

# EIA SCREENING REPORT

## STRATEGIC HOUSING DEVELOPMENT AT FORTUNESTOWN LANE, SAGGART, CO. DUBLIN

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Project:	Strategic Housing Development at Fortunestown Lane, Saggart, Co. Dublin
Title:	EIA Screening Report
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This report is for the specific purpose to which it refers and has been based on, and takes into account, the instructions and requirements of our client. It is not intended for and should not be relied upon by any third party.

BMA PLANNING LIMITED

## **1.0 INTRODUCTION**

### **1.1 Purpose of Report**

This EIA Screening Report is prepared on behalf of Greenacre Residential DAC in the context of an application for Strategic Housing Development under Section 4 of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

The purpose of the Report is to determine if EIA is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended (the Act), and Schedules 5 and 7A of the *Planning and Development Regulations, 2001*, as amended (the Regulations).

The requirement for a ‘sub-threshold’ development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA screening exercise outlined below has examined the project with reference to the relevant thresholds and criteria and provides the information required in accordance with articles 299B(1)(ii)(II) and 299B(1)(c) of the *Planning and Development Regulations 2001 - 2019* (as amended).

An Appropriate Assessment (AA) Screening report by Openfield Ecology, which assesses the potential of the proposed development to adversely affect the integrity of Natura 2000 sites (i.e. SPAs and SACs), has been prepared and is also be submitted with the application for Strategic Housing Development.

### **1.2 Statement of authority**

This report has been compiled by BMA Planning under the direction of Ray Ryan. Ray Ryan is a qualified town planner and Principal of BMA Planning, Planning and Development Consultants since 2004. He has an undergraduate degree from University College Cork and a Masters in Regional and Urban Planning (MRUP) from University College Dublin. He is a corporate member of the Irish Planning Institute and operates in accordance with their code of professional conduct. As a planning consultant for over 20 years, he has extensive experience in major urban development and infrastructure projects throughout Ireland, including various aspects of Environmental Impact Assessment.

## **2.0 THE PROJECT**

### **2.1 The Site**

A Site Location Plan showing the subject site in the context of the surrounding area is attached within **Appendix A**.

The site of c.4.2ha (c.3.6ha net) is located at Fortunestown Lane, Saggart, Co. Dublin and comprises an undeveloped greenfield site sloping from south to north. The site comprises Phase 2 of an overall landholding that includes the Phase 1 lands to the north.

The site is bound by the Luas Red Line, Saggart Luas Stop and Fortunestown Lane to the south, the Carrig Court and Cuil Duin residential developments to the west, the Phase 1 site within the applicant's ownership to the north extending as far as Bianconi Avenue and an undeveloped site within third party ownership to the west with Garter Lane located further to the west.

Access to the site is currently provided from Fortunestown Lane via the existing roundabout located at the eastern boundary of the site and west of the Cuil Duin development.

There have been no recent planning applications on the current application site. An Bord Pleanála recently granted permission to the applicant for a Strategic Housing Development comprising Phase 1 and including 526no. residential units (revised to 524no. units by condition) on the site directly to the north of the current application site (Reg. Ref. ABP-300555-18).

**Figure 1** below is an aerial view of the area with the site outlined in red.



Figure 1: Aerial View Illustrating the Location and Extent of the Application Site

## 2.2 Development Plan / Zoning

**Figure 2** below is an extract from *South Dublin County Council Development Plan 2016 – 2022* which shows that the site is subject to Zoning Objective ‘*RES-N – To provide for new residential communities in accordance with approved area plans.*’

The nature and scale of development within the lands is also guided by the *Fortunestown Local Area Plan* (hereafter the LAP) which was adopted in May 2012 and extended until May 2022. **Figure 3** illustrates the site in the context of the Saggart – Cooldown Commons Neighbourhood Framework contained within the LAP.

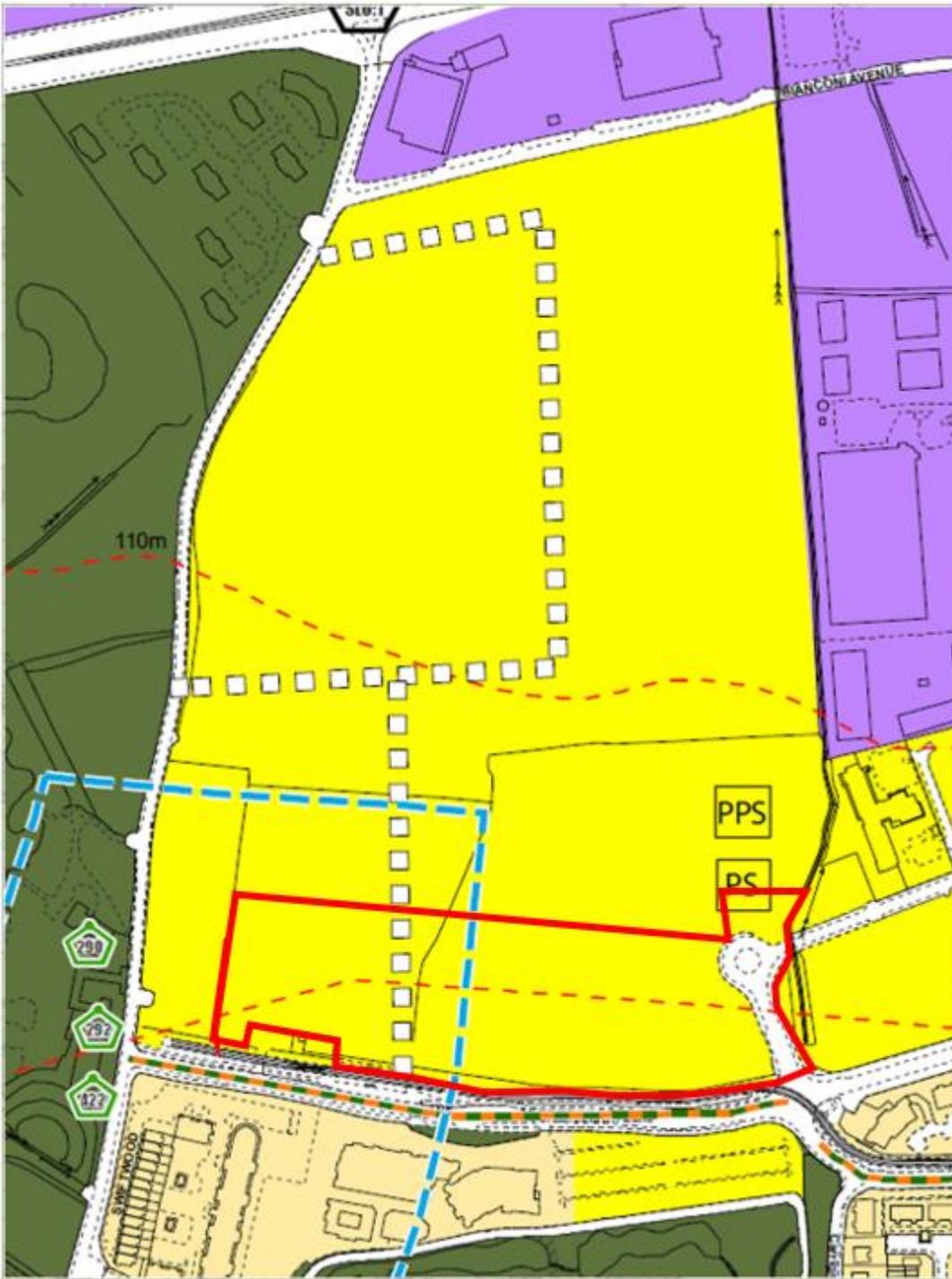


Figure 2: Extract from South Dublin County Development Plan Zoning Objectives Map

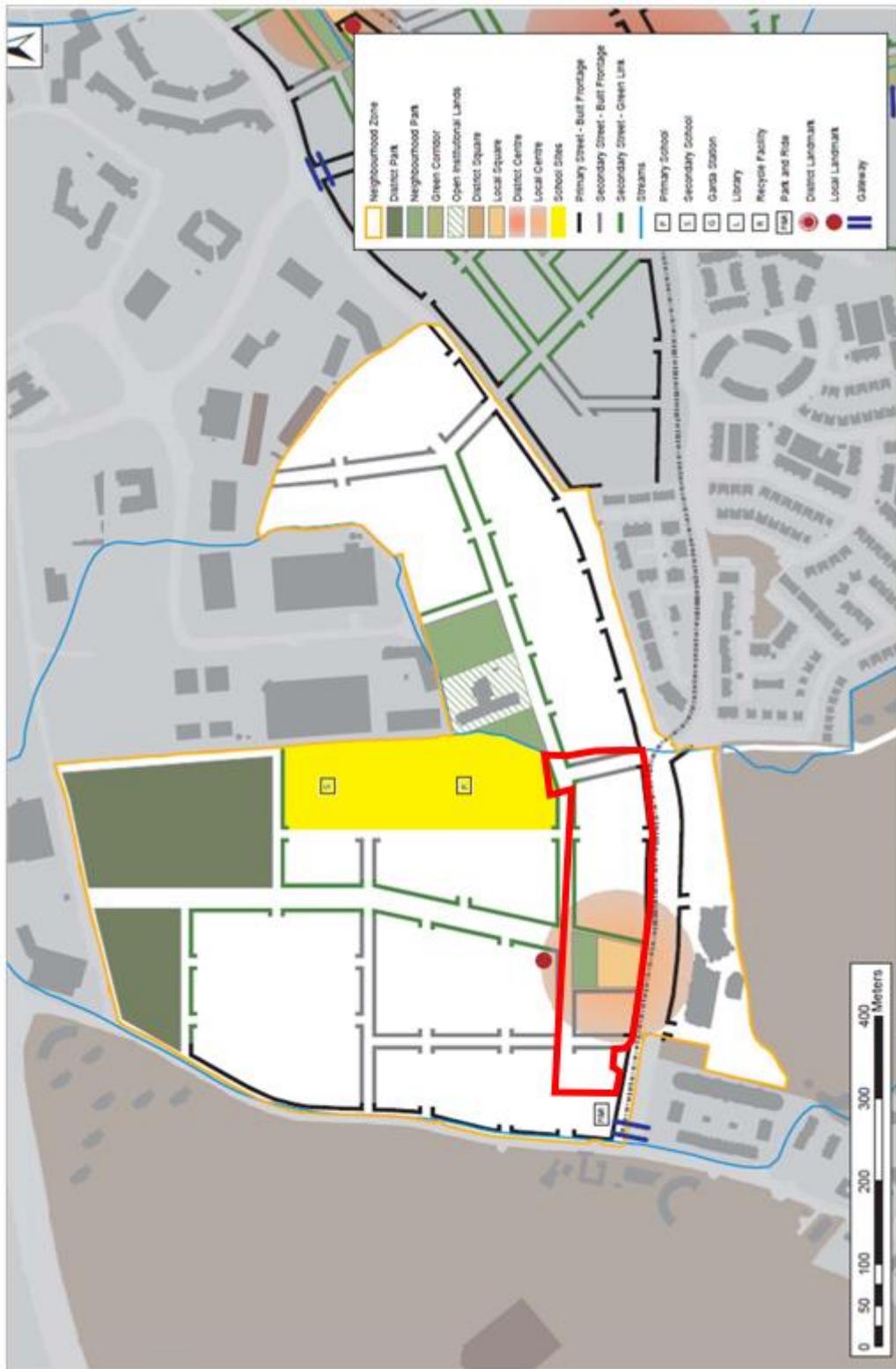


Figure 3: Extract from Fortunestown Local Area Plan (Fig. 6.26)

### 2.3 Project Description

As illustrated in the plans presented as part of the current application (See Site Layout Plan included within Appendix A), the proposed development comprises a total of 488no. apartment units comprising 118no. 1 bed units, 327no. 2 bed units and 43no. 3 bed units and the following is a summary of proposed development statistics.

	<b>Information in relation to Current Application</b>
<b><i>Proposed Numbers and Types of Houses</i></b>	488no. apartment units <ul style="list-style-type: none"> <li>○ 118no. 1 bed units</li> <li>○ 327no. 2 bed units</li> <li>○ 43no. 3 bed units</li> </ul>
<b><i>Gross Floor Space</i></b>	46,510sq.m gross floor area (residential). 48,495sq.m gross floor area (residential, creche and retail/commercial)
<b><i>Housing Density</i></b>	134 units per ha on a net site area of c.3.6ha. 61 units per ha on the combined Phase 1 and Phase 2 sites of c. 16.5ha
<b><i>Plot Ratio</i></b>	1.14
<b><i>Site Coverage</i></b>	27%
<b><i>Building Heights</i></b>	5no. apartment blocks (A to E) of predominantly 5 storeys. Block B incorporates a 9-storey element forming a local landmark at Saggart Luas Stop and the proposed Local Square.
<b><i>Aspect</i></b>	50% of the proposed apartments are dual aspect.
<b><i>Ancillary Services/ Other Proposed Uses</i></b>	<p>Non-residential uses proposed within the current application include: -</p> <ul style="list-style-type: none"> <li>• Retail/ commercial uses: - 6no. units of 1,180sq.m within ground floor level in Blocks B and C.</li> <li>• Café/ bar/ restaurant: - 1no. unit of 188sq.m within Block C</li> <li>• Creche: - 1no. creche unit of 431sq.m within Block B.</li> </ul> <p>The proposed retail/ commercial units and creche are located on the eastern and western elevations of Blocks B and C respectively to activate the frontages to the proposed local square.</p> <p>Permission is also sought for 418no. car parking spaces including 405no. basement level spaces and 13no. surface level spaces. The proposed development is served by two separate basements located below Block A with cores extending to serve Block B and a second basement below Blocks C, D and E.</p> <p>620no. bicycle parking spaces are proposed to serve the apartment units and are located within the basement levels. A further 86no.</p>

	cycle parking spaces are located at ground level to cater for visitors to the residential and retail/ commercial elements of the development.
<i>Protected Structures</i>	None.

The design and layout of the proposed development, including all roads, pedestrian and cycle paths, is fully co-ordinated with the permitted Phase 1 development to the north, the school site to the north-east and the Cuil Duin development to the east. The proposed development links directly with the permitted north-south route through the Phase 1 lands and the permitted east-west route linking to Fortunestown Lane and Citywest Avenue to the south and east respectively.

The proposed development includes a local square that will function as a link to the existing Saggart Luas Stop located to the south of the site. This local square is aligned to link with the permitted north-south route within the Phase 1 development and terminates the north-south route linking to the permitted District Park within Phase 1 and Bianconi Avenue to the north.

The proposed development also makes provision for a connection to the undeveloped lands to the west via a future extension to the east-west route. These lands are within third party ownership and while these lands were the subject of planning applications in 2003 and 2004 there are currently no extant permissions on that site.

### **3.0 RELEVANT EIA LEGISLATION**

The EIA Directive, Council Directive 85/337/EEC of 27 June 1985 *on the assessment of the effects of certain public and private projects on the environment* is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of environmental effects prior to development consent being given. This Directive was amended by the following Directives:- Directive 97/11/EC of 3 March 1997, Directive 2003/35/EC of 26 May 2003, Directive 2009/31/EC of 23 April 2009, (codified in Directive 2011/92/EU of 13 December 2011) and most recently by Directive 2014/52/EU of 16 April 2014.

#### **3.1 National EIA Legislation**

EIA provisions in relation to planning permissions are contained in the Part X of the *Planning and Development Act, 2000*, As Amended (hereafter referred to as “the Planning Act”), and in Part 10 of the *Planning and Development Regulations, 2001*, As Amended.

The 2014 EIA Directive has been transposed into national planning law by the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018), with effect from 1 September 2018<sup>1</sup>, and the *European Union (Planning and Development) (Environmental Impact Assessment) (No.2) Regulations 2018*, with effect from 8<sup>th</sup> October 2018.

#### **3.2 EIA Guidance**

The Department of Housing, Planning and Local Government (DHPLG) revised the *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, in August 2018. These updated Guidelines deal with the new legislative provisions resulting from the 2014 EIA Directive and the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018)<sup>2</sup> and how they are to be addressed in practice.

The Environmental Protection Agency (EPA) prepared revised (draft) guidance to respond to the 2014 EIA Directive, including *Draft Guidelines on the Information to be contained in Environmental Impact Assessment Reports* (2017) and *Draft Advice Notes for Preparing Environmental Impact Statements* (2015). With the transposition complete, The EPA are due to finalise these Guidelines and Advice Notes.

Since the adoption of the 2014 EIA Directive, The European Commission has also prepared a suite of Guidance documents including “*Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*” (2017).

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<sup>1</sup> A separate commencement date of 1 January 2019 is provided for the enhanced provisions for EIA screening in advance of making a planning application (Sections 176A to 176C)

<sup>2</sup> Hereafter referred to as the 2018 EIA Regulations.

## **4.0 EIA SCREENING EXERCISE**

### **4.1 Methodology**

To determine if an EIA is required, the first step is to determine whether the Project is a class set out in Annex I or II of the Directive. These classes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, As Amended, with national thresholds included for many of the Annex II classes.

If the project is not subject to a mandatory EIA, EIA may still be required to determine the likelihood of a sub-threshold project having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the *Planning and Development Regulations 2001, As Amended*) to determine whether a sub-threshold development should be subject to an Environmental Impact Assessment.

### **4.1 Mandatory EIA Thresholds**

Section 172 of the *Planning & Development Act 2000*, as amended, provides the legislative basis for mandatory EIA. It states:

*“An environmental impact assessment shall be carried out by a 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 exceed 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 of Schedule 5 of the Planning and Development Regulations 2001 and either – I. such development would exceed 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 does not exceed the relevant quantity, area or other limit specified in that Part, and (ii) the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.”*

Further to the above, Schedule 5 of the *Planning & Development Regulations 2001*, as amended sets out a number of classes and scales of development that require EIA.

There is no class set out under Part 1 of Schedule 5 in relation to the provision of a housing development.

Under Part 2 of Schedule 5, in relation to Infrastructure projects, Class 10(b)(i) of Part 2 refers to housing developments as follows:

*10. Infrastructure projects*

*(a) .....*

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

*(ii) Construction of car-parks providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.*

*(iii) Construction of shopping centres with a gross floor space exceeding 10,000 square metres*

*(iv) Urban development which would involve an area greater than 2 hectares in the case of a Business District, 10 hectares in the case of other parts of a built-up area, and 20 hectares elsewhere. (In this paragraph “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)*

The number of dwelling units proposed as part of the proposed housing development is 488 and is therefore below the threshold specified in Class 10(b)(i) of Part 2.

Having regard to the above, EIA is therefore not mandatory for the proposed development.

### **4.3 Sub -Threshold Screening**

To determine whether the project described in Section 2 above should be subject to an EIA, the following assessment is completed on the basis of the Criteria in Schedule 7 of the *Planning and Development Regulations 2001, As Amended* and utilising the Screening Checklist provided in the *‘Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)’* (EC, 2017).

The criteria are grouped under the following three headings in Table 4.1 below:

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

The assessment of the likelihood of significant environmental effects requires professional judgement. The DoEHLG Guidance Document '*Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development*' states that it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision. In this context, this screening exercise has relied on available information.

In addition to the above reference criteria, a further screening exercise was completed to assess the most significant potential impacts and Table 4.2 presents the sections that would be covered in any EIA as specified in the Directive and includes the aspects of the environment with the potential to be significantly affected by the project.

**Table 4.1: Screening Criteria**

Screening Questions	Comment
<b>Characteristics of the Proposed Development</b>	
<b><i>Is the scale of the project considered to be significant?</i></b>	No. The scale of the proposed development is in keeping with the scale of the receiving setting and surrounds in terms of size and design, and is therefore not considered significant.
<b><i>Is the size of the project considered significant when considered cumulatively with other adjacent developments?</i></b>	No. The scale of the proposed development and other adjacent developments is as prescribed in national planning policy guidance contained in Section 28 Ministerial Guidelines and the <i>South Dublin County Development Plan 2016 – 2022</i> . The likelihood of significant effects on the environment of the proposed development, when considered cumulatively with other adjacent developments has been assessed previously in the <i>Strategic Environmental Assessment</i> undertaken of the <i>South Dublin County Development Plan 2016 – 2022</i> . The scope of this assessment on significant impacts on the environment focuses on the effects at project level and does not re-assess the effects on the environment already considered at the higher strategic level. This is in accordance with Section 3.3.5 of the 2017 EPA Draft <i>Guidelines</i> :- <i>“The extent to which higher level considerations have already been assessed and so do not need to be assessed again should inform and be referred to in the EIA scoping process.”</i>
<b><i>Will the project utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?</i></b>	No. The proposed development is a part (4.2Ha) of the overall plan for the development of the lands at Fortunestown and as above, it is not intended to re-assess the effects on the environment i.e. natural resources already considered at the higher strategic level.
<b><i>Will the project produce a significant quantity of waste?</i></b>	No. Excavated material from excavation and land re-shaping will be reused on site where possible. During the construction phase, normal construction waste will be collected by a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities. During the operational phase, domestic waste will be sorted and collected by a suitably licensed contractor and sent to appropriately permitted waste or materials recovery facilities. Any effects will be mitigated by the implementation of the Construction Waste and Demolition Management accompanying this application. No significant effects arising.
<b><i>Will the project create a significant amount or type of pollution?</i></b>	No. No significant water or air-borne pollution are envisaged as a result of the proposed development. The proposed housing development is not a project type that will give rise to significant emissions or pollution.
<b><i>Will the project create a significant amount of nuisance?</i></b>	No. Limited disruption to local receptors may arise during the construction phase but this will be short-term in duration. The majority of the proposed works will take place within site of the proposed development
<b><i>Will there be a risk of major accidents?</i></b>	No. The proposed development is not of a type that poses a risk of major accidents, having regard to substances or technologies used. The proposed construction works will employ best practice methodologies, and be subject to the contractor’s safety statements and risk assessments.
<b><i>Will there be a risk of natural disasters, including those caused by climate change?</i></b>	The potential natural disasters that may occur are limited to flooding and fire.

	<p>A Flood Risk assessment has been completed and the potential for flooding is identified as low as overland flow paths are directed to a purpose-built linear flood conveyance channel.</p> <p>In terms of fire risk, the proposed development will comply with all relevant health &amp; safety legislation. It is considered that the risk of significant fire occurring, affecting the proposed development and causing it to have significant environmental effects, is limited.</p>
<b><i>Will there be a risk to human health (for example due to water contamination or air pollution)?</i></b>	<p>No. There is the limited potential for negative effects on human health during the construction phase as a result of potential emissions to air of dust, or potential emissions to land and water of hydrocarbons.</p> <p>Best construction site practices will prevent any risk of pollution running off the site.</p> <p>A housing development is not a recognised source of pollution and is not an activity that falls within any thresholds requiring Environmental Protection Agency licensing. On this basis, the potential for negative health effects associated with the proposed development is negligible.</p>
<b><i>Is the combination of the above factors likely to have significant effects on the environment?</i></b>	No. There are no factors above which when combined would result in the proposed development, due to its characteristics, have a significant effect on the environment
<b>Location of the Proposed Development</b>	
<b><i>Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?</i></b>	An Appropriate Assessment Screening Report (AASR) for the site has been undertaken and concludes that no potential impacts arising from the proposed development are anticipated
<b><i>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?</i></b>	No. The AASR concludes that the site is not within or adjacent to any Natura 2000 site and that there is no pathway for loss or disturbance of important habitats or important species associated with any features of interest.
<b><i>Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?</i></b>	See response above.
<b><i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?</i></b>	No.
<b><i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?</i></b>	No.
<b><i>Has the proposed development the potential to impact directly or indirectly on any species listed as Annex I of the EU Birds Directive?</i></b>	No.
<b><i>Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?</i></b>	No.
<b><i>Has the proposed development the potential to impact directly or</i></b>	No. The proposal is for residential development on a greenfield site and is in accordance with the residential zoning of the land. The

<b><i>indirectly on the existing or approved land use?</i></b>	scale and density of development is supported by the National Planning Framework and the Guidelines for Planning Authorities for Sustainable Residential Development in Urban Areas 2009, both of which support more intensive and compact forms of urban development and efficiency in serviceable land use.
<b><i>Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?</i></b>	No. The proposed development can be accommodated on this site with no significant negative effects on the abundance, availability, quality or regenerative capacity of the receiving natural environment. These impacts would have been considered in the SEA undertaken of the <i>South Dublin County Development Plan 2016 - 2022</i> . It is not intended to re-assess effects already considered at the higher strategic level. This is in accordance with Section 3.3.5 of the 2017 EPA Draft <i>Guidelines</i> noted above.
<b><i>Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?</i></b>	No. There are no Recorded Monuments affected. There are no protected structures located within or in close proximity to the proposed development site.
<b><i>Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?</i></b>	The site currently presents an undeveloped and neglected landscape. There is a significant body of policy that is supportive of major landscape change at this location. It is submitted that the landscape/ visual effect is beneficial, improves the landscape/ view quality and character and fits within the scale, landform and pattern as set out in local policy.
<b>Type and Characteristics of Potential Impacts</b>	
<b><i>Would a large geographical area be impacted as a result of the proposed development?</i></b>	No. The geographic extent of the proposed works is confined to the proposed development site and adjoining lands.
<b><i>Would a large population of people be affected as a result of the proposed development?</i></b>	No. The proposed development site is within a developing urban area and is consistent with the existing and planned land use pattern in the general area.
<b><i>Are any transboundary impacts likely to arise as a result of the proposed development?</i></b>	No.
<b><i>Would the magnitude of impacts associated with the proposed development be considered significant?</i></b>	No. Having regard to the characteristics and the location of the proposed development, there are no significant negative impacts associated with the proposed project. The proposed development will provide additional housing stock which is considered a significant positive impact on Human Beings.
<b><i>In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?</i></b>	No. The development is a typical housing development of a type found throughout the region
<b><i>Is there a high probability that the effects will occur?</i></b>	Whilst temporary impacts relating to construction activities are likely to occur, they are not significant.
<b><i>Will the effects continue for a long time?</i></b>	No likely significant negative effects on the environment have been identified as a result of the proposed development. The project will have a long-term positive impact on Human Beings, with regard to the provision of additional housing stock in area.
<b><i>Will the effects be permanent rather than temporary?</i></b>	The potential effects during construction are temporary. No significant permanent negative impacts are expected to result from the operational phase.
<b><i>Will the impacts be irreversible?</i></b>	No. No likely significant effects on the environment have been identified as a result of the proposed development.

<b>Will there be significant cumulative impacts with other existing and/or approved projects?</b>	No. The proposed project will not give rise to significant effects on the environment, and no existing and /or permitted projects were identified with which the proposal would give rise to significant cumulative impacts that have not already been considered at the higher strategic level in the <i>Strategic Environmental Assessment</i> undertaken of the South Dublin County Development Plan 2016 – 2022. This is in accordance with Section 3.3.5 of the 2017 EPA Draft <i>Guidelines</i> :- <i>“The extent to which higher level considerations have already been assessed and so do not need to be assessed again should inform and be referred to in the EIA scoping process.”</i>
<b>Will it be difficult to avoid, or reduce or repair or compensate for the effects?</b>	The construction process will avoid any significant effects of the proposed development through the implementation of standard best practice construction methodologies.

**Table 4.2: Potential Impacts by EIA Topic**

<b>EIA Topic</b>	<b>Comment on Potential Impacts</b>
<b>Population and Human Health</b>	The sensitive receptors include surrounding residential neighbourhoods at Cuil Duin and Fortunestown Lane. Possible effects include negative impacts on residential amenity during construction, permanent change in land use and a population increase. Other impacts on human health including noise, dust (air), visual amenity (the landscape) and traffic (including effects deriving from the vulnerability of the project to risk of accidents / natural disasters) will be considered and appropriately mitigated through a Construction Management Plan for the development. No significant effects arising.
<b>Biodiversity / Species and Habitats</b>	There are no Natura 2000 sites within or directly adjacent to the project site (refer to appropriate assessment screening within Section 8.1 above). Existing habitats on site are limited to dry meadow grassland, trees and hedgerows. Possible effects include habitat disturbance and / or loss due to the development and tree / hedgerow removal and pollution to watercourses by construction activities. Noise and light spill during construction and once occupied may also impact upon fauna. The effects during construction can be mitigated by the implementation of a Construction Management Plan. No significant effects arising.
<b>Land and Soils</b>	The project will involve excavation and earthworks / land re-shaping and possible effects identified at this stage are:- re-use / removal of excavated soil, impacts on topsoil resulting in increased run-off, impacts on subsoil by accidental spills and leaks. These effects can be mitigated by the implementation of C&D Waste Management and Construction Management Plans. No significant effects arising.
<b>Water</b>	The main water bodies in the vicinity of the site are the Vershoyley Stream and River Camac. A Site-Specific Flood Risk Assessment has been prepared to inform the surface water strategy for the site. Groundwater vulnerability for the subject lands and local area is classified as low. Possible effects include reduced ability of the lands to recharge groundwater from excavation, land re-shaping

	<p>and hard paving and contamination of surface water from construction activities.</p> <p>No significant effects arising.</p>
<b>Air &amp; Climate</b>	<p>Possible effects include dust from construction activities and vehicle emissions from both construction traffic and future resident's vehicles. Possible effects on climate change include emissions of CO<sub>2</sub> and N<sub>2</sub>O from construction traffic and future resident's vehicles but are considered to be negligible.</p> <p>No significant effects arising.</p>
<b>Noise &amp; Vibration</b>	<p>Possible effects include increased noise levels and vibration from construction activities i.e. excavation. AWN have prepared a Noise Impact Assessment and have recommended appropriate mitigation measures to safeguard residential amenity for future residents and these measures have been incorporated into the design of the development.</p> <p>No significant effects arising.</p>
<b>Material Assets: Built Environment</b>	<p>The proposed development will connect to existing public services (foul and watermains and utilities) as detailed in the enclosed Infrastructure Design Report. There are no issues with capacity in the existing services.</p> <p>Possible effects include short term interruption to existing services, damage to existing systems during construction (and possible pollution), requirement for relocation or diversions to existing services.</p> <p>No significant effects arising.</p>
<b>Material Assets: Transportation</b>	<p>The site is bounded by the Luas Red Line to the south and Fortunestown Lane further to the south. The access road to the site is permitted under ABP. Ref. 300555-18.</p> <p>Possible effects include additional traffic volumes on the local road network; introduction of construction traffic movements on the local and national road network, impacts on residential amenity by both construction traffic vehicles and future residents. No works are proposed to the external road network to facilitate the proposed development. The permitted local road to the north and local access road to the west will be constructed as part of the permitted development to the north and will significantly enhance permeability between to Fortunestown Lane, Citywest Avenue and Garter Lane.</p> <p>No significant effects arising.</p>
<b>Waste Management</b>	<p>The development includes excavation and land re-shaping. Possible effects include the re-use / recycle / disposal of excavated material as well as other waste generated on site i.e. construction and demolition waste, domestic waste once occupied. Any effects will be mitigated by the implementation of Construction and Demolition and Operational Waste Management Plans.</p> <p>No significant effects arising.</p>
<b>Cultural Heritage</b>	<p>There are no Sites or Monuments, Protected Structures or previous archaeological excavations within the site.</p> <p>An Archaeological Assessment has been completed by IAC and confirms that no adverse impacts are predicted upon the archaeological resource as a result of the proposed development going ahead.</p> <p>No significant effects arising.</p>
<b>Landscape</b>	<p>The proposed development will give rise to a change in landscape from the existing grassland areas to a built environment comprising housing.</p>

	Possible effects include changes to views into and through the site from the adjoining lands. No significant effects arising.
<b>Interactions</b>	No Impact

#### 4.4 Conclusions of Screening Exercise

It is concluded that the nature of the proposed development is not considered to have likely significant effects on the environment (direct or indirect).

The proposed development will involve the construction of 488no. dwelling units which is less than the EIA threshold of 500 dwelling units. The proposed housing development is not of a scale that will give rise to significant effects on the environment by way of its size or design.

In terms of other environmental sensitivities, e.g. landscapes/sites of historical, cultural or archaeological significance, the proposed development will not give rise to any significant effects, given its location.

From a land use planning perspective, the proposed housing development is on lands that are zoned for residential use and the development will be consistent with the relevant policy provisions of the local Development Plan and consistent with the existing /emerging pattern of development in the general area. The proposed development is considered to represent a long-term and permanent positive impact in terms of the provision of additional housing stock in a suitable location.

The type of characteristics of the potential impacts are not considered likely to have significant effects on the environment during construction phase. Good construction site practices will be in place to prevent any risk of pollution to the receiving environment. Temporary disturbance in relation to noise levels, dust and traffic disturbance are typical of any construction phase, the proposed works will be confined to within the site of the proposed development and any potential impact on nearby sensitive receptors will be short-term and effectively managed through best practice measures. Therefore, it is proposed that a suite of best practice construction management and pollution prevention measures should be implemented during the construction phase to include, inter alia, the following:-

- The boundary of the site will be clearly outlined by a temporary fence. The construction compound and storage area will be located inside the site boundary.
- During the construction phase, noise limits, noise control measures, hours of operation and selection of plant items will be considered in relation to minimising disturbance.
- Reduced illumination of the site will be used where possible to prevent disturbance to local fauna that may potentially occur in the wider area.
- All plant and equipment for use will comply with the Construction Plant and Equipment Permissible Noise Levels Regulations (SI 359/1996).
- Fuels, oils, greases and hydraulic fluids will be stored in bunded compounds.
- Fuels, lubricants and hydraulic fluids for equipment used on the site will be carefully handled to avoid spillage, properly secured against unauthorised access or vandalism, and provided with spill containment in accordance with current best practice.

- In all circumstances, excavation depths and volumes will be minimised, and excavated material will be re-used where possible.
- All storage of plant, excavated material/topsoil and other materials required for construction/landscaping, will be held within the fenced area.
- All waste will be collected in skips and the site will be kept tidy and free of debris at all times.
- All construction waste materials will be stored within the confines of the site, prior to removal from the site by a permitted collector to a permitted waste facility.
- The construction works will be monitored to ensure that environmental best practice is fully adhered to and is effective.

The proposed development site can therefore accommodate the development without significant impact and a detailed EIAR is not required in this instance.

The Appropriate Assessment Screening confirms that there will be no significant effect to Natura 2000 sites as a result of the proposed development, alone or in combination with any other permitted or proposed project.

## **5.0 CONCLUSION**

The proposed project is not a development for which an EIA is mandatory.

In terms of scale, the proposed housing development falls significantly below the threshold set out in Class10(b)(i) in Part 2 of Schedule 5 of the Regulations.

An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise has been informed by a desk study of the site based on the best available information.

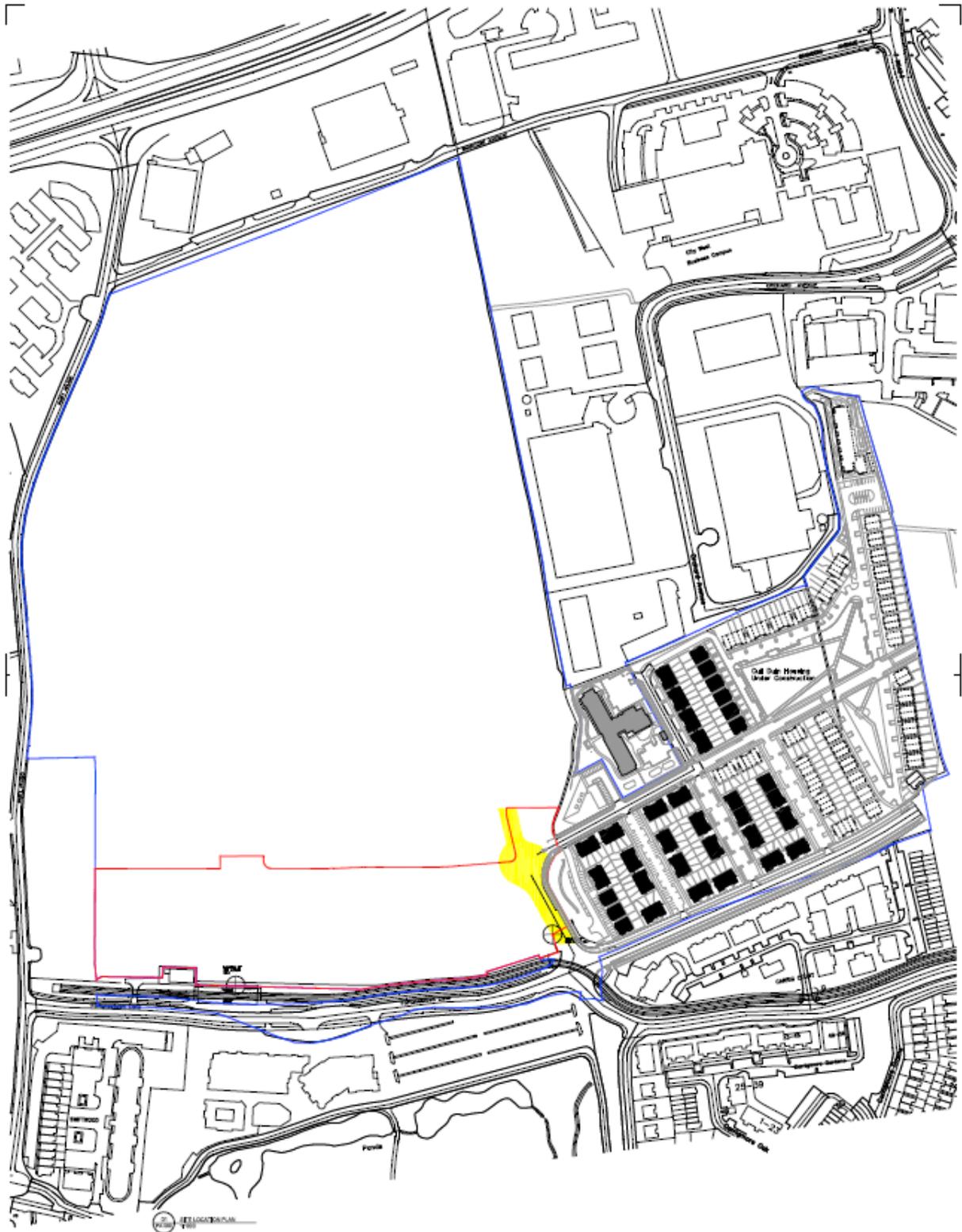
No significant negative effects on the environment have been identified during the construction operational phase of the proposed development and the overall conclusion and recommendation of this screening exercise is therefore that there is no requirement for Environmental Impact Assessment of the proposed project.

BMA PLANNING

September 2019

# **Appendix A**

## **Site Location Map and Site Layout Plan**



ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

<p>NOTES</p> <p>1. This plan is for planning purposes only and is not to be used for construction.</p> <p>2. All dimensions are in feet.</p> <p>3. The site is shown in yellow.</p> <p>4. The site is bounded by the blue line.</p> <p>5. The site is bounded by the red line.</p> <p>6. The site is bounded by the yellow line.</p>	<p>DATE: 10/15/2024</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>	<p>PROJECT: [Project Name]</p> <p>LOCATION: [Location]</p>	<p>SCALE: 1" = 100'</p>	<p>ORIENTATION: [North Arrow]</p>	<p>DESIGNED BY: [Firm Name]</p> <p>PROJECT NO.: [Project Number]</p>	<p>DATE: 10/15/2024</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>
	<p>APPROVED BY: [Signature]</p> <p>DATE: 10/15/2024</p>	<p>DATE: 10/15/2024</p> <p>BY: [Signature]</p> <p>FOR: [Signature]</p>				

Proposed Site Location Plan



**Proposed Site Layout Plan**