Environmental Impact Assessment Screening Report

Proposed Part VIII Development at Portobello Harbour, Dublin 8

on behalf of Dublin City Council, Parks, Biodiversity and Landscape Services Division

March 2024

McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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1. Introduction

This Environmental Impact Assessment Screening Report (EIASR) has been prepared by McCutcheon Halley Chartered Planning Consultants (MHP) on behalf of Dublin City Council, Parks, Biodiversity and Landscape Services Division (the Applicant) to accompany a Part VIII process for a proposed Development at Portobello Harbour, Dublin 08.

Environmental Impact Assessment (EIA) requirements derive from EU Council Directive 2014/52/EU (henceforth the EIA Directive). The EIA Directive applies solely to projects of a type listed in Annex I or II[1].

The Annex I and Annex II projects have been transposed into Section 5 (Parts 1 and 2) of the Planning and Development Regulations (PDRs) 2001, as amended. Part 1 projects require EIA if the stated threshold set therein has been met or exceeded or where no thresholds are set. Part 2 projects meeting or exceeding national thresholds set out therein, or where no thresholds are set, require EIA. Having regard to the fact that the proposed development includes road infrastructure, Section 50(1)(a) of the Roads Act 1993, as amended, which lists the forms of road development in respect of which there is a mandatory requirement to carry out EIA was also consulted.

Sub-threshold projects in Schedule 5 Part 2 require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded.

This EIASR accompanies a Part VIII process to Dublin City Council (DCC) for the proposed development, which generally comprises improvements to the public realm including development of a new 0.25 hectare public park. A detailed description of the proposal is provided in Section 4.2 of this report.

Proposed development which falls within one of the categories of development specified in Schedule 5 of the Planning and Development Regulations (PDRs) 2001, as amended, which equals or exceeds, a limit, quantity or threshold prescribed for that class of development must be accompanied by an Environmental Impact Assessment Report (EIAR).

Where a project is of a specified type but does not meet, or exceed, the applicable threshold then the likelihood of the 'sub-threshold' project having significant effects (adverse and beneficial) on the environment needs to be considered.

In this instance, the proposed development is a Schedule 5, Part 2, sub-threshold 'Infrastructure Project'.

The purpose of this report is to provide supporting information to assist the competent authority, in this instance, Dublin City Council to determine whether an EIA of the proposed development is required in accordance with

[1] Article 2(1) "*Member States shall adopt all measures necessary to ensure that, before development consent is given, projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects on the environment. Those projects are defined in Article 4.*"

the requirements set out under Section 120 of the Planning and Development Regulations 2001 (as amended), henceforth 'the Regulations'.

Based on a systematic appraisal, and best scientific knowledge, and information together with the application of standardised methodology as established in Schedule 7 and 7A of the PDRs and objective professional judgement and expertise, this EIASR concludes that the proposed development can be screened out from requiring EIA.

1.1 Evidence of Technical Competence and Experience

This EIASR was prepared by Anika Haget of McCutcheon Halley Planning Consultants under the direction of Paula Galvin.

Paula Galvin holds an MSc in Spatial Planning from the Technological University of Dublin, an M.A. in Geography from University College Dublin, a Diploma in EIA, and SEA Management from University College Dublin, and a Diploma in Planning and Environmental Law from Kings Inns. She is a Member of the Irish Planning Institute (IPI) and the Institute of Environmental Management Association (IEMA) and operates in accordance with their codes of professional conduct. Paula has over twenty years of professional experience and directs a diverse portfolio of projects including commercial, residential, infrastructure, retail, and renewable energy generation.

Anika holds a BEng in Geoinformation and Municipal Engineering from Frankfurt University of Applied Sciences, a MSc in Urban Planning from HafenCity University Hamburg and has over 4 years of professional experience as a planning consultant in Germany and Ireland. She is a Member of the IPI and has contributed to EIA and AA screening reports for various residential and commercial projects.

This EIASR is informed by the assessments and conclusions contained in the reports submitted with this application.

2. Project Type

The first step in the EIA screening process is to examine whether the proposed development is a 'project' listed in the Annexes to the EIA Directive.

If a proposed project is not of a type covered by the Directive, there is no requirement for it to be subject to EIA.

As set out in the introduction, the proposed development is for improvements to the public realm including development of a new 0.25-hectare public park.

To decide which project types are relevant in this screening process, MHP reviewed all projects listed in Annex I and Annex II of the EIA Directive as transposed by Schedule 5 (Part 1 and Part 2) of the Planning and Development Regulations 2001, as amended.

2.1 Mandatory EIA

2.1.1 Planning & Development Regulations 2001, as amended.

Schedule 5 (Part 1 and Part 2) sets out the thresholds for various development classes which, if a project meets or exceeds, must be subject to mandatory EIA.

The following project type was identified as relevant in the context of the proposed development.

Schedule 5, Part 2, Class 10 (b), subsection (iv),

10. Infrastructure projects

(iv) Urban development involving an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

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

The proposed development site is an existing urban square of approx. 0.25 hectares. Having regard to the location of the subject site, framed by commercial and retail uses close to Dublin city centre, the site in our professional opinion satisfies the business district definition and the applicable threshold is therefore 2 hecatres.

Mandatory EIA is not required for the proposed development because the proposed development site is substantially (over 85%) below the threshold.

2.2 Sub-Threshold EIA

Where a project is mentioned in Part 2 but is classed as "sub-threshold development", the planning authority must undertake a case-by-case examination as to whether the development will likely result in significant environmental effects. In other words, screening for whether EIA is required must be undertaken.

Schedule 5, Part 2, Class 15 of the PDRs states,

> *Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, regarding the criteria set out in Schedule 7.*

As detailed in Section 2.1.1, the proposed development is an Infrastructure Project that does not exceed the applicable threshold.

This EIASR provides the information required of an Applicant as detailed in Schedule 7A of the PDRs and continues to examine and assesses the proposed development using the criteria set out in Schedule 7. The report concludes that the proposed development would not be likely to have a significant effect on the environment and therefore an EIA of the proposed development is not required.

Notwithstanding the conclusion of this report, it is acknowledged that Dublin City Council is the competent authority on the matter, and this report furnishes the Planning Authority with the necessary information as required by Schedule 7A of the PDRs to inform their independent assessment and determination.

3. Methodology

3.1 Schedule 7A Information

Schedule 7A sets out the information to be provided by the applicant for the purpose of screening for EIA.

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; (b) a description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected. 2. A description of the aspects of the environment likely to be significantly affected by the proposed development. 3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development the environment resulting from: (a) the expected residues and emissions and the production of waste, where relevant; (b) the use of natural resources, in particular soil, land, water, and biodiversity. 4. The compilation of the information at paragraphs 1 to 3 shall consider, where relevant, the criteria set out in Schedule 7.

Table 1 Information to be provided under Schedule 7A of the PDRs.

3.2 Information Required under Schedule 7

In accordance with the requirements of Schedule 7A (Part 4), the information presented should consider, where relevant, the criteria set out in Schedule 7.

Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant effects on the environment, which are reproduced below:

1. Characteristics of proposed development The characteristics of project, with particular regard to: - The site and design of the whole project, - Cumulation with other existing and/or approved development, - The use of natural resources, in particular land, soil, water, and biodiversity; - The production of waste, - Pollution and nuisances,

- The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate changed, in accordance with scientific knowledge.
- The risk to human health (for example due to water contamination or air pollution)

2. Location of proposed development
   The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to
- The existing and approved land use,
- The relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water, and biodiversity) in the area and its underground,
- The absorption capacity of the natural environment, paying particular attention to the following areas;

(a) Wetlands, riparian areas, river mouths;
(b) Coastal zones and the marine environment;
(c) Mountain and forest areas;
(d) Nature reserves and parks;
(e) Areas classified or protected under national legislation, including Natura 2000 areas designated by Member States to Directives 92/43/EEC and 2009/147/EC,
(f) Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,
(g) Densely populated areas,
(h) Landscape and sites of historical, cultural, or archaeological significance.

3. Type and Characteristics of Potential Impacts
   The likely significant effects on environment and proposed development in relation to criteria set out under paragraphs 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:
- The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),
- The nature of the impact;
- The transboundary nature of the impact
- The intensity and complexity of the impact
- The probability of the impact
- The expected onset, duration, frequency, and reversibility of the impact.
- The cumulation of the impact with the impact of other existing and/or approved projects;
- The possibility of effectively reducing the impact.

Table 2 Criteria for determining whether development should be subject to EIA required under Schedule 7 of the PDRs.

3.3 Approach to Screening

This report is informed by the wider application documentation, reports and drawings.

This information was supplemented with a review of the following sources to understand the current baseline conditions and to determine the environmental sensitivity of the site.

- Dublin City Development Plan 2022-2028: Volume 1-7
- Environmental Protection Agency https://gis.epa.ie/SeeMaps
- Office of Public Works https://www.floodinfo.ie/
- AIRO Environmental Sensitivity Mapping (ESM) Webtool https://enviromap.ie/
- Geological Survey of Ireland https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx

This EIA Screening Report has been prepared having regard to the following guidance:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports 2022 – Environmental Protection Agency (EPA), 2022.
- Practice Note No 2 on Environmental Impact Assessment Screening - Office of the Planning Regulator (OPR), 2021.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, Department of Housing, Local Government and Heritage, 2020.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Department of Housing, Planning and Local Government, 2018.
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.

3.4 Significance of Effects

The decision to be made following screening is whether the proposed development is or is not likely to have significant effects on the environment. These environmental effects can be either positive or negative[2].

The Monkstown Road Residents' Association & Ors v An Bord Pleanála & Ors (2023 IEHC 9) is instructive.

The question of significance is binary — it is either/or. A likely effect must be either significant, in which case EIA must assess it, or insignificant, in which case EIA need not assess it. The answer must be justifiable. Clearly, a very considerable degree of expert, scientific, and even partly subjective, judgment is brought to bear on

[2] European Commission, Directorate-General for Environment, Hansen, D., Fisker, S., Kjellerup, U., Environmental impact assessment of projects: guidance on screening (Directive 2011/92/EU as amended by 2014/52/EU), Publications Office, 2017.

answering that question. Nonetheless, the answer must be clear – is the likely effect significant or is it not.

To this end, the supporting standalone reports respond directly to this point and for each relevant[3] prescribed environmental factor the evidence presented allows a conclusion that the proposed development will not result in a likely significant effect.

Consistent with Section 103(1A)(b) of the Planning and Development Regulations 2001,

> *Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information may be accompanied by a description of the features, if any, of the proposed development and* ***the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects*** *on the environment of the development.* (MHP emphasis)

Essentially, it is the residual effect (i.e., post application of mitigation measures) of the proposed development that is relevant to concluding whether the proposed development is or is not likely to have significant effects on the environment and this is the question answered by the technical reports included with this application.

The rating of the significance of identified impacts unless otherwise stated is as per Table 4 below as stated in Table 3.4 of the Environmental Protection Agency (EPA) Guidelines on the information to be contained in Environmental Impact Assessment Reports (2022).

Quality of Effects	
Positive	A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities.
Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
Negative/ Adverse Effects	A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).
Significance of Effects	
Imperceptible	An effect capable of measurement but without significant consequences.

[3] Having regard to the nature of the proposed development.

Not Significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
Slight Effect	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate Effect	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Significant Effect	An effect which, by its character, magnitude, duration, or intensity alters a sensitive aspect of the environment.
Very Significant Effect	An effect which, by its character, magnitude, duration, or intensity significantly alters most of a sensitive aspect of the environment.
Profound Effect	An effect which obliterates sensitive characteristics.

Table 3 Description of Effects

3.5 Results of Assessments carried out pursuant to National and European Legislation

Article103(1A) (a) of the Planning and Development Regulations 2001, as amended, states the following:

> *Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment,* ***including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environment Impact assessment Directive have been taken into account.*** (MHP emphasis)

The following reports included with this application informed the preparation of this EIASR.

- Appropriate Assessment Screening Report (AASR) prepared by OPENFIELD Ecological Services with respect to the Habitats Directive.
- Surface Water Management Plan prepared by DBFL Consulting Engineers
- Site Specific Flood Risk Assessment prepared by DBFL Consulting Engineers
- Archaeological Impact Assessment report prepared by Archaeological Consultancy Services Unit (ACS)
- Portobello Harbour Park Design Report prepared by Áit urbanism + landscape.

4. EIA Screening Statement

4.1 Proposed Development Site

The proposed Portobello Harbour Park is c. 0.25 ha (see Figure 1) in size and is situated along the northern side of the Grand Canal, Saint Kevin's, Dublin. The site intersects with the Portobello River Quay walk leading up to the La Touche Bridge.

The site is surrounded by Portobello Harbour and the Lower Deck Pub to the north, Richmond Row and Portobello House (Protected Structure 6845) to the east, the Grand Canal to the south and a multi-storey hotel (NYX Hotel Dublin) to the west.

The site is primarily used as a public amenity with an entirely sealed surface partly paved and partly finished with tarmac. It comprises four raised concrete planters, three of which hold mature trees. The topography of the site is generally flat with a very shallow gradient north towards the north. From 2020 until the end of 2023 the western portion of the site was used as a compound to facilitate construction of the NYX Hotel. A series of DublinBikes stands line the eastern boundary of the plaza. Numerous decorative concrete spheres surround the north and east perimeter of the plaza. A notable feature of the site is the mature Willow tree to the south of the square along the canal's edge.

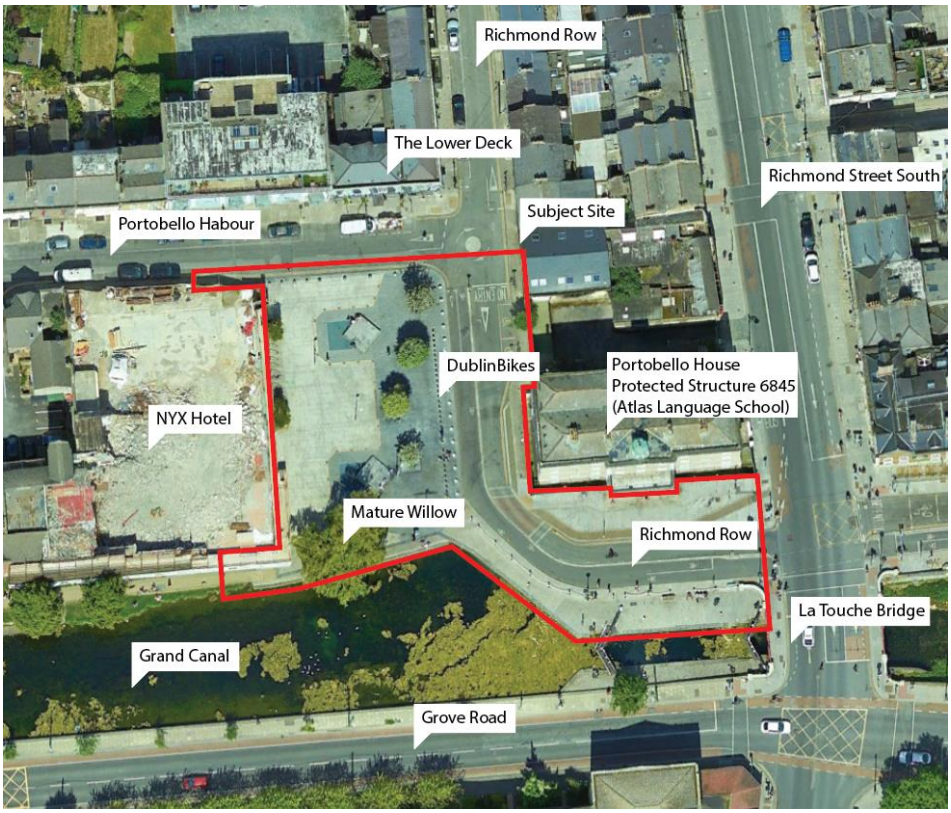

Figure 1 Proposed Development Site

4.2 Physical Characteristics of the Proposed Development

This section of the report addresses the information required under Schedule 7A, namely –

> 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;

It also responds to Schedule 7 (1) requirements as it relates to the characteristics of proposed development.

4.2.1 General Project Description

In reading this section, the Design Statement prepared by Áit Urbanism and Landscape should be consulted.

This project proposes improvements to the public realm including development of a new 0.25-hectare public park as shown in the Landscape Masterplan, reproduced in Figure 2 below. The construction programme is approx. 6 months.

The new park consists of hard landscape paving and soft landscape areas which will increase the permeable surface of the site significantly, by 36%. Soft landscape integrates Sustainable Urban Drainage elements like rain gardens for attenuating stormwater runoff, and tree planting to reduce the pressure of stormwater on the sewage system.

The landscaping proposal provides for pollinator friendly groundcover planting, native hedge planting, pollinator friendly hedging, lawn turf and bulb planting. It includes play features and seating at the edge of soft landscape areas and along the Canal frontage.

Hard landscape surfacing is to be predominantly natural stone with existing stone from the plaza to be reused, where possible.

Public lighting will be provided to the primary pedestrian routes through the park.

The park incorporates the existing plaza, as well as the adjoining cycle track and the section of Richmond Row between the roundabout and La Touch Bridge. The existing cycle track and road surface including kerbing are to be removed. The existing Dublin Bike Station is to be removed from the square and will be relocated to a nearby street. Relocation of the Bike Station is not part of the subject development proposal and will be progressed by DCCs Traffic Advisory Group.

Figure 2 Landscape Masterplan (Drawing 22D04-DR-100, source áit).

4.2.2 Road Infrastructure, including Pedestrian & Cycle Access

Richmond Row, a 3.5m wide 1-way street and a 3m wide 2-way segregated cycle track is part of the development area.

The development proposes to restrict vehicular access to the area by integrating the southern part of Richmond Row into the scheme to increase the area of public space to be shared by pedestrians, cyclists & skateboarders.

The design of the park has been developed to ensure that movement corridors are wide enough to accommodate cyclists, pedestrians and park users. The existing cycle route through the site will be retained as a *'share with care'* route and will not be segregated. The spaces which pedestrians, cyclists and park users share will be generously dimensioned to allow adequate space for all users. The 'share-with-care route' will be a minimum of 6.0 metres in width.

The existing traffic signal arrangement between the proposed scheme and Richmond Street will remain in place, however there will be some relocation of traffic signal poles and heads to accommodate the proposed layout. Emergency access will be accommodated using dropped kerbs at either side of the development from Richmond Street and Lennox St.

Cyclists may access the new public park via the controlled crossing of Richmond Street Lower or via Lennox Street. The Grand Canal Cycle Route via Grove Road is proposed to be upgraded and will provide an alternative and direct segregated route for east-west movement of cyclists.

4.2.3 Sustainability

The proposed scheme was designed to provide a climate resilient and robust urban green space.

The existing landscape at Portobello Harbour consists almost entirely of hard landscaping while the proposed scheme provides for large areas of soft landscaping; lawn, wildflower planting, trees, and rain gardens.

The scheme incorporates Sustainable Urban Drainage Measures (SuDS) and Nature Based Solutions (NBS) such as rain gardens, tree pits and filter strips to filter and attenuate surface water runoff prior to entering the existing drainage system. The proposed levels and gradients ensure that surface water will flow to the proposed SuDS and NBS infrastructure before discharging to the existing drainage system. Prior to discharging the outfall will be controlled via an orifice in the outfall manhole. This orifice will limit the discharge to 2l/s from the site.

The proposed Nature Based Solutions (NBS) will filter any harmful hydrocarbons and particulates. Surface water runoff into the NBS elements will also self-water trees and plants placed in the proposed environment.

The open space also encourages the public to actively use the outdoor area. By introducing trees, green spaces, benches, skate-friendly infrastructure and wide boulevards for movement, an attractive, healthy and safe space for a wide variety of users is created.

Landscaping materials have been chosen in the interest of resilience and sustainability and it is proposed to incorporate stone from the existing plaza in the new design.

4.2.4 Landscaping

The Park is arranged as a series of sub-spaces to cater for the diverse range of activities and user groups.

At the heart of the space is a central lawn around which a series of other softer landscape zones are arranged. The lawn is intended for occasional use for markets and events. The northern and eastern edges of the space are occupied with soft landscape zones that accommodate tree planting, rain gardens and imaginative play elements.

The canal side area incorporates a new deck and seating to maximise the opportunities for all to enjoy the water's edge and south-facing aspect.

The front and western side of Portobello House is predominantly hard landscape and maintains a setting to celebrate the history of this historic building as a canal hotel and further facilitates through routes for pedestrians and cyclists that pass through the park and the access required to the buildings around the edge of the park.

The park will be a verdant space with generous coverage of new tree planting. The tree species selected will be native and pollinator friendly.

Overall, several hard and soft landscaping elements are proposed. The hard landscape area will be largely paved in natural stone with a mix of stone

surface finishes and tones within a harmonised colour palette. Using a range of tones will allow for the subtle representation of motifs within the stone surface and will also allow for the incorporation of existing stone from the plaza in the new design.

Seating in the Park will be in hardwood, and it is proposed to utilise steel as an edging material for the planting beds in front of Portobello House. Pre-oxidised Corten steel will be used as it will not require any painting or long-term maintenance.

The primary pedestrian and cycle routes within the park will be lit at night with column-mounted lighting, clusters of Sheffield Type cycle stands, and litter bins will be provided and a selection of timber play elements will be incorporated within the soft landscape zones of the park.

The Planting Design for the Park seeks to enhance the biodiversity of the city by incorporating native trees and native hedge planting and pollinator friendly planting. Tree species selection will include small spring flowering trees, pioneer species such as Birch and Alder for early establishment and impact and longer-lived species such as Oak and Pine as an investment for future generations. Also included is an under-story layer of smaller spring flowering trees for additional interest. The existing Weeping Willow is to be retained.

4.2.5 Drainage

A topographical survey was carried out for the subject site and existing drainage and utility records in the vicinity of the site obtained and surveyed in detail. Due to the nature of the proposed development foul sewage will not be generated.

Regarding surface water runoff, the existing area is serviced by a traditional system of gullies and underground piped sewers discharging to a 300mm vitrified clay combined sewer on Richmond Row and a 1020mm x 630mm brick built combined sewer on Richmond Street.

The management of surface water for the proposed park has been designed to comply with the policies and guidelines in the Greater Dublin Strategic Drainage Study (GDSDS) and with the requirements of Dublin City Council's Sustainable Drainage Design and Evaluation Guide (2021).

Generally, it is to note, that the existing area consists entirely of hard landscaping while the park proposes 36% permeable areas.

The development proposes to incorporate rain gardens, tree pits and filter strips to filter and attenuate surface water runoff prior to entering the existing drainage system. These Nature Based Solutions (NBS) will greatly reduce the amount and speed of discharge into the existing system and filter any harmful hydrocarbons and particulates. The surface water strategy includes for proposed gradients and levels that encourage surface water runoff into the NBS elements that will self-water trees and plants placed in the proposed environment.

With regard to interception, the GDSDS recommends that no run-off should pass directly to a river for rainfall depths of 5mm. The above mentioned NBS elements will filter and attenuate surface water runoff before entering the river, canal, ground water or existing sewers. This is an improvement on the existing situation, where the entire area is hard landscaping with surface water runoff discharging directly to the combined sewer or canal.

4.2.6 Use of natural resources

The development is proposed within the footprint of an existing square and road corridor. Therefore, topsoil and subsoil no longer exist at these locations. Approximately 250m^3 of topsoil will be imported for the soft landscaping aspects of the proposed design. This volume is minor and will be tested and certified and sourced from a specialist Topsoil stockist in the Greater Dublin Area.

Where existing stone surface is deemed acceptable it is intended be reused in the new design. Using recycled pavement in the development reduces CO2 emissions.

No likely significant effects arise.

4.2.7 Production of Waste

Construction Phase Waste

The preferred option for waste management is prevention and reduction of waste and reusing materials. If the condition of the existing pavement of the square is deemed acceptable is intended to reuse in the paving for the proposed scheme. This approach minimises significantly the volume of waste.

Construction and Demolition wastes that cannot be prevented will be removed off-site and could be reused as a by-product (and not as a waste). If this is the case, it will be done in accordance with Regulation 27 (By-products), as amended, of S.I. No. 323/2020 - European Union (Waste Directive) Regulations 2011-2020, (Previously Article 27 of the European Communities (Waste Directive) and referred to as Article 27 in this report), which requires that certain conditions are met and that by-product notifications are made to the EPA via their online notification form. The potential to reuse material as a by-product will be confirmed during the course of the excavation works, with the objective of eliminating any unnecessary disposal of material.

No likely significant effects arise.

Operational Phase Waste

During the operational phase waste will be generated by the people using the public space. All wastes arising during the occupation will be of domestic type. The proposal provides for litter bins to be installed and will be disposed of at licensed waste facilities.

No likely significant effects arise.

4.2.8 Pollution and Nuisances

A Construction and Environmental Management Plan (CEMP) will be prepared for the proposed development to provide a framework within which all final construction processes, site management arrangements, and environmental protection measures employed during construction phase of approximately 6 months are to be specified.

There will be guidelines and controls established for all activities that may impact on the surrounding environment for the duration of the works, including air, water, land, natural resources, flora, fauna, humans, and their interrelation. It will propose mitigation measures where appropriate for managing noise, vibration, dust, suspended solids, accidental spillages, traffic and waste.

For the duration of the proposed works, construction activities are anticipated to occur during daytime Monday to Saturday subject to the restrictions imposed by the local authority. No working will be allowed on Sundays and Public Holidays. Subject to the agreement of the local authority, it may be necessary for some construction operations to be undertaken out of hours working, for example utility connections, roadworks on existing roads, resurfacing works etc.

Noise during construction may give rise to short term disturbance, however any impacts are not likely to be significant as they will be carried out in compliance with the requirements of BS 5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014 (Code of Practice for Noise and Vibration Control on Construction and Open Sites) as well as Safety, Health and Welfare at Work (General Application) Regulations 2007, Part 5 Noise and Vibration.

Standard proven best practice site development controls will ensure that there is no significant change in air, noise or vibration emissions as a result of the proposed development.

During the operation phase, increased activity associated with the proposed scheme will likely result in a slight increase of noise levels. However, the design takes noise generation into account by arranging noisier activities in a location that keeps the impact on local residents to a minimum. Furthermore, the approved scheme restricts vehicular access to the site, thus reduces engine noise. It is considered that the proposed development would not have any negative impact in terms of pollution or nuisance.

Given its purpose to provide and improve the public realm and green infrastructure the proposed development will positively contribute to local air quality, flood control and climate change targets.

Considering all the above, we can confidently conclude that the proposed amendments would not result in likely significant adverse pollution and or nuisances at the construction or operational stage.

No likely significant effects arise.

4.2.9 Risk of Accidents and Disasters

The risk of accidents, having regard to the nature of the proposed development, is considered to be low in this case.

It is proposed to remove the one-way street and implement a "share-with-care" route for pedestrians and cyclists. The share-with-care model has been implemented successfully within other Dublin City Council parks. The model works on the basis that there is ample space for pedestrians and cyclists to avoid each other and through design encourages cyclists to move through at a speed and with care appropriate to the park setting. In the design, the meandering route for cyclists between planting beds and around the corner of Portobello Houses will naturally moderate speeds.

The development site is not close to any site regulated under the Control of Major Accident Hazards Involving Dangerous Substances Regulations i.e., SEVESO and so there is no potential for impacts from this source.

A Construction and Environmental Management Plan (CEMP) will be prepared before construction commences. The main contractor will be responsible for implementing standard proven mitigation measures to prevent the risk of major accidents or disasters arising during the construction phase.

The OPW Eastern Catchment Flood risk assessment and management (CFRAM) mapping indicates the proposal is located within an area of low probability of fluvial flooding (Flood Zone C). Low probability flood events have an indicative 1-in-a-1000 chance of occurring or being exceeded in any given year. This is also referred to as an Annual Exceedance Probability (AEP) of 0.1%.

The park also falls under the Water Compatible development category (amenity open space) as per Flood Risk Management Guidelines. This means the park is not vulnerable to flooding and will not be damaged by a flood event. Thus, development in this zone is appropriate from a flood risk perspective and the proposed development is not likely to be subject to accidents associated with flooding.

No likely significant effects arise.

4.2.10 Risk to Human Health

The nature of the proposed development requires works to take place on an area that is currently dedicated as a public street, footpath and cycle track. Safety, Health and Welfare at Work Regulations 2006 (as amended), Part 13, refers to Works on roads, footpaths and cycle tracks and requires adequate guarding and lighting and traffic signs, insofar as they are reasonably required for the safe guidance or direction of persons, having regard, in particular, to the needs of people with disabilities.

Construction sites pose potential risk to the health and safety of the public. However, access by the public will be prevented no health and safety impacts to the public as a result of construction accidents are anticipated.

To reduce the potential for health and safety risks, it will be required that all contractors prepare a site-specific health and safety plan before initiating construction activities. The plan will inform those on-site of the measures to take in the event of an emergency and will be maintained for the duration of the construction phase. The construction phase will adhere to the requirements of the Health & Safety Act.

During the operational phase the risk to human health is considered to be improved compared to the status quo. Restricted vehicular access to the area and transforming the area into a larger public space to be shared by pedestrians, cyclists & skateboarders supports a modal shift towards active modes of travel combined with the introduction of native planting are anticipated to have a minor positive impact on emissions.

It is concluded that the proposed development would not pose a risk to human health.

No likely significant effects arise.

4.2.11 Transboundary Impacts

The proposed development is located in Dublin City. Given the location, nature and scale of the proposed development, it is considered there will be no transboundary impacts, neither at national, regional, or local inter-county level.

No likely significant effects arise.

4.2.12 Cumulation with other existing and/or approved development

The European Commission's publication Environmental Impact Assessment of Projects Guidance on Screening Guidance (2017) provides the following definition for cumulative effects.

> *Changes to the environment that are caused by an activity/project in combination with other activities/projects.*

Plans

The National Planning Framework (NPF) and the Eastern and Midlands Regional Spatial and Economic Strategy (RSES) support the shift towards sustainable mobility and encourage integration of safe and convenient modes of transport into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments. Both plans were subject to strategic environmental assessment (SEA) and the SEA Statements identify that at a broad level implementation of the NPF and RSES are expected to bring environmental improvements, as they tackle specific environmental pressures arising from pollution, carbon emissions, land use change etc.

The site is located within the functional area of Dublin City Council. Development at this location is governed by the objectives and policies contained within the **Dublin City Development Plan 2022-2028** (DCDP), which came into effect on the 14th December 2022. The Development Plan was subject to Strategic Environmental Assessment (SEA) during the plan

preparation process. The SEA concludes that avoidance of conflict with Strategic Environmental Objectives (SEOs) and the environment is dependent upon compliance with the mitigation measures which have emerged through the SEA, Appropriate Assessment (AA) and Strategic Flood Risk Assessment processes and which have been integrated into the Development Plan.

The AA concludes,

"Following an examination, analysis and evaluation of the relevant information, including in particular, the likely nature of the Draft Plan and its potential relationship with European sites, as well as considering other plans and projects, and applying the precautionary principle, it is the professional opinion of the authors of this report that, on the basis of objective information, the Draft Dublin City Development Plan 2022-2028, individually or in combination with other plans or projects, has potential to affect the receiving environment and, consequently, has the potential to affect the conservation objectives supporting the Qualifying Interests / Special Conservation Interests of a range of European site(s). Therefore, the proposed Draft Dublin City Development Plan 2022-2028 is likely to have potential for significant effects on a range of European site(s) and will require an Appropriate Assessment. Therefore, adopting the precautionary principle, a Stage II AA (including the preparation of a Natura Impact Report) is required for the Draft Plan."

Subsequently a Natura Impact Report has been carried out and concludes,

"This NIR encompassing all of the iterative stages of the Plan making process, has examined and analysed, with respect to those European sites within the ZoI of this NIR the potential impact sources and pathways, how these could impact on the European sites' Qualifying Interests/ Special Conservation Interest species and whether the predicted impacts would adversely affect the integrity of those European sites. It has been objectively concluded by Scott Cawley Ltd., following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted impacts associated with the Plan, and that the implementation of mitigatory measures identified in Section 8 of the NIR (and included as objectives and policies of the Plan),that the Plan will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects."

This proposed development is compliant with the relevant policies and objectives of the Development Plan. Further the AA Screening Report prepared in respect of the proposed development and submitted under separate cover concludes,

"This project has been screened for AA under the appropriate methodology. It has found that significant effects are not likely to arise, either individually or in combination with other plans or projects to the Natura 2000 network. This conclusion is based on best scientific knowledge."

Having regard to the fact that neither the Development Plan nor the proposed project identify a likely significant effect, the cumulative effect is neutral.

Projects

Cumulative effects are not limited to plans, it is necessary to also consider relevant projects.

An online review of the relevant planning history has been carried out using Dublin City Council's online planning portal. It revealed that there are no previous planning applications on the subject site. Details of relevant development in the immediate locality are provided in the Table below:

Reg. Ref.	Brief Description of Proposed Development	Decision
4361/23	Signage for the Hotel permitted under DCC Reg Ref 4284/17	Grant Permission 28.11.2023
3014/23 ABP-316177-23	Demolition of 5 no existing buildings and ancillary structures and Construction of a 5-no. storey over lower ground floor level office building with cafe and associated site works.	Refuse Permission 03.03.2023 **Live Appeal**
5192/22	Signage for the Hotel permitted under DCC Reg Ref 4284/17	Grant Permission 22.2.2023
4284/17 ABP-301928-18	Demolition of existing 2 to 4 no. storey buildings at the subject site and construction of a 6 no. storey over basement hotel accommodating 178 bedrooms.	Grant Permission 21.1.2019

It is noted that the proposed development subject to this EIA Screening is a distinct development, independent of any other proposed developments in the area with no functional dependence to be determined.

Each of the proposed developments was subject to planning and environmental impact assessment procedures which include measures to prevent or mitigate potential environmental effects. Each project will require a construction environmental management plan to mitigate effects during the construction stage. Subject to adherence to the measures contained in the individual plans, no significant cumulative effects are anticipated. It is not considered likely that the operation of the proposed development with regard to development proposals in the surrounding will result in significant cumulative environmental impacts.

Further development proposals in the area following this application will be assessed individually, taking into account the relevant planning history in the area.

No likely significant cumulative effects arise.

4.2.13 Environmental Sensitivity

Existing and Approved Land Use

The subject site is located within the jurisdiction of the Dublin City Development Plan 2022-2028. Zoning Category Z9 *"Amenity / Open Space Lands / Green Network"* applies for the proposed site. The same zoning continues with a few interruptions along the Grand Canal towards the east and west on both sides of the waterbody und thus provides for a green network. The site is also within a conservation area.

The current land use of the site can be categorised as open space and a public road corridor. The proposed scheme seeks to enhance the site amenity quality of the open space.

Absorption Capacity of Natural Environment

The following section considers the impacts of the proposed development on the surrounding natural environment.

Natural Environments	Assessment
Wetlands, riparian areas, river mouths	The development site is not located directly adjacent to any surface water course. The Grand Canal is directly to the south. This is an artificial water body and is assessed as having 'good ecological potential', although the Grand Canal Dock is assessed as 'moderate'. Where the Canal joins the Liffey, the Lower Estuary is assessed as 'good'. The Grand Canal is not a water course and has very low/no flow. Therefore, there is minimal capacity for the canal to transport pollutants to the River Liffey.
Coastal zones and the marine environment	The subject site is not located within or adjacent to any coastal zones or marine environments that could be affected by the proposed development.
Mountain and forest areas	The subject site is not located within or adjacent to any mountain or forest areas that could be affected by the proposed development.
Nature reserves and parks	The subject site is not located within or adjacent to any nature reserves or parks that could be affected by the proposed development.
Areas classified or protected under national legislation, including Natura 2000 areas	The subject site is not located within or directly adjacent to protected or designated areas as described within the Planning and Development Act.

Natural Environments	Assessment
	The Grand Canal south of the subject site poses a surface hydrological pathway leading to the South Dublin Bay and River Tolka Estuary SPA (site code: 4024) and the South Dublin Bay SAC (0210). The North Dublin Bay SAC (site code: 0206) and North Bull Island SPA (site code: 4006) The Grand Canal is not a water course and has very low/no flow. Therefore, there is minimal capacity for the canal to transport pollutants to the River Liffey. The risk of reaching Natura 2000 sites is consequently effectively zero. This project has been screened for Appropriate Assessment, it concludes that *"significant effects are not likely to arise, either individually or in combination with other plans or projects to the Natura 2000 network. "*
Densely populated area	The proposed development is located in Dublin City Centre which is considered a densely populated area.
Landscape and sites of historical, cultural or archaeological significance	The subject site is located within a highly urbanised Landscape. The Dublin City Development Plan 2022 – 2028 does not include a Landscape Character Assessment. However, it includes Objective GIO16 *"to prepare a Landscape Character Assessment (LCA) for Dublin City, during the lifetime of the plan in accordance with the National Landscape Strategy 2015 – 2025 and the forthcoming National Landscape Character Map and national guidance on local landscape character assessments."* An Archaeological Assessment has been carried out with regard to the subject site and concluded *"the site contains no archaeological monuments nor Protected Structures; it is however within a former harbour, a listed DCIHR site. Examination of cartographic sources shows that since the late 18th century and up until after the mid-20th century, the site was a harbour, now backfilled. Any archaeological remains, if such were present, were likely destroyed during the construction of the harbour. Consequently, the site has a very low potential to contain any pre-18th-century archaeological remains."*

Natural Environments	Assessment
	Therefor it is anticipated that the proposed scheme will have no direct impacts on archaeological sites.

4.3 Aspects Likely to be Significantly Affected

This section addresses the information required under paragraph 2 of Schedule 7A, namely –

> *A description of the aspects of the environment likely to be significantly affected by the proposed development.*

The likelihood of significant impacts of the proposed development on the aspects set out below will be addressed later in this report.

4.3.14 Population and Human Health

The construction stage may result in temporary moderate negative effect for the local population due to noise and potential fugitive dust emissions and traffic constraints. However, it is not likely that national air quality standards shall be adversely affected as a result of the temporary construction phase or the long-term operational phase, thus ensuring that the potential for adverse impacts on human health is negligible.

The operational phase of the proposed open space scheme at Portobello Harbour will have a likely positive effect on population. The improvement of the public realm will generate benefits by providing active travel links and green space with native planting which will positively affect health and safety for residents and visitors of the area.

There are no SEVESO II Directive sites which might result in a risk to human health and safety in this area.

Overall, no likely significant effects arise.

4.3.15 Landscape & Visual

Any visibility of construction related plant and works is normal for construction projects. Prior to commencement, where possible, the site will be secured with boundary hoarding to screen the works. Notwithstanding, plant will be visible locally. It is reasonable to conclude that impacts during the construction phase will be slight and temporary in nature.

Effects to townscape character will naturally occur as a result of development, Due to the nature and the scale of the proposed development and the proposed landscaping works the visual amenity will be substantially improved and result in slight positive long-term effects.

Overall, no likely significant effects arise.

4.3.16 Material Assets – Traffic & Transport

The scale of the proposed development is classified as minor and as such will not generate significant volumes of construction traffic. The construction period will be short-term in nature (c. 6 months) and appropriate traffic management and signage will be in place to ensure safe access and egress from the site, and the safety of construction workers and the public. It is therefore considered unlikely that that the construction phase would have a negative impact.

It is concluded that the proposal represents a sustainable and practical scheme to improve local cycling and pedestrian connections with restricted vehicular access therefor also road safety which will positively impact the locality long-term.

Overall, no likely significant effects arise.

4.3.17 Material Assets – Waste

Where the existing surface is deemed acceptable for reuse it is intended to be incorporated in the new design. Where inadequate it will be disposed of.

General housekeeping and packaging will also generate waste materials, as well as typical municipal wastes generated by construction employees, including food waste. Waste materials will be collected by a licensed waste contractor.

During the operational phase waste will be generated by the people using the public space. All wastes arising during the occupation will be of domestic type. Waste materials will be disposed of at a licensed waste facility.

Overall, no likely significant effects arise.

4.3.18 Land and Soils

There will be no change in land use as a consequence of the subject development proposal and the site is not within a Geological Heritage Area.

Construction of the proposed development will necessitate the demolition of the existing surface and potentially excavation of the underlying subsoils at this site. Excavated soils will be assessed to determine if they can be reused within the development site, e.g. in areas requiring fill as far as practicable.

However, as the scheme is proposed within the footprint of an existing square it is necessary to import approximately 250m^3 topsoil to facilitate the soft landscape items of the proposed scheme. There will be no likely effect as tested and certified soil will be used and sourced from a specialist Topsoil stockist in the Greater Dublin Area.

Overall, no likely significant effects arise.

4.3.19 Water & Hydrology

Any potential spills arising during the construction phase would be minor considering the nature and scale of the proposed development and the implementation of the standard construction mitigation measures will

ensure there are no effects on groundwater quality immediately beneath the site.

The share of permeable surface of the proposed design will increase significantly by 36% compared to the existing entirely sealed square and the scheme includes several Sustainable Urban Drainage Systems Nature Based Solutions and Surface water Interception Storage is provided. Integration of SuDS measures reduces the pressure on the combined sewer to accommodate the surface water from the subject site and thus reduces the pressure at Ringsend Wastewater Treatment Plant during rain events which is overall considered a slight positive effect. Additionally, SuDS make drainage systems more compatible with components of the natural water cycle such as storm surge overflows, soil percolation, and bio-filtration, mitigating the effect human development may have on the natural water cycle, particularly surface runoff and water pollution trends.

Development in this zone is appropriate from a flood risk perspective and therefore, the proposed development is compliant with requirements set out in the 'Planning System and Flood Risk Management Guidelines' and the proposed development is not likely to be subject to accidents associated with flooding.

Overall, no likely significant effects arise.

4.3.20 Biodiversity

An AA Screening has been prepared in respect of the proposed development. It concludes that there is no risk of direct or indirect impacts on any European sites and Appropriate Assessment is not required.

The proposed development provides for the improvement of a public square/park and the introduction of native and biodiversity friendly planting, in a heavily urbanised part of Dublin. Therefore, it is deemed that the proposed development shall have a slight positive impact on the biodiversity of the surrounding area. Due to the urban location and increased human activity surrounding the site it is unlikely that the proposed development would have a negative impact on any flora or fauna.

Furthermore, biodiversity is an important contributing factor in the landscape design and is reflected in the planting of a great variety of native trees and shrub species. Tree planting will promote carbon sequestration as well as provide a varied habitat, roosting for bird life, etc.

Having regard to the above, no likely significant effects arise.

4.3.21 Air Quality & Climate

The Environmental Protection Agency (EPA) manages the ambient air quality monitoring network. According to the EPA air pollution is the single biggest environmental health risk in Europe. As part of the implementation of the Air Quality Standards Regulations 2002 (S.I. No. 271 of 2002), four air quality zones have been defined in Ireland for air quality management and assessment purposes (EPA, 2020a).

In order to protect our health, vegetation and ecosystems, EU directives set down air quality standards in Ireland and the other member states for a wide variety of pollutants. These rules include how to monitor, assess and manage ambient air quality.

The EPA air quality index identifies that the site is located within an area where the air quality is rated as "3 – Good". Dublin City is located in Air Zone A under the Air Quality Regulations (SI 180 of 2011).

The construction phase of the development has the potential to generate short term fugitive dust emissions. The Principal Contractor or equivalent must monitor the contractors' performance to ensure that proposed construction phase mitigation measures as per CEMP, will be prepared prior to commencement, are implemented and that construction impacts and nuisance are minimised. A programme of air quality monitoring shall be implemented at the site boundaries for the duration of construction phase activities to ensure that the air quality standards are not exceeded, therefore it is deemed the construction phase is unlikely to have significant effect. Where levels exceed specified air quality limit values, dust generating activities shall immediately cease and alternative working methods shall be implemented.

The development restricts vehicular access to the site and includes active travel infrastructure and improves planting at the site. Walking and cycling are healthy and environmentally friendly forms of transport which help reduce pollution and the impact of carbon emissions on the climate and reduce greenhouse gases. Together with additional planting, a slight positive effect can be expected.

Overall, no likely significant effects arise.

4.3.22 Noise & Vibration

During the construction phase a variety of items of plant will be in use for the purposes of site clearance/groundworks, and construction. There will be vehicular movements to and from the site that will make use of existing roads. During periods of the construction there will be a potential for the generation of elevated levels of noise and vibrations due to the nature of the activities which poses a temporary slight negative effect. The main contractor for the works will ensure that all best practice measures relating to the control and minimisation of noise and vibration are employed during all phases of construction. With regard to construction activities, best practice operational and control measures for noise and vibration from construction sites are found within BS 5228 (2009 +A1 2014) Parts 1 and 2.

The proposed hours for normal construction activities will be specified in a Construction and Environmental Management Plan. These hours are anticipated to be during daytime Monday to Saturdays.

During the operation phase, increased activity associated with the proposed scheme will likely result in a slight impact due to increased noise levels. However, the design takes noise generation into account by arranging noisier activities in a location that keeps the impact on local residents to a minimum.

Furthermore, the approved scheme restricts vehicular access to the site, thus reduces engine noise.

Overall, no likely significant effects arise.

4.3.23 Cultural Heritage

An archaeological impact assessment was undertaken for the subject site. It suggests that any archaeological remains, if such were present, were likely destroyed during the construction of Portobello Harbour. Consequently, the site has a very low potential to contain any pre-18th-century archaeological remains and a negative impact due to damages to unrecorded subsurface archaeological features that might exist within the area is unlikely.

Overall, no likely significant effects arise.

4.4 Description of Likely Significant Effects

This section addresses the information required under Schedule 7A, namely –

> *A description of any likely significant effects, to the extent of the information available on such effects, or the project on the environment resulting from:*
>
> *(a) The expected residues and emissions and the production of waste, where relevant;*
> *(b) The use of natural resources, in particular soil, land and water and biodiversity.*

The following criteria of Schedule 7 (Paragraph 3), Characteristics of Potential Impacts, are also noted:

> *The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard to:*
>
> - *the extent of the impact (geographical area and size of the affected population),*
> - *the transfrontier nature impact*
> - *the magnitude and complexity of the impact,*
> - *the probability of the impact,*
> - *the duration, frequency, and reversibility of the impact.*

These criteria are dealt with in the report above and Table 5 summarises the predicted post-mitigation significance, quality, and duration of the identified likely effects.

Table 4 - Description of Effects

Aspect	Phase	Potential Effect	Probability	Extent	Significance of Effect	Quality of Effect	Duration
Landscape & Visual	**C**	Emergence of plant & machinery associated with the	Likely	Local	Not significant	Neutral	Temporary

Aspect	Phase	Potential Effect	Probability	Extent	Significance of Effect	Quality of Effect	Duration
		construction phase					
	O	Improved visual amenity of urban open space	Likely	Site	Slight	Positive	Long-term
		Introduction of native and pollinator friendly planting	Likely	Site	Slight	Positive	Long-term
		Enhancement of existing build up character.	Likely	Site	Moderate	Neutral	Long-term
Biodiversity	C	Disturbance due to construction activity	Unlikely	Local	Moderate	Neutral	Temporary
		Impacts on European Sites	Unlikely	Area	Moderate	Negative	Long-term
	O	Biodiversity value of the site will improve	Likely	Local	Moderate	Positive	Long-term
Land & Soil	C&O	Loss of topsoil & subsoils to facilitate development	Unlikely	Site	Moderate	Neutral	Permanent
	C	Contamination due to accidental spillage	Unlikely	Site	Moderate	Negative	Temporary
Population & Human Health	C	Construction Noise, Fugitive Dust, Traffic	Likely	Local	Slight	Negative	Temporary
	O	Improved traffic safety	Likely	Local	Moderate	Positive	Long-term
		Improved public realm	Likely	Local	Moderate	Positive	Long-term

Aspect	Phase	Potential Effect	Probability	Extent	Significance of Effect	Quality of Effect	Duration
Waste	**C**	Generation of Construction Waste	Likely	Site	Slight	Neutral	Temporary
	O	Generation of Operational Waste	Likely	Site	Not significant	Neutral	Long-term
Water & Hydrology	**C**	Spillage to enter the Grand Canal	Unlikely	Local	Moderate	Negative	Temporary
	O	Risk of flooding	Unlikely	Site	Moderate	Negative	Temporary
		Reduced pressure on local combined sewage system and ultimately Ringsend WWTP	Likely	Dublin	Slight	Positive	Long-term
		Improved natural infiltrate to the ground	Likely	Site	Slight	Positive	Long-term
Air Quality & Climate	**C**	Reduction in air quality because of construction traffic and HGVs, and emissions from construction and plant machinery.	Unlikely	Local	Not significant	Negative	Temporary
	O	Improved air quality associated vehicular restrictions and improved planting	Likely	Local	Slight	Positive	Long-term
Noise	**C**	Construction Noise	Likely	Local	Slight	Negative	Temporary
	O	Elevated noise levels due to Increased activity	Likely	Site	Slight	Neutral	Long-term

Aspect	Phase	Potential Effect	Probability	Extent	Significance of Effect	Quality of Effect	Duration
Cultural Heritage	**C**	Damage to unrecorded, subsurface archaeological features that may exist within the study area	Unlikely	Site	Imperceptible	Negative	Permanent
Traffic & Transport	**C**	Traffic congestion and/or public safety hazard	Unlikely	Local	Imperceptible	Negative	Temporary
	O	Scheme will contribute to increased use of active transport modes	Likely	Local	Slight	Positive	Long-term

5. Summary & Conclusion

The proposed scheme has been reviewed against prescribed criteria for determining whether or not a sub-threshold development is required to be subject to EIA. A global consideration against all of the criteria, taking account of measures to avoid or prevent what might otherwise have been significant adverse effects on the environment, finds that the environmental effects of the proposed development will be short-term and are not likely to be significant within the meaning of the Directive.

The proposed improvements to the public realm including development of a new 0.25 hectare public park is appropriate considering the existing use of the site and pertaining land use zoning. Due to the scale and nature of the proposed development it is not anticipated that the construction or operational phases of the proposed development, whether considered on its own or together with in-combination projects or plans, will give rise to likely significant environmental effects. It is therefore concluded that there is no real likelihood of significant effects on the environment arising from the proposed scheme and accordingly the proposed development does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it.

This conclusion is based on an objective review of the proposed development, including its characteristics, location, and the likelihood of it causing significant environmental impacts. The screening has followed the relevant legislation and has had regard to the relevant guidance.