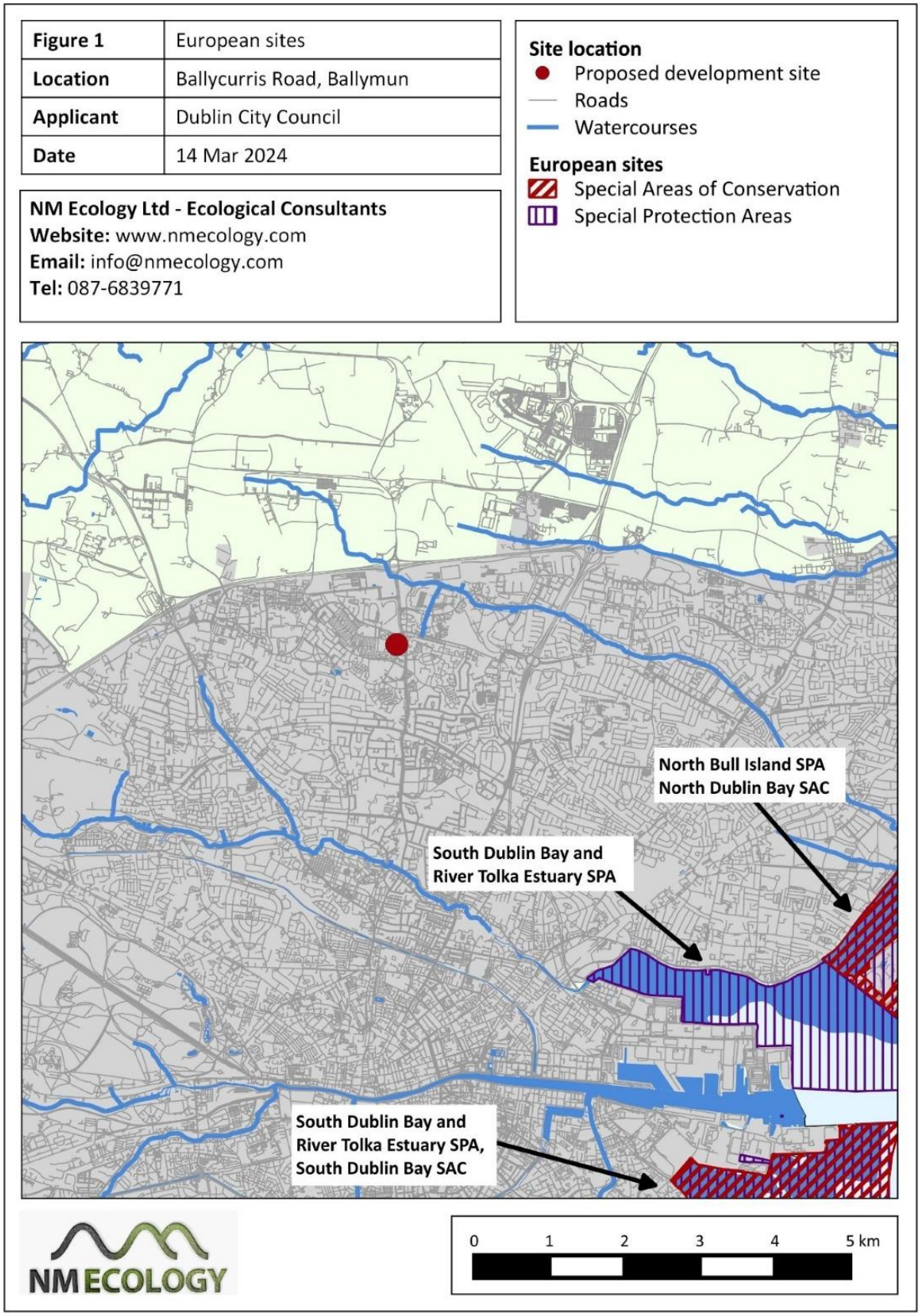

Figure 5: River Waterbodies and European Sites in the context of the subject site *(Source: NM Ecology)*

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. An extract of the Composite Flood Map in the context of the subject site is illustrated below.

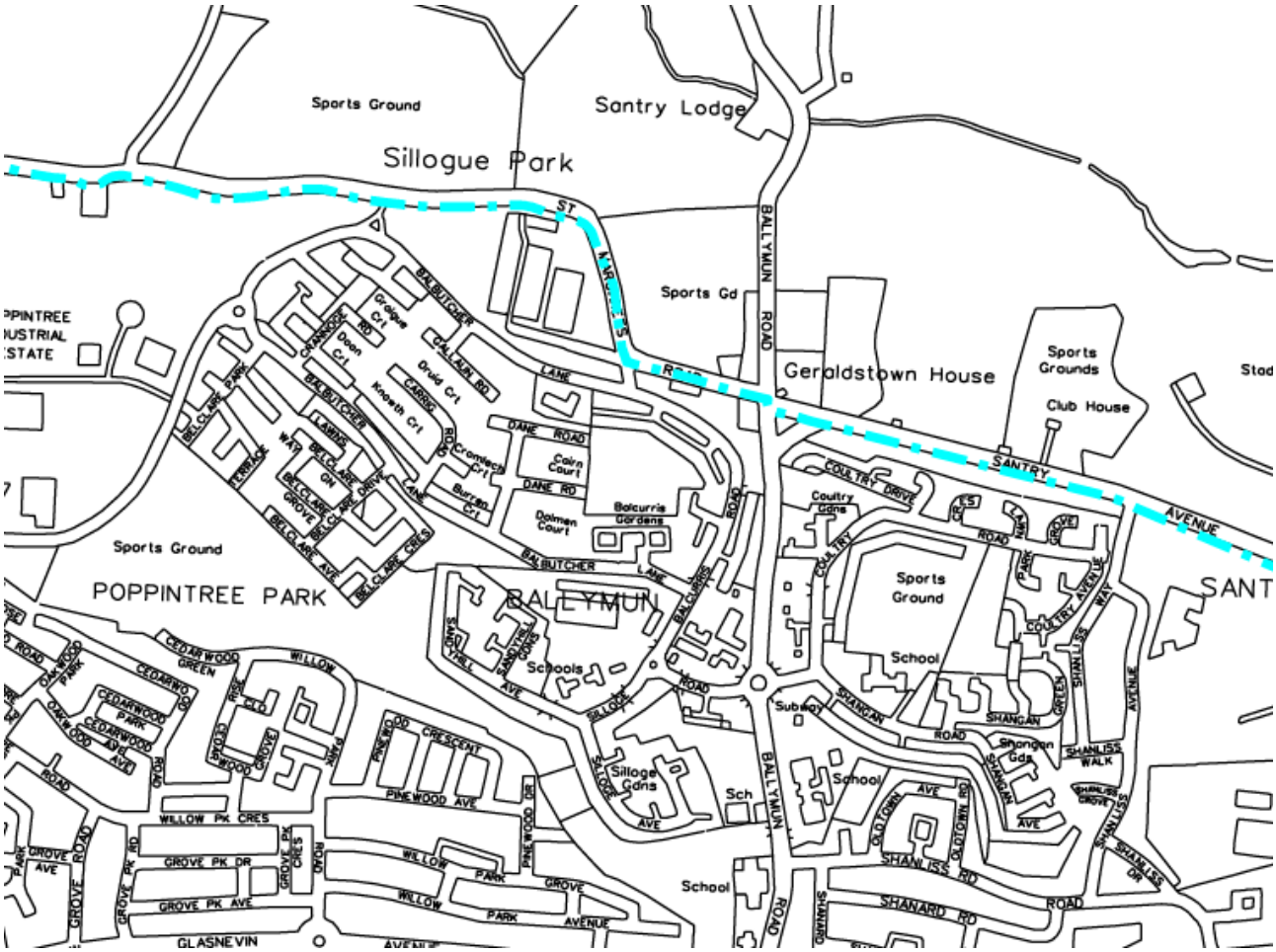

Figure 6 Extract of Composite Flood Map for Dublin City Council

A Desktop Flood Risk Assessment (June 2024) has been prepared by Malone O'Regan Consulting Engineers). It notes there are two hydrological features within the near vicinity of the site, the River Santry and the River Wad., The Wad lies north of the site and flows northwest into the River Santry but flows underground. The Santry flows south-east with an outlet into the Irish Sea in the northern part of Dublin Bay.

The SFRA concludes the following:

> *The analysis and flood zone delineation undertaken as part of this DFRA indicates that the proposed site is not expected to be impacted during the occurrence of a 0.1% AEP (1 in 1000 year) fluvial flood event.*
>
> *The PFRA flood mapping indicates that the proposed development site does not fall within the predicted extreme 0.1% (1 in 1000 year) current scenario fluvial flood zone. The site is located near the River Wad and River Santry. The site is not in a fluvial or tidal flood zone for either area.*

The node point closest to the northern boundary of the site is referenced as node point 09CAMM00084. The 1% AEP (1 in 100 year) and 0.1% AEP (1 in 1000 year) flood levels at this point are predicted as 54.53m and 54.63m respectively.

According to the SFRA of the Dublin City Development Plan 2022 – 2028, it is recommended that for a scenario of fluvial event-undefended, the minimum finished floor level is to be based on 1% AEP flood + climate change (20% allowance for highly vulnerable development) + 300mm freeboard i.e., = 54.53m + 20% + 0.3m = 65.74m.

In consideration of the above assessment, analysis and recommendations, overall development of the site is not expected to result in an adverse impact to the existing hydrological regime of the area or to result in an increased flood risk elsewhere.

2.3.4 Aquifer and Groundwater

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

The Site Investigations Report was undertaken by Ground Investigations Ireland (March 2024) noted the identification of Groundwater at some of the borehole sites. It notes that at 'the locations of SA01, SA02, SA03, SA04 and SA05 the water level dropped too slowly to allow calculation of 'f' the soil infiltration rate. These locations are therefore not recommended as suitable for soakaway design and construction.'

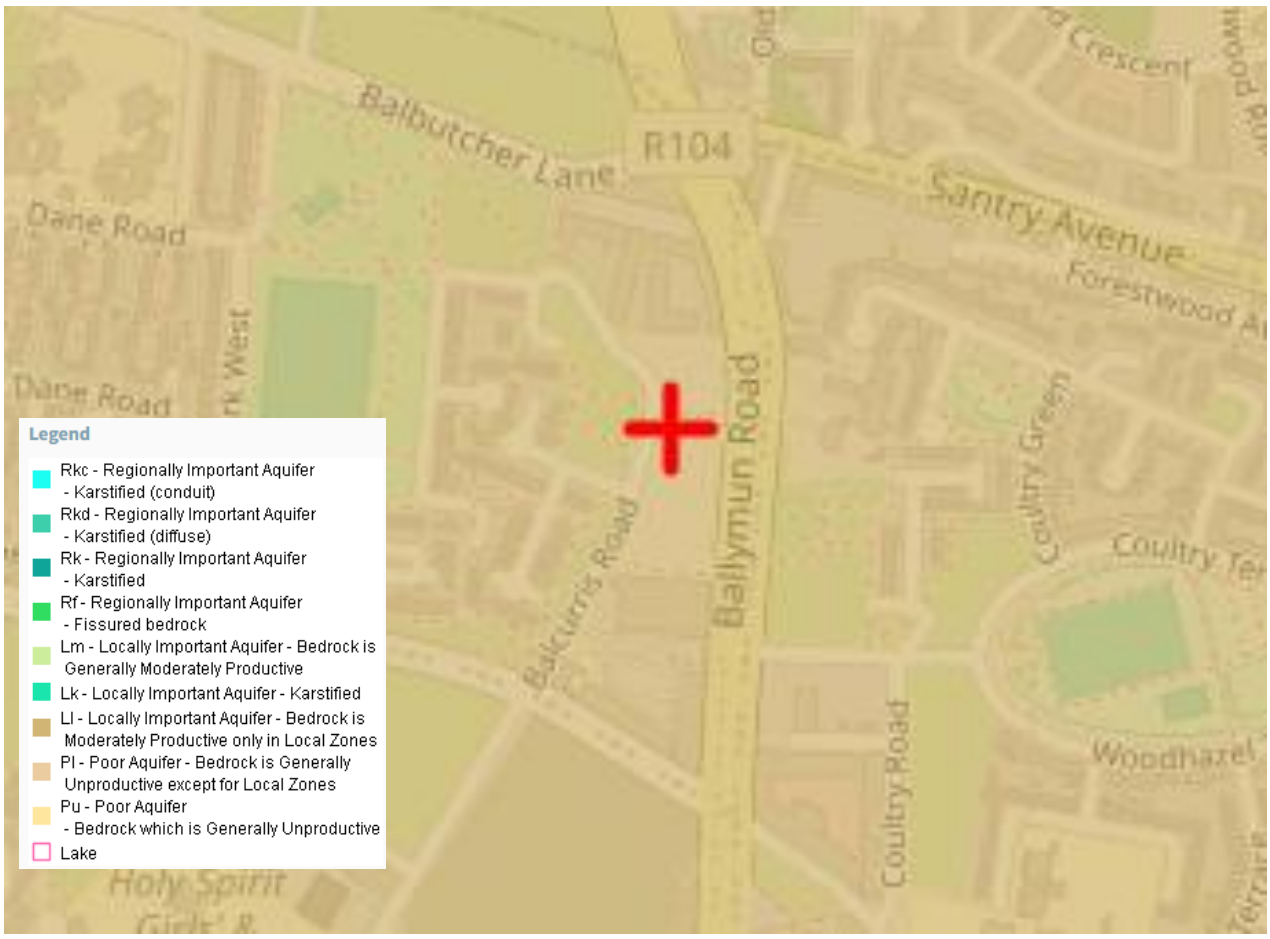

***Figure 7**: **Aquifers in the vicinity of the Site** (Source: EPA Maps)*

2.3.5 Ground Water Vulnerability

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

Figure 8: 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 9: 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 nearest Natura 2000 sites are presented in the table below (see Figure 5 above).

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

Site Name	Distance	Qualifying Interests
South Dublin Bay and River Tolka Estuary SPA (4024)	5 km east	**Special conservation interests**: light-bellied brent goose, oystercatcher, ringed plover, grey plover, knot, sanderling, dunlin, bar-tailed godwit, redshank, black-headed gull (wintering populations), arctic tern, roseate tern (passage), and common tern (breeding and passage)
North Dublin Bay SAC (206)	7 km south-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 II species**: petalwort Petalophyllum ralfsii
North Bull Island SPA (2006)	7 km south-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
South Dublin Bay SAC (site code 210)	7.8 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 I habitats**: N.A.

2.3.9 Proposed Natural Heritage Areas (pNHA)

The accompanying Ecological Impact Assessment prepared by NM Ecology identified the following proposed natural heritage areas (pNHA). The below figure prepared by NM Ecology also illustrates the watercourses and pNHA in the surrounding area.

Table 2 Designated Sites

Site Name	Distance	Reasons for designation
Santry Demesne pNHA (178)	0.9 km north	Former demesne woodland and a protected plant species (Hairy St John's-wort Hypericum hirsutum)
Royal Canal pNHA (2103)	3.5 km south	Extensive freshwater feature of value to a range of biodiversity, and with value as an ecological corridor
South Dublin Bay and River Tolka Estuary SPA (4024)	5 km south-east	**Habitats**: tidal / coastal wetlands **Special conservation interests**: light-bellied brent goose, oystercatcher, ringed plover, grey plover, knot, sanderling, dunlin, bar-tailed godwit, redshank, black-headed gull (over-wintering populations), arctic tern, roseate tern (passage migrants), and common tern (breeding populations)

Figure 1	Designated sites
Location	Ballycurris Road, Ballymun
Applicant	Dublin City Council
Date	14 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)

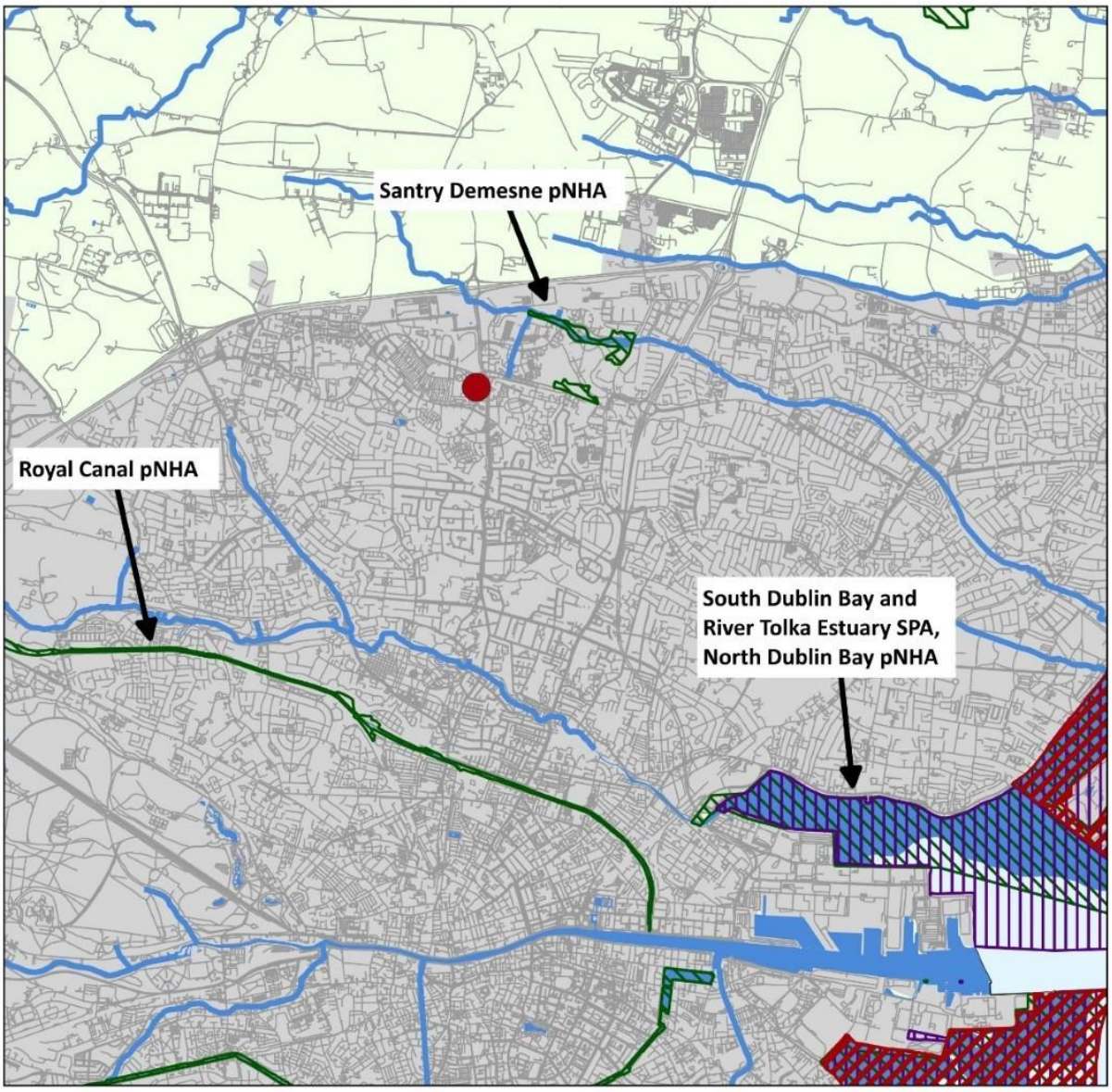

Figure 10 pNHA proximate to the subject site (Source: NM Ecology)

2.3.10 Cultural Heritage

2.3.10.1 Archaeology

According to the Dublin City Development Plan 2022-2028, the subject site is not located within an area of archaeological interest. The proposed development does not include any recorded archaeological monuments. No sites are located within the immediate environs of the site.

A pre planning archaeological impact assessment was undertaken by John Purcell Archaeological Consultancy.

It notes a number of archaeological monuments are located in the environs of the proposed development. The details of these sites have been taken from archaeology.ie and are outlined below.

DU014-067002-

Class: House - 16th/17th century

Townland: STORMANSTOWN

There are 17th century references to a sizeable dwelling and cottages. These may be on the site of Stormanstowne House. There are playing fields on the site. No visible surface trace.

DU014-065----

Class: Well

Townland: JAMESTOWN GREAT

Named 'Jamestown Well' on the 1st edition OS 6-inch map (1843) . It is a natural spring well of uncertain date. No longer venerated. There are no known associations.

DU014-061002-

Class: Enclosure

Townland: BALCURRIS

On relatively level ground with a stream running along to the west of the site. An aerial photograph taken in 1970 shows a cropmark of a roughly circular enclosure (diam. c. 40m) with traces of an outer enclosure and a rectangular feature to the SE. These sites have had a housing estate and wholesale outlet built over them. No visible surface trace.

The Archaeological assessment notes Ballymun has a history and archaeological heritage that reflect its transformation from rural farmlands to a modern urban area. Originally, Ballymun was characterized by agricultural activities, with its name derived from the Irish "Baile Munna," meaning "town of the fort." Archaeological evidence indicates the presence of early medieval settlements, with remnants such as ringforts and souterrains hinting at its early habitation. The most significant shift in Ballymun's history occurred in the 1960s, when it was developed as a high-rise housing project.

The report concludes:

> *The proposed development site does not contain any recorded archaeological monuments, nor are there any sites located within the immediate vicinity. The nearest recorded monument (DU014-067002) is situated over 850 meters to the south. There are no protected structures within the site or its immediate environs. Historically, the site has undergone extensive excavation and was previously occupied by high-rise tower blocks and landscaped grounds until the early 2000s. After the demolition of these towers, additional excavation and landscaping were carried out. Ground investigations have confirmed that the*

site is covered in modern fill to a depth of 1 meter. This significant disturbance has greatly reduced the likelihood of discovering any unrecorded subsurface remains at the site. Therefore, the potential for encountering such remains is considered low

2.3.10.2 Architectural Heritage

There are two protected structures c. 80m to the east of the subject site, to the east of the Ballymun Road. These are the St. Pappin's Silver Stream chapel (RPS. 482) and the Domville House Clinic (RPS. 481). The NIAH lists both of these structures as being of Regional importance and being of Architectural, Artistic, and of Social interest.

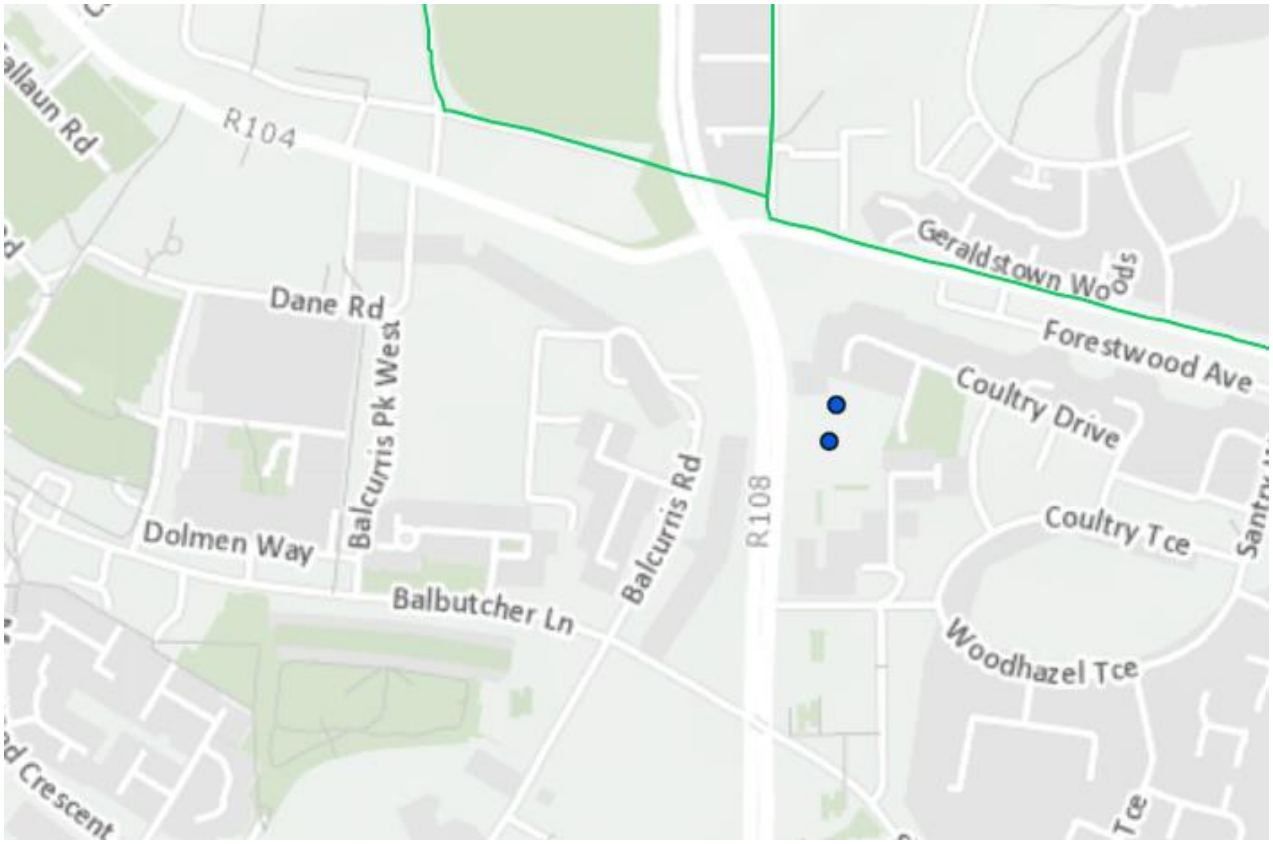

Figure 11 Protected Structures in the context of the subject site (Source: NIAH)

2.3.11 Population and Human Health

Population modelling and demographics have been provided by the Central Statistics Office (CSO). The scope of the assessment is determined by overlaying the 750m-1km radius buffer zone over the centre of the application lands and assessing the relevant Electoral Divisions (EDs) Statutory Boundaries.

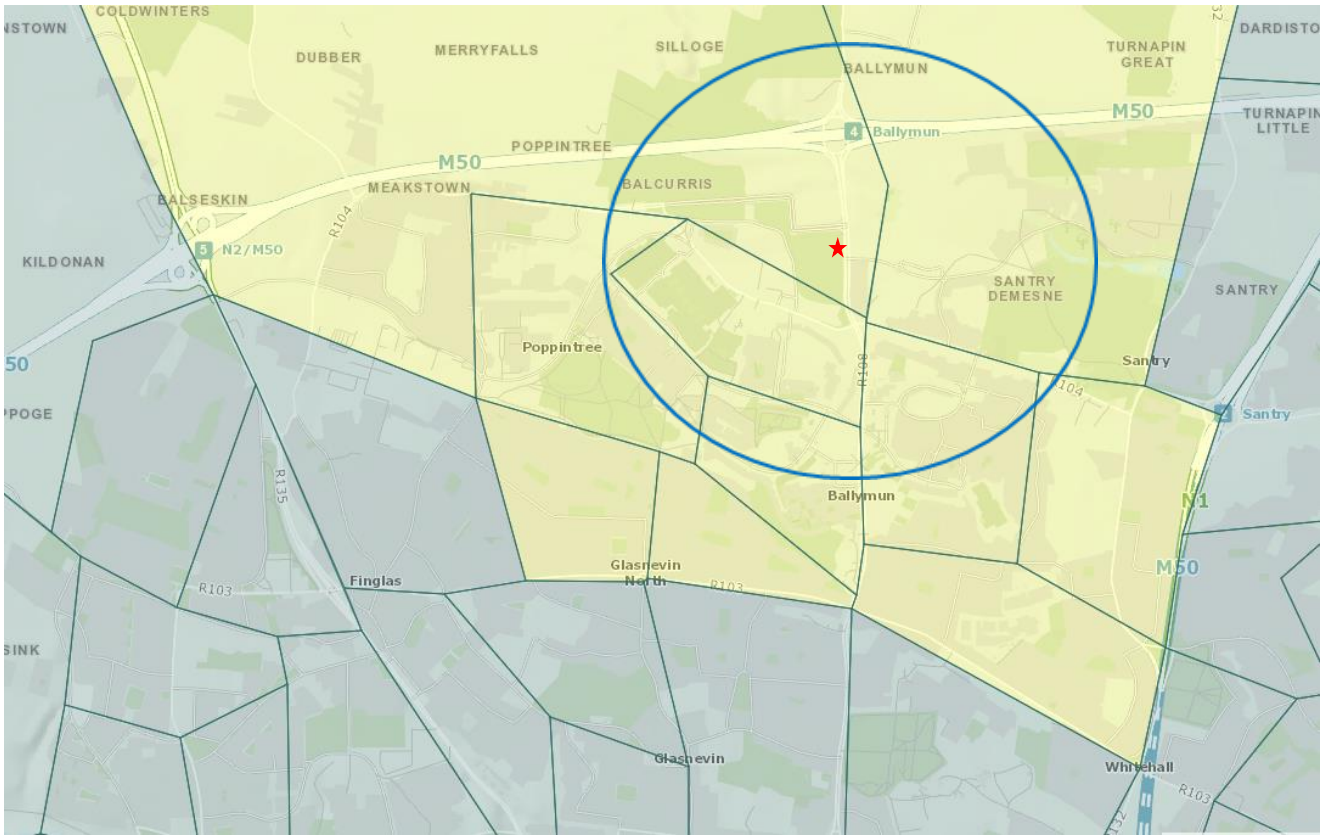

Figure 12: Extent of Demographic Study Area

2.4 Population Trends

Conducting analysis of the 1km settlements area confirmed a total population of the study area to be 45,968 persons during the 2022 Census. The list of Electoral Divisions used, and their respective populations, can be seen in the table below.

Table 3: Population Trends in Study Area and Dublin City (Source: CSO)

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 2016-2022	% Change 2016-2022
Ballymun A	4,765	5,735	970	20%
Ballymun B	4,379	4,273	-106	-2%
Ballymun C	6,112	5,729	-383	-6%
Ballymun D	2,458	2,551	93	4%
Ballymun E	1,652	1,674	22	1%
Ballymun F	2,350	2,359	9	0%
Dubber	7372	8931	1559	21%
Airport	5,018	6,152	1,134	23%
Whitehall B	4,128	4,371	243	6%
Whitehall C	2,153	2,908	755	35%
Total	40,387	44,683	4,296	11%
Dublin City Council	554,554	592,713	38,159	7%

As illustrated in the table above, the Study Area experienced a population increase between 2016 and 2022. Over the 6 year period, the population of the Study Area rose from 40,387 to 44,683, equivalent to an 11%

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.

2.5 Age Profile

The 2022 census shows that 2534 of the study area population were aged between 0 and 4, or a total population of 6%. A further 2769 persons aged between 5 to 9 year old or 6% of the total population. The 10 to 14 years old cohort comprises 2908 persons or 7% of the total population. In the 15-19 age cohort, this group comprises 2681 persons or 6% of the total population. While the 20-64 years age cohort, incudes 28813 persons or 64% of the total population. In terms of the 65+ years, this group comprises 4764 persons or 11% of the total population.

Table 4: 2022 Age Profile in the Study Area

Electoral Division	0-4 years	5-9 years	10-14 years	15-19 years	20-64 years	65+ years	Total
Ballymun A	364	483	490	407	3605	386	5735
Ballymun B	219	207	268	336	2753	490	4273
Ballymun C	242	237	317	409	3799	725	5729
Ballymun D	129	126	176	178	1652	290	2552
Ballymun E	74	93	105	89	954	359	1674
Ballymun F	98	122	142	110	1326	561	2359
Dubber	546	725	756	563	5955	386	8931
Airport	453	435	317	199	4327	421	6,152
Whitehall B	268	210	218	256	2746	732	4,371
Whitehall C	141	131	119	134	1696	414	2,908
Total	2534	2769	2908	2681	28813	4764	44,683
Dublin City Council	28946	29356	30301	30269	394473	79368	592713

2.6 Household Composition

The average no. of persons per household in the study area was 2.85 persons. In comparison, the Dublin City region recorded an average of 2.63 persons per household. Across Ireland, the Census 2022 revealed that the proportion of people living alone increased consistently with age. It is noted that over one-quarter of people aged 65 or over lived alone and this rose to 44% for people aged over 85 years. The Census 2022 also found that the highest number of people living alone was in Dublin City with a population of 61,525 persons. In the intercensal period of 2016 and 2022, the number of one person households in the State grew from 399,815 to 425,974, or equivalent to a 7% increase. The average number of children per family recorded in the State during the Census 2022 was 1.34 children.

Table 5: No. of Persons per Household

Electoral Division	No. of Private Households	Total Population	Average no. Persons Per Household
Ballymun A	1942	5735	2.05
Ballymun B	1513	4273	2.82
Ballymun C	2111	5729	2.71
Ballymun D	975	2552	2.62
Ballymun E	599	1674	2.79
Ballymun F	895	2359	2.64
Dubber	2,882	8931	3.09
Airport	1939	6152	3.17
Whitehall B	1669	4371	2.62
Whitehall C	1131	2908	2.57
Total	15656	44,638	2.85
Dublin	225,685	592713	2.63

2.6.1 Zoning at the subject site

Under the Dublin City Development Plan 2022-2028, the site is zoned Z1 Sustainable Residential neighbourhoods and Z4 Key Urban Villages / Urban Villages. The proposed development of 288 no. residential units, creche, community space, retail space, and public open space and communal 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.

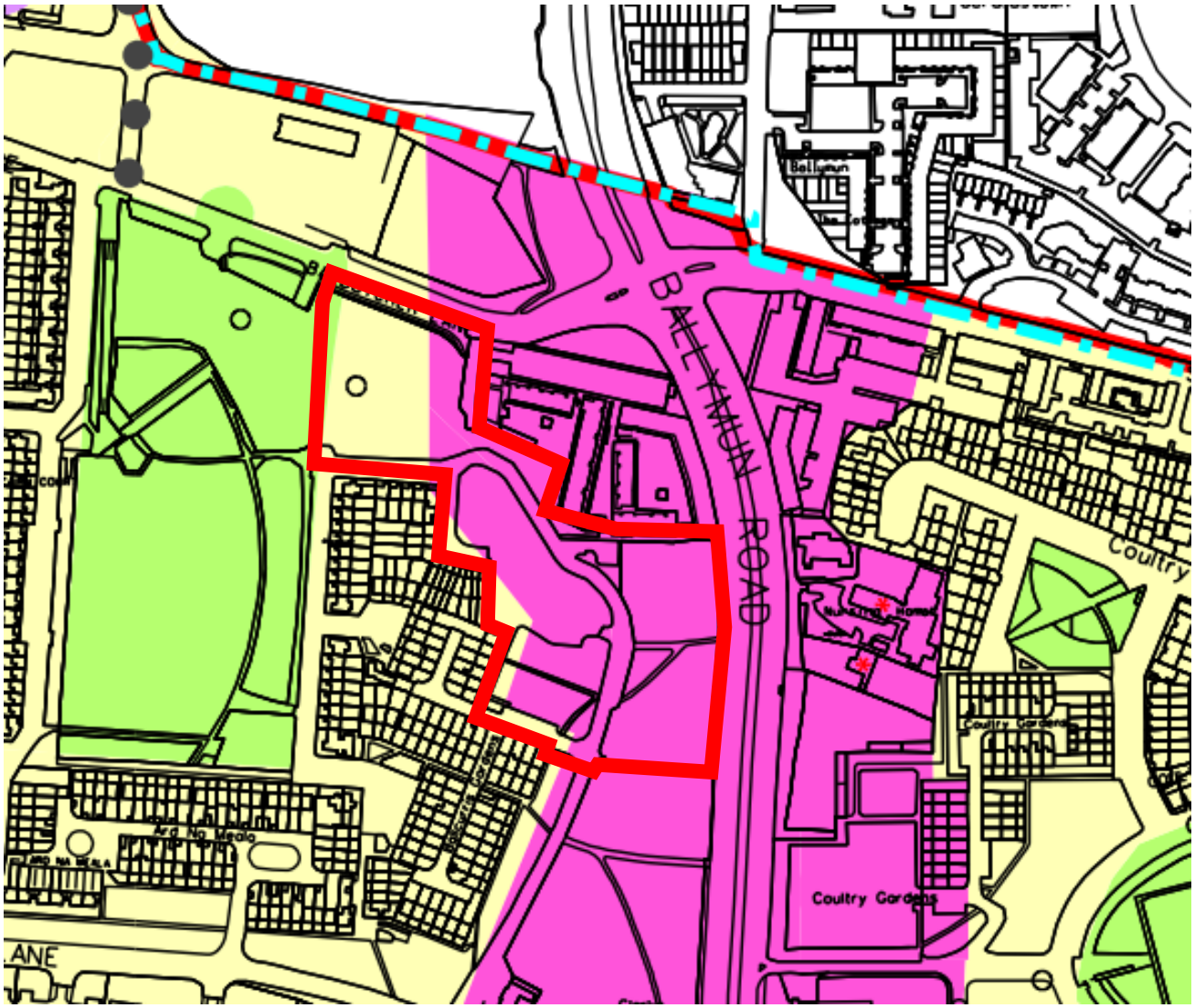

Figure 13: Zoning at the Subject Site demarcated with a red line*(Source: Dublin City Development Plan 2022 – 2028)*

2.6.2 Ecological nature of the site

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

2.6.2.1 Habitats

Much of the site consists of amenity grassland (GA2) on either side of the Ballycurris Road. All of these areas are of Negligible ecological importance. Some areas have been planted with ornamental flowers. These areas are not mowed and thus have been colonised by a range of coarse grassers and forbs. These areas are described as dry meadow (GS2) and are considered of Negligible importance. No rare or protected plants were encountered. No Japanese Knotweed or any other invasive plant species listed on the third schedule of the European Communities (Birds and Natural Habitats) Regulations 2011) were recorded within the site.

2.6.2.2 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.

Table 6: Important ecological features within the site (Source: NM Ecology)

Ecological feature	Importance	Legal status	Important feature?
Designated sites	International	HR	No
Amenity grassland (GS2)	Negligible	-	No
Dry meadow (GS2)	Negligible	-	No
Rare / protected flora	N.A.	-	No
Invasive plant species: Japanese Knotweed	N.A.	-	No
SPA birds	Negligible	-	No
Other birds	Negligible	-	No
Terrestrial mammals	Negligible	-	No
Bats	Negligible	-	No
Fish and aquatic fauna	N.A.	-	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)*

2.6.2.3 Bats

Bat surveys were undertaken by NM Ecology in June and August 2023. There are no buildings or mature trees within the Site. The buildings adjoining the Site are modern structures with no potential roosting features. Therefore, the Site and its immediate surroundings are of Negligible importance for roosting bats. As the Site consists only of grassland habitats and is surrounded on all sides by streetlights, it is considered to be of Negligible importance for foraging bats.

2.6.2.4 Birds

A Winter bird survey was undertaken by NM Ecology from mid-September 2023 to April 2024. Surveys were carried out every two weeks over this period (a total of 14 surveys). The proposed development site consists almost entirely of amenity grassland that is regularly mowed. Therefore, it was considered prudent to carry out a series of winter bird surveys, to determine whether or not the Special Conservation Interests of any nearby SPAs (SCI species) were present, and if so, to assess the numbers and frequency of their use of the Site.

No brent geese or any waders / waterfowl (e.g. oystercatchers, godwit) were recorded at the Site during any of the surveys. The only SPA species recorded was black-headed gull, which was only present in low numbers. It is

a generalist species that will be able to adapt to changes at the Site. On this basis, the Brid Survey concluded that the proposed development will have no impact on any bird species associated with the SPAs in Dublin Bay.

Other species of bird that were recorded during the site inspection are: magpie, rook, jackdaw, feral pigeon, starling, herring gull, pied wagtail and stonechat. There are no trees or shrubs within the site that would be suitable for nesting birds.

2.6.3 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

Notice is hereby given of the construction of 288 apartment/duplex and housing units at a site of c. 2.6 ha (c. 2.2 ha net) bound by Balbutcher Lane to the north, Balcurris Park to the west, the Ballymun Road to the east, and Balcurris Gardens to the west, Ballymun, Dublin 11, which will consist of the following

- Construction of 288 no. apartment/duplex and housing units across 5 sites (Sites 5, 15, 16, 17 and 18) ranging from 2 to 6 storeys containing 138 no one-bed, 87 no. 2-bed units, 61 no. 3-bed and 2 no. 4-bed dwellings.
  - Site 5 consists of 132 no. apartment units (66 no. 1 bed, 44 no. 2 bed units and 22 no. 3 bed units) and ranges from 4 to 5 storeys including a new urban edge along Ballymun Road;
  - Site 15 consists of 8 no. dwellings comprising 6 no. 1 bed own-door apartments and 2 no. 3 bed houses adjoining Balcurris Gardens;
  - Site 16 consists of 5 no. dwellings comprising 2 no. 1 bed own-door apartments, 1 no. 3 bed house and 2 no. 4 bed houses adjoining Balcurris Gardens
  - Site 17 consists of 34 no. apartment units (17 no. 1 bed units, 9 no. 2 bed units and 8 no. 3 bed units) and ranges from 3 to 6 storeys forming an urban block with incomplete urban cell at the Linnbhla and Charter apartments;
  - Site 18 consists of 109 no. apartments (47 no. 1 bed units, 34 no. 2 bed units and 28 no. 3 bed units) and ranges from 4 to 5 storeys with edges to Balcurris Road, Balcurris Park and a new edge to Balbutcher Lane;
- 70 no. car parking spaces and 5 no. loading bays;
- 551 no. long stay and 180 no. short stay bicycle parking spaces to serve the housing units;
- Provision of 1611 m² Retail/Commercial floor space at ground level facing Ballymun Road/St. Pappins Square (sites 5 and 17);
- Provision of a 324 m² childcare facility at ground floor in Site 5;
- Provision of 1,058 m² of community, cultural and arts space located at ground floor level in sites 5 and 17;
- Provision of 91 no bicycle spaces to serve the non-residential uses distributed across the site;
- The provision of a public open space in a new plaza at St Pappin's Square (1,953 m²) and additional areas of 979m², 496m² and 839 m² with 2,969 m² of communal open space;
- Realignment of Balcurris Road, provision of two new vehicular accesses (one off the Balbutcher Lane and one off the Ballymun Road) and a dedicated pedestrian and cycle lane off the Balbutcher Lane;
- Boundary treatments, public lighting, site drainage works, internal road surfacing and footpaths, ESB meter rooms, ESB substations, stores, bin and cycle storage, plant rooms, landscaping; and
- All ancillary site services and development works above and below ground.

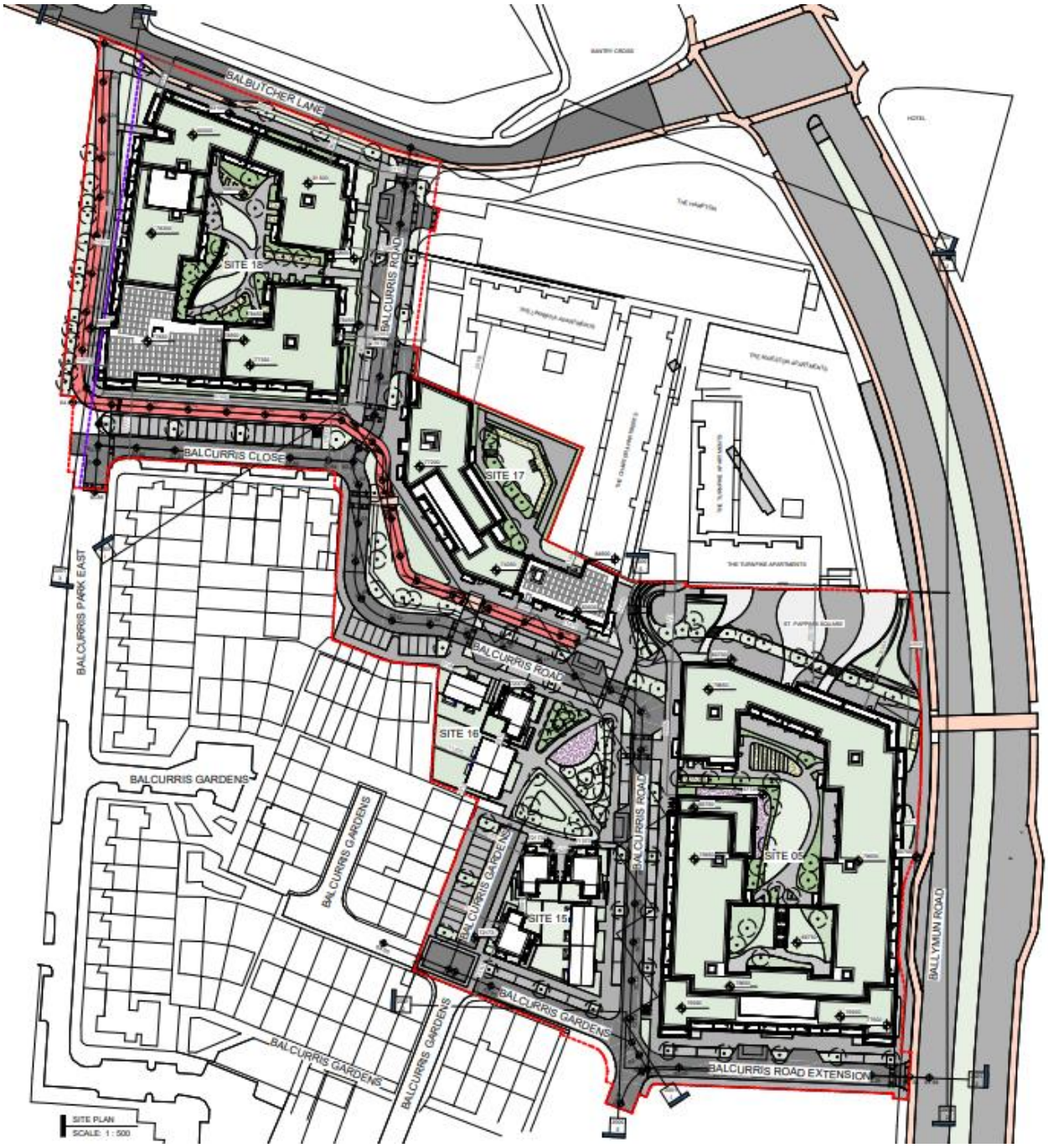

Figure 14: Proposed Development – Site Layout Plan (Source: MCORM Architects)

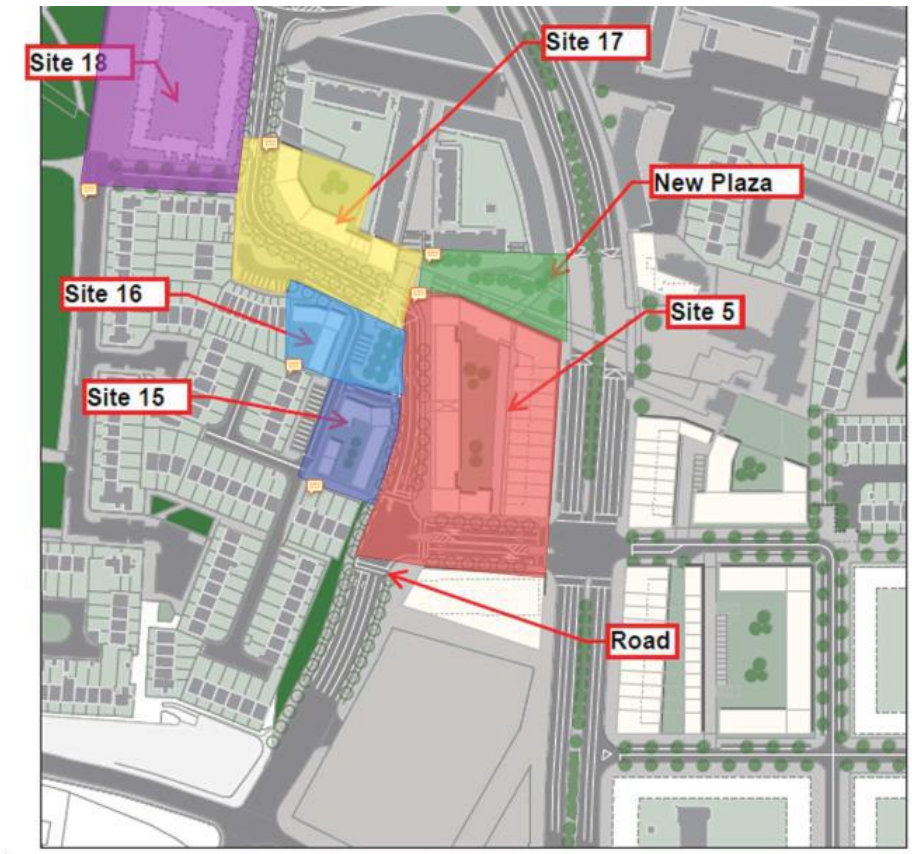

Figure 15: Site Plan outlining Sites 5, 15, 16, 17, 18

3.2 Surface Water Infrastructure

3.2.1 Existing Services

Existing surface water sewers run around the perimeter of the sites on a variety of sides. For site 5 there is a 225mm and a 600mm concrete sewer on Ballymun Road on either side of the dual carriageway. There is a 225mm increasing to a 400mm concrete sewer running just off Balcurris Road. For sites 15 and 16 there is a 225mm concrete sewer on Balcurris Close and on Balcurris Park East. There is a 225mm increasing to a 400mm concrete sewer running just off Balcurris Road. For site 17 there is a 225mm increasing to a 400mm concrete sewer running just off Balcurris Road heading south. For site 18 there is a 225mm concrete sewer on Balcurris Close and a 375mm concrete sewer running along Balbutcher Lane. These underground sewers carry surface water runoff from other catchments adjacent to the site. Due to the relative levels of the existing drainage and the proposed site levels, it is possible to achieve a gravity connection to the surface water drainage pipework installed.

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 SHB5-BMD-DR-MOR-CS-P1-130, 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 four attenuation systems; they are located within each of the five sites grouping sites 15 and 16 together. They comprise of detention basins, permeable paving stone storage areas and an underground storage system. The attenuation systems are sized to cater for a 1 in 100-year storm event.

The outfall from the attenuation pond 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. 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

Existing foul water sewers run around the perimeter of the sites on a variety of sides. For site 5 there are 2no. 225mm concrete sewers on Ballymun Road. There is a 300mm concrete sewer mid-way through the site running in east west direction and then heading southwards. For sites 15 and 16 there is a 225mm concrete sewer on Balcurris Close and on Balcurris Park East. The latter increases to a 600mm concrete sewer running just off Balcurris Road. For site 17 there is a 300mm concrete sewer running through the site heading south. For site 18 there is a 300mm concrete sewer running from Balbutcher Lane diagonally across the site heading southeast direction. These underground sewers carry foul water from other areas adjacent to the site. Due to the relative levels of the existing drainage and the proposed site levels, it is possible to achieve a gravity connection to the foul water drainage pipework installed.

3.3.2 Proposed Services

The proposed foul water drainage system is designed to comply with the 'Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Technical Document – Volume 2, New Developments, 2005' and the 'Greater Dublin Regional Code of Practice for Drainage Works, V6.0 2005'.

The proposed foul water drainage layout for the development is indicated on Malone O'Regan drawings SHB5-BMD-DR-MOR-CS-P1-130. Foul water from new housing units will be collected within a gravity drainage network and directed towards the main sewer.

3.4 Water Supply Infrastructure

3.4.1 Existing & Proposed Services

It is proposed to provide a potable water supply to the development off the existing mains in the vicinity of the site. Existing watermains run around the perimeter of the site on a variety of sides.

For site 5 there is a 200mm increasing to a 300mm watermain on Ballymun Road. There is a 100mm watermain mid-way through the site running in east west direction. For sites 15 and 16 there is a 100mm watermain on Balcurris Close and on Balcurris Park East. For site 17 there is a 100mm watermain on Balcurris Close. For site 18 there is a 100mm watermain on Balcurris Close and there is a 450mm watermain running along Balbutcher Lane. The proposed watermain layout is indicated on drawing SHB5-BMD-DR-MOR-CS-P1-140 which accompanies this planning application.

4. PRELIMINARY EXAMINATION

4.1 Guidance on Environmental Impact Assessment Screening

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

Figure 16: Extract from OPR EIA Screening Guidance Note

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

The proposed application is a project for the purpose of Environmental Impact Assessment (EIA) under 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.

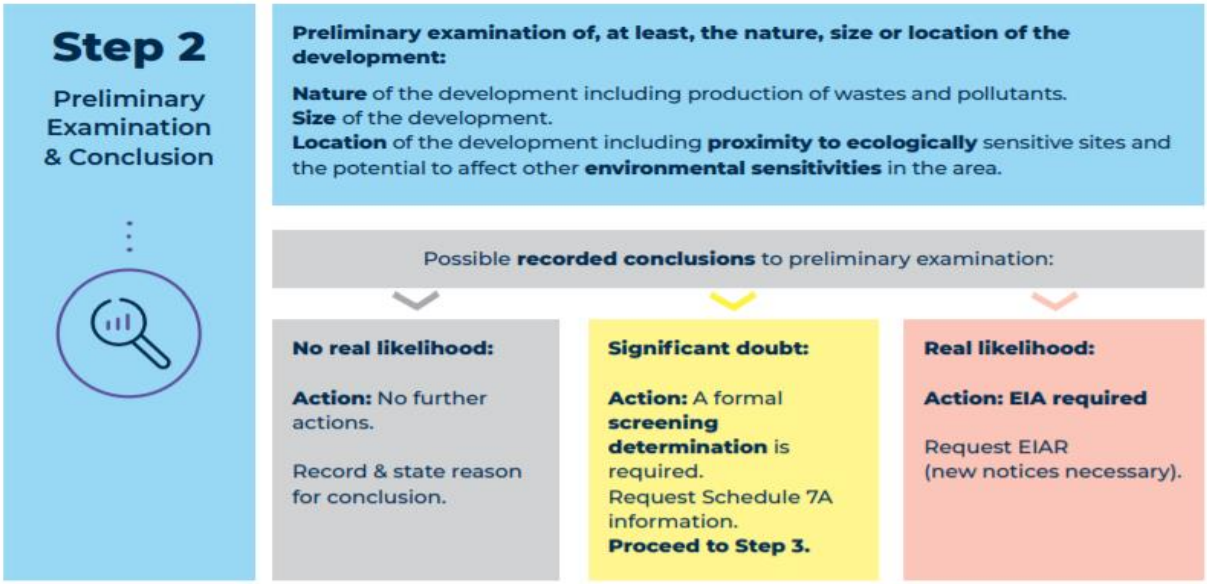

Figure 17: Extract from OPR EIA Screening Guidance Note

4.3 Preliminary Examination considerations

Preliminary examinations must consider at least the following:

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

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

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

4.4 Nature of the development:

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

The nature of the development is the construction of 288 apartments/duplex and housing units spread across five no. sites with retail, creche, community, cultural and arts space, public realm space and communal open space. It is considered that the proposed development is consistent with the zoning objectives on the site. of Dublin City Council's Development Plan. The site is situated within a predominantly residential urban area with retail and commercial uses nearby.

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. In this regard, it is therefore 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, creche, retail, and 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, the site is not located on or immediately surrounding a source for major accidents or hazards. The nearest Seveso site is CLH Aviation located at Corballis Road, Dublin Airport which is classified as an Upper Tier Seveso site and is c. 3.3 km to the north-east. This next nearest Seveso site is the Huntstown Power Station located at Johnstown, Dublin and is c. 4 km to the north-west of the subject site which is classified as Lower Tier Seveso Sites. 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 application site is 2.6 ha and will result in 288 no. residential units, retail, creche, community, arts and cultural space, public open space and communal open space. This is a relatively large development site in a central part of Ballymun. The development will result in a density of 107.7 units per hectare (gross). This is not exceptional in an urban context. While the site is generally in grass, it is a brownfield site, as it was formerly dominated by apartment blocks which were demolished as part of the Ballymun Regeneration Project. The site is located in an urban centre in Ballymun. Therefore, the proposed development is not considered exceptional in an urban context. The proposed apartment blocks range in height from four to six storeys. Moreover, the lands are zoned Z1 Sustainable Residential neighbourhood and Z4 Key Urban Village in the Dublin City Development Plan 2022-2028.

The proposed development will provide much needed residential accommodation in the Ballymun area as well as public realm space and community 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.

Table 7: Relevant Permitted Planning History Surrounding the Site

PA. Ref	Applicant	Location	Summary	Decision
0744/03	Pierce Contracting Ltd	On a site with frontage onto the western side of Realigned Ballymun Rd & Southern Side of realigned Balbutcher Lane North, Ballymun, Dublin 11	The proposed development on a 1.016 hectare site consists of: the construction of 217 no. apartments comprising 18 no. 1 bed, 190 no. 2 bed and 9 no. 3 bed. The provision of 228 no. carparking spaces	Granted 14th May 2003
5075/05	Ballymun Regeneration Limited	97-192 Balcurris Road, Ballymun, Dublin 11	the demolition by mechanical means or the controlled use of explosives, of 97-192 Balcurris Road, Ballymun, Dublin 11. The existing development consists of one eight storey over basement flat block containing 96 flats (48 no. 3 bed, 24 no 2 bed and 24 no. one bed).	Granted 9th Feb 2006
2887/07	Ballymun Regeneration Ltd	193 - 288 Balcurris Road, Dublin 11	The works will consist of the demolition of no. 193 - 288 Balcurris Road by mechanical means or by controlled use of explosives. Nos 193-288 consists of an eight-storey over basement flat block containing 96 no. flats (24 no. 3 bed, 48 no. 2 bed and 24 no. 1 bed).	Granted 19th June 2007
3234/09	Ballymun Regeneration Ltd	Balcurris 6, Balcurris, Ballymun, Dublin 11 (site area c. 0.67ha). The site is bounded by Balbutcher Lane North to the north, Balcurris Park to the west, Santry Cross to the east and Balcurris Close to the south	The development comprises accommodation for the Ballymun Residential Project and 43 no. residential units ranging from 3-4 stories in height, arranged in a perimeter block incorporating; 8 no. apartments. (1 no. 1 bed, 1 no. 2 bed and 6 no. 3 beds), 32 no. 3 bed duplex units and 3 no. 3 bed storey houses	Granted 2nd Sep 2009
5376/08	Dublin City Council	Ballymun Road Network	Part 8 for works to the road network, specifically to seven related road sections: • Balbutcher Lane north • Balcurris Road	

PA. Ref	Applicant	Location	Summary	Decision
			• Balcurris Road / Main Street Link Road • Balbutcher Lane South • Silloge Road • Gateway Crescent	
314724	Transport Infrastructure Ireland	Metrolink. Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and City Centre to Charlemont	Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order [2022]	Under Assessment by An Bord Pleanala
314610	National Transport Authority	BusConnect Ballymun/Finglas to City Centre Core Bus Corridor Scheme	The development consists of a sustainable transport scheme which provides for both cycle and bus priority measures over a distance of 11km and will be comprised of two main alignments, from Ballymun to the City Centre (the Ballymun Section) and from Finglas to Phibsborough (the Finglas Section).	Granted 12th March 2024
3131/21 Ballymun Plaza Part 8	Parks, Biodiversity and Landscape Department of Dublin City Council	Ballymun Plaza / Cearnóg an tSeachtar Laoch	The development consists primarily of landscape enhancements to allow the Plaza to function as focal point for Ballymun.	Approved October 2021
3926/22	DCC	Part 8 at Shangan Road	Construction of 93 residential units to include 73 older persons apartments, 4 no. duplex apartments and 16 no. houses (6. No. 2-bed, 8 no. 3-bed and 2 no. 4-bed). The proposed development includes public open space in accordance with the zoning requirement	Approved August 2022
3892/24	DCC	Part 8 at Balbutcher Lands bound to the north by Balbutcher Lane and to the south by Sandyhill Gardens and Holy Spirit National National School.	The development is for the construction of 138 no. dwellings (all houses) and 0.257 ha of public open space.	Under Consideration

The geographical distribution of the remaining development sites surrounding the application site reflects the rapidly changing nature of this area. In summary, there are a total of 10 notable planning applications in the vicinity of the Site. All accompanying reports such as the traffic, AA screening, Construction Environmental Management Plan (CEMP) etc. have taken into account the proposed in-combination effects. Notwithstanding this, it is reasonable to assume that all development consents would incorporate conditions requiring protection of the environment during the construction and operational phase. It is noted that the proposed alignment of the Metrolink will run underneath the site. Consultations were held with TII on the Metrolink project. Feedback and guidance from TII was taken into consideration by the design team.

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 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, 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 5 km away (South Dublin Bay and River Tolka Estuary SPA (004024). As noted in the AA Screening:

"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*
- *Surveys have demonstrated that the Site is not of importance for any birds associated with nearby SPAs.*

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

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

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

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

In addition, as per the EPA database of rivers and streams, there are no watercourses within the site. The closest watercourse is the Ballymun stream approx.. 350m northeast of the subject site and the River Santry which is located approximately 800m, north of the site. Under the Water Framework Directive status assessment 2016-2021, the Ballymun stream and the River Santry's status were "Poor" while the river waterbody risk was deemed "At Risk". There are no surface water (or other) pathways between the Site and the River Santry.

According to the AA Screening, the site does not appear to have a connection to any nearby watercourses. Rainfall on greenfield areas of the site is expected to soak to ground, and rainfall on existing hard surfaces would flow into roadside storm drains. In summary, no potential pathways from the subject site to the River Santry. The subject site is not located within or proximate to any natural amenity features including; a watercourse, wetland feature, coastal zone, mountain or forest area, Nature Reserves or Parks.

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

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

The detailed sensitivities of the site are outlined in section 2.3 above. A pre planning archaeological impact assessment was undertaken by John Purcell Archaeological Consultancy. There are no recorded monuments situated within the site boundary. There are no structures on the record of protected structures (RPS) situated on the site. The closest protected structures to the site include the St. Pappin's Silver Stream church and the Domville House Clinic are recorded as a protected structure in the Dublin City Development Plan under RPS. 482 and RPS. 481. 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 all ecological features discussed in the report are considered to be of Negligible ecological importance, so they do not require further assessment.

According to the AA screening report accompanying this application, it can be concluded that the proposed development; individually or in combination with another plan or project, will not have a significant effect on any European sites. This assessment was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

4.6 Preliminary Examination Conclusion

Following the preliminary examination, particularly having regard to the scale of development proposed within a designated mixed-use urban centre, it is concluded that there are doubts regarding the likelihood of significant effects on the environment arising from the proposed development owing to the cumulative effects of other permitted developments 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.

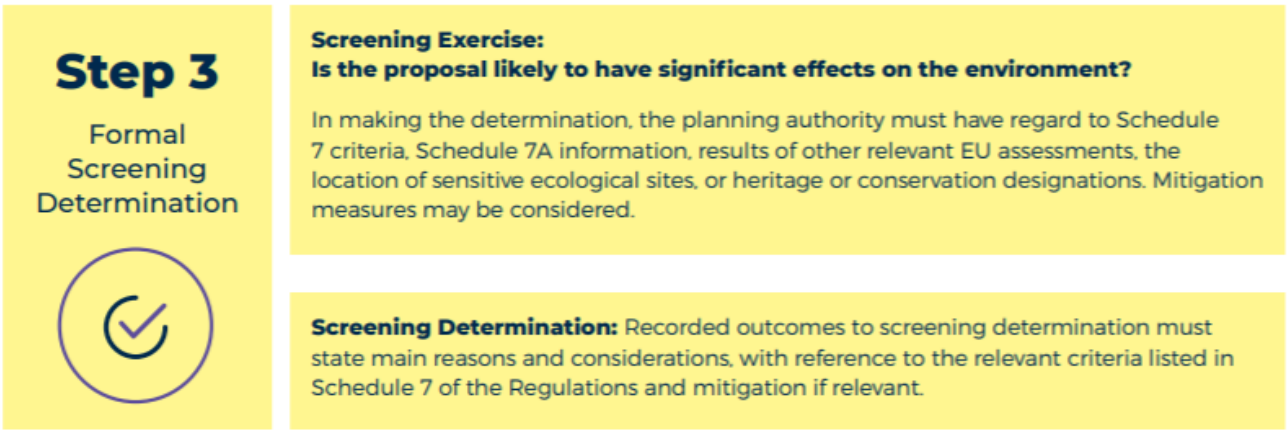

Figure 18: Extract from OPR EIA Screening Guidance Note

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

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

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

Table 8 Characteristics of the proposed development

Schedule 7 Criteria Commentary	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 site consists of the construction of 288 residential units, retail, creche, community, cultural and art space, public realm space, and communal 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 key urban village. The site adjoins established residential neighbourhoods and is well connected in terms of public transport, pedestrian and cycle links. Having regard to the size and design of the proposed development, 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 planning permission and applications for the assessment of cumulative 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. In arriving at this conclusion, other permitted development has been taken into account.
(c) the nature of any associated demolition works,	The proposal entails the construction of 288 residential units, retail, creche, community cultural and art space, public realm space and communal open space. The Construction and Environmental Management Plan prepared details the methodologies employed for the control, management, monitoring and disposal of waste from the site to mitigate any potential impacts. In addition, asbestos containing material has been identified on site. It is recommended that this material is removed from site prior to any demolition works commencing. As part of the preliminary ecological appraisal, a bat survey was undertaken and these findings are detailed in the accompanying report prepared by NM Ecology. The appraisal concluded that the site is considered to be of negligible importance for roosting and foraging.

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
(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. The part 8 site consists of open space. The proposed development will therefore result in the efficient use of land zoned for key urban village and will utilise the land for residential and community uses that is aligned to the development objectives of the City Development Plan. There will be no use of natural resources at the site given the nature of works proposed. 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 (COF) has been received from Uisce Eireann (Formerly Irish Water). A Copy of the Uisce Eireann COF Letter is provided in Appendix A of the accompanying Engineering Report prepared by Malone O'Regan. The operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The proposed foul water drainage layout for the development is indicated on Malone O'Regan drawing SHB5-BMD-DR-MOR-CS-P1-130. Foul water from new housing units will be collected within a gravity drainage network and directed towards the main sewer. The proposed surface water drainage layout for the development is indicated on Malone O'Regan drawings SHB5-BMD-DR-MOR-CS-P1-130, 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 four attenuation systems; they are located within each of the five sites grouping sites 15 and 16 together. They comprise of detention basins, permeable paving stone storage areas and an underground storage system. The attenuation systems are sized to cater for a 1 in 100-year storm event. The outfall from each attenuation storage system will be restricted to the applicable 'greenfield' runoff rate using a Hydrobrake flow control device. A number of sustainable drainage systems (SuDS) are proposed in order to minimise the volume and rate of runoff from the site.

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	A desktop Flood Risk Assessment has been prepared by Malone O'Regan and accompanies this application. The report concludes the site is not expected to result in an adverse impact to the existing hydrological regime of the area or to result in an increased flood risk elsewhere. 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. A preliminary Ecological Appraisal accompanies this application. The appraisal concludes that there are no Ecological Features of note identified on the subject site. It is considered that as the Site is of low baseline ecological importance, and no ecological impacts are currently envisaged, it is not necessary to carry out an Ecological Impact Assessment. The proposed development is considered to provide a net gain in biodiversity, and thus complies with Policy GI 16 of the Dublin City Development Plan.
(e) the production of waste,	Construction waste generated by the works will be transported offsite to licensed waste facilities by suitably permitted waste collectors. 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. All construction works will be carried out in accordance with the CEMP and RWMP prepared by Panther Environmental Solutions and Conviro respectively. 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. All domestic waste will be disposed of by a licensed waste contractor. No significant waste streams during operation are anticipated.

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
(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 Panther Environmental Solutions 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, including access at Stanley Street. Due to the nature of these activities, there is potential for the generation of elevated levels of noise. All construction activities will take place between 8:00am and 7:00pm Mondays to Fridays, between 8:00am to 2pm on Saturday and not at all on Sundays and public holidays. Any works which, by necessity, are required to be carried out outside of these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority. 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. During the operational phase the principal forms of air emissions relate to discharges from motor vehicles on the Ballymun 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 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	Standard construction practices will be employed throughout the construction phase. The nearest Seveso site identified is CLH Aviation located at Corballis Road, Dublin Airport which

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
caused by climate change, in accordance with scientific knowledge, and	has been categorised as an Upper Tier Seveso Site and is located c. 3.3 km to the north-east. The Huntstown Power Station is located at Johnstown, Dublin and 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 SFRA contains a Composite Flood Zone Map, which indicates that the proposed development falls within a predictive Flood Zone C. 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).	The contractor at the subject site will continue to ensure that in the event that any waste arises from the subject site that it will be removed in a manner which meets the appropriate standards and best practice. Having regard to the CEMP and RWMP, it can be concluded that with mitigating measures, there would be no significant effect upon human health. There are no Seveso/ COMAH sites in the vicinity of this location. The development will generate water demands during the construction and operational phases of the development. Water will be supplied from the public watermain. A Confirmation of Feasibility has been received from Uisce Eireann (Formerly Irish Water). A Copy of the Uisce Eireann Confirmation of Feasibility Letter is provided in Appendix A of the accompanying Engineering Report prepared by Malone O'Regan. 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'. Rainwater runoff from roofs and other impermeable surfaces will be channelled to an attenuation tank in the centre of the Site and discharged at a controlled rate to a local authority

Schedule 7 Criteria Commentary	Schedule 7 Criteria Commentary
	storm drain. The system will include an oil and hydrocarbon interceptor. The proposed foul water drainage layout for the development is indicated on Malone O'Regan drawing SHB5-BMD-DR-MOR-CS-P1-130. Foul water from new housing units will be collected within a gravity drainage network and directed towards the existing public sewer system. Dust and air quality control measures for the construction phase of development are detailed in section 7.5 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 9 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 site is currently greenfield land. The proposed use on site is compatible with the land use zoning of the subject lands which is Z1 sustainable residential neighbourhood and Z4 Key Urban Village. Residential and community, arts and cultural uses, are permitted under Z1 zoning. Childcare facilities and retail are permitted under Z4 zoning. The proposed development is compliant with the zoning objectives for the site. In determining the zoning of the subject site, the Planning Authority will have thoroughly assessed the nature of the site as part of the Strategic Environmental Assessment and Appropriate Assessment for the Dublin City Development Plan 2022-2028 to ascertain its capacity to accommodate such development and merit a zoning as designated. There are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment. The addition of this development is not considered to have a significant impact on the environmental sensitivities of the area.
(b) the relative abundance, availability, quality and regenerative	The nature of the proposed development is such that the natural resources used in its development are limited and there would

capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,	be minimal ongoing use of natural resources from the proposed use of the site. The land may be categorised as green field 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. An Appropriate Assessment Screening, Resource Waste Management Plan and 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 preliminary Ecological Appraisal concluded that the Site is of low baseline ecological value, and no ecological impacts will occur. All ecological features discussed in the preliminary Ecological Appraisal are considered to be of negligible ecological importance. No rare plants have been recorded during any of the site visits undertaken. The Preliminary Ecological Appraisal prepared by NM Ecology concludes: *"As the Site is of low baseline value and no ecological impacts are currently envisaged, it is not necessary to carry out an Ecological Impact Assessment. This Preliminary Ecological Appraisal may be included in the Part 8 application to demonstrate that ecological features have been considered. Screening for Appropriate Assessment is provided in a separate document.* *As noted above, the proposed development is likely to provide a net gain in biodiversity (subject to the landscape proposals), and thus complies with Policy GI 16 of the Dublin City Development Plan."* The site is underlain with a dark limestone and shale bedrock and the soil type is made ground. The site itself is underlain by a region of 'Low' groundwater vulnerability. The subject site is underlain by an aquifer which is identified as a "Locally Important Aquifer". It is identified that the Bedrock is Moderately Productive only in local zones. 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 Ballymun stream c. 350m northeast of the site and the Santry River which is located c. 800m to the north of the site. There is no interaction from the development with this watercourse, 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.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	The subject site is not used by any protected species for feeding purposes. Direct and indirect pathways to the Natura 2000 sites are examined in the AA screening prepared by NM Ecology. The AA Screening concludes: *"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 • Surveys have demonstrated that the Site is not of importance for any birds associated with nearby SPAs. *Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.* *Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it*

	can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2. In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion."
(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 Ballymun stream and the River Santry were deemed to be "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 Ballymun. The site is located close to the city centre. It is situated in the Electoral Division of Ballymun B which had 4,379 persons in 2016 which decreased to a population of 4,273 persons in the 2022 census. This is a decrease of 106 persons. It is prudent to note that the boundary's for the electoral divisions have been changed by the CSO between the 2016 Census and the 2022 Census. The site is located in Dublin City. The total population of Dublin City municipal area in 2022 was 592,713 persons. The proposed development will result in the enhancement and delivery of upgraded neighbourhood facilities in the form of a new community cultural and art space, and public realm 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.
(viii) landscapes and sites of historical, cultural or archaeological significance	No archaeological monuments are located on the proposed development site. There are two protected structures located proximate to the subject site. These will not be affected in any way by the proposed development. Having regard to the proposed scheme and following the implementation of mitigation measures, it is considered that the proposed project will not have a significant negative impact on landscapes and sites of historical, heritage, cultural or archaeological significance.

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 10 Screening Considerations

Screening Considerations							
Aspect	**Phase**	**Potential Effect**	**Extent**	**Probability**	**Significance of Effect**	**Quality of Effect**	**Duration**
Landscape	Construction (C)	The construction of 288 residential units, retail, creche, community, cultural, and art space, public realm space and communal open space.	Local	Likely	Moderate	Positive	Permanent
	Operation (O)	Planting selection comprises mix of various species to ensure appropriate character for the area and enhance landscape at the subject lands.	Local	Likely	Moderate	Positive	Permanent
Visual	C	Perceived negative changes due to emergence of plant and machinery associated with construction phase, which includes demolition and site clearance works	Local	Likely	Moderate	Negative	Short Term
	O	Changes to existing character of site with residential, community, arts and cultural uses and public realm space development	Local	Likely	Moderate	Positive	Permanent
Biodiversity	C	None Predicted	-	-	-	-	-
	O	Planting selection comprises mix of various species and provision of measures to enhance natural habitats and biodiversity	Local	Likely	Moderate	Positive	Permanent
Land & Soil	C	Loss of subsoil from site Potential contamination due to accidental spillage.	Local Local	Likely Not Likely	Moderate Imperceptible	Negative Neutral	Permanent Brief
	O	Land use change from greenfield site to residential, creche retail, community, cultural and arts, public realm space and communal open space uses.	Local	Likely	Moderate	Positive	Permanent
Human Health	C	Construction noise, dust and traffic	Local	Likely	Moderate	Neutral	Short-term
	O	Delivery of public realm, residential, retail and community, arts and cultural development	Local	Likely	Significant	Positive	Permanent

Water	C	Accidental pollution events occurring to waterways or the groundwater table	Local	Not Likely	Imperceptible	Neutral	Brief - Temporary
	O	Discharge of treated attenuated surface water to existing surface water network 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	Improved air quality associated with energy efficient design measures and modal shift.	Local	Likely	Moderate	Positive	Permanent
Noise	C	Increase in noise as a result of construction activity, and operation of plant and machinery	Local	Likely	Slight	Negative	Temporary
	O	Increase in noise level as a result of vehicular movements in and out of residential development	Local	Likely	Imperceptible	Neutral	Permanent
Cultural Heritage: Built Heritage	C	None predicted	-	-	-	-	-
	O	None predicted	-	-	-	-	-
Cultural Heritage: Archaeology	C	A review of the archaeological evidence for the area has shown that the site does not include any historic structures or archaeological remains. The site has been largely disturbed, the potential for historic remains to exist at the site is low.	Local	Not Likely	Moderate	Neutral	Permanent
	O	None predicted	-	-	-	-	-

Table 11 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 proposals, best practice construction measures mitigate 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. No significant adverse effects have been identified, no measures are recommended to avoid or prevent such 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:

- Appropriate Assessment Screening Report– prepared by NM Ecology
- Preliminary Ecological Appraisal – prepared by NM Ecology
- Construction Environmental Management Plan – prepared by Panther Environmental Solutions
- Engineering Report – prepared by Malone O'Regan
- Operational Waste & Recycling Management Plan – prepared by Traynor Environmental Ltd
- Resource Waste Management Plan – prepared by Conviro
- Archaeological Impact Assessment – prepared by John Purcell Archaeological Consultancy

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.

The Preliminary Ecological Impact Assessment recommends the inclusion of a range of native trees and shrubs, including species that provide berries for birds (e.g. hawthorn, rowan). The provision of bird boxes is also recommended including designs suitable for common garden birds (e.g. finches, tits, blackbirds), or species that nest on buildings (swifts, martins, swallows). Swift nesting boxes should be considered for tall buildings (at least 5 m in height). Incorporating biodiversity features on the roofs of structures including apartment roofs, cycle shelters, sheds etc. Such features should use the site's soils and have appropriate long-term maintenance.

Please refer to the CEMP and RWMP prepared by Panther Environmental Solutions and Conviro respectively for further details on the proposed measured during construction phase.

Instances of construction waste containing hazardous substances may be encountered. As such, coordination with facilities such as those listed in the accompanying Resource Waste Management Plan will be necessary.

5.5 Available Results under other EU Enviornmental 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 12: EU Legislation

Directive	Results
SEA Directive [2001/42/EC]	The proposed development is compatible with the zoning under the Dublin City Development Plan 2022-2028. The plan has been subject to Strategic Environmental Assessment.
Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	An appropriate assessment (AA) screening report prepared by NM Ecology Ltd. accompanies this Part 8 application. Having taken into consideration the proposed development works and operation, the lack of direct hydrological pathway or biodiversity corridor link to conservation sites and the dilution effect with other effluent and surface runoff, it is concluded that this development that would not give rise to any significant effects to designated sites. The AA screening concludes that: *"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 • Surveys have demonstrated that the Site is not of importance for any birds associated with nearby SPAs. *Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive*

Directive	Results
	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."*
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 site is not located on or immediately surrounding a source for major accidents or hazards. The nearest Seveso site identified is CLH Aviation located at Corballis Road, Dublin Airport which has been categorised as an Upper Tier Seveso Site and is located c. 3.3 km to the north-east. The Huntstown Power Station is located at Johnstown, Dublin and has been categorised as a Lower Tier Seveso Site. Having regard to the distance from the identified Seveso Sites it is concluded that this development would not give rise to any significant effects.
Trans-European Networks in Transport, Energy and Telecommunication	n/a to proposed development
EU Floods Directive 2007/60/EC	The subject site is located within a Flood Zone C. The SFRA contains a Composite Flood Zone Map, which indicates that the proposed development falls within a predictive Flood Zone C. The potential impact of climate change has been considered for in the design of the surface water drainage network and storage system. The Desktop Flood Risk Assessment undertaken on the site concludes that proposed site is not expected to be directly impacted during the occurrence of a 0.1% AEP fluvial event.

5.6 Likely significant effects on certain sensitive ecological sites

Sensitive areas include:

i) a European site,

Response

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

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

> ***1. No likelihood of significant effects***
>
> *Appropriate assessment is not required and the planning application can proceed as normal. Documentation of the screening process including conclusions reached and the basis on which decisions were made must be kept on the planning file.*
>
> ***2. Significant effects cannot be excluded***
>
> *Appropriate assessment is required before permission can be granted. A Natura Impact Statement (NIS) will be required in order for the project to proceed.*

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

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

Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.

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

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

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

Response

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

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

Response

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

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

Response

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

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

Response

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

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

Response

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

vii) a proposed Natural Heritage Area (pNHA).

Response

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

6. SCREENING CONCLUSION

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

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

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

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