



**Environmental
Impact
Assessment
Screening Report**

PRESENTED TO

Dublin City Council

DATE

September 2023

DOCUMENT CONTROL SHEET

Client	Dublin City Council
Project Title	Re-development of St. Anne's Court, All Saint Drive, Dublin 5
Document Title	Environmental Impact Assessment (EIA) Screening Report

Rev.	Status	Author(s)	Reviewed by	Approved by	Issue Date
01	DRAFT	Laura Griffin <i>Environmental Consultant</i>	Harry Parker <i>Technical Director</i>	Harry Parker <i>Technical Director</i>	11.09.2023
02	FINAL	Laura Griffin <i>Environmental Consultant</i>	Harry Parker <i>Technical Director</i>	Harry Parker <i>Technical Director</i>	14.09.2023

REPORT LIMITATIONS

Synergy Environmental Ltd. t/a Enviroguide has prepared this report for the sole use of Dublin City Council in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by Enviroguide.

The information contained in this Report is based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by Enviroguide has not been independently verified by Enviroguide, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by Enviroguide in providing its services are outlined in this Report.

The work described in this Report is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

All work carried out in preparing this report has used, and is based upon, Enviroguide's professional knowledge and understanding of the current relevant national legislation. Future changes in applicable legislation may cause the opinion, advice, recommendations or conclusions set out in this report to become inappropriate or incorrect. However, in giving its opinions, advice, recommendations and conclusions, Enviroguide has considered pending changes to environmental legislation and regulations of which it is currently aware. Following delivery of this report, Enviroguide will have no obligation to advise the client of any such changes, or of their repercussions.

Enviroguide disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to Enviroguide's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. Enviroguide specifically does not guarantee or warrant any estimate or projections contained in this Report.

Unless otherwise stated in this Report, the assessments made assume that the site and facilities will continue to be used for their current or stated proposed purpose without significant changes.

The content of this report represents the professional opinion of experienced environmental consultants. Enviroguide does not provide legal advice or an accounting interpretation of liabilities, contingent liabilities or provisions.

If the scope of work includes subsurface investigation such as boreholes, trial pits and laboratory testing of samples collected from the subsurface or other areas of the site, and environmental or engineering interpretation of such information, attention is drawn to the fact that special risks occur whenever engineering, environmental and related disciplines are applied to identify subsurface conditions. Even a comprehensive sampling and testing programme implemented in accordance with best practice and a professional standard of care may fail to detect certain conditions. Laboratory testing results are not independently verified by Enviroguide and have been assumed to be accurate. The environmental, ecological, geological, geotechnical, geochemical and hydrogeological conditions that Enviroguide interprets to exist between sampling points may differ from those that actually exist. Passage of time, natural occurrences and activities on and/or near the site may substantially alter encountered conditions.

Copyright © This Report is the copyright of Enviroguide Consulting. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

TABLE OF CONTENTS

REPORT LIMITATIONS	II
LIST OF FIGURES	IV
LIST OF TABLES	IV
1 INTRODUCTION	1
1.1 Background	1
1.1.1 Author Competency	1
1.2 Screening Objective	1
2 DEFINITION AND DESCRIPTION OF THE PROPOSED DEVELOPMENT	2
2.1 Project Overview	2
2.2 Site Overview	3
2.3 Site Planning History	5
2.4 Principal Features of the Proposed Development	5
3 EIA SCREENING PROCESS	7
3.1 Introduction	7
3.2 Legislative Requirements for an EIA	7
3.3 EIA Screening	10
3.4 Sub-threshold Development	13
4 CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED UNDER PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT	15
4.1 Characteristics of the Proposed Development	15
4.1.1 Size and Design of the Proposed Development	15
4.1.2 Nature of any associated demolition works	16
4.1.3 Use of National Resources	16
4.1.4 Production of Waste	18
4.1.5 Pollution and Nuisances	20
4.1.6 Risk of Major Accidents and/or Disasters	22
4.1.7 Risk to Human Health	22
4.2 Location of the Project	22
4.2.1 Existing and Approved Land Use	22
4.2.2 The Absorption Capacity of the Natural Environment	23
4.3 Characteristics of the Potential Impacts	26
4.3.1 Magnitude and Spatial Extent of the Impact	26
4.3.2 Transboundary Nature of the Impact	26
4.3.3 Magnitude and Complexity of the Impact	26
4.3.4 Probability of the Impact	34
4.3.5 Expected Onset, Duration, Frequency and Reversibility of the Impact	35
4.3.6 Cumulation with Other Projects	35
4.3.7 Possibility of Effectively Reducing the Impact	37
5 SUMMARY OF ASSESSMENT FINDINGS	38
6 EU LEGISLATION CONSIDERATION IN ACCORDANCE WITH ARTICLE 81A(5)(C)(II)	42
7 CONCLUSION	46
8 REFERENCES	47

LIST OF FIGURES

Figure 2-1: Proposed site area.....	4
Figure 2-2: Proposed building layout (Source: Grafton Architects, 2023)	5
Figure 3-1: Flow Diagram of the Steps involved in Screening (Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017).....	11
Figure 4-1: Dublin City Development Plan 2022 – 2028, zoning map in the vicinity of the Site	23

LIST OF TABLES

Table 3-1: Summary of EIA Activities	10
Table 3-2: Checklist of Criteria for Evaluating the Significance of Environmental Impact.....	11
Table 4-1: Foul Demands (Irish Water Code of Practice for Wastewater Infrastructure Water Demands) (Arup, 2023).....	17
Table 4-2: Designated sites within 5km of the Site	24
Table 4-3: Noise Limit Criteria.....	29
Table 4-4: Allowable vibration during the Construction Phase for soundly constructed buildings	30
Table 4-5: Allowable vibration during the Construction Phase for sensitive buildings	30
Table 4-6: Potential Cumulative Schemes.....	36
Table 5-1: Summary of Assessment Findings	38

1 INTRODUCTION

1.1 Background

Enviroguide Consulting was commissioned by Dublin City Council to carry out an Environmental Impact Assessment (EIA) Screening in respect of the re-development of St. Anne's Court, All Saint Drive, Dublin 5.

The purpose of this report is to provide information for the relevant competent authority to carry out the screening for Environmental Impact Assessment and will highlight any significant effects, if any, that may arise through the Proposed Development during Construction and Operational Phases.

1.1.1 Author Competency

This EIA Screening has been prepared by Laura Griffin, Environmental Consultant, Enviroguide Consulting. Laura has a Master of Science (Hons) in Climate Change from Maynooth University and a Bachelor of Arts (Hons) in English and Geography from Maynooth University. Laura has worked as an Environmental Consultant with Enviroguide since 2021 and has experience preparing EIA Screening Reports and a range of chapters for EIARs of a similar scale and nature to the Proposed Development.

This EIA Screening Report has been reviewed and approved by Harry Parker, Technical Director and EIA Lead at Enviroguide Consulting. Harry is an environmental consultant with 16 years' experience in consultancy, specialising in EIAs for large-scale residential and commercial developments, working closely with a range of developers, planning consultants and architects within the public and private sector.

1.2 Screening Objective

The overall objective of this Screening for EIA is to identify and assess the potential for likely significant environmental effects associated with the Proposed Development and to determine if a statutory EIA is required for the Proposed Development. The requirement for a statutory EIA is set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations). Projects listed in Schedule 5, Part 1, of the Regulations, will be subject to mandatory assessment (Article 4(1) of Directive 2011/92/EU as amended by Directive 2014/52/EU (together, the EIA Directive)) as they are deemed as projects which are likely to have a significant effect on the environment. Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and criteria and for projects that fall below these thresholds and criteria, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR)) is required. Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in likely significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision of this screening exercise. The following documents were consulted:

- Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (EPA 2003);
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (EPA May 2022);
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2017);
- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017);
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013);
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (European Union 2017);
- European Commission 2017. Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU);
- EU Commission Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive (2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018);
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of Housing, Planning, Community and Local Government 2017);
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999);
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003); and
- Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note (2021).

2 DEFINITION AND DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Project Overview

Dublin City Council (the Applicant) are applying for a Part 8 of the Planning and Development Act (as amended) for the re-development of St. Anne's Court, All Saint Drive, Dublin 5. The Proposed Development will consist of the demolition of the existing buildings and the construction of new Housing for Older Persons dwellings and communal facilities. The Proposed Development will have 102 no. dwellings.

The current architectural proposal includes four new residential buildings, with one block leading to the central courtyard/landscaped area.

The scheme allows for the construction of the Proposed Development in a single phase with residents recanting in a single phase.

The brief for the Proposed Development is described in Volume 4 of the contract documents 'CA21004 St Anne's Court (New Build) Vol 4 Project Brief'. The Project Brief outlines the aspirations of DCC to achieve a high-quality scheme for 'Older Person Living'.

The key aspects of the brief include:

- Demolition of the existing blocks;
- Provision of 102 no. Senior Citizen dwellings;
- Compliance with the Dublin City Council Development Plan and DHLGH Guidelines for Apartments in relation to dual aspect;
- The courtyard should be fully enclosed and accessible only by residents;
- An increased height of four storeys may be considered for the building elevation facing onto All Saints Park;
- Communal amenity facility with a kitchen and which is open to the wider community;
- All dwellings are to be designed to Universal Design (UD);
- 5% of all dwellings to be designed to Universal Design Plus (UD +) requirements;
- The apartments will be solely 1-bed, 2-person.

As the Proposed Development is specifically for older persons, all the homes will be designed to UD standards as set out in the "Universal Design Guidelines for Homes in Ireland" (National Disability Authority).

2.2 Site Overview

The Site was developed by Dublin Corporation (Dublin City Council) in the 1970s and currently comprises of 5 no. existing two storey residential blocks of 61 no. 'walk up' type bedsit units, currently occupied by senior citizens. There are 75 no. mature trees onsite, and the project strategy is to retain as many trees as feasible while still meeting the accommodation requirements for the brief.

The Site is situated in a residential area north of St Anne's Park where the predominant materials are brick, render, pebble dash, and concrete canopies.

The surrounding context is mainly comprised of housing estates, shops, schools, and local amenities.

To the North of the Site is Cara Hall Community Centre which is the local community centre catering for various local resident's activities. There is a school campus, located to the north-east of the Site, comprising of three schools, 'Naiscoil Ide primary school', 'Scoil Assaim' and 'Scoil Aine'. To the south of the Site is a laneway, this runs along the back of the existing residential and commercial properties facing onto All Saints Park. The laneway serves as a delivery route for the commercial shops. To the West of the site is All Saints Park, a linear park of mature trees which connects Rectory Park to the north with St. Anne's Park to the south.

The Site is 0.598 hectares in size and is accessed from All Saints Park, with laneway access to the south of the Site.

The Site is not included within or adjacent to any lands protected under ecological designations, such as Special Areas of Conservation (SAC), Special Protection Areas (SPA). The closest European designated sites to the Proposed Development are the North Dublin Bay SAC and the North Bull Island SPA, both are located 950m south-east of the Site.

The Site lies within the administrative jurisdiction of DCC. The Dublin City Development Plan 2022 - 2028 is the current statutory Plan for the region, against which planning applications will be considered.

Under the Dublin City Development Plan 2022 - 2028, the Site is subject to the Z1 'Sustainable Residential Neighbourhood' zoning objective, the objective of which is to protect, provide and improve residential amenities.

Refer to Figure 2-1 and Figure 2-2 for the site location map and proposed building layout.



Figure 2-1: Proposed site area



Figure 2-2: Proposed building layout (Source: Grafton Architects, 2023)

2.3 Site Planning History

The Site lies within the administrative justification of Dublin City Council (DCC).

The planning history for the Site was reviewed from data sources including the following:

The planning history for the Site of the Proposed Development was reviewed from data sources including:

- Dublin City Council website: <https://planning.agileapplications.ie/dublincity/search-applications/>
- An Bord Pleanála website: <http://www.pleanala.ie/>
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggov.ie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

The search revealed no recent planning applications for the Site.

2.4 Principal Features of the Proposed Development

The Proposed Development will consist of the following:

- Demolition of 5 no. existing buildings containing 61 no. bedsit units;
- Construction of new apartment buildings containing 102 no. dwellings; and

- Landscaping works, boundary treatments and all associated works necessary to facilitate the development.

The Proposed Development aims to replace the existing 61 no. bed-sit units onsite with 102 no. dwellings constructed to “Universal Design” and “Universal Design Plus” standards, as per DCC Project Brief.

The Proposed Development achieves the required 102 no. 1 bed, 2-person Universal Design apartments, which include 96 no. 1 bed, 2-person Universal Design Plus apartments. The overall massing is four stories on all elevations. The Proposed Development includes associated plant, landscaping, ancillary development and site works above and below ground.

3 EIA SCREENING PROCESS

3.1 Introduction

The scope of the EIA Screening Process is to identify any potential effects associated with the Proposed Development that may arise during Construction and Operational Phases and seek to identify these likely significant effects to confirm whether or not the need for an EIA is triggered. Screening is defined in Environmental Protection Agency (EPA) Guidelines on the information to be contained in Environmental Impact Assessment Reports as:

“The process of assessing the requirement for a project to be subject to Impact Assessment based on project type and scale, as well as the significance or environmental sensitivity of the receiving environment.” (EPA, May 2022)”

3.2 Legislative Requirements for an EIA

Directive 2011/92/EU (as amended by Directive 2014/52/EU (together, the EIA Directive)) was enacted as a means to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex 1 of the EIA Directive defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II of the EIA Directive lists projects which do not necessarily have significant effects but can be subject to case-by-case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2001, as amended, provides the legislative basis for mandatory EIA. It states the following:

“An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either —

(a) the proposed development would be of a class specified in —

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either —

(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 [(other than subparagraph (a) of paragraph 2)] of Schedule 5 of the Planning and Development Regulations 2001 and either —

(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but F594 [does not equal or exceed, as the case may be,] the relevant quantity, area or other limit specified in that Part, and

(ii) it is concluded, determined or decided, as the case may be, —

(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940 ,

that the proposed development is likely to have a significant effect on the environment.”

In some cases, Member States have also established “exclusion” or “negative” lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive 92/43/EEC (as amended) assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States.

Schedule 5 of the Planning and Development Regulations 2001, as amended outlines the legislative requirements deeming whether a project needs a mandatory EIA. Projects that automatically require an EIA included in Annex 1 of the EIA Directive are listed in Part 1 of Schedule 5 to the Planning and Development Regulations. Projects that are assessed either on a case-by-case examination or on the basis of set mandatory thresholds are defined under Annex II of the EIA Directive, and these are transposed in Irish legislation in Schedule 5, Part 2 of the Planning and Development Regulations.

The Proposed Development is not listed as a development type in Schedule 5, Part 1 of the Planning and Development Regulations 2001-2023 and therefore a mandatory EIA is not required.

The Proposed Development is a project listed as a development type in Schedule 5, Part 2 of the Planning and Development Regulations 2001-2023, as amended. The Proposed Development is considered a sub-threshold development as detailed below.

A sub-threshold development is defined as a “*development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development*”. Sub threshold developments can be screened to determine if an EIA is required.

The Proposed Development does not meet the criteria set out in Schedule 5, Part 2 (10) (b) (i) of the Planning and Development Regulations 2001-2023:

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

The total number of residential units to be constructed for the Proposed Development is no. 102. Therefore, it is less than the 500 dwelling unit threshold and accordingly a mandatory EIA is not required.

The Proposed Development does not meet the criteria set out in Schedule 5, Part 2 (10) (b) (ii) of the Planning and Development Regulations 2001-2023:

10 (b) (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.

On the basis of the excellent conditions for sustainable transport provided by the Proposed Development's location, there will be no formal car parking included within the development.

10 (b) (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.)

The Proposed Development does constitute an “urban development” as it is a housing development. According to the Interpretation of Definitions of Project Categories of Annex I and II Document (European Commission, 2015), “*Housing developments, in particular, are frequently included in the ‘urban development projects’ category*”. The Proposed Development is not within a “business district” as defined above. Therefore, the 2-hectare threshold is not applicable in this case, and the 10-hectare threshold applies instead. As the total area of the site for development has been confirmed as is 0.598 hectares, it is less than the required threshold and accordingly a mandatory EIA is not required.

The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5, Part 2 (15). The findings of this review will be detailed in this report's conclusions.

15. 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, having regard to the criteria set out in Schedule 7.

As the Proposed Development is significantly below the threshold specified in the above Classes or the Classes do not apply, it is considered a sub-threshold development on these grounds. Therefore, the Proposed Development does not meet the thresholds to require a mandatory EIA as per Schedule 5 of the Planning and Development Regulations and is considered to be a sub-threshold development in the context of Irish legislation.

The criteria as set out in Schedule 7 and Schedule 7A has been incorporated into this EIA Screening Report. This EIA Screening concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in Sections 4.1 to 4.3.

Table 3-1 provides a summary of the legislative requirements for an EIA:

Table 3-1: Summary of EIA Activities

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
10 (b) (i)	<i>Construction of more than 500 dwelling units.</i>	The Proposed Development will consist of 102 no. dwellings and therefore does not exceed the 500-dwelling unit threshold.	No
10 (b) (ii)	<i>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.</i>	There is no formal car parking included in the Proposed Development.	No
10 (b) (iv)	<i>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.</i>	The Site is located in “ <i>other parts of a built-up area</i> ” thus the area threshold of 10 hectares applies. As the total area of the site for development has been confirmed as is 0.598 hectares, it is less than the required threshold and accordingly a mandatory EIA is not required.	No
15	<i>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, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report’s conclusions.	To be determined by this EIA Screening

3.3 EIA Screening

The process of evaluating the likelihood of a project listed in Annex II requiring an assessment is called Screening. Figure 3-1, from The Environmental Impact Assessment of Projects,

Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017) provides the steps involved in the Screening process.

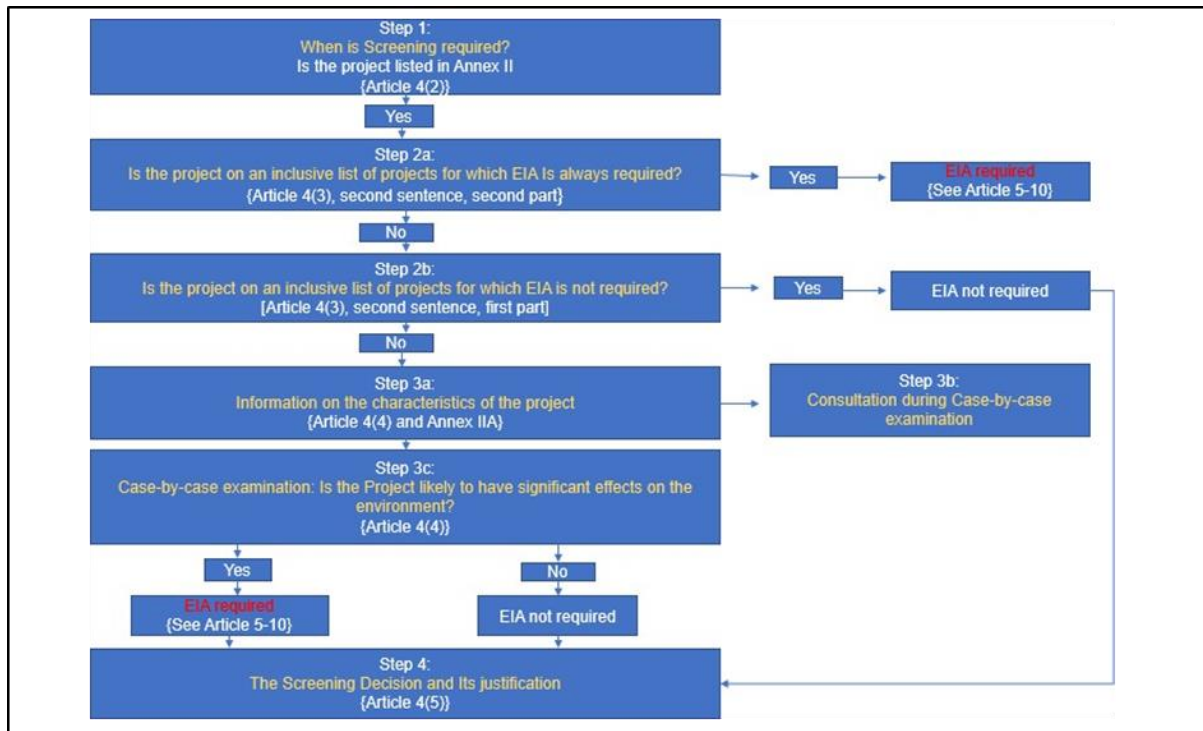


Figure 3-1: Flow Diagram of the Steps involved in Screening (Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

Annex III to the Directive sets out the criteria that must be considered in Screening. The European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017 document sets out checklists to support and help the process of deciding whether or not a Project is likely to have significant effects on the environment to help EIA participants to apply these criteria in case-by-case screening.

This includes a Checklist of Criteria for Evaluating the Significance of Environmental Impacts.

This Checklist is designed to help users decide whether an EIA is required based on the characteristics of the likely impacts of the Proposed Development. As set out in the guidance document, the questions are designed so that a ‘Yes’ answer will generally point towards the need for an EIA process and a ‘No’ answer points to an EIA process not being required. The answer that the impact is uncertain would, most likely, point to the need for an EIA Process. Table 3-2 details the questions in the Checklist of Criteria for Evaluating the Significance of Environmental Impact, and provides an answer based on the findings of the following sections of this Screening Report (Section 4.1 to Section 4.3).

Table 3-2: Checklist of Criteria for Evaluating the Significance of Environmental Impact¹

¹ (European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

Questions to be Considered	Answer
Will there be a large change in environmental conditions?	No. Refer to Section 4.1, Section 4.2 and Section 4.3 for further information.
Will new features be out-of-scale with the existing environment?	No. Refer to Section 4.1 for further information.
Will the impact be unusual in the area or particularly complex?	No. Refer to Section 4.3 for further information.
Will the impact extend over a large area?	No. Refer to Section 4.1 for further information.
Will there be any potential for transboundary impact?	No. Refer to Section 4.3 for further information.
Will many people be affected?	No. Refer to Section 4.2 for further information.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. Refer to Section 4.2 and Section 4.3 for further information.
Will valuable or scarce features or resources be affected?	No. Refer to Section 4.1 for further information.
Is there a risk that environmental standards will be breached?	No. Refer to Section 4.3 for further information.
Is there a risk that protected sites, areas, features will be affected?	No. Refer to Section 4.2 and 4.3 for further information.
Is there a high probability of the effect occurring?	No. Refer to Section 4.3 for further information.
Will the impact continue for a long time?	No. Refer to Section 4.3 for further information.
Will the effect be permanent rather than temporary?	No. Refer to Section 4.3 for further information.

Questions to be Considered	Answer
Will the impact be continuous rather than intermittent?	No. Refer to Section 4.3 for further information.

3.4 Sub-threshold Development

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. Annex III of the EIA Directive sets out criteria to determine whether the projects listed in Annex II should be subject to an environmental impact assessment.

It is also set out in Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the Developer for the purposes of screening sub-threshold development for EIA includes:

1. A description of the proposed development, including in particular –
 - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - (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 proposed development on the environment resulting from -
 - (a) the expected residues and emissions and the production of waste, where relevant, and
 - (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.

Within Schedule 7 of the Planning and Development Regulations, the characteristics under which a project must be considered in order to determine if an EIA is required includes:

1. Characteristics of projects
 - (a) the size and design of the whole of the proposed development;
 - (b) cumulation with other existing and/or development the subject of a consent for proposed development for the purposes of Section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any enactment ;
 - (c) the nature of any associated demolition works;
 - (d) the use of natural resources, in particular land, soil, water and biodiversity;
 - (e) the production of waste;
 - (f) pollution and nuisances;
 - (g) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;

- (h) the risks to human health (for example due to water contamination or air pollution)
2. Location of projects

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

- (a) the existing and approved land use;
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) the absorption capacity of the natural environment, paying attention to the following areas:
 - i. wetlands, riparian areas, river mouths;
 - ii. coastal zones and the marine environment;
 - iii. mountain and forest areas;
 - iv. nature reserves and parks;
 - 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;
 - 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;
 - vii. densely populated areas;
 - viii. landscapes and sites of historical, cultural or archaeological significance.

3. Type and characteristics of the potential impact.

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 special 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.

The above criteria, as transposed in Schedule 7 of the Regulations, are grouped under three main headings, as follows:

1. Description of the Proposed Development,
2. Location of the Proposed Development, and
3. Characteristics of the Potential Impacts.

The layout of this EIA Screening Report is set out in accordance with the three headings above, with sub-headings to assess the characteristics, location and potential effects of the Proposed Development.

In 2001, the European Commission published three EIA Guidance Documents concerning specific stages in the EIA process: Screening, Scoping, and Environmental Impact Statement Review. These documents have been updated and revised to reflect both the legislative changes brought about since the publication of the original guidance documents and the current state of good practice.

These three updated documents concern the following three specific stages of the EIA process:

- EIA Guidance Document on Screening;
- EIA Guidance Document on Scoping;
- EIA Guidance Document on the preparation of the EIA Report.

The European Commission publication of Environmental Impact Assessment of Projects, Guidance on Screening (2017) contains helpful checklists such as “Screening Checklist” and the “Checklist of Criteria for Evaluating the Significance of Environmental Impacts”. The Checklists, as outlined in the Screening Guidance document, are designed to help users to determine the likely significant impacts of Projects and, in so doing, to decide whether an EIA is required, and states “Those responsible for making Screening Decisions often find difficulties in defining what is ‘significant’. More detailed descriptions of this concept and methodological considerations to approach it are presented as part of the Scoping guidance document.”

The methodology for the approach to determining “significance” in this EIA Screening Report has been informed by the Scoping guidance document.

4 CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED UNDER PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Characteristics of the Proposed Development

4.1.1 Size and Design of the Proposed Development

The Proposed Development will include four new residential buildings comprising of 102 no. dwellings on a 0.598-hectare site.

As the Proposed Development is specifically for older persons, all the homes will be designed to UD standards as set out in the “Universal Design Guidelines for Homes in Ireland” (National Disability Authority). The structural design of the Proposed Development will conform to the requirements of the current Building Regulations, current Irish Standards and European Codes of Practice (Eurocodes). A key component of the design of the Proposed Development is the retention of existing trees.

The Proposed Development will be in keeping with the predominantly urban/suburban surrounding landscape. Therefore, the Proposed Development will not cause any significant adversely effects on the environment as a result of the size and design of the project.

4.1.2 Nature of any associated demolition works

The Proposed Development involves the demolition of the 5 no. existing two-storey apartment buildings containing 61 no. bedsit units (required by the brief).

Prior to any construction works taking place a full asbestos survey will be completed and any asbestos identified will be carefully removed and disposed of in accordance with relevant legislation by a suitably qualified and licenced Contractor.

As is common and best-practice, pre-demolition surveys will be undertaken on all structures to be demolished which will consider waste streams from both non-structural (soft-strip) and structural demolition activities.

4.1.3 Use of National Resources

The main use of resources will be the construction materials used during the Construction Phase of the Proposed Development. There will also be a requirement for energy use (fuel for construction vehicles, electricity for tools) and a requirement for the removal of construction waste.

A utility survey of the existing site was carried out by Apex Surveys (2023). The utility survey indicates there is an existing 6-inch diameter watermain running along All Saints Park on the west of the Site. A Drainage and Watermain Report has been prepared for the Proposed Development by ARUP (2023), the proposed connection to the existing 6-inch watermain is shown on Arup drawing SAC-ARUPZZ-XX-DR-C-2106 in Appendix A. The design team has liaised with Irish Water in relation to the Pre-connection Enquiry Application (PCE). A confirmation of feasibility has been received for the proposal with reference CDS23004655. All proposals are subject to agreement with Irish Water.

The installation of low flow fittings for the Proposed Development will reduce the demand on the existing water supply network. The new watermain network will be designed in accordance with the Irish Water "Code of Practice for Water Infrastructure" and detailed in accordance with the Irish Water "Water Infrastructure Standard Details" documents.

The proposed watermain system will be designed to supply water to the development with sluice valves and hydrants located in compliance with Part B of the Building Regulations and the local Fire Officers requirements. See Arup drawing SAC-ARUP-ZZ-XX-DR-C-2106 in Appendix A of the Drainage and Watermain Report for layout of the watermain and connection to the public network.

The Drainage and Watermain Report has anticipated that the average water demand is 0.212 litres / second with a peak demand of 1.325 litres / second (Arup, 2023).

Foul drainage from the Proposed Development will be drained by a separate system to that of the surface water drainage system, as outlined in the Drainage and Watermain Report (Arup, 2023). It is proposed to discharge the foul drainage from the new development to the existing foul sewer on All Saints Park via 2 No. connections to existing manholes. See Arup Drawing SAC-

ARUP-ZZ-XX-DR-C-2106 in Appendix A of the Drainage and Watermain Report for proposed foul network. The design team has liaised with Irish Water in relation to the Pre-connection Enquiry Application (PCE). A confirmation of feasibility has been received for the proposal with reference CDS23004655. All proposals are subject to agreement with Irish Water.

The foul drainage system will be designed in accordance with Part H of the Building Regulations, BS EN 752 Drain and Sewer Systems outside Buildings, the Greater Dublin Regional Code of Practice for Drainage Works and Irish Water requirements.

The estimated foul discharge has been calculated as part of the Drainage and Watermain Report based on “population” Method as per Irish Water Guidance (Arup, 2023):

Table 4-1: Foul Demands (Irish Water Code of Practice for Wastewater Infrastructure Water Demands) (Arup, 2023)

Occupants/Population	Flow l/h/d	Flow l/d	Flow l/s	Peak Factor	Total l/s
122	150	18,300	0.212	6	1.59

The Proposed Development will have 122 occupants based on occupancy rates for the 102 units. The Irish Water Hydraulic Design Guidance advises a discharge of 150 litres per head per day for residential domestic. The estimated daily wastewater hydraulic loading would be 18,3 cubic metres per day for the Proposed Development. This figure equates to an average (DWF) of approximately 0.212 litres per second based on a 24-hour day. Assuming a peaking factor of 6 times DWF for peak discharge. Peaking factor from Irish Water Wastewater Code of Practice. Peak discharge would be 1.59 litres per second (Arup, 2023).

The re-use of soil offsite will be undertaken in accordance with all statutory requirements and obligations including where appropriate re-use as by-product in accordance with Article 27 of the European Communities (Waste Directive) Regulations 2011 (SI No. 126 of 2011) as amended.

Any surplus soil not suitable for re-use as a by-product and other waste materials arising from the Construction Phase will be removed offsite by an authorised contractor and sent to the appropriately authorised (licensed/permitted) receiving waste facilities. As only authorised facilities will be used, the potential impacts at any authorised receiving facility sites will have been adequately assessed and mitigated as part of the statutory consent procedures.

A Screening for Appropriate Assessment has been carried out as part of this planning application by NM Ecology Ltd – Consultant Ecologists (2023). In accordance with their obligations under the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011), the competent authority (in this case DCC) must assess whether the Proposed Development could have ‘likely significant effects’ on any European sites. The report provides a map and list of European sites in the surrounding area, a review of the potential source-pathway-receptor links, and an appraisal of the suitability of the habitats for birds associated with nearby SPAs.

The Screening for Appropriate Assessment concluded that there is no risk of direct impact on European sites. Potential pathways for indirect impacts were considered, but none were found to be feasible. Habitats within the Site are unsuitable for any of the species associated with nearby SPAs. Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be excluded on the basis of objective scientific

information following screening, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

Therefore, it is not foreseen that any significant use of natural resources (land, soil, water and biodiversity) is required for the Construction or Operational Phase of the Proposed Development.

4.1.4 Production of Waste

All works carried out as part of the Proposed Development will comply with all Statutory Legislation including the Waste Management Act and Local Government (Water Pollution) Acts, and the contractor will co-operate in full with the Environmental Section of DCC.

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 provides the structure for the prevention, reduction and management of waste in 12 local authority areas, including DCC. DCC is the local authority responsible for setting and administering waste management activities in the area of the Proposed Development. The EMR hosts a number of permitted and licensed waste facilities for management of construction and demolition (C&D), and municipal waste. These include soil recovery facilities, material recovery facilities, inert C&D waste facilities, hazardous waste treatment facilities, waste transfer stations, two waste-to-energy facilities and municipal waste landfills.

The EMR Waste Management Plan 2015-2021 has set the following targets for waste management in the region:

- Prevent waste: a reduction of one per cent per annum in the amount of household waste generated over the period of the plan.
- More recycling: increase the recycle rate of domestic and commercial waste from 40 to 50 per cent by 2020.
- Further reduce landfill: eliminate all unprocessed waste going to landfill from 2016.

The Department of Communications, Climate Action and Environment (DCCAE) published 'A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025' in September 2020 (updated in January 2021), which focuses on the prevention of waste disposal by maximising the value of material resources and reducing waste generation. In a circular economy, waste and resource use are minimised; the value of products and materials is maintained for as long as possible through good design, durability and repair; and when a product has reached the end of its life, its parts are used again and again to create further useful products 'A Waste Action Plan for a Circular Economy'.

In order to comply with the targets set out in the EMR Waste Management Plan and to achieve the objectives set out in 'A Waste Action Plan for a Circular Economy', it is imperative that robust resource and waste management plans are developed for and designed into the pre-construction, Construction and Operational phases of the Proposed Development.

An Outline Construction and Demolition Management Plan (OCDWMP) has been prepared by Arup for the Proposed Development (2023). As is common and best-practice, pre-demolition surveys will be undertaken on all structures to be demolished which will consider waste streams from both non-structural (soft-strip) and structural demolition activities.

To maximise the materials suitable for reuse / recycling / recovery, a selective demolition methodology involving a comprehensive 'soft strip' operation will be adopted. This methodology complies with the objectives of the National Construction Demolition Waste Council to promote construction and demolition waste prevention, reduction, reuse of materials, recovery and recycling. This has been adopted as construction best-practice and ensures minimum disposal to landfill.

This methodology also ensures a minimum impact on the environment, in that it ensures that all waste streams are properly segregated at the source and avoids cross-contamination of materials to be recovered from structural demolition at a later stage of the demolition sequence.

Materials to be removed off-site will make use of the construction traffic egress points. Materials will be removed from the Site in skips or using haulage trucks. Given the nature of the existing structures, it is anticipated that demolition waste materials will comprise mainly of structural concrete, metal and timber / timber composite. Waste asphalt will also be generated from the excavation of existing access routes and carparks across the Site.

Prior to any construction works taking place a full asbestos survey will be completed and any asbestos identified will be carefully removed and disposed of in accordance with relevant legislation by a suitably qualified and licenced Contractor.

The Proposed Development is committed to ensuring the on-site segregation and on-off site reuse / recycling / recovery in terms of waste materials arising from the project. The appointed Contractor will have regard to pollution prevention measures to be implemented during the construction phase of the proposed works. These will be outlined in the Detailed Construction and Demolition Waste Management Plan prepared by the Main Contractor. This Plan will outline the proposals and methodology to achieve compliance with the current Waste Management and associated Planning and EPA legislation.

During the Construction Phase, waste will be produced from surplus materials such as broken concrete blocks or off-cuts of timber, plasterboard, concrete, tiles, bricks etc., waste from packaging (cardboard, plastic, timber), and oversupply of materials may also be generated. However, the Main Contractor will be required to ensure that oversupply of materials is kept to a minimum. Waste materials will be segregated at source and placed in dedicated skips such as general waste, wood, mixed ferrous rubble and concrete rubble on site to maximise the opportunity for reuse / recycling / recovery of materials.

Any waste (including inert waste) removed from the Site will be collected by appropriately authorised waste collection contractors and will only be taken to facilities which hold either a valid Waste Facility Permit issued by DCC or a Waste License issued by the EPA, or it will be dealt with under Article 27 of the European Communities (Waste Directive) Regulations (2011).

The Operational Phase of the Proposed Development will result in an increase in the production of municipal waste in the region and will increase demand on waste collectors and treatment facilities, however, as the surrounding area is highly residential in nature, waste collection is commonplace. Due to the nature of the Proposed Development, the waste production will be similar to domestic use waste, and it is not expected that there will be any significant waste effects due to hazardous waste. All waste will be stored safely and securely and will be collected by appropriately authorised waste collection contractors and will be consigned to suitably authorised waste disposal or materials recovery facilities for further treatment or disposal. A

signage strategy will be implemented for the bin stores to encourage efficient separating of waste material. The collection strategy will also be clearly communicated to residents. Fob access will be provided on the door from the stair and lift core to the bin store. It is intended that the external door would be operated by the caretaker only on the day of collection and is not for general use. CCTV is provided for the bin store and will be out of reach or protected to avoid vandalism.

It is intended to ensure that the highest possible levels of waste reduction, waste reuse and waste recycling are achieved for the Proposed Development. Specifically, the aim is to achieve waste prevention, maximum recycling and recovery of waste with a focus on diversion from landfill where possible.

Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities and based on the measures outlined in the OCDWMP it is not predicted that the production of waste during the Construction or Operational Phase will cause any likely significant effects on the environment. It is not predicted that the production of waste will cause any likely significant effects on the environment.

4.1.5 Pollution and Nuisances

The Construction Phase of the Proposed Development will give rise to short-lived nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will be intermittent, localised, and of short-term duration for the Construction Phase (it is estimated that the Construction Phase will last 27 months).

The appointed Contractor will be vigilant in ensuring that no activities will give rise to pollution of surface water pathways onsite with suspended solids or other polluting substances.

Water will arise primarily from rainfall and to a lesser extent groundwater on the Site during the Construction Phase. Any water generated during the Construction Phase will be treated prior to discharge to the receiving surface water sewerage system under a temporary Discharge Licence submitted by the Contractor to DCC prior to works commencing onsite.

Surface water run-off from construction activities has the potential to produce mildly contaminated water. The typical composition and source would be suspended solids arising from ground disturbance, excavation and stockpiling, hydrocarbons from accidental spillage and construction plant including storage depots, concrete / cementitious products arising from construction materials. As outlined in the OCDWMP, onsite treatment measures will be installed to treat surface water run-off from the site to 5 mg/l for hydrocarbons, 30mg/l for suspended solids and a PH range of between 6-10 prior to discharge to the receiving surface water sewer, at a controlled flow rate agreed with DCC. This treatment will be achieved by the installation / construction of settlement tanks / ponds, the installation of proprietary surface water treatment systems including Class 1 full retention petrol interceptors and spill protection control measures. Settlement tanks / ponds will be sized to deal with surface run-off and any groundwater encountered. These ponds will reduce the level of suspended solids and incorporate a series of baffles and be sized to ensure sufficient retention time that allows for the required level of settlement and treatment. The level of suspended solids will be reduced to meet the characteristics of the temporary discharge licence limits. Sludge removal from the settlement ponds will be required on a regular basis with removal by a licenced waste removal Contractor.

A sampling chamber with shut down valve will be installed downstream of the settlement pond / tank prior to discharge. Type and frequency of sampling is to be agreed with the Local Authority (Arup, 2023).

The Contractor will ensure that no activities will give rise to pollution of the surface water drainage network. This will include adopting appropriate procedures in relation to a range of issues, including the following, as outlined in the OCDWMP (Arup, 2023):

- The safe storage of fuels for plant and machinery;
- The provision of a dedicated re-filling point;
- The control of excess concrete during concreting works;
- Treatment, prior to disposal, of any water generated during the works, as outlined in in this Section;
- Existing drains to be made redundant are to be sealed at source to avoid any contamination of the live drainage system; and
- Prior to the completion of drainage works and final connection to the existing receiving system, the Contractor will cleanse the system, remove any silt and debris, test the pipework and carry out a CCTV survey for inspection.

It is not considered that noise disturbance from the Proposed Development will be significant during the construction works due to the suburban nature of the surrounding environment. Any such disturbance will be temporary and limited to the construction period. The Proposed Development will comply with BS 5228 *"Noise Control on Construction and open sites Part 1: Code of Practice for basic information and procedures for noise control"* and all works will be limited to normal daytime working hours:

- 7am – 6pm Monday to Friday
- 8am – 2pm Saturdays (or as permitted by Dublin City Council)
- No works Sundays or on Public Holidays

Work outside of normal hours shall only take place where written permission has been received from DCC. The location of any works anticipated to be undertaken outside normal working hours will be limited and strictly defined.

A dust minimisation plan will be formulated for the demolition and Construction Phase of the Proposed Development. The Main Contractor will install continuous particulate (i.e., PM₁₀ and PM_{2.5}) monitoring stations capable of measuring ambient air pollutant concentrations in real-time. The location of the particulate monitors will be agreed with DCC prior to installation. The results of the monitoring will be made available to DCC on request in an agreed format. The Main Contractor will also put in place a regime for monitoring dust levels in the vicinity of the Site during works using the Bergerhoff Method (German Standard VDI 2119, 1972). The minimum criteria to be maintained will be the limit specified by the Environmental Protection Agency (EPA) for licensed facilities in Ireland which is 350mg/m²/day as a 30-day average. The Main Contractor will monitor dust during construction to ensure the limits are not breached throughout the Construction Phase of the Proposed Development.

The level of monitoring and adoptions of mitigation measures will vary throughout the construction works depending on the type of activities being undertaken and the prevailing weather conditions at the time. For instance, additional monitoring and mitigation such as damping down of earth mounds onsite will be undertaken if the prevailing weather conditions are

dry and windy. The stockpiling of excavated materials on site is to be minimised with immediate removal of excavated materials envisaged for the majority of the works.

There will be no odour generating activities onsite and therefore, the Proposed Development is not expected to give rise to nuisance odours.

It is therefore concluded that based on the proposed measures, the Proposed Development will not give rise to pollution or nuisances, and proper site management will further reduce the likelihood of such impacts occurring.

4.1.6 Risk of Major Accidents and/or Disasters

The potential for the Construction or Operational Phase of the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.

The Main Contractor will erect a suitably robust hoarding around the perimeter of the Site to delineate all site works from public areas located adjacent to the Proposed Development. The Site will be managed and controlled using standard best practice measures for construction sites and adhering to normal daytime working hours.

It is therefore anticipated that the risk of accidents and/or disasters will be insignificant due to the nature of the Proposed Development, proper Site management, and adherence to all standard health and safety procedures.

4.1.7 Risk to Human Health

Best practice mitigation measures will be implemented for the Construction Phase of the Proposed Development. These will focus on the pro-active control of dust and other air pollutants to minimise generation of emissions at source. The mitigation measures that will be put in place during the Construction Phase of the Proposed Development will ensure that the impact of the development complies with all EU ambient air quality legislative limit values (Directive 2008/50/EC (as amended) on ambient air quality and cleaner air for Europe here and Ambient Air Quality Standards Regulations 2022) which are based on the protection of human health. The Clean Air Strategy (Government of Ireland, April 2023) is a high-level strategic framework which identifies the pathway to compliance with our national emissions targets for each pollutant. The Proposed Development will follow the corrective actions and measures outlined in this Strategy, as required. Therefore, it is not foreseen that there will be any significant adverse effects on human health.

All public health advice that is in place, throughout the Construction and Operational Phases of this Proposed Development, will be adhered to in order to protect human and public health.

4.2 Location of the Project

4.2.1 Existing and Approved Land Use

The Site lies within the administrative jurisdiction of DCC. The Dublin City Development Plan 2022 - 2028 is the current statutory Plan for the region, against which planning applications will be considered.

Under the Dublin City Development Plan 2022 - 2028, the Site is subject to the Z1 'Sustainable Residential Neighbourhood' zoning objective, the objective of which is 'To protect, provide and improve residential amenities'.

It is considered that the re-development of St. Anne's Court is compliant with the zoning objective which governs the improvement of residential amenities. The vision for the Proposed Development is to improve and revitalise St. Anne's Court, with a focus on creating an environment that prioritises the health and well-being, and sense of community for the residents. The Proposed Development aims to achieve this through the through the creation of high-quality public spaces, both indoors and outdoors, that are accessible, inclusive, and promote a feeling of well-being for all. The goal is to create a development that will stand the test of time and serve as a model for future housing developments.

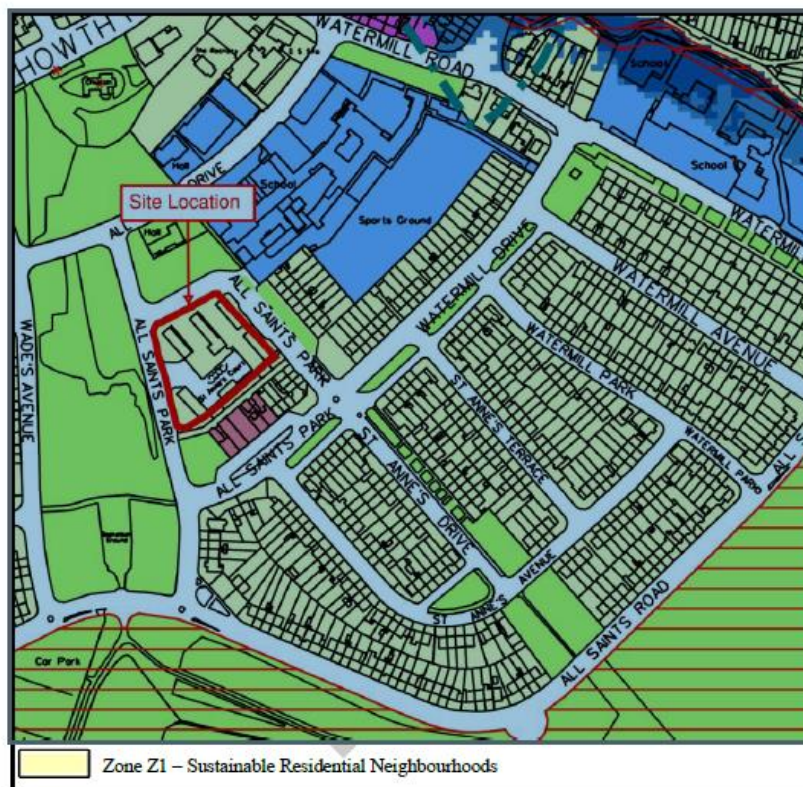


Figure 4-1: Dublin City Development Plan 2022 – 2028, zoning map in the vicinity of the Site

4.2.2 The Absorption Capacity of the Natural Environment

Having regard to the criteria below which have been subject to analysis, it is considered that the Site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects as a result of the Proposed Development.

4.2.2.1 Wetlands, Riparian Areas, River Mouths, Coastal Zones and the Marine Environment

The South Dublin Bay and River Tolka Estuary SPA is located 1.8km south of the Site, the key habitat of this SPA is coastal wetlands. The Screening for Appropriate Assessment (AA) Report assessed potential pathways (e.g., surface water) between the source (the Site) and the receptor

(European site). The most common pathway is surface water, which typically occurs when a pollutant is washed into a river and carried downstream into a European site. Other potential pathways are groundwater, air (e.g., airborne dust or sound waves), or land (e.g., flow of liquids, vibration). The zone of effect for hydrological effects can be several kilometres, but for air and land it is rarely more than one hundred metres. The AA Screening Report concluded that no feasible pathways were identified between the Site and the South Dublin Bay and River Tolka Estuary SPA NM Ecology Ltd (2023).

A Flood Risk Assessment was carried out by Arup (2023) and concluded that flood risk to the Site is very low and that there is no historic record of flooding at the Site. Flood risk in a climate change scenario will also be very low. It is considered that the Proposed Development is classified as a “Highly Vulnerable Development” as per Office of Public Work’s (OPW’s) vulnerability classification. As the Site is not within the 1000 year fluvial or tidal floodplain, it is within Flood Zone C. Therefore, a justification test for the development is not required and it is necessary only to identify mitigation measures for any residual risk.

4.2.2.2 Mountain and Forest Areas

There are no mountainous or forested areas directly bounding the Proposed Development. The Construction or Operational Phase of the Proposed Development will have no impact on mountains or forested areas.

4.2.2.3 Nature Reserves and Parks

There are no nature areas or parks that will be affected by the Proposed Development.

4.2.2.4 Nationally Designated Sites

The Site is not located within or adjacent to any designated sites, therefore the Proposed Development poses no direct impacts to any European sites. The AA Screening Report prepared by NM Ecology Ltd (2023) considered the potential for indirect impacts from the Proposed Development on European sites. Three European sites were identified as having relevance to the Site, details of which are provided in Table 4-2. The AA Screening concluded that no feasible pathways were identified between the Site and any of the European sites. Therefore, no nationally designated sites will be significantly adversely affected by the Proposed Development.

Table 4-2: Designated sites within 5km of the Site

Site Name and Site Code	Distance	Qualifying Interests
North Dublin Bay SAC (0206)	950m southeast	Annex I habitats: inter-tidal mudflats / sandflats (including patches of Salicornia and other annuals), salt marshes, annual vegetation of drift lines, embryonic shifting dunes, white dunes, grey dunes, dune slacks Annex I habitats: petalwort Petalophyllum ralfsii
North Bull Island SPA (2006)	950m southeast	Special conservation interests: wintering populations of light-

		bellied brent goose, shelduck, teal, pintail, shoveler, oystercatcher, golden plover, knot, sanderling, dunlin, black-tailed godwit, bar-tailed godwit, curlew, redshank, turnstone, black-headed gull
South Dublin Bay and River Tolka Estuary SPA (4024)	1.8km south	Key habitats: coastal wetlands Special conservation interests: light-bellied brent goose, oystercatcher, ringed plover, grey plover, knot, sanderling, dunlin, bar-tailed godwit, redshank, blackheaded gull (wintering populations), arctic tern, roseate tern (passage), and common tern (breeding and passage)

4.2.2.5 Environmental Quality Standards

It is not expected that any environmental quality standards will be exceeded by Construction, Demolition or Operational Phases of this Proposed Development.

As part of the overall project methodology, sediment and water pollution control risks arising from construction-related surface water discharges will be considered. All works carried out as part of these works will comply with all Statutory Legislation including the Local Government (Water Pollution) acts, 1977 and 1990 and the contractor will cooperate in full, with the Environment Section of DCC in this regard.

Surface water will be managed in accordance with the CIRIA SuDS Manual and discharges from the Proposed Development will be restricted in accordance with the Greater Dublin Strategic Drainage Study (GSDSDS). Surface water discharges will be contained within the various Sustainable Drainage Systems (SuDs) systems, sized to contain the 1 in 100-year event plus 20% for climate change. Storage is proposed in the following locations:

- Blue roof;
- Green roof;
- Permeable paving; and
- Swales.

4.2.2.6 Densely Populated Areas

The Site is zoned land, and the use is compatible with the existing Development Plan for the area and uses in the vicinity. The Proposed Development will completely transform St. Anne's Court, which currently houses a population of people living in substandard accommodation that is not suitable for their needs. The residents consist of an older demographic, some of whom are healthy and fit, while others are more vulnerable and require more assistance, space, and proper care. The vision for the project is to improve and revitalize St. Anne's Court, with a focus on creating an environment that prioritizes the health, well-being, and sense of community for the residents. Ireland's over-65 population is increasing in size at a faster rate than those of our EU neighbours. The Proposed Development will provide a positive contribution towards providing suitable housing and care for older people (OP) in Ireland.

The Proposed Development is positioned within an urban environment and is in close proximity to sustainable forms of travel. The Site is in close proximity to numerous modes of public

transport infrastructure including Bus Connects and DART. The local shops are approximately a 1-minute walk to the south of the Site. Raheny Village is a 5–10-minute walk which provides larger shopping facilities. Civic and cultural amenities are available within a 15min walk including churches, Library and banking facilities. The surrounding area is comprised of suburban housing estates, public parkland and recreational facilities. There are several recreational amenities available within 10-minute walk from the Site including sports facilities, community facilities and recreational walks to St. Anne's Park. Bull Island is approximate 25–30-minute walk from the Site to the Southeast.

It is predicted that there will be no likely significant impacts on the environment with regard to the geographic location of densely populated areas.

4.2.2.7 Landscapes and Sites of Historical, Cultural or Archaeological Significance

There is little potential for previously undiscovered archaeological remains to be impacted by excavations and levelling works due to the fact that the Site has previously been subject to ground disturbance associated with the construction of the current 5 no. buildings on the Site. Designated Focal Points / Views

There are no protected views, rights of way or planned pieces of strategic infrastructure or any important tourist sites affected in any way by the Proposed Development.

4.3 Characteristics of the Potential Impacts

4.3.1 Magnitude and Spatial Extent of the Impact

The Proposed Development use is consistent with land use in this location. The impacts are considered to be insignificant with regards to the Proposed Development, due to the nature and scale of the proposed construction works and the implementation of appropriate control measures. It is not predicted that any significant physical effects will be experienced beyond the project works area during the Construction Phase and the geographical extent is perceived to be small.

The Operational Phase of the Proposed Development will provide a positive contribution towards providing suitable housing and care for OP in Ireland.

4.3.2 Transboundary Nature of the Impact

The effects of the development are local in nature and there are no transboundary impacts associated with the Proposed Development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

4.3.3 Magnitude and Complexity of the Impact

4.3.3.1 Air Quality and Climate

Ambient air quality monitoring and assessment in Ireland is carried out in accordance with the requirements of the CAFE Directive. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011). The CAFE Directive requires EU member states to designate 'Zones' reflective of population density for the purpose of managing air quality. Four zones were defined in the Air Quality Standards Regulations (2011) and subsequently amended in 2013 to account for 2011 census population counts and to align

with coal restricted areas in the Air Pollution Act (Marketing, Sale, Distribution and Burning of Specified Fuels) Regulations 2012. (S.I. No. 326 of 2012) (the 2012 Regulations).

The main areas defined in each zone are:

- ❖ **Zone A:** Dublin Conurbation
- ❖ **Zone B:** Cork Conurbation
- ❖ **Zone C:** Other cities and large towns comprising Limerick, Galway, Waterford, Drogheda, Dundalk, Bray, Navan, Ennis, Tralee, Kilkenny, Carlow, Naas, Sligo, Newbridge, Mullingar, Wexford, Letterkenny, Athlone, Celbridge, Clonmel, Balbriggan, Greystones, Leixlip and Portlaoise.
- ❖ **Zone D:** Rural Ireland, i.e., the remainder of the State excluding Zones A, B and C.

According to the 2012 Regulations (S.I. No. 326 of 2012) the proposed Site falls into 'Zone A' of Ireland which is described by the EPA as 'Dublin Conurbation'. It is expected that existing ambient air quality in the vicinity of the Site is characteristic of a suburban location with the primary source of air emissions such as particulate matter, NO₂, and hydrocarbons likely to be of traffic, aviation, industrial activities, combustion and agriculture, and domestic fuel burning.

The Proposed Development involves construction works which may temporarily impact on air quality due to dust emissions. According to the Institute of Air Quality Management (2014), the main air quality impacts associated with construction are:

- Dust deposition and surface soiling;
- Visible dust plumes;
- Elevated PM₁₀ concentrations due to dust generating activities onsite;
- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the Site.

Effective site management regarding dust emissions for the Demolition and Construction Phases will be ensured by the formulation of a dust management plan (DMP) for the site, by the Main Contractor. The plan will be formulated by drawing on best practice guidance.

The OCDWMP (Arup, 2023) outlines the following specific dust control measures to be employed at the Site:

- Wheel wash facilities are provided at each egress point from the site. The wheel wash will be a drive through type and all vehicles will be required to pass through the wheel wash facilities before exiting the complex and public road network. The wheel wash must be kept in place and used throughout the critical dirt generation activities of the construction works. Where appropriate, water supplies serving the wheel wash will be from recycled sources. All waters will be drained through appropriate filter material prior to discharge.
- Road sweepers (suction type) are to be retained for the duration of the works with an increase in cleaning during the critical dirt generating works; and
- Regular road drain cleaning will be implemented.

The Main Contractor will install continuous particulate (i.e., PM₁₀ and PM_{2.5}) monitoring stations capable of measuring ambient air pollutant concentrations in real-time. Further detail is provided in Section 4.1.5.

The DCC Climate Change Action Plan (2019 – 2024) has been prepared by the Dublin energy agency Codema, in partnership with the Environment Strategic Committee and the Elected Members of the DCC. The Climate Change Action Plan was also prepared having regard to 'A Strategy towards Climate Change Action Plans for the Dublin Local Authorities' published in 2017.

The Climate Change Action Plan features a range of actions across five key area – Energy and Buildings, Transport, Flood Resilience, Nature-Based Solutions and Resource Management – that collectively address the four targets of the plan:

- A 33% improvement in the Council's energy efficiency by 2020;
- A 40% reduction in the Council's greenhouse gas (GHG) emissions by 2030;
- To make Dublin a climate resilient region, by reducing the impacts of future climate change-related events; and
- To actively engage and inform citizens on climate change.

The implementation of the measures promoted in the DCC Climate Change Action Plan will enable DCC area to adapt to climate change and will assist in bringing Ireland closer to achieving its climate related targets in future years. New developments need to be cognisant of the DCC Climate Change Action Plan and incorporate climate friendly designs and measures where possible.

An Energy Statement has been prepared for the Proposed Development by Arup (2023). The report looks at how the design team have reviewed the proposed development and identified opportunities to implement Zero Energy Buildings (nZEB) solutions to reduce the energy demand from building services and meet the targets of Part L 2022 for Dwellings. To that end several passive and active strategies described in detail within the report were implemented. Primary energy sources were also evaluated to identify the most suitable solution for the Proposed Development.

As stipulated in the Part L 2022 for Dwellings, a DEAP (Dwelling Energy Assessment Procedure) assessment was conducted to evaluate the primary energy consumption and carbon emissions associated with the operation of the dwellings and verify they are in line with the current regulation. All the building services options presented in within the report for each building type of the development have demonstrated compliance with Part L 2022 for Dwellings.

The report confirms that the energy performance of the St Annes Court Development will meet or exceed all statutory requirements and deliver on targets set out in the analysis brief. As demonstrated in the report, the operational and embodied carbon of the centralised system are less than that of the decentralised systems option considered. However, the life cycle costs of the centralised are significantly greater than that of the decentralised system and are prohibitive. As result, the recommendation is to continue with the decentralised system option despite the increased carbon impacts (Arup, 2023).

The design and construction of all buildings in accordance with Building Regulations Technical Guidance Document (TGD) Part L 2022 will ensure that modern building materials are used and that they are designed to be thermally efficient resulting in a reduction in the volume of fossil fuels required to heat the buildings. It is predicted that fossil fuel combustion gas emissions including carbon dioxide, sulphur dioxide, nitrogen oxides, carbon monoxide and hydrocarbon

particulate emissions will be minor and ongoing for the life of the development and will not have an adverse significant impact on the existing ambient air quality in the vicinity of the Site.

There is the potential for combustion emissions from onsite machinery and traffic derived pollutants of carbon dioxide (CO₂) and nitrous oxide (N₂O) to be emitted as a result of the proposed construction works. However, due to the size and duration of the Construction Phase, and the mitigation measures proposed, the effect on national GHG emissions will be insignificant in terms of overall national contributions and Ireland's obligations under the Paris Agreement and therefore the Proposed Development will have no likely significant adverse effects on air quality and climate.

4.3.3.2 Noise and Vibration

There will be an increase in noise and vibration levels during the Construction Phase. Noise and vibration levels will be controlled to ensure that the Proposed Development is operated in a way that minimises detrimental impact to the amenities of local residents.

The following codes and regulations will be followed during the Construction Phase:

- BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites, Part 1 and Part 2
- Safety, Health and Welfare at Work (General Application) Regulations 2007 to 2016, Part 5 Noise and Vibration
- Construction contractors will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations

The Main Contractor is required to monitor the baseline noise levels at the Site prior to commencement of the Proposed Development, with a noise monitoring regime being developed for the duration of the construction works onsite as part of a Noise and Vibration Management Plan (NVMP), as outlined in the OCDWMP (Arup 2023). The Main Contractor will implement measures to minimise noise levels during construction. Specifically, noise levels will be kept below the levels specified in Table 4-3, or further limits if imposed by the Local Authority.

Table 4-3: Noise Limit Criteria

Period Over Which Criterion Applies		Noise Impact Criterion (L _{Aeq, 1hr})
Monday to Friday	Day – 07:00 to 18:00	70 dB
	All other times	The higher of 45 dB or the ambient level*
Saturday	Day – 08:00 to 14:00	65 dB
	All other times	The higher of 45 dB or the ambient level*
Sundays and Bank Holidays	All times	The higher of 45 dB or the ambient level*

*Construction activity at these times, other than that required for emergency works, will require the explicit permission of DCC

A Specialist Sub-contractor shall be engaged by the Main Contractor to monitor, collate and report on vibration results for the duration of critical work activities, as part of the Noise and Vibration Management Plan, as outlined in the OCDWMP (Arup, 2023).

Vibration monitoring stations should continually log vibration levels using the Peak Particle Velocity parameter (PPV, mm/s) in the X, Y, and Z directions in accordance with BS ISO 4866:2010:Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures.

Traffic light system to be in place consisting of:

- Green – vibrations below all threshold limits – OK to proceed
- Amber – vibrations exceed first threshold limit – Stop and check
- Red – vibrations exceed second threshold limit – Stop and action

Table 4-4 sets out the vibration criteria to be adopted at nearby soundly constructed buildings to avoid cosmetic damage (Arup, 2023).

Table 4-4: Allowable vibration during the Construction Phase for soundly constructed buildings

Allowable Vibration (in terms of Peak Particle Velocity) at the Closest Part of Soundly Constructed Property to the Source of Vibration		
Less than 10 Hz	10 to 50 Hz	50 to Hz (and above)
15 mm/s	20 mm/s	50 mm/s

Table 4-5 sets out the vibration criteria for buildings that are considered more sensitive due to their construction type or condition. These lower vibration limits are taken from the German Standard DIN 4150-3 (199-02) Structural Vibration – Effects of Vibration on Structure.

Table 4-5: Allowable vibration during the Construction Phase for sensitive buildings

Allowable Vibration (in terms of Peak Particle Velocity) at the Closest Part of Soundly Constructed Property to the Source of Vibration		
Less than 10 Hz	10 to 50 Hz	50 to Hz (and above)
3 mm/s	3 to 8 mm/s	8 to 10 mm/s

Due to the implementation of the noise monitoring regime which will be developed for the duration of the Construction Phase, and the implementation of the measures which will be outlined in the NVMP to ensure that noise levels are kept below the levels specified in Table 4-3, it can therefore be concluded that the Proposed Development will not result in significant adverse noise and vibration related effects

4.3.3.3 Soils and Geology

All waste soil will be managed in line with the OCDWMP for the site. Any soil generated as part of the construction works will be managed to ensure appropriate handling and disposal in accordance with Irish and EU legislative requirements.

All waste soils prior to being exported off-site, will be classified as inert, non-hazardous or hazardous in accordance with the EPA's *Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous* document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility.

Where possible, top and subsoils will be re-used on-site for landscaping purposes to minimise the volume of soils to be exported off-site.

There will be no direct discharges to ground or surface water during the Construction Phase of the Proposed Development.

There are no protected Geological Heritage Sites in the vicinity of the Proposed Development that will be impacted by the Proposed Development.

4.3.3.4 Hydrology and Hydrogeology

The Proposed Development will be designed in accordance with the principles of Sustainable Drainage Systems (SuDS) as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS) and will significantly reduce run-off rates. The GDSDS addresses the issue of sustainability by requiring designs to comply with a set of drainage criteria which aim to minimise the impact of urbanisation by replicating the run-off characteristics of the greenfield site. The aim of any SuDS strategy is to ensure that a new development does not negatively affect the surrounding watercourse system, existing surface water network and groundwater system. This SuDS strategy will aim to achieve this by using a variety of SuDS measures within the Site. The SuDS measures for the Proposed Development include the use of permeable paving, soakways, large garden swales and the use of a mix of green roof and blue roof strategies.

Additionally, the SUDS strategy includes the use of rain gardens, which are landscaped areas that collect and store rainwater. These rain gardens will be located throughout the Site and will help to filter the rainwater before it is discharged into the existing water system.

Overall, the SUDS strategy for the scheme is an important part of the overall design approach. It seeks to reduce the impact of the Proposed Development.

A Flood Risk Assessment was carried out by Arup (2023) and concluded that flood risk to the Site is very low and that there is no historic record of flooding at the Site. Flood risk in a climate change scenario will also be very low. It is considered that the Proposed Development is classified as a “Highly Vulnerable Development” as per Office of Public Work’s (OPW’s) vulnerability classification. As the Site is not within the 1000 year fluvial or tidal floodplain, it is within Flood Zone C. Therefore, a justification test for the development is not required and it is necessary only to identify mitigation measures for any residual risk.

4.3.3.5 Biodiversity

The design for the Proposed Development has been continuously developed with the protection of the surrounding ecological environment in mind.

A Screening for Appropriate Assessment has been carried out as part of this planning application by NM Ecology Ltd – Consultant Ecologists (2023). In accordance with their obligations under the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011), the competent authority (in this case DCC) must assess whether the Proposed Development could have ‘likely significant effects’ on any European sites. The report provides a map and list of European sites in the surrounding area, a review of the potential source-pathway-receptor links, and an appraisal of the suitability of the habitats for birds associated with nearby SPAs.

The Screening for Appropriate Assessment concluded that there is no risk of direct impact on European sites. Potential pathways for indirect impacts were considered, but none were found to be feasible. Habitats within the Site are unsuitable for any of the species associated with nearby SPAs. Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be excluded on the basis of objective scientific information following screening, that the Proposed Development, individually or in combination

with other plans or projects, will have a significant effect on a European site. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

The green/blue roofs and swale planting provide a habitat for wildlife increasing biodiversity.

An Arboricultural Assessment was prepared by JM McConville and Associates Arboricultural Consultants for the Proposed Development, for which a tree survey was undertaken. The Arboricultural Assessment proposes tree protection measures to be implemented at the Site. The Proposed Development is committed retaining as many trees as is practical and to replace all of the trees that need to be removed for this development. This approach is in line with current best practices in sustainable development, which emphasize the importance of preserving existing green spaces and their benefits to local ecosystems and biodiversity. The trees on the Site are a mix of species, including Evergreen Oak, Lime, Maple, Willow, and Beech.

An Invasive Alien Species Management Plan has been prepared by Connacht Weed Control (CWC) (2023). The objective of this report was to identify the extent of Invasive Plant Species (IAPS) on the Site and to determine methods for their control and onsite management. CWC identified the presence of Japanese Knotweed (*Fallopia japonica*) and Three-Cornered Leek (*Allium triquetrum*) onsite on the 15th of May 2023. The objectives of the Invasive Species Management Plan are to control and eradicate the Japanese knotweed and Three-Cornered Leek from the construction zone in advance of the site completion works at the Site. This plan purposes that the IAPS will be controlled using a variety of treatments to include herbicide treatment, excavation and removal to an off-site licenced waste facility, geotextiles and post-construction monitoring. The Site will be subject to a three-year monitoring plan.

Therefore, it is considered there will be no significant, negative impacts to valued habitats or species as a result of the Proposed Development.

4.3.3.6 Material Assets and Land

Water supply to the Site will be provided by means of a connection to the public watermain. Irish Water have issued a confirmation of feasibility for the proposal with reference CDS23004655.

Electricity to the Site will be provided via the national grid. It is not anticipated that the Proposed Development will require such quantities of these material assets which are sufficient to result in significant impacts on the surrounding environment.

All construction waste will be treated by using appropriately authorised waste disposal or materials recovery facilities. All waste will be consigned using an appropriately authorised waste collection contractor. During the Operational Phase of the Proposed Development, all waste will be collected by appropriately authorised waste collection contractors and will be treated at suitably authorised waste disposal or materials recovery facilities.

It is considered that the Proposed Development will be in keeping with the surrounding land uses and the zoning of the area, and the material assets will not be affected in any way by the Construction or Operational Phases.

Therefore, it is considered that there is sufficient capacity to service the Proposed Development in this aspect, and there will be no significant adverse impact on the material assets and land.

4.3.3.7 Landscape and Visual Amenity

The Proposed Development will not have an adverse impact on landscape or visual amenity in the area. Due to the presence of the buildings on the Site, it is considered that there will be no significant long-term visual impacts that may affect sensitive receptors in the area.

4.3.3.8 Population and Human Health

Demolition works in many cases involve the stripping of hazardous materials, such as asbestos. Exposure to harmful substances may cause harm to workers by inhalation or contact with the skin (HSA, 2005). Prior to work commencing it will be necessary to survey the works to assess whether such health hazards exist. Where health hazards are identified, adequate controls will be put in place to protect workers and others in the vicinity, including use of appropriate PPE, meticulous planning, surveys, permit to work systems, ventilation, and extraction etc. (HSA, 2005).

The Proposed Development will provide a positive contribution towards providing suitable housing and care OP in Ireland.

The green/blue roofs and swale planting will reduce the impact of the urban heat island effect.

A Daylight Sunlight Availability Assessment was carried out for the Proposed Development by Arup (2023) and was completed in line with relevant local and national policy, along with various standards and recommendation documents.

A key component to the design of the development is retention of existing trees. As such, and to allow an informed decision to be reached by the planning authority, the report presents results both with and without the trees proposed for retention. When considering the information presented within the body of the report and the accompanying appendix, the following observations can be made (Arup, 2023):

Effect of the Proposed Development on the Existing Surrounding Environment

- The effect of the proposed development on all surrounding existing properties can be classified as negligible.

Performance of the Proposed Development with All Trees Removed

- 100% of units meet the minimum recommendation for Exposure to Sunlight.
- 100% of units meet the minimum recommendation for Quality of View.
- 88% of rooms meet the minimum recommendation for Target Illuminance.
- 100% of units meet the minimum recommendation for Protection from Glare.
- 100% of relevant external spaces meet the minimum recommendation for Sunlight in Amenity Areas.

Performance of the Proposed Development with Select Trees Retained

- 80% of units meet the minimum recommendation for Exposure to Sunlight.
- 100% of units meet the minimum recommendation for Quality of View.
- 60% of rooms meet the minimum recommendation for Target Illuminance.
- 100% of units meet the minimum recommendation for Protection from Glare.

- 100% of relevant external spaces meet the minimum recommendation for Sunlight in Amenity Areas.

When considering the trees and their impact on quality of natural light experienced in the Proposed Development, retaining the trees will offer the following benefits:

- Increased privacy and quality of view to the outside.
- Improved acoustics and less risk of windy conditions.
- Enhanced experience of shadows, temporal contrast and visual interest, three items associated with how people rate the quality of space.
- Better passive shading, lower life cycle carbon and a nature orientated site solution.

The Daylight Sunlight Availability Assessment concluded that, based on the above results and the wider criteria in the body of the report and elsewhere, that the results with trees retained constitute the most appropriate holistic design solution for the Site (Arup, 2023).

Therefore, on examination of the above, it is concluded that the Proposed Development is not likely to have any significant adverse impact on population and human health.

4.3.3.9 Resource and Waste Management

All construction waste will be disposed of using suitably authorised waste disposal or materials recovery facilities. Due to the use of licensed waste collection/waste disposal facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment. During the Operational Phase, all waste will be collected by appropriately authorised waste collection contractors and will be managed using suitably authorised waste disposal or materials recovery facilities. The aim of the Proposed Development is to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible.

It is therefore concluded that the Proposed Development will not result in significant adverse resource or waste management related effects.

4.3.3.10 Interaction

The interactions between impacts on different environmental factors have been addressed throughout this EIA Screening Report. The environmental interactions between all factors assessed are deemed to be insignificant both in the short term and the long term for the construction and operation of the Proposed Development.

When considering interactions, the assessor has been vigilant in assessing pathways – direct and indirect – that can magnify effects through the interaction. In practice many effects have slight or subtle interactions with other disciplines. However, it is concluded that most inter-relationships are neutral in effect when appropriate control measures are incorporated into the operation of the Proposed Development.

4.3.4 Probability of the Impact

No significant environmental impacts are predicted for the Proposed Development.

The AA Screening Report has determined that the Proposed Development will not cause any significant impact to any European sites.

The Demolition and Construction Phases of the Proposed Development will provide for an increase of employment in the area which will have slight positive impact on human health as employment is one of the main determinants of social health.

Noise and dust pollution may occur during the Construction Phase; however, these are considered as not being significant or likely to cause nuisance, due to the mitigation measures that will be employed to ensure limit values will not be exceeded.

The implementation of the measures and strategies detailed in the OCDWMP in conjunction with best environmental practice and the appropriate management and maintenance of the Proposed Development, will ensure that the likelihood of adverse environmental impacts occurring as a result of the Proposed Development is low.

4.3.5 Expected Onset, Duration, Frequency and Reversibility of the Impact

Any potential impacts associated with the Construction Phase of the Proposed Development will be temporary and characteristic of a typical urban development project. Negative impacts such as noise or dust during the Construction and Demolition Phases will be temporary and reversible through the correct implementation of the appropriate control measures. Permanent, positive impacts will be experienced as a result of the Proposed Development in terms of human health through the generation of employment opportunities during the Construction Phase and Demolition Phase. Furthermore, the Site is in close proximity to high frequency public transport, shops, services and facilities. Therefore, the Proposed Development will provide a positive contribution towards providing suitable housing and care OP in Ireland.

4.3.6 Cumulation with Other Projects

Cumulative Impacts are defined in European Commission Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions 1999 as “*impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project*”. Effects which are caused by the interaction of effects, or by associated or off-site projects, are classed as indirect effects. Cumulative effects are often indirect, arising from the accumulation of different effects that are individually minor.

Plans and projects in the surrounding area that could have the potential to result in cumulative effects were reviewed from data sources including:

- Dublin City Council website: <https://planning.agileapplications.ie/dublincity/search-applications/>
- An Bord Pleanála website: <http://www.pleanala.ie/>
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Any planning large-scale applications within a 2.5km radius listed as granted or decision pending from within the last five years (a typical planning application normally remains valid for a five-year period) were assessed for their potential to act in-combination with Proposed Development and cause likely significant effects on the environment. Long-term developments granted outside of this time period were also considered where applicable.

Table 4-6: Potential Cumulative Schemes

Planning Reference	Planning Authority	Status	Location
ABP-304346-19	An Bord Pleanála	Permission Granted	2.2km Northwest
Demolition of existing buildings, construction of 495 no. Build to Rent apartments, creche, cafe, gym and associated site works.			
ABP-313182-22	An Bord Pleanála	Requires Further Consideration	1.8km Northwest
BusConnects Clongriffin to City Centre Core Bus Corridor Scheme			

It is considered that cumulative impacts are most likely to arise due to potential pollution and nuisance during the Construction Phase. Good construction management practices, as outlined within the OCDWMP (Arup, 2023), will minimise the risk of pollution and nuisances from construction activities at the Site. The appointed contractor will be responsible for the full implementation of management and mitigation measures.

Based on the findings in Section 4.3 of this EIA Screening Report:

- The Screening for Appropriate Assessment (NM Ecology, 2023) concluded that there is no risk of direct impact on European sites. Potential pathways for indirect impacts were considered, but none were found to be feasible. Habitats within the Site are unsuitable for any of the species associated with nearby SPAs. Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be excluded on the basis of objective scientific information following screening, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on a European site. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.
- The cumulative effects on the air quality and climate of the current Proposed Development and other permitted or existing developments have been considered, in particular through the generation of air pollutants and GHG emissions. The potential impacts on air quality and climate are assessed in Section 4.3.3.1 and it is considered that there are no other potential significant cumulative impacts associated with the Proposed Development and considered offsite permitted developments. In terms of dust, no significant impacts are predicted; good construction practice, which incorporates the implementation of the identified mitigation measures and dust monitoring, will be employed at the Proposed Development Site. Due to the implementation of good construction practices at the site of the Proposed Development and these offsite permitted developments, it is not anticipated that significant cumulative impacts will occur.
- In terms of the effects of noise and vibrations, no significant impacts are predicted; good construction practice, which incorporates the implementation of the identified mitigation measures, will be employed at the Proposed Development site. Due to the implementation of good construction practices at the Site of the Proposed Development and these offsite permitted developments, it is not anticipated that significant cumulative impacts will occur.

The developments listed in Table 4-6 have been assessed both individually and collectively and it has been determined there will be no significant impact provided the mitigation measures set out in the associated documents are implemented. Given that it has been determined there will be no significant impacts from this Proposed Development with the implementation of the

proposed measures, it can be concluded that the combined impact will not be significant on the environment.

4.3.6.1 Relevant Policies and Plans

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- Dublin City Development Plan 2022 - 2028
- Dublin City Biodiversity Action Plan 2021 - 2025
- National Biodiversity Action Plan 2017 - 2021
- Dublin City Development Plan 2022 - 2028 [Strategic Environmental Assessment (SEA)]
- Dublin City Development Plan 2022 - 2028 [Strategic Flood Risk Assessment (FRA)]

The Proposed Development has also been assessed under Article 103(1A)(a) of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations:

“Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information will 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 Environmental Impact Assessment Directive have been taken into account.”

The Dublin City Biodiversity Action Plan (BAP) 2021 - 2025 and the Dublin City Development Plan (DCDP) 2022 - 2028 are set out to protect and improve biodiversity. An Appropriate

An AA Screening Report (NM Ecology, 2023) was carried out for the Proposed Development and concluded that activities associated with the Proposed Development either alone, or in-combination with other projects or land uses, will not have any direct or indirect significant effects on any European sites.

The DCDP 2022-2028 states that it is the policy of DCC “to promote best practice mobility management and travel planning through the requirement for proactive mobility strategies for new developments focussed on promoting and providing for active travel and public transport use while managing vehicular traffic and servicing activity”, and that DCC requires the preparation and submission of travel plans for new and existing developments as part of the planning application process including residential, school, workplace etc.

On examination of the above, it is considered that there are no means for the Proposed Development to act in-combination with any plans or projects, that would cause any likely significant adverse effects on the surrounding environment. The most significant potential for adverse cumulative effects in combination with other projects in the area is in the potential for water pollution, noise, dust, airborne pollutants and/or vibrations, visual effects and increased traffic. However, the adherence and full implementation of the appropriate control measures will ensure no potential for cumulative effects to arise. Furthermore, any potential effects during the Construction Phase will be temporary and last only for the duration of this phase.

4.3.7 Possibility of Effectively Reducing the Impact

Based on the adherence and implementation of the reports and assessments discussed in this report, it is concluded that no significant environmental effects will occur as a result of the

Proposed Development due to the proposed control measures in place that will reduce any potential significant effect.

5 SUMMARY OF ASSESSMENT FINDINGS

Table 5-1 presents a summary of the assessment findings throughout this EIA Screening Report, including a determination of the significance of the effects for the criteria as listed in Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 as amended.

Table 5-1: Summary of Assessment Findings

Characteristics of Proposed Project		Significance of Impacts Conclusion
Size of the Subject Site	The Site of the Proposed Development is 0.598 hectares.	The size of the Proposed Development is considered to fall below the relevant EIA size thresholds set out in EIA Regulations.
Nature of any Associated Demolition Works	The Proposed Development will include demolition of the 5 no. existing two-storey apartment buildings containing 61 no. bedsit units (required by the brief).	No likely significant effects identified as a result of the Proposed Development.
Use of Natural Resources	It is not foreseen that any extensive use of natural resources is required for the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Production of Waste	There will be an increase in waste in the form of construction waste during the Construction Phase of the Proposed Development. All construction waste will be collected by appropriately authorised waste collection contractors and will be transferred to appropriately authorised waste facilities for recycling, recovery or disposal. Therefore, it is not predicted that the production of waste will cause any likely significant effects on the environment. Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.	No likely significant effects identified as a result of the Proposed Development.
Pollution and Nuisances	The Construction Phase could give rise to temporary nuisances (noise or dust). However, it is not predicted that these effects will be significant, as they will be temporary and short-	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Impacts Conclusion
	<p>term in duration for the Construction Phase, and adequate noise and dust control measures will be put in place for the duration of the Proposed Development.</p> <p>It will be ensured that all applicable environmental health and safety regulations are complied with throughout the Construction Phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisance.</p>	
Risk of Major Accidents and/or Disasters	<p>During construction and operations, it is anticipated that the risk of accidents and/or disasters will be insignificant due to adherence to emergency type specific corrective action measures.</p> <p>The potential for the Construction or Operational Phase of the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.</p>	No likely significant effects identified as a result of the Proposed Development.
Risk to Human Health	<p>During the Construction and Operational Phase, due to best management practices and good housekeeping, it is not foreseen that there will be any adverse effects to human health.</p>	No likely significant effects identified as a result of the Proposed Development.
Location of the Project		
Existing and Approved Land Use	<p>In the context of the Dublin City Development Plan, it is considered that the re-development of St. Anne's Court is compliant with the zoning objective which governs the improvement of residential amenities.</p>	No likely significant effects identified as a result of the Proposed Development.
Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources	<p>The effects are considered to be negligible for this Proposed Development in relation to the regenerative capacity of natural resources in the area.</p>	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Impacts Conclusion
Absorption Capacity of the Natural Environment	Having regard to the criteria which have been subject to analysis, it is considered that the Site has a high absorption capacity to facilitate the scale and nature of the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Types and Characteristics of the Potential Impacts		
Magnitude and Spatial Extent of the Impact	<p>The Proposed Development use is consistent with land use in this location and the effects are considered to be insignificant with regards to this project, due to the nature and scale of the proposed works.</p> <p>The Proposed Development will provide a positive contribution towards providing suitable housing and care OP in Ireland.</p>	No likely significant effects identified as a result of the Proposed Development.
Transboundary nature of the Impact	There are no transboundary effects envisaged for the Proposed Development.	No likely significant effects identified as a result of the Proposed Development
Intensity and Complexity of the Impact	<p>During construction and demolition, temporary and intermittent impacts are predicted due to potential noise and dust, however these impacts will be localised and last only for the duration of this phase. The control and mitigation measures which will be identified in the DMP and NVMP will ensure that there will be no pollution or nuisances from the Construction Phase of Proposed Development beyond the site boundary.</p> <p>During operation, a positive impact may be perceived, as this development will facilitate the provision of higher quality residential accommodation for St Anne's Court's current and future residents.</p> <p>There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential impacts are considered to be consistent with projects of this scale.</p>	No overall likely significant impacts identified as a result of the Proposed Development.
Probability of the Impact	No significant environmental effects are predicted for the project during operations. Noise and dust pollution may occur during the Construction Phase; however, these are considered	No likely significant effects as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Impacts Conclusion
	as not being significant or likely to cause nuisance, due to the mitigation measures that will be employed to ensure limit values will not be exceeded.	
Cumulation with other Projects	Given that it has been determined there will be no significant impacts from this Proposed Development with the implementation of the proposed measures, it can be concluded that the combined impact will not be significant on the environment.	No likely significant effects identified as a result of the Proposed Development.
Possibility of Effectively Reducing the Impact	Based on the adherence and implementation of the reports and assessments discussed in this report, it is concluded that no significant environmental effects t will occur as a result of the Proposed Development due to the proposed control measures in place that will reduce any potential significant effect.	No likely significant effects identified as a result of the Proposed Development.

6 EU LEGISLATION CONSIDERATION IN ACCORDANCE WITH ARTICLE 103(1A)A

Table 6-1: EU Legislation Consideration In Accordance With Article 103(1a)A

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 92/43/EEC (as amended), The Habitats Directive	<ul style="list-style-type: none"> Appropriate Assessment Screening Report 	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.3, Section 4.1.5, Section 4.2.3 and Section 4.3.3 of this Report.
Directive 2000/60/EC (as amended), EU Water Framework Directive	<ul style="list-style-type: none"> Appropriate Assessment Screening Report Construction and Demolition Waste Management Plan Flood Risk Assessment Drainage and Watermain Report 	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.3, Section 4.2.3 and Section 4.3.3 of this Report.
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)	<ul style="list-style-type: none"> Dublin City Development Plan 2022-2028 Dublin City Biodiversity Action Plan 2021-2025 Dublin City Development Plan 2022-2028 Strategic Environmental Assessment (SEA) Dublin City Development Plan 2022-2028 Strategic Flood Risk Assessment (SFRA) Environmental Impact Assessment Screening Report 	No significant effects once proposed control measures are implemented.	Refer to Section 4.3.6 of this Report.
Directive 2002/49/EC (as amended) on the assessment and management of environmental noise	<ul style="list-style-type: none"> Construction and Demolition Waste Management Plan 	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.5 and Section 4.3.3 of this Report.

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 2008/50/EC (as amended) on ambient air quality and cleaner air for Europe	<ul style="list-style-type: none"> Construction and Demolition Waste Management Plan 	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.5 and Section 4.3.3 of this Report.
Directive 2007/60/EC on the assessment and management of flood risks	<ul style="list-style-type: none"> Flood Risk Assessment Drainage and Watermain Report 	No significant effects once proposed control measures are implemented.	Refer Section 4.2.3 and Section 4.3.3 of this Report.
Other relevant provision of EU law	Nature of the assessment completed	Results of the assessment	How taken into account
Bern and Bonn Convention & Ramsar Convention.	<ul style="list-style-type: none"> Appropriate Assessment Screening Report 	No significant effects once proposed mitigation measures are implemented.	Refer Section 4.2.3 and Section 4.3.3 of this Report.
Directive 2006/21/EC (as amended) on the management of waste from extractive industries	<ul style="list-style-type: none"> Not relevant to the Proposed Development. 	N/A	N/A
Directive (EU) 2018/850 on the landfill of waste	<ul style="list-style-type: none"> Construction and Demolition Waste Management Plan 	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.3, Section 4.1.4 and Section 4.3.3 of this Report.
Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU	<ul style="list-style-type: none"> Construction and Demolition Waste Management Plan 	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.3, Section 4.1.4 and Section 4.3.3 of this Report.
Directive 2010/75/EU (as amended) on industrial emissions	<ul style="list-style-type: none"> Not relevant to the Proposed Development. 	N/A	N/A
Regulation (EC) No 166/2006 (as amended) concerning the establishment of a European Pollutant Release and Transfer Register	<ul style="list-style-type: none"> Not relevant to the Proposed Development. 	N/A	N/A

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 2000/14/EC (as amended) on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors	<ul style="list-style-type: none"> Construction and Demolition Waste Management Plan 	No significant effects once proposed control measures are implemented.	Refer to Section 4.1.5 and Section 4.3.3 of this Report.
Directive 2012/27/EU (as amended) on energy efficiency	<ul style="list-style-type: none"> N/A 	N/A	Refer to Section 4.3.3 of this Report.
Directive 2003/87/EC (as amended) establishing a system for greenhouse gas emission allowance trading within the EU	<ul style="list-style-type: none"> N/A 	N/A	N/A
Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	<ul style="list-style-type: none"> N/A 	N/A	Refer to Section 4.3.3 of this Report.
Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU (Text with EEA relevance) Text with EEA relevance	<ul style="list-style-type: none"> Not relevant to the Proposed Development 	N/A	N/A
Directive (EU) 2018/2001 (as amended) on the promotion of the use of energy from renewable sources	<ul style="list-style-type: none"> N/A 	N/A	Refer to Section 4.3.3 of this Report.

Regulation (EU) No 517/2014 on fluorinated greenhouse gases	<ul style="list-style-type: none">N/A	N/A	Refer to Section 4.3.3 of this Report.
Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC	<ul style="list-style-type: none">Not relevant to the Proposed Development	N/A	N/A

7 CONCLUSION

The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive' and in accordance with the national legislation transposing same, including the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). It has also been assessed based on Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the Developer for the purposes of screening sub-threshold development for EIA is set out. The Proposed Development has been assessed in accordance with this information.

Based on the assessment carried out in the appropriate sections of this Screening Report, it can be concluded that the Proposed Development will not have significant effects on the environment during both the Construction and Operational Phases.

Having regard to the nature and scale of the Proposed Development on an urban site served by public infrastructure, and the absence of any significant environmental sensitivities in the area, it is concluded that, by reason of the nature, scale and location of the subject site, the Proposed Development would not be likely to have significant effects on the environment and a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development.

8 REFERENCES

Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (EPA 2003).

Dept. of Housing, Planning and Local Government (DHPLG), 2018. Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018.

Dublin City Development Plan 2022-2028

Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union (European Union 2017).

Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017).

Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report (European Union 2017).

Environmental Protection Agency. Environmental Protection Agency online mapping [ONLINE] Available at: <http://gis.epa.ie/EPAMaps/>.

Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) (European Union 2017)

EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, May 2022

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

European Commission 1999. Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions

EU Commission Guidance on Screening

European Commission 2015. Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive.

Geological Survey Ireland. Geological Survey Ireland Spatial Resources online mapping [ONLINE] Available at: <https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0ab2fbde2aaac3c228>.

Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment (European Union 2013).

Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Government of Ireland 2018). Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions (European Communities 1999); and

Institute of Air Quality Management (2014) Guidance on the assessment of dust from demolition and construction.

Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (European Communities 2003).

Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems; (Department of Housing, Planning, Community and Local Government 2017).

OPR Practice Note PN02 Environmental Impact Assessment Screening, June 2021.

Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note (2021).

Unofficial Consolidation of the Planning and Development Regulations (2001-2022).