



# EIA SCREENING REPORT

Meath Street & Environs Public Realm Project

Prepared for Dublin City Council

MEC Ltd.

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# 1 Introduction

## 1.1 Project Background

Dublin City Council have prepared the Meath Street and Environs Public Realm Project for Meath Street, which is one of the primary commercial streets of The Liberties in Dublin 8. The street is characterised by small independent shops and services at ground floor with residential properties above.

The proposed project aims to renew all areas of the public realm. The project has been designed in accordance with the principle of universal design, including features such as more spacious footways, raised crossing points at junctions and side streets and the addition of uncontrolled crossings along the street.

## 1.2 Legislative Background

Environmental Impact Assessment (EIA) is a procedure undertaken by a competent authority pursuant to its obligations under the EIA Directive the terms of European Directives on the assessment of the impacts of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001, (as amended) ([“the 2001 Regulations”]). A mandatory EIA is required for developments which fall within the classes of development prescribed in remit of Schedule 5.

In addition, an EIA of “sub-threshold” development EIA may be required, if the competent Planning Authority determines that the proposed development would be likely to have significant impacts on the environment. Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant impacts on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.

Thus, Article 93 of, and Schedule 5 to, Planning and Development Regulations 2001, as amended (“the 2000 Regulations”) sets out the classes of development for which a planning application must be accompanied by an environmental impact assessment report (EIAR). Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 prescribes the categories of, and thresholds for, prescribed development requiring EIA. The proposed development does not fall within any of the classes of prescribed development contained in Part 1 of Schedule 5.

Paragraph 10(b) of Part 2 of Schedule 5 contains the following prescribed development:

“b) (i) Construction of more than 500 dwellings

(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.

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

However, notwithstanding that the proposed development is “sub threshold”, as set out in the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (August 2018), screening is the initial stage in the EIA process and determines whether or not specified public or private developments are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made.

One of key amendments introduced by the 2014 EIA Directive includes strengthening of the procedures for screening, particularly through the introduction of new information requirements to be provided by the developer (Annex IIA, and transposed into Irish law by Schedule 7A to the Planning and Development Regulations, 2001, as amended) and revised selection criteria to be used by the competent authority in making a determination (Annex III of Directive, Schedule 7 to the 2001 Regulations).

According to European Commission Guidance (2017<sup>1</sup>)

*“Screening has to implement the Directive’s overall aim, i.e. to determine if a Project listed in Annex II is likely to have significant effects on the environment and, therefore, be made subject to a requirement for Development Consent and an assessment, with regards to its effects on the environment. At the same time, Screening should ensure that an EIA is carried out only for those Projects for which it is thought that a significant impact on the environment is possible, thereby ensuring a more efficient use of both public and private resources. Hence, Screening has to strike the right balance between the above two objectives.”*

According to the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (2018):

*“For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal*

*A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the ‘Source – Pathway – Target’ model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations.*

*Where, based on a preliminary examination of the information submitted with the application and any other supplementary information received, the competent authority concludes that, having considered the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required or formal determination made. The recording of the competent authority’s view should be brief and concise, but adequate to inform the public. In many cases this considered view will be included in the planner’s/inspector’s report on the planning application and this may be cross-*

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<sup>1</sup> Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU). European Commission 2017. Page 23.

*referenced in the competent authority's decision. Normally, this will be published at the time of the decision of the competent authority."*

## 1.3 Screening

### 1.3.1 Changes to the EIA Screening Process

The EIA Directive (2014/52/EU) has brought a number of changes to the EIA process with a strengthening of the Screening process as follows:

Article 4 (4) of this Directive introduces a new Annex IIA to be used in the case of a request for a screening determination for Annex II projects. This is information to be provided by the developer on the projects listed in Annex II (see below):

Annex II: Information to be provided by the developer on the projects listed in Annex II:

#### **1. A description of the project, including in particular:**

(a) a description of the physical characteristics of the whole project and, where relevant, of demolition works (*Section 2 of this report*);

(b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected (*Section 3 of this report*)

#### **2. A description of the aspects of the environment likely to be significantly affected by the project (*Section 3 of this report*)**

#### **3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:**

(a) the expected residues and emissions and the production of waste, where relevant (*Section 4 of this report*) ;

(b) the use of natural resources, in particular soil, land, water and biodiversity (*Section 4 of this report*).

#### **4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3 (*Section 4 of this report*).**

Article 4(4) specifies that the developer may provide a description of any features of the project and/or mitigation measures to avoid or prevent what might otherwise have been significant effects on the environment. It should be noted that this does NOT include compensation measures. (**Mitigation measures are provided in Section 2.2.**).

#### Article 4(5) Determination of Screening

The competent authority shall make its determination, on the basis of information provided by the developer in accordance with paragraph 4 taking into account, where relevant, the results of preliminary verifications or assessments of the effects on the environment carried out pursuant to Union legislation other than this Directive.

The determination shall be made available to the public and:

(a) where it is decided that an environmental impact assessment is required, state the main reasons for requiring such assessment with reference to the relevant criteria listed in Annex III; or

(b) where it is decided that an environmental impact assessment is not required, state the main reasons for not requiring such assessment with reference to the relevant criteria listed in Annex III, and, where proposed by the developer, state any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

The EIA Screening prepared here will inform the competent authority, in this instance Dublin City Council on the EIA Screening Determination please see Section 5 of this Report for the EIA Screening Determination as proposed.

## 1.4 Approach to this EIS Screening

This EIS Screening report has been prepared and informed by the following guidance and guidelines:

- OPR Practice Note PN02 Environmental Impact Assessment Screening– Office of Planning Regulator, 2021
- 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 (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, Department of Environment, Heritage and Local Government, 2003;
- Guidance on the Information to be contained in Environmental Impact Statements Environmental Protection Agency 2002.

## 1.5 Statement of Authority

This report has been prepared by Ruth Minogue, MCIEEM and Sanghamitra Nidhi Dutta, MSc. Ruth has been a practicing environmental consultant for 21 years and has specialised in the preparation of Environmental Impact Assessment and Strategic Environmental Assessment. Sanghamitra has been a Junior Consultant at Minogue Environmental Consulting since October 2020. Additional inputs were provided by Eilis Vaughan, who provided the Geographical Information Systems analysis and mapping outputs.

## 2 Description of the Proposed Development

### 2.1 Site Description

Meath Street (See Figure 2-1) is one of the primary commercial streets of The Liberties in Dublin 8. Set out on a north-south orientation, the street runs at a slight decline from Thomas Street at the north, to the Coombe at the south. Of largely uniform width, the street broadens slightly at its southern end.

The street is characterised by small independent shops and services at ground floor with residential above. Meath Street has traditionally operated as a market street and the practice of trading from on-street stalls continues to the present, while a number of indoor 'arcade-style' markets also operate.

The street was laid out in the 17<sup>th</sup> century as a speculative residential and commercial street, although little of the original street fabric remains. Plots along the street have been progressively rebuilt in the intervening periods, with substantive rebuilding of parts of the street in the 1990s and early 2000s, so that today it presents a streetscape of buildings ranging from two to five stories in a variety of architectural styles.

The street lies within the Thomas Street & Environs Architectural Conservation Area and buildings of note include St Catherine's Roman Catholic Church and adjoining parish house and No 92 Meath Street, now the Dublin Steiner School. The street also lies within a zone of archaeological interest.

### 2.2 Project Description

The proposal is to renew all areas of the public realm including substantially widening and relaying footpaths, resurfacing the carriageway, reordering car parking and loading provision on the street, adding street trees and landscaping, installing cycle parking and other street furniture, and upgrading public lighting and other services on the street.

The proposed scheme will substantially increase the space afforded to pedestrians on the street and provide opportunities for on-street uses such as outdoor seating areas and event markets and stalls, as well as creating opportunities for trees and landscaping and public seating.

The proposed scheme has been designed in line with the principle of universal design including features such as more spacious footways, raised crossing points at junctions and side streets and the addition of uncontrolled crossings along the street.

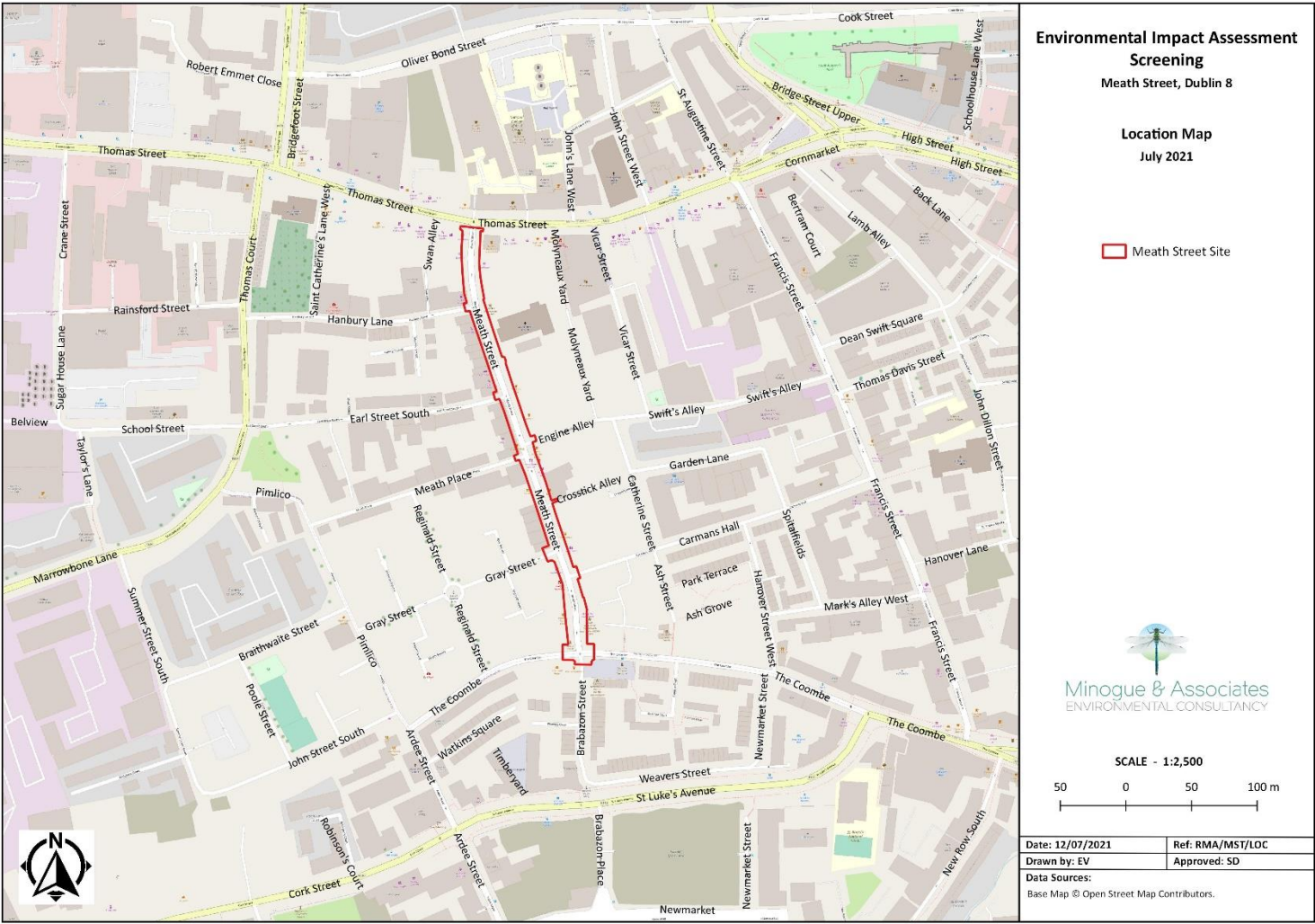
The proposal will retain one-way, northbound traffic flow on Meath Street and will retain the existing flows into the street from adjoining streets. The street operates as a 30km zone.

#### 2.2.1 Mitigation Measures

Construction will be undertaken in line with standard best practice and between the standard working hours of 8am to 5pm from Monday to Friday, with some allowance for work outside these hours depending on circumstance, as governed by the planning conditions for private development. Construction activities are expected to last eight to nine months.



FIGURE 2-1. SITE LOCATION



## 2.3 Receiving Environment

### 2.3.1 Introduction

Schedule 6 of the Planning and Development Regulations, 2001, as amended, outline the aspects of the environment likely to be significantly affected by a proposed development. These are:

- Human beings
- Fauna and flora
- Soil
- Water
- Air/climatic factors
- Landscape
- Cultural heritage, including the architectural and archaeological heritage and cultural heritage
- Material assets

**Table 2.1** presents the baseline information pertaining to the project site.

**TABLE 2.1 BASELINE INFORMATION FOR THE PROJECT SITE**

Parameter	Sub-parameter	Information
Human beings	Population	Meath Street is contained within the electoral division of Merchant's Quay B, which has a population of 3,966 (Census 2016).
	Human Health and Noise	Dublin City Council have defined in their Noise Action Plan (2018-2023) areas with undesirable high sound levels as areas with a night-time level greater than 55dB and day-time level of 70dB. Quiet areas are defined as areas with exposure below 55dB during the day and below 45dB at night. As identified in the Noise Action Plans and by the EPA noise mapping tool (Report period 2017), Meath Street is subject to a maximum value of Lden levels of 55-59dB, with parts of it going up to 60-64dB. Lnight levels have been recorded as 50-54dB.
Flora and Fauna	Screening for Appropriate Assessment	A screening for Appropriate Assessment under Article 6 of the EU Habitats Directive has also been prepared for this project proposal and should be read in conjunction with this EIA Screening report.
	Summary of Habitats present	The habitat present on the project site is predominately BL3- Built Land and Artificial Surfaces, reflecting the urban landuse in the city centre.
	European Sites	There are ten Special Areas of Conservation and seven Special Protection Area within a 15km radius of the project site.
	Protected species	A search of the 2KM Grid O13L on the Biodiversity Ireland website indicated there have been eleven Protected Species recorded over the period 2016-2021. These

Parameter	Sub-parameter	Information
		include the Common Kestrel ( <i>Falco tinnunculus</i> ), Greater Scaup ( <i>Aythya marila</i> ), Herring Gull ( <i>Larus argentatus</i> ), Mallard ( <i>Anas platyrhynchos</i> ), Mute Swan ( <i>Cygnus olor</i> ), Rock Pigeon ( <i>Columba livia</i> ), and the Tufted Duck ( <i>Aythya fuligula</i> ) for birds. Insects recorded at the site include the Large Red Tailed Bumble Bee ( <i>Bombus (Melanobombus) lapidarius</i> ) and Moss Carder-bee ( <i>Bombus (Thoracombus) muscorum</i> ). There have been sightings of terrestrial mammals, including the European Otter ( <i>Lutra lutra</i> ) and Lesser Noctule ( <i>Nyctalus leisleri</i> ).
	Invasive Species	7 Invasive Species have been recorded for the Biodiversity Ireland 2KM Grid O13L over the period 2016-2021. These include the flowering plants Butterfly-bush ( <i>Buddleja davidii</i> ), Japanese Knotweed ( <i>Fallopia japonica</i> ), and the Three-cornered Garlic ( <i>Allium triquetrum</i> ). Invasive insects and mammals include the Harlequin Ladybird ( <i>Harmonia axyridis</i> ), the Eastern Grey Squirrel ( <i>Sciurus carolinensis</i> ), Greater White-toothed Shrew ( <i>Crocidura russula</i> ), and House Mouse ( <i>Mus musculus</i> ).
Geology and Soil	Geology	The GSI bedrock under the project site is classified as <i>Visean limestome &amp; calcareous shale</i> .  The aquifer is designated at as <i>Locally Important Aquifer</i> due to a moderately productive bedrock, GSI Vulnerability recorded as <i>Low Vulnerability</i> .
	Soil	As recognized by the SIS National Soils system, the soils underlying the proposed route are largely <i>urban</i> throughout the entirety of the City Centre, including the proposed project site. The subsoils in the project site are designated <i>made</i> .
Water	Surface Water	The project site is situated within the WFD Catchment Liffey and Dublin Bay (09) and the Subcatchment Dodder_SC_010. The relevant water bodies under this subcatchment include Poddle_010, which is classified as <i>At Risk</i> under the WFD and drains into the Liffey Estuary Upper (classified as <i>At Risk</i> under WFD).
	Groundwater	The project site lies on top of the groundwater body Dublin (IE_EA_G_008), contained within the catchments 07 Boyne, 08 Nanny-Delvin, 09 Liffey and Dublin Bay and 14 Barrow. The groundwater body is considered <i>Not at risk</i> under the Water Framework Directive, and the Overall Groundwater Status as of 2018 was <i>Good</i> .

Parameter	Sub-parameter	Information
	Flooding	The OPW Flood Maps indicate that the project site is at <i>low risk</i> for fluvial flooding with no possibilities of coastal flooding.
Air and Climatic Factors		The proposed site is in Zone A “Dublin Conurbation” under the Air Quality Zones of the EPA. The nearest air quality monitoring station to the site is Station 11 at Winetavern Street, Dublin 8 (at an aerial distance of approximately 558.73m), which has recorded the following values as of 01/07/2021:  NO <sub>2</sub> – 39.62 µg/m <sup>3</sup> ; SO <sub>2</sub> – 2.44µg/m <sup>3</sup> ; CO – 0.31mg/m <sup>3</sup> .  The air quality index recorded on 25/05/2021 was 3 – “Good”. No more recent updates were available as of 01/07/2021.
Landscape		The receiving environment is predominantly urban and commercial, with a mix of diverse styles of buildings that host businesses such as restaurants and shops, comprising the majority of the properties. There are no Landscape Conservation Areas throughout the administrative area of the city. The CORINE 2018 Landcover classification applicable for the proposed site are <i>Continuous urban fabric</i> . The city’s ancient history and heritage contains many sites of archaeological, architectural and cultural heritage importance (See cultural heritage and material assets for further details).
Cultural heritage		The street lies within the Thomas Street & Environs Architectural Conservation Area and buildings of note include St Catherine’s Roman Catholic Church and adjoining parish house and No 92 Meath Street, now Dublin Steiner School. The street also lies within a zone of archaeological interest due to its history as a walled city that expanded after the Anglo-Norman invasion of 1170, towards northwards and to the south and west, engulfing archaeological sites such as Ship Street, St. Patrick’s Cathedral and the Liberties.
Material Assets		The main streets relevant for this project are Meath Street in Dublin 8. There are no bus stops situated on the street. There are a number of commercial properties, as well as the Dublin Steiner School.
Interrelationships between the above parameters		The primary interrelationships identified for this project relate to Population and Human Health (including noise), Air Quality, Landscape/townscape, and Material Assets.

## 3 EIA Screening

### 3.1 Environmental Factors to be considered in the EIA Screening

This Environmental Impact Assessment Screening Report assesses whether this proposed development requires “full” Environmental Impact Assessment. The legislation requires screening to be undertaken to determine whether specified public or private developments are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made.

As further referenced above, the 2014 EIA Directive introduces a new Annex IIA (which is transposed into Irish planning law as Schedule 7A to the 2001 Regulations) to be used by competent authorities carrying out EIA screening determinations. Schedule 7A requires that the following information be provided by a developer in respect of projects listed in Annex II:

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 particular regard to the environmental sensitivity of geographical areas likely to be affected.*
2. *A description of the aspects of the environment likely to be significantly affected by the proposed development.*
3. *A description of any likely significant effects, to the extent of the information available on such effects, of the 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, water and biodiversity.*
4. *The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.*

### 3.2 Impact Assessment

Having considered the above environmental factors, the aim of the next section is to address likely impacts on the environment by the implementation of the proposed development. Whether an EIA would be deemed relevant to the scale of the project and the environment will then be determined. The following sections presents the EIA Screening Report based on the criteria contained in Schedule 7a and are grouped under the following headings.

1. Planning Applications within the past five years – Table 4.1
2. Characteristics of the Proposed Development - Table 4.2
3. Location of the Proposed Development - Table 4.3 and
4. Characteristics of Potential Impact Tables 4.4 and 4.5

The screening process assesses the most significant potential impacts in relation to the themes outlined below in Table 4.3. These are considered as follows:

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 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:

- (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 approved projects;
- (h) the possibility of effectively reducing the impact.

### 3.3 Projects for the Cumulative Assessment

The proposed development was considered in combination with other projects in the area that could result in cumulative effects on the environment.

The online planning system myplan.ie was consulted on the 16<sup>th</sup> June 2021 for the subject lands and immediate surrounds. A search was undertaken of the Dublin City Council planning website to identify developments with the potential for significant effects on environmental resources within the zone of influence of the proposed development within the past 5 years. Please see **Table 4.1** below.

**TABLE 4.1. PLANNING APPLICATIONS WITHIN THE PAST FIVE YEARS**

Planning Reference	Outline of development	Planning status
2624/17 (2017) 80-81, Meath Street, Dublin 8	The development will consist of the redesign of existing shopfront to include, new window to bar, revise entrance and entrance lobby, revise existing window to lounge, new signage, new lighting, 2 new windows to first floor level, and partially revised render to first floor level and all associated site works.	Grant of Permission
2956/17 (2017) 76 Meath Street, Dublin 8	The development will consist of alterations to planning permission (Reg.Ref.2510/14) as follows: 1. Change of use of first floor level from retail to residential. 2. Construction of 2 no. duplex apartments at first & second floor levels (consisting of 1 no. 2 bed/ 4 person/ 81 sq.m duplex apartment & 1 no. 3 bed/ 5 person/ 103 sq.m duplex apartment).	Grant of Permission

	<p>3. Alterations to approved layout of ground floor retail unit to provide access door and stairs to duplex apartments over.</p> <p>4. The floor area of the entire 3-storey development will be 306 sq.m with an overall height of 10.7 m above ground level.</p>	
<p><b>3102/19 (2019)</b> <b>58-59, Meath Street, Dublin 8</b></p>	<p>Permission for amendments to permitted development (Ref. 3985/17 &amp; ABP-302295-18) at 58-29 Meath Street, Dublin 8 to include: a) Modifications to the approved 7no. apartments at second, third, fourth &amp; fifth floor levels and the creation of an additional 3 no. apartments at second, third &amp; fifth floor levels to provide 12no. apartments in total (7 x two beds and 5 x one beds), each with a private balcony; b) An increase in floor area of 5sqm at third floor, 16sqm at fourth floor, 66sqm at fifth floor and a 20sqm stair and lift core at roof level. The total gross floor area is increased from 1101sqm to 1206sqm; c) a setback communal terrace at roof level of 84sqm with stair and lift access and d) all associated site works. There are no changes proposed at ground and first floor levels.</p>	Grant of Permission
<p><b>3060/20 (2020)</b> <b>58-59, Meath Street, Dublin 8</b></p>	<p>Permission for amendments to permitted development (Ref. 3102/19, 3985/17 &amp; ABP-302295-18) at 58-59 Meath Street, Dublin 8 to include: a) Modifications to the approved 12no. apartments (7 x two beds and 5 x one beds) at first, second, third, fourth &amp; fifth floor levels and the creation of an additional 1 no. apartment at first floor level to provide 13no. apartments in total (6 x two beds and 7 x one beds), each with a private balcony, including associated elevational amendments; b) An increase in floor area of 5sqm to the stair and lift core at roof level; c) The provision of dedicated apartment storage at ground floor level and d) All associated site works.</p>	Grant of Permission
<p><b>3934/20 (2020)</b> <b>58-59, Meath Street and 27 Carman's Hall , Dublin 8</b></p>	<p>Permission for a material change of use of the approved retail unit at 58/59 Meath Street &amp; part of 27 Carman's Hall, Dublin 8 (as permitted under ref 3985/17 &amp; ABP-302295-18) to provide for Class 1 retail use,</p>	Grant of Permission



	with minor alterations to the internal layout at ground level only.	
<b>3102/19 (2019)</b> <b>58-59, Meath Street, Dublin 8</b>	Permission for amendments to permitted development (Ref. 3985/17 & ABP-302295-18) at 58-29 Meath Street, Dublin 8 to include: a) Modifications to the approved 7no. apartments at second, third, fourth & fifth floor levels and the creation of an additional 3 no. apartments at second, third & fifth floor levels to provide 12no. apartments in total (7 x two beds and 5 x one beds), each with a private balcony; b) An increase in floor area of 5sqm at third floor, 16sqm at fourth floor, 66sqm at fifth floor and a 20sqm stair and lift core at roof level. The total gross floor area is increased from 1101sqm to 1206sqm; c) a setback communal terrace at roof level of 84sqm with stair and lift access and d) all associated site works. There are no changes proposed at ground and first floor levels.	Grant of Permission
<b>3725/17</b> <b>The Bull Ring, 67-70, Meath Street, Dublin 8</b>	Change of use of 120sq m to the ground floor only, from retail to Restaurant / take away, and associated alterations to ground level shop front.	Grant Permission
<b>3549/16 (2016)</b> <b>18, Meath Street, Dublin 8</b>	RETENTION: Retention is sought for 14 No. white PVC windows at First and Second Floor Level, 4 No. of which face East on to Meath Street, 8 No. which face South on to Earl Street South and 2 No. of which face West on to the existing yard of the above property.	Grant Retention Permission
<b>3128/18 (2018)</b> <b>Hickey's Pharmacy, 18, Meath Street, &amp; Earl Street South, Dublin 8, D08 V2K0</b>	The development consists of: Provide new external shop front and signage 18 Meath Street & Earl Street South elevations all associated and ancillary works.	Grant Permission
<b>3223/19 (2019)</b> <b>12, Meath Street, Dublin 8</b>	The development will consist of a rear extension to 1st floor apartment bedrooms on portion of existing 1st floor roof terrace and 2nd floor apartment roof terrace upon	Grant Permission



	proposed extension roof including all associated ancillary works.	
<p>A review of the above planning applications and permitted developments identify two only with the potential for cumulative effects (3102/19 (2019) 58-59, Meath Street, Dublin 8 and 3060/20 (2020) 58-59, Meath Street, Dublin 8) given their scale, and size of development. The remaining grants of permission relate to change of use, extensions of permissions or are minor in nature and scale.</p> <p>Given that both planning applications pertain to the same property managed by Carman Developments Limited which was originally designed as a six-storey building for retail and residential use (Ref. 3985/17<sup>2</sup>), we note that planning permission was granted on the conditions that all archaeological features and materials are preserved, recorded and protected, compliance with the requirements of the planning authority for water supply and drainage, proper waste management, and compliance with visual amenity as set out by the planning authority. Applications Ref. 3102/19 and Ref. 3060/20 have been awarded with the decision of <i>Grant Permission</i> under certain conditions which are outlined below for each application.</p> <p>The conditions for application 3102/19 include that the developer must comply with all conditions relating to surface water management of the previous grant of permission (Ref. 3985/17), in addition to adhere to best practice pertaining to construction and compliance with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control', as well as maintaining safety and clean conditions on site<sup>3</sup>.</p> <p>The conditions for application 3060/20 include that site development works and construction works shall be carried out in a manner to ensure that the site is free of debris, soil and other materials and safety and clean conditions are maintained. Additionally, the development has to comply with the noise control regulations as outlined in British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control'<sup>4</sup>.</p> <p><b>Based on the above, none of the above developments will give rise to significant impacts on environmental resources and there will be, similarly, no predicted cumulative impacts in relation to environmental resources, for example in terms of habitat loss or disturbance to, protected species as a result of the proposed development or emissions to water or air arising from same.</b></p>		

Having considered the above environmental factors, the aim of the next section is to address likely impacts on the environment by the implementation of the proposed development. A brief overview of the sensitivities and impacts will be highlighted. Whether an EIA would be deemed relevant to the scale of the project and the environment will then be determined. The following sections present the EIA Screening based on the criteria contained in Schedule 7a and are grouped under the following headings:

## 1. Characteristics of the Proposed Development - Table 4.2

<sup>2</sup> <https://www.pleanala.ie/anbordpleanala/media/abp/cases/orders/302/d302295.pdf>

<sup>3</sup> <https://planning.agileapplications.ie/dublincity/application-details/133325>

<sup>4</sup> <https://planning.agileapplications.ie/dublincity/application-details/139840>

2. Location of the Proposed Development - Table 4.3 and

3. Characteristics of Potential Impact - Tables 4.4 and 4.5

TABLE 4.2. CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

Screening Question	Response
<p>1. Characteristics of projects</p> <p>The characteristics of projects must be considered, with particular regard to:</p>	
<p>(a) the size and design of the whole project</p>	<p>The project relates to the existing Meath Street public realm in Dublin 8, with the aim of renewing all street infrastructure. This will include the widening and relaying of footpaths, surfacing the carriageways, and reordering car parking and loading provision on the street. There will also be the addition of trees and upgradation of public lighting and other streets, and the installation of cycle parking and other street furniture.</p> <p>Of itself the project is not identified as giving rise to significant environmental effects due to scale, nature and size of the proposed development.</p>
<p>(b) cumulation with other existing and/or approved projects;</p>	<p>The proposed development was considered in combination with other projects in the area that could result in cumulative effects on the environment. Please see Table 4.1 for information on these projects. No significant environmental effects are identified from interaction or in combination with other existing or approved projects.</p>
<p>(c) the use of natural resources, in particular land, soil, water and biodiversity;</p>	<p>Due to the scale and nature of the project, minor volumes of natural resources will be used during the construction process. Natural resources will not be used from the surrounding environment.</p> <p>Given the above approaches the project does not result in likely significant effects on the environment.</p>
<p>(d) the production of waste;</p>	<p>Yes, but not significant. Ancillary wastes will be managed to be separated to appropriate waste streams for local reuse or for disposal during to suitably licensed facilities in the region.</p> <p>Likely significant effects on the environment are not identified.</p>
<p>(e) pollution and nuisances;</p>	<p>The construction phase involves localised breaking out and excavation of the existing kerbs and pavements for the installation of the street infrastructure and trees.</p>

Screening Question	Response
1. Characteristics of projects  The characteristics of projects must be considered, with particular regard to:	
	These phases will include some noise and vibration. Any wastes will be removed from the site to an authorised waste facility and is not expected to pollute the surrounding environment. The project is not expected to result in any likely significant effects on the environment.
(f) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;	The risks of major accidents are not considered to be significant subject to best construction practices being followed through the construction phase. The project will include proper site management, maintenance and operation of all machinery and works associated with the construction phase, on site safety and training.  Given the above approaches, the project does not pose significant risk of major accidents and/or disaster.
(g) the risks to human health (for example due to water contamination or air pollution).	As above, significant risks to human health are not identified for this proposal. Positive effects are identified in relation to Population and Human Health and Material Assets due to the augmentation of street infrastructure for public use. The project will improve safety and visibility from increased street lighting and bollards for guiding traffic, and can be beneficial for economic stimulation during the COVID-19 pandemic due to the use of outdoor space.  Given the above approaches the project does not result in likely significant effects on the environment
Will the proposed development create a significant amount of nuisance during its construction or operation?	It is not anticipated that significant noise levels will arise during construction (they will be temporary and restricted to machinery) and operational noise is not identified as being significant.  Given the above approaches the project does not result in likely significant effects on the environment

**Conclusion:** No significant effects likely to arise associated with the characteristics of the proposed development.

**Rationale:** The works associated with the project site are minor in scale and nature, construction activities are localised and minor; with the application of standard construction practice guidance no significant adverse effects are identified.

**TABLE 4.3 . LOCATION OF THE PROPOSED DEVELOPMENT**

Screening Question	Response
<p>The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:</p> <p>(a) the existing and approved land use;</p>	<p>For the purposes of this Part 8 consent process, the proposed project relates to the renewal of Meath Street public realm (along the stretch of approximately 345m).</p> <p>Given the overall approach and measures as presented in Section 2 of this report, the project does not result in likely significant effects on the environment. The existing landuse is urban and the proposed development enhances rather than detracts from the urban landuse and public realm.</p>
<p>(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground</p>	<p>The works relate to the widening and relaying of footpaths, resurfacing of carriageway, and installation of cycle park, street lights, bollards, smart boxes and benches. The works will not impact the natural resources in the area and the underground due to the urban nature of the proposed route. The works do not result in likely significant effects on the environment.</p>
<p>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <p>(i) wetlands, riparian areas, river mouths;</p> <p>(ii) coastal zones and the marine environment;</p> <p>(iii) mountain and forest areas;</p> <p>(iv) nature reserves and parks;</p> <p>(v) areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;</p>	<p>The proposed development of itself is not predicted to result in changes to the patterns of surface water runoff that currently exist. Surface water from the proposed footpaths and carriageways will drain to the existing surface and storm water network and significant volumes are not identified.</p> <p>A screening statement for Appropriate Assessment has been prepared by MEC and it was found that no likely significant effects on the conservation management objectives of European Sites.</p> <p>Given the above approaches the project does not result in likely significant effects on the environment.</p>
<p>(vi) 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;</p>	<p>Although the surface water quality within the wider area containing the Poddle river (located approximately 145m from the proposed site) and the River Liffey (approximately 344m) is variable, there are no direct or indirect effects identified for the project and potential risks to these surface waters. The volumes of surface water draining the proposed site will enter the existing surface water and stormwater system and represent a miniscule fraction of the volumes discharging to the River</p>

Screening Question	Response
	<p>Liffey and Dublin Bay. There are no potential impacts identified for water quality or alterations to hydrological streams. The project does not result in likely significant effects on water resources in the environment.</p> <p>Measures included in the overall scheme and as outlined above are not identified as generating additional pressure on the groundwater quality which is good within this area.</p> <p>Given the above approaches the project does not result in likely significant effects on the environment.</p>
(vii) densely populated areas;	<p>The project site is situated within the Electoral Division Merchant's Quay B (population 3,966 in 2016) in Dublin 8. The majority of the properties situated on this site are of the commercial nature.</p> <p>No negative effects are identified in relation to this criterion, and positive effects relating to enhanced and improved public realm is anticipated.</p>
(viii) landscapes and sites of historical, cultural or archaeological significance	<p>The street lies within the Thomas Street &amp; Environs Architectural Conservation Area and buildings of note include St. Catherine's Roman Catholic Church and its adjoining parish house, and No. 92 Meath Street, now Dublin Steiner School. The street is contained within a zone of archaeological interest.</p> <p>Given the above approaches the project does not result in likely significant effects on the environment, and is expected to enhance the public realm.</p>

**Conclusion: No significant effects likely to arise associated with the location of the proposed development.**

**Rationale:** Works entail the renewal of all areas of the public realm on Meath Street, including the widening and re-laying of the footpaths, resurfacing the carriageway, reordering car parking and loading provisions on the street and adding street trees and landscape, and the installation of cycle parking and upgraded public lighting, bollards and smart boxes among other street furniture.

The works as proposed in this development are considered to result in some temporary impacts in terms of noise and waste production, with positive effects associated with increased road safety for pedestrians. The creation of space for outdoor dining, markets and stalls will provide a safe operating environment for businesses during the COVID-19 pandemic. The addition of trees, landscaping, and public seating will contribute to the wellbeing of the residents and passers-by on the street. The

installation of cycle parks on the street is likely to attract more cyclists, and in combination with the additional bollards and the retention of the 30km speeds will likely contribute to the safety factor<sup>5</sup>.

The screening process assesses the most significant potential impacts in relation to the themes outlined below in Table 5.4 below. These are considered as follows:

### 3.3.1 Type and Characteristics of the Potential Impacts

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 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:

- (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 approved projects;
- (h) the possibility of effectively reducing the impact.

**TABLE 4.4 . LOCATION OF THE PROPOSED DEVELOPMENT**

Environmental Topic	Potential Impact
Human Beings	Potential temporary negative impacts to some residents in the electoral district of Merchant Quay B, who may be residing or patronising the businesses on Meath Street, associated with construction works. In and of itself, the effects of this particular project element are identified to be minor. The project does not result in likely significant negative effects on the environment in relation to Human Beings and is expected to result in long-term positive effects for the community in terms of safety from the additional visibility from the proposed street lighting and bollards, and increased area for pedestrian use. The opportunity for outdoor dining facilities and events is also highly welcome for economic stimulation during the COVID-19 pandemic.
Flora and Fauna	Temporary impacts associated with construction and longer-term operational impacts. Invasive species have been recorded within the wider area but not identified within the project footprint. Standard construction practices will apply and no additional soil is anticipated to be brought into the project from the wider area.

<sup>5</sup> "Road safety: Fewer accidents in Brussels' 30 km/h city." - <https://eurocities.eu/latest/road-safety-fewer-accidents-in-brussels-30-km-h-city/>

Environmental Topic	Potential Impact
	The project does not result in likely significant effects on the environment in relation to Flora and Fauna.
Soil and Geology	Permanent and minor negative impact related to works phase, particularly in relation to areas requiring excavation and installation of street infrastructure. The project does not result in likely significant effects on soil and geology.
Water	The River Liffey is located 344m away from the nearest point on Meath Street. The volumes of surface water draining Meath Street will enter the existing surface water and stormwater system through existing gullies and represent a miniscule fraction of the volumes discharging to the Dublin Bay. Realignment of existing gullies are expected without any fundamental changes to the wastewater system. There are no potential impacts identified for water quality or significant alterations to hydrological streams. The project does not result in likely significant effects on water resources in the environment.
Air Quality and climate	Localised impacts arising from machinery such as excavators. Emissions during works phase will be minimized through best practice. Traffic related emissions are not considered significant but are likely to remain the consistent with current emissions as the project will retain traffic flows northward. The project does not result in likely significant effects on the air quality and climate and will contribute positively at local scale by providing a larger space for pedestrians and attracting more cyclists due to the added cycle parks.
Noise and Vibration	Noise during the construction phase may result in temporary and short-term nuisance but works will be undertaken within standard construction daytime hours. The project does not result in likely significant effects on the environment.
Cultural Heritage	The street is contained within the Thomas Street & Environs Architectural Conservation Area, with notable buildings such as St. Catherine's Roman Catholic Church and the Dublin Steiner School. The street lies within a zone of archaeological interest. The project does not interact negatively with any aspects of cultural heritage, and might increase foot traffic to the sites of interest and consequently benefit the surrounding businesses.
Landscape	No significant alteration of landscape character in and of itself, as the area will retain its urban design and character; the proposed scheme will increase the space for pedestrians and create opportunities for on-street uses such as outdoor seating and event markets and stalls. The addition of trees and landscaping will enhance the visual appeal of the street. The project does not result in any significant negative effects on its surrounding landscape.

Environmental Topic	Potential Impact
Interrelationship between above parameters	<p>The key interrelationship arises between Population and Human Health (including Noise), Landscape/townscape, Air Quality and Material Assets.</p> <p>Given the approach outlined in Section 2, the project does not result in significant negative effects on the environment and is expected to enhance the wellbeing of the community in the longer-term and enhance material assets.</p>

**Conclusion: No significant effects likely to arise associated with the potential impacts on environmental parameters.**

**Rationale:** Localised and temporary impacts are identified associated with construction and operation. The nature of the receiving environment and the proposed development, together with the effective implementation of the extensive suite of mitigation measures identified in this screening report means that there is no real likelihood of significant effects on the environment. As the preceding table shows, potential impacts relate primarily to temporary impacts at construction stage and the implementation of the Best Practice Construction measures will provide safeguards to avoid significant impacts at this stage. The surface run-off from the carriage-ways and footpaths will drain into altered gullies connecting to the existing main line stormwater drainage provided along the proposed route and is expected to be a negligible volume discharging into the Dublin Bay.



TABLE 4.5 . LOCATION OF THE PROPOSED DEVELOPMENT

<b>Characteristics of potential impacts</b> <b>The potential significant effects of proposed development in relation to criteria set out under Tables 3.3. and 3.2 above, and having regard in particular to:</b>	
(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);	<p>Minor and localized temporary impacts are identified primarily at construction stage only.</p> <p>The geographic area of the proposed works are confined to the immediate route. Accordingly, there is no significant impact associated with the operational phase of the development.</p>
(b) the nature of the impact;	<p>Impacts are identified as temporary as they relate to the construction stage and sufficient and detailed measures as shown in section 2.</p>
(c) the transboundary nature of the impact;	<p>There are no transboundary impacts identified for the proposed project.</p>
(d) the intensity and complexity of the impact;	<p>Whilst best practice guidelines and adherence to statutory requirements will address and mitigate for several environmental parameters during the design, construction and operation process; the principal potential impacts relate to Population and Human Health, particularly noise in the initial stages of the project, but contributes positively in the longer-term for public safety. Given the scale, size and nature of the project no significant effects are identified.</p>
(e) the probability of the impact;	<p>The design of the proposals, best practice construction measures, the scale, nature and design of the projects reduces and mitigates against significant effects arising, particularly in relation to the construction stage which is identified as giving rise to the greatest risk.</p>
(f) the expected onset, duration, frequency and reversibility of the impact;	<p>Subject to implementation and adherence to measures in Section 2, impacts identified for topics are not significant and will be temporary and reversible in nature, as they relate to construction phase only.</p>
(g) the cumulation of the impact with the impact of other existing and/or approved projects;	<p>The proposed development was considered in combination with other projects in the area that could result in cumulative effects on the environment. Please see Table 4.1 for information on these projects. No significant environmental effects are identified from interaction or in combination with other existing or approved projects. The proposed works have been assessed cumulatively within this Environmental Impact</p>

	Assessment (EIA) Screening Report and concludes that potential cumulative effects are limited.
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**Conclusion: No significant effects likely to arise associated with the characteristics of the potential impacts.**

**Rationale:** Minor, localised and temporary impacts are identified associated with this project. The scale, nature, design and location of the project is not identified as giving rise to significant negative effects across the EIA topics.

### 3.3.2 Identification of the Relevant Assessments Available

In consideration of a recent high court case (Waltham Abbey Residents Association v. An Bord Pleanala & ORS), the following statement was made:

*“The kind of assessments that should be brought together in the statement under 299B(1)(b)(ii)(II)(C) include those under the following directives:*

- (i) directive 92/43/EEC, the habitats directive: see EC EIA, Guidance on Screening, 2017, p. 44;*
- (ii) directive 2000/60/EC, the water framework directive: see EC EIA, Guidance on Screening, 2017, p. 44;*
- (iii) directive 2001/42/EC, the SEA directive: see EC EIA, Guidance on Screening, 2017, p. 44;*
- (iv) directive 2002/49/EC, regarding environmental noise;*
- (v) directive 2008/50/EC, the clean air for Europe directive;*
- (vi) directive 2007/60/EC, regarding the assessment and management of flood risks; as well of course as*
- (vii) any other relevant provision of EU law.”*

For this EIA Screening Report, the following documents are pertinent:

- (i) Strategic Environmental Assessment for the Dublin City Development Plan 2016-2022
- (ii) Planning applications: Ref. 3102/19 and Ref. 3060/20 on 58-59, Meath Street, Dublin 8

### 3.3.3 Results of Relevant Available Assessments

The SEA ER of the Dublin Development Plan 2016-2022 lists the Strategic Development and Regeneration Area (SDRA) 16 Liberties and Newmarket Square as an important brownfield site with the potential to deliver on a range of mixed-uses to create opportunities for regeneration. However, much like some protected structures throughout successful commercial streets, parts of the Liberties are affected by vacancy and underuse and would benefit from greater investment and enhancement. The SEA ER also identifies that promoting the Liberties as an area of historical, archaeological, industrial and cultural heritage in Dublin through authentic exhibits, improving access to cultural heritage sites and fostering engagement through community archaeology and heritage projects will be particularly beneficial for Population and Human Health and Cultural Heritage.

The planning applications Ref. 3102/19 and Ref. 3060/20 on 58-59, Meath Street, Dublin 8 are pertinent to this screening report due to their six-storey design aimed at supporting retail and residential use. Although the original planning application for the initial construction (Ref. 3985/17) of these facilities was refused, an appeal granted planning permission under certain conditions as set by the planning authority. These included compliance with the preservation, recording and protection of archaeological features, visual amenities and stringent guidelines for managing waste and drainage to

preserve the water quality. Furthermore, the subsequent amendments proposed in 2019 and 2020 to the same address have been subject to similar conditions involving surface water management, adherence to best practice pertaining to construction and compliance with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of Practice for basic information and procedures for noise control', as well as maintaining safety and clean conditions on site that should be free of debris, soil, and other materials.

### 3.3.4 Consideration of Results of Relevant Available Assessments

As the SEA ER of the Dublin City Development Plan 2016-2022 notes, there is a requirement to balance the needs of a consolidating city such as Dublin, with the necessity to protect the intrinsic character of the city. Dublin is reliant on tourism that largely revolves around its built heritage. This EIA Screening report benefits from these recommendations as the proposed development will be beneficial in stimulating the localised economy on Meath Street with the use of outdoor space and enhancing street safety with the proposed infrastructure. The anticipated increase in foot traffic might also (re-)stimulate an interest in the built heritage and streetscape of Meath Street for regular and new users in the vicinity.

The planning applications and decisions (Ref. 3102/19 and Ref. 3060/20) on 58-59, Meath Street, Dublin 8 have illustrated the requirement to ensure compliance with the guidelines as set by the planning authority. These include a rigorous waste management and surface water management plan to ensure the environmental integrity of the site, compliance with noise control and the need for preserving and protecting the existing built and cultural heritage. It is therefore strongly encouraged to consider these findings in the project design and construction in the following stages.

## 4 Conclusion

### 4.1 Screening Determination

Article 4(5) of the EIA Directive states:

*The competent authority shall make its determination, on the basis of information provided by the developer in accordance with paragraph 4 taking into account, where relevant, the results of preliminary verifications or assessments of the effects on the environment carried out pursuant to Union legislation other than this Directive.*

*The determination shall be made available to the public and:*

*(a) where it is decided that an environmental impact assessment is required, state the main reasons for requiring such assessment with reference to the relevant criteria listed in Annex III; or*

*(b) where it is decided that an environmental impact assessment is not required, state the main reasons for not requiring such assessment with reference to the relevant criteria listed in Annex III, and, where proposed by the developer, state any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.*

This EIS Screening Report has concluded that the effects of the proposed development are not identified as giving rise to significant negative effects on the environment, due to the scale, nature, location and design of the proposed development.

The implementation of the standard environmental management practices will also provide safeguards in relation to potential impacts identified in the preceding tables, which are identified as temporary and minor in nature..

Given the scale and nature of the project and taking account of all available information, the overall probability of impacts on the receiving environment arising from the proposed development is considered to be low. No significant environmental impacts will occur once mitigation measures outlined in Section 2 of this Report are implemented. These mitigation measures are representative of standard industry environmental management that are implemented to minimise the impact of projects to the environment.

The information provided in this EIA Screening Report can be used by the competent authority Dublin City Council to conclude and determine that an EIA is not required for the proposed project as there will be no significant negative effects

The overall conclusion for this screening appraisal is that, having considered the appropriate criteria, Environmental Impact Assessment for the project is not required.