

# Environmental Impact Assessment Screening Report

Proposed Part VIII Development at Old Blessington Road,  
Tallaght, Dublin 24

on behalf of South Dublin County Council.

August 2023



# Document Control Sheet

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# 1. Introduction

This Environmental Impact Assessment Screening Report (EIASR) has been prepared by McCutcheon Halley Chartered Planning Consultants (MHP) on behalf of South Dublin County Council (the Applicant) to accompany a Part VIII planning application for a proposed development at Old Blessington Road, Tallaght, Dublin 24 located east of the Civic Theatre.

Environmental Impact Assessment (EIA) requirements derive from EU Directives. Council Directive 2014/52/EU amended Directive 2011/92/EU and is transposed into Irish Law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

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

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

Briefly, the proposed development comprises a two storey landmark building to accommodate the County Heritage Centre incorporating a series of gallery spaces and multipurpose room and all of the required supporting spaces including storage, welfare facilities, bin storage and plant and all associated site development works.

A detailed description of the proposal is provided in Section 4.1 of this report.

As identified in this report, the proposal is a sub threshold infrastructure project. The purpose of this report is to provide supporting information to assist the competent authority, in this instance, South Dublin County Council (SDCC) to determine whether an EIA of the proposed development is required in accordance with the requirements set out under Section 120 of the Planning and Development Regulations 2001 (as amended), henceforth 'the Regulations'.

## 1.1 Evidence of Technical Competence and Experience

This EIA Screening Report has been prepared by Martina Keenan Rivero and Anika Haget of McCutcheon Halley.

Martina holds a BSc (Hons) in Spatial Planning from Technological University Dublin and an Advanced Diploma in Planning and Environmental Law from Kings Inns. She is a Member of the Irish Planning Institute (IPI) and a Licentiate Member of the Royal Town Planning Institute (RTPI) and operates in accordance with their codes of professional conduct.

Martina has 8 years of professional experience, working in NSW, Australia with a Local Authority and as a planning and environmental consultant in Ireland. Martina has prepared AA screening reports, Environmental Impact Assessment screening reports and contributed to Environmental Impact Assessment Reports for a range of development projects. Relevant project experience includes large housing developments, mixed-use schemes, industrial and commercial projects.

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

## 2. Legislative Context

This Screening Report is drafted based on the requirements of EU Directive 2014/52EU. The objective of the Directive is *“to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA), prior to development consent being given, of public and private developments that are likely to have significant effects on the environment.”*

EIA provisions in relation to planning consents are currently contained in the Planning and Development Act, 2000, as amended, (Part X) and in Part 10 of the Planning and Development Regulations 2001 (as amended).

The decision as to whether a development is likely to have significant effects on the environment must be taken with reference to the criteria set out in Schedule 7 and Schedule 7A of 2001 Regulations.

### 2.1 Mandatory EIA

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

Having regard to the nature and scale of the proposed project and following a review of Part 1 and Part 2, it is concluded the project does not meet any of the specified thresholds for mandatory EIA.

Part 2 of Schedule 5 is of relevance to the proposed project:

#### 10. Infrastructure projects – [Part b]

- (i) Construction of more than 500 dwellings
- (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- (iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

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

*(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 relevant threshold for this proposal is 2 hectares. The proposed development site is approx. 0.241 hectares significantly below the mandatory threshold; thus the project does not trigger a requirement for mandatory EIA.

## 2.2 Sub-Threshold Environmental Impact Assessment

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

It is a matter for South Dublin County Council, as the competent authority, to determine whether the proposed development is likely to have significant effects on the environment such as to require an EIA to be carried out.

This report has been prepared to furnish the Planning Authority with the necessary information to make this determination.

### 2.2.1 Form of Decision

Section 120 of the Regulations sets out the obligation of the Local Authority to determine the requirements for an EIAR:

- (a) *Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.*
- (b) *Where the local authority concludes, based on such preliminary examination, that –*
  - (i) *there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,*
  - (ii) *there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or*
  - (iii) *there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—*
    - (I) *conclude that the development would be likely to have such effects, and*
    - (II) *prepare, or cause to be prepared, an EIAR in respect of the development*

If their screening determination reaches the conclusion that the proposed development is **not** likely to have significant effects on the environment, the

Local Authority's attention is specifically drawn to the requirement that the Council's screening determination must comply with the requirements of Article 103 (1B), (1C), (3) and (3C) of the Planning and Development Regulations, as amended, which provide, in so far as relevant:

*(1B) (a) Where a planning application for sub-threshold development is not accompanied by an EIAR but is accompanied by the information specified in Schedule 7A and sub-article (1A), or where an applicant submits to the planning authority such information pursuant to a requirement issued under sub-article (1)(b)(ii), the planning authority shall carry out an examination of, at the least, the nature, size or location of the development for the purposes of a screening determination.*

*(b) The planning authority shall make a screening determination and—*

*(i) if such determination is that there is no real likelihood of significant effects on the environment arising from the proposed development, it shall determine that an EIA is not required, or*

*(ii) if such determination is that there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—*

*(I) determine that the development would be likely to have such effects, and*

*(II) by notice in writing served on the applicant, require the applicant to submit to the authority an EIA and to comply with the requirements of article 105.*

*(1C) (a) Subject to paragraph (b), any conclusion under sub-article(1)(b)(ii) or (iii) on a preliminary examination, or a screening determination under sub-article (1B)(b)(ii), shall be notified by the planning authority to the applicant within 8 weeks of receipt of the information specified in Schedule7A.*

*(b)Subject to paragraph (c), a planning authority shall not be required to comply with paragraph (a) within the period specified in paragraph (a) where it appears to the planning authority that it would not be possible or appropriate, because of the exceptional circumstances of the proposed development (including in relation to the nature, complexity, location or size of such development) to do so.*

*Where paragraph (b) applies, the planning authority shall, by notice in writing served on the applicant before the expiration of the period referred to in paragraph (a), inform him or her of the reasons why it would not be possible or appropriate to comply with paragraph (a) within that period and shall specify the date before which the authority intends that the conclusion or screening determination concerned, as the case may be, shall be reached or made, as the case may be.*

*(3) A planning authority shall, in making its screening determination under sub-article (1B)(b) whether there is no real likelihood of significant effects on the environment arising from a proposed development or there is a real likelihood of significant effects on the environment arising from a proposed development, have regard to—*

- (i) the criteria set out in Schedule 7,
- (ii) the information submitted pursuant to Schedule 7A,
- (iii) the further relevant information, if any, referred to in sub-article (1A)(a) and the description, if any, referred to in sub-article (1A)(b),

the available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive, and

- (h) in respect of a development which would be located on, or in, or have the potential to impact on—

..... (I) through (VII)

the likely significant effects of the development on such site, area, land, place or feature, as appropriate.

(b) The planning authority's screening determination under sub-article (1B)(b) whether there is no real likelihood of significant effects on the environment arising from a proposed development or there is a real likelihood of significant effects on the environment arising from a proposed development, as the case may be, including the main reasons and considerations, with reference to the relevant criteria listed in Schedule 7, on which that determination is based, and any notice under sub-article (1C)(c), shall be placed and kept with the documents relating to the planning application.

(3A) Where the screening determination under sub-article (1B)(b) is that the proposed development would not be likely to have significant effects on the environment and the applicant has provided, under sub-article (1A)(b), a description of the features, if any, of the development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development, the planning authority shall specify such features, if any, and such measures, if any, in that determination.

### 2.2.2 Information required under Schedule 7A

Schedule 7A sets out the information to be provided by the **applicant** for the purposes of screening sub-threshold development for EIA, which is reproduced below:

1. A description of the proposed development including in particular:
  - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works;
  - (b) a description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development the environment resulting from:
  - (a) the expected residues and emissions and the production of waste, where relevant;



- (b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall consider, where relevant, the criteria set out in Schedule 7.

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

### 2.2.3 Information Required under Schedule 7

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

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

1. **Characteristics of proposed development**  
The characteristics of project, with particular regard to:
  - The site and design of the whole project,
  - Cumulation with other existing and/or approved development,
  - The use of natural resources, in particular land, soil, water and biodiversity;
  - The production of waste,
  - Pollution and nuisances,
  - The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate changed, in accordance with scientific knowledge
  - The risk to human health (for example due to water contamination or air pollution)
2. **Location of proposed development**  
The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to
  - The existing and approved land use,
  - The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
  - The absorption capacity of the natural environment, paying particular attention to the following areas;
    - (a) Wetlands, riparian areas, river mouths;
    - (b) Coastal zones and the marine environment;
    - (c) Mountain and forest areas;
    - (d) Nature reserves and parks;
    - (e) Areas classified or protected under national legislation, including Natura 2000 areas designated by Member States to Directives 92/43/EEC and 2009/147/EC,
    - (f) Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure,
    - (g) Densely populated areas,
    - (h) Landscape and sites of historical, cultural or archaeological significance
3. **Type and Characteristics of Potential Impacts**  
The likely significant effects on environment and proposed development in relation to criteria set out under paragraphs 1 and 2 of

- this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:**
- **The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected),**
  - **The nature of the impact;**
  - **The transboundary nature of the impact**
  - **The intensity and complexity of the impact**
  - **The probability of the impact**
  - **The expected onset, duration, frequency and reversibility of the impact.**
  - **The cumulation of the impact with the impact of other existing and/or approved projects;**
  - **The possibility of effectively reducing the impact.**

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

#### 2.2.4 Approach to Screening

The information presented within this report will enable the competent authority to determine whether this project would require EIA. The information required to be provided by the Applicant under Schedule 7A has been provided under the following headings:

- i. Description of the Project
- ii. Aspects Likely to be Significantly Affected
- iii. Description of Likely Significant Effects (including characteristics of likely significant affects).

To ensure a robust approach to this screening, each of the above sections has been structured to further satisfy the criteria for determining whether the development should be subject to EIA, as contained in Schedule 7. In effect this ensures that all of the information required to be submitted by the applicant under Schedule 7A and the criteria contained in Schedule 7 has been furnished. The report has been structured in this manner to prevent duplication of information.

### 3. Methodology

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

- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, Department of Housing, Local Government and Heritage, 2020.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Department of Housing, Planning and Local Government, 2018.
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.
- Guidelines on the information to be contained in Environmental Impact Assessment Reports 2022 – Environmental Protection Agency (EPA), 2022.

This report is informed by the wider application documentation (reports and drawings). A full list of the documentation accompanying this application can be found in the Planning Statement prepared by McCutcheon Halley submitted under separate cover.

A key issue in screening for sub-threshold development is whether the likely effects are “significant” in the context of the Schedule 7 and 7A criteria. ‘Significant Effects’ are defined in the EPA ‘Guidelines on the information to be contained in Environmental Impact Assessment Reports’ 2022 (EPA Guidelines) as;

*“An effect which, by its character, magnitude, duration, or intensity, significantly alters a sensitive aspect of the environment”*

The identified quality, significance, and duration of effects for each aspect of the proposed development is stated using the terminology set out in the EPA Guidelines, reproduced in the following Table.

Quality of Effects	
<b>Positive</b>	A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities.
<b>Neutral</b>	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
<b>Negative/ Adverse Effects</b>	A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity

	of an ecosystem; or damaging health or property or by causing nuisance).
Significance of Effects	
<b>Imperceptible</b>	An effect capable of measurement but without significant consequences.
<b>Not Significant</b>	An effect which causes noticeable changes in the character of the environment but without significant consequences.
<b>Slight Effect</b>	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
<b>Moderate Effect</b>	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
<b>Significant Effect</b>	An effect which, by its character, magnitude, duration, or intensity alters a sensitive aspect of the environment.
<b>Very Significant Effect</b>	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
<b>Profound Effect</b>	An effect which obliterates sensitive characteristics.
Duration of Effects	
<b>Momentary</b>	Seconds to minutes
<b>Brief</b>	Less than 1 day
<b>Temporary</b>	Less than 1 year
<b>Short-Term</b>	1-7 years
<b>Medium-Term</b>	7-15 years
<b>Long-Term</b>	15-60 years
<b>Permanent</b>	Over 60 years
<b>Reversible Effects</b>	Effects that can be undone, for example through remediation or restoration
<b>Frequency of Effects</b>	Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly –or hourly, daily, weekly, monthly, annually)
Extent & Context of Effects	

<b>Extent</b>	Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
<b>Context</b>	Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)
<b>Probability of Effects</b>	
<b>Likely</b>	The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
<b>Unlikely</b>	The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.

Table 3 - Assessment of Effects

### 3.1 Results of Assessments carried out pursuant to National and European Legislation

Section 103(1A) of the Planning Regulations 2001 (as amended) states the following:

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

**Appendix 1** provides an identification of the results of the relevant assessments and how these have been taken into account in preparing the EIA Screening.

## 4. EIA Screening Statement

The following section will discuss the design and key metrics of the proposed development:

### 4.1 Description of Project

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

*A description of the proposed development, including in particular:*

- (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works;*
- (b) a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

The development will consist of:

A new Heritage Centre for Tallaght with a gross floor area of c. 870 sq.m. The development comprises of:

- i. Construction of a new two-storey structure which will accommodate gallery and exhibition spaces, multi-purpose room, reception, external terrace, and all of the required supporting spaces including storage, welfare facilities, services and bin storage;
- ii. Removal of existing boundary fence, removal existing bottle-bank and bike lockers, removal of 39 no. existing surface car-parking spaces to facilitate development;
- iii. All associated site works to include hard and soft landscaping including courtyard garden, planting, 20 no of bicycle parking spaces, lighting, signage and all associated site and development works.

#### **4.1.1 Characteristics of the Proposed Development**

##### **Site Location/Context**

The subject site is located in Tallaght Centre, to the east of the Tallaght Civic Theatre with a car parking area to the north, an office development "Killakee House" to the east and Old Blessington Road to the south. The site measures approximately 0.241 ha in size and is currently part of the Civic Car Park, used by Council and Civic Theatre staff and customers. The overall site rises gradually from south to north however no significant slope or other topographic constraint was identified. Access to the site is from the south off Old Blessington Road, that also serves the balance of the Civic Car Park.



Figure 1 - Subject Site

### Demolition Works

The proposed development includes the demolition of the existing tarmac car park surface and fencing along the southern boundary of the site. No further demolition works are required to facilitate the construction of the proposed development.

### Size and Design

#### Layout

The proposed Tallaght County Heritage Centre is a landmark building for Tallaght Town Centre, under the procurement of South Dublin County Council. It will sit to the southeast of Tallaght Public Realm on lands east of the Civic Theatre and cement the establishment of a cultural quarter in this part of the town. The County Heritage Centre provides for a new scheme aimed at presenting the County's rich cultural and heritage assets.

The proposed development has been designed to be an engaging cultural space where a diverse range of audiences can be accommodated, engage with and contribute to a lively programme of events and activities. The facility will accommodate a spacious gallery and lobby at ground floor level which will be complemented by additional exhibition and multi-purpose spaces at first floor level. The development will also incorporate visitor amenities, services and other ancillary spaces which are concentrated on the eastern side of the building.

The two-storey development will be of wood construction with a raised and pitched roof that creates an industrial flair and allows lighting via natural daylight. The building opens out into a landscaped garden along its western edge which connects to the adjacent Civic Theatre and a south facing outdoor terrace opens out from the exhibition spaces at first floor level.

### **Access**

The proposed building sits within the streetscape and will be accessed off Old Blessington Rd to the south of the site. It is accessible directly off the public footpath for pedestrians, the ground floor entrance level is set in line with the footpath outside. An overhang indicates the entrance and provides shelter with a seat that allows for pausing. Vehicular access (for deliveries) is provided to the East of the building, entering a yard off the Old Blessington Rd. Universal access is provided on approach, to enter the building and to traverse the interior in all areas.

### **Parking**

In order to facilitate the new Heritage Centre, surface car parking spaces at this location will be displaced and it is not proposed to provide additional or replacement car parking as part of the proposed development. Given the site's proximity to Luas and bus services, it is also in line with policy which promotes reduced car dependence in favour of sustainable transport modes.

The proposal also caters for the provision of 20 no. bicycle parking spaces, which are located to the north and south of the proposed building to encourage travelling to and from the site by bicycle.

### **Landscape**

A landscape concept accompanies the design of the proposed development and aims to improve biodiversity and sustainability in the urban setting of the site location and improve accessibility to the site. Overall, the proposed development will improve the landscape appearance of the subject site which is currently a hardstanding surface car park.

The landscape concept includes the planting of 4 no native trees to the north of the proposed building. A landscaped courtyard and a balcony are included in the design scheme and the planting pallet for these areas will be selected with regard to the 'Councils Actions to Help Pollinators: All Ireland Pollinator Plan 2015- 2020'. The selected planting mix will include shade friendly species as well as being robust and low maintenance. This will increase the ecological value of the site for fauna and contribute to the biodiversity of the local area.

### **Stormwater Attenuation**

This planning application is accompanied by an Engineering Services Report prepared by O'Connor Sutton Cronin & Associates Multidisciplinary Consulting Engineers which should be referred to for full details in relation to site services.

The proposed development is to be served by a gravity surface water drainage network with attenuated surface water runoff, generated within the new development site boundary, ultimately discharging to the existing 375mm-diameter storm sewer to be diverted to the east of the development.

The surface water strategy for the proposed development is to include a number of Sustainable Drainage Systems (SuDS), wherever practicable, prior to discharging an attenuated flow to the existing storm. Development discharge rates will be restricted to the greenfield runoff equivalent, and



SuDS are designed in accordance with best practice and the CIRIA C753, 2015 (The SuDS Manual) guidance material, and SDCC's SuDS Design and Evaluation Guide, 2022. The SuDS comprised in the new development's surface water drainage network are heavily integrated with the landscape features, wherever practicable and will consist of:

- Bioretention System/Rain Garden
- Pervious Paving
- Suds Tree Pits

The following SuDS measures were reviewed and evaluated for inclusion in the scheme but not brought forward:

- Green Roof
- Blue Roof

Please refer to the Engineering Services Report for further details.

The proposed development is to attenuate its own rainfall runoff, prior to discharging to the storm sewer. The primary function of the attenuation systems will be to temporarily store excessive rainfall runoff, during significant rainfall events, due to the restricted discharge rates (to greenfield equivalent runoff rates) from the development outfalls.

It is noted that the proposed situation is an improvement on the current as the development replaces an existing hard surface carpark with run-off currently unattenuated.

The proposed surface water network has been designed to allow for an additional 20% increase in rainfall intensity, to allow for Climate Change projections, in accordance with both the SDCC Development Plan and the GDSDS.

### **Foul Drainage**

This planning application is accompanied by an Engineering Services Report prepared by O'Connor Sutton Cronin & Associates Multidisciplinary Consulting Engineers which should be referred to for full details in relation to site services.

It is proposed to separate the surface water and wastewater drainage networks, which will serve the proposed development, and provide separate connections to the local storm and foul drainage networks.

The wastewater discharge from the proposed building is to connect, via a private outfall chamber, to the public system with location to be agreed with Irish Water and will be treated in Ringsend Wastewater Treatment Plant. Refer to OSCS Drawing "Proposed Foul Drainage Layout" for further details. All proposed wastewater sewer design will be carried out in accordance with Irish Water's Code of Practice for Wastewater Infrastructure.

## Water Supply

This planning application is accompanied by an Engineering Services Report prepared by O'Connor Sutton Cronin & Associates Multidisciplinary Consulting Engineers which should be referred to for full details in relation to site services.

It is proposed that the potable water supply to the building be provided from the 150mm diameter main to the northwest of the site via a 50mm diameter metered supply. In accordance with best practice, new water saving devices (low water usage appliances and aerated taps etc.) will be fitted into the proposed new building on site.

## Energy Strategy

This planning application is accompanied by an Environmental Analysis Report prepared by IN2 Building Services Engineering Design Partnership which should be referred to for full details of how the project intends to integrate sustainability as a key strategy into the development's design.

The proposed development is designed as a low-energy building, through maximising the use of passive design features supplemented by low energy systems, with the following features incorporated:

- Renewable source for heating and domestic hot water production via Air Source Heat Pump (ASHP).
- Natural ventilation to Exhibition and Multipurpose spaces for fresh air and cooling.
- Low energy lighting, LED lamp based, with Occupancy Control.
- Photocell based lighting controls to maximise utilisation of Daylighting within Exhibition plan areas.
- Consideration to further renewable energy technology including Solar Photovoltaic (PV) system.

The proposed building was found to fully comply with the requirements of TGD Part-L 'NZEB' Regulations, 17% below the Maximum Permitted Energy Performance Coefficient (MPEPC) as defined within Part L 2022 and 44% below the carbon target MPCPC. A renewable energy contribution RER of 24% is provided by the renewable contribution from the Air Source Heat Pump (ASHP) system exceeding the 20% requirement for this building.

## Cumulation with other existing and/or approved development

Cumulative effects may arise from:

- The interaction between the various impacts within a single project,
- The interaction between all of the differing existing and/or approved projects in the same areas as the proposed project.

The Irish Courts, in *Ratheniska Timahoe and Spink Substation Action Group v An Bord Pleanála* [2015] IEHC 18, have held that the obligation to take into account the cumulative impact of the development, the subject matter of a planning application, with other developments is confined to existing and permitted development in the relevant area. It does not necessitate

deliberation on possible future development which may be at the concept, design or early planning stage and which may not yet have been authorised.

### Plans

The National Planning Framework (NPF) and the Eastern and Midlands Regional Spatial and Economic Strategy (RSES) support consolidation of the existing built environment to achieve compact growth. Both plans were subject to strategic environmental assessment (SEA) and the SEA Statements identify that at a broad level implementation of the NPF and RSES are expected to bring environmental improvements, as they tackle specific environmental pressures arising from urban sprawl, one-off housing, land use change etc.

The SEA Statements highlight that the greatest cumulative benefit arising from the implementation of the plans is anticipated to be in relation to Population and Human Health, as the objectives proposed emphasise coordinated spatial planning, balanced regional growth and consolidation/densification of existing built-up areas. Consolidated development has the potential to bring positive cumulative impacts to air quality and climate resulting from sustainable land use and access to public transport and active travel.

However, the SEA Statements also indicate there is potential for negative impacts in the wider environment as a result of the implementation of the policies, particularly where infrastructure cannot keep pace with the growth projected. Given the scale and nature of the proposed development it is anticipated not to have any cumulative effects relating to water supply and foul drainage during the operational phase.

Overall, it is considered that the proposed development will have a significant permanent positive impact when considered in the context of existing and or approved plans or projects.

The site is located within the functional area of South Dublin County Council. Development at this location is governed by the objectives and policies contained within the **South Dublin County Council Development Plan 2022-2028** (CDP), which came into effect on August 3<sup>rd</sup>, 2022. The Development Plan was subject to Strategic Environmental Assessment (SEA) during the plan preparation process. The purpose of the SEA is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Plan. Measures to monitor significant environmental effects of the implementation of the adopted plan are provided within the SEA. The SEA concludes that avoidance of conflict with Strategic Environmental Objectives (SEOs) and the environment is dependent upon compliance with the mitigation measures which have emerged through the SEA, Appropriate Assessment (AA), Natura Impact Report and Strategic Flood Risk Assessment processes and which have been integrated into the Development Plan. This proposed development is compliant with the relevant policies and objectives of the Development Plan as demonstrated in the Planning Statement prepared by McCutcheon Halley under separate cover.

## Projects

A search of the South Dublin County Council Planning Database identified there are no planning applications of relevance at the subject site. Details of approved development in the immediate locality are provided in Table 4 below.

Reg. Ref. & Decision	Development Description
<p><b>Applicant:</b> South Dublin County Council, Application Under Part 8</p> <p><b>SDCC Ref.</b> SD208/0005</p>	<p>Development of public realm works totalling approximately 1.2ha at Belgard Square North and on South Dublin County Council lands to the south and north of Belgard Square North, Tallaght including: Proposed new public space at Innovation Square; Proposed works to include a new advertising totem in Innovation Square extending to a maximum height of 2.4m x 1.5m; Proposed new Belgard Square North/Airton East West pedestrian link street; Pedestrian crossings at Belgard Square North and Belgard Cookstown Link Street; Redevelopment of County Hall Pedestrian Link; Redevelopment and reprofiling of levels within Chamber Square; Proposed works to include the reconfiguration of existing County Council carpark including widening of County Hall Pedestrian Link with additional planting, seating and relocation of wheelchair accessible parking spaces, a new pedestrian crossing and associated amendments to the carpark; All ancillary site development and landscaping works, including public lighting, play equipment, furniture and sports equipment, cycle parking, seating, pathways, planting, surface water drainage and boundaries.</p>
<p><b>Applicant:</b> South Dublin County Council, Application Under Part 8</p> <p><b>SDCC Ref.</b> SD208/0012</p>	<p>Construction of a new Innovation Centre for Tallaght which extends to c 2,980sq.m in a bespoke standalone building on SDCC land east of the new link road connecting Fourth Avenue and Belgard Square North, Tallaght. The scheme comprises: New four storey structure, which will accommodate Town hall, reception and café at street level engaging with new Public Square (which forms separate Part 8 application); Three levels of flexible office accommodation-to support start up enterprise.; New access road to the north of the site, to include the provision of 11 new car parking spaces; Associated site works to include secure bicycle parking, an integrated ESB sub station, plant, landscaping, lighting and signage and other support facilities.</p>
<p><b>Applicant:</b> Landmarque Belgard Development Company Limited</p> <p><b>SDCC Ref.</b></p>	<p>On a site bound by Belgard Road (R113) to the east, Belgard Square North to the North, Belgard Square East to the west and Clarity House to the south, demolition of all existing structures on site (with a combined gross floor area of c. 3625sq.m); The construction of a mixed-use residential</p>

<p>SHD3ABP-313606-22</p> <p><b>ABP Ref.</b> TA06S.313606</p> <p><b>Decision:</b> Live Case</p>	<p>development set out in 3 blocks including a podium over a basement, ranging in height from 2 to 13 storeys (with core access above to roof terrace), comprising 334 residential units of which 118 will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development; 4 retail/café/restaurant units and 3 commercial spaces associated with the 3 live-work units (723sq.m combined); Childcare facility (144sq.m); 670 bicycle parking spaces including 186 visitor spaces; 117 car parking spaces (including 6 disabled spaces) are provided at ground floor and basement level; Communal space in the form of residential courtyards and roof terraces; Public open space provision including Homezone/tertiary route along the south of the site between Belgard Rd and Belgard Square East; The overall development has a Gross Floor Area of 29,784 sq.m; Of the total 334 residential units proposed, unit types comprise Block A (Build-to-Rent), 91 one bed units; 1 two bed 3 person units; 26 two bed 4 person units; Blocks B &amp; C, 2 live-work studio units; 102 one bed units; 12 two bed 3 person units; 88 two bed 4 person units including 5 duplex units; 1 two bed 4 person live-work unit; 11 three bed units; A portion of the proposed residential development is a 'Build to Rent' scheme in accordance with Specific Planning Policy 7 and 8 as set out in the 'Sustainable Urban Housing: Design Standards for New Apartments (December 2020); All associated works, plant, services, utilities, telecommunications infrastructure, PV panels and site hoarding during construction; A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application; The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan; The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.</p>
<p><b>Applicant:</b> Atlas GP Ltd.</p> <p><b>SDCC Ref.</b> SHD3ABP-303306-18</p> <p><b>ABP Ref.</b></p>	<p>Development of 438 apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c. 509 sqm work areas at ground floor) and c. 732 sqm of tenant/resident service amenities all within blocks A1, A2, A3 and B1. Block B2 to comprise a 403 bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm); childcare facility (c.380 sq.m) and external playing area</p>

<p>TA06S.303306</p> <p><b>Decision:</b></p> <p>Granted</p>	<p>(c. 242sq.m); 6 retail/commercial units (c. 632sq.m in total); security room (c.52sq.m); 107 car parking spaces below podium; 22 car parking spaces at surface level; 1227 bicycle parking spaces; 4 semi-private courtyards of c. 5,516sq.m; public plaza; public realm &amp; landscaping (c.7,442sq.m).</p>
<p><b>Applicant:</b></p> <p>Ravensbrook Ltd</p> <p><b>SDCC Ref.</b></p> <p>SHD3ABP-313760-22</p> <p><b>ABP Ref.</b></p> <p>TA06S.313760</p> <p><b>Decision:</b></p> <p>Live Case</p>	<p>Mixed-use development including 310 "Build-to-Rent" residential apartments, a creche and a number of commercial units (c. 2,289 sqm) on a c. 1.26 ha site; Consisting of the demolition of existing boundary wall and construction of: c. 2,289 sqm of retail/commercial floor space across 10 units including retail, restaurant/café and Class 2 financial/professional services and office use, and a crèche (257sqm) at ground and first floor levels; 310 build to rent residential apartments including 99 one bedroom units, 203 two bedroom units and 8 three bedroom units within a part 6 to part 12 storey development across 3 blocks over partial basement; c. 2,223 sqm of communal external amenity space provided in the form of a ground floor garden and external terraces at fifth, sixth, seventh and eighth floor levels; c. 1,026 sqm of public open space provided in the form of a central courtyard with landscaped areas at site perimeters; c. 1,785 sqm of resident support facilities and services and amenities provided at basement, ground and first floor levels; Vehicular access to the basement development from a new access point at Belgard Square East; A new tertiary route provided in the southern part of the site linking Belgard Square East and Belgard Road; Provision of 130 car parking spaces (including 8 club car spaces and 6 disabled access spaces) at basement level in addition to 5 set down spaces (4 serving creche) and 1 disabled access space at ground level, layby on Belgard Square East, 6 motorcycle spaces and a total of 763 bicycle parking spaces; Provision of 4 Ø0.3m microwave link dishes to be mounted on 2 steel support pole affixed to lift shaft overrun, all enclosed in radio friendly GRP shrouds, together with associated equipment at roof level at Block B; Provision of 3 ESB substations with switch rooms and plant rooms at basement level, hard and soft landscaped areas, bin and bicycle stores, public lighting, attenuation, green roof, plant at roof level, service connections and all ancillary site development works. The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development</p>

	plan or local area plan other than in relation to the zoning of the land.
<p><b>Applicant:</b> Steelworks Property Developments Limited</p> <p><b>SDCC Ref.</b> SHD3ABP-308398-20</p> <p><b>ABP Ref.</b> TA06S.308398</p> <p><b>Decision:</b> Granted</p>	<p>(i) Demolition of the existing industrial buildings, (ii) construction of: (a) 252 'build-to-rent' apartments in a two to nine storey development. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 613sq.m of internal communal amenity space (including a concierge and management facilities, communal gym, flexible meeting rooms, library/co-working space, lounge, cinema/multimedia room and external covered game area); 1792sq.m of external communal amenity space at first and second floor levels; and a 65sq.m external covered communal amenity area at first floor level. The development is served by an under-croft carpark accessible from the south-western corner of the site providing a total of 73 parking spaces (including 58 standard spaces, 10 go-car spaces and 5 mobility impaired user parking spaces) and 500 bicycle spaces at ground floor level (372 resident spaces and 128 visitor spaces); and (b) 2 commercial units (comprising of a 95sq.m unit accommodating a café/restaurant and a 145sq.m unit accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended) and a 275sq.m crèche, with associated 86sq.m play area, at ground floor level; (iii) road, junction and streetscape upgrade works along Fourth Avenue and Cookstown Road, including the installation a signalized junction at the intersection of Fourth Avenue and Cookstown Road; (iv) Construction of a temporary access road along the southern site boundary; and (v) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary treatment; plant areas; ESB substations; and all associated site development works.</p>
<p><b>Applicant:</b> Indego</p> <p><b>SDCC Ref.</b> SD13A/0192/EP</p> <p><b>Decision:</b> Grant Extension of Duration of Permission until 23<sup>rd</sup> September 2024</p>	<p>Development to consist of the phased construction of two independent extensions to the existing shopping centre (The Square) with a total gross floor area of 21,490sq.m. (including floor area of car parking of 22,861sq.m.; the total development area is 44,351sq.m.) which will consist of the following: Plot A (North) - extension to the existing shopping centre with a total gross floor area of 15,806sq.m. and comprising an anchor retail unit (6,032sq.m.) and 8 no. retail units (ranging from 136sq.m. to 2,735sq.m. and totalling 7,456sq.m.) and associated ancillary accommodation and circulation areas over two levels accessed from a single level mall extending from the existing northern entrance (at Level 2) into the existing surface car park (removing 289 existing</p>

	<p>spaces); the northern extension ranges in height from 13.3 metres to 15.5 metres along the proposed new northern elevation; Plot A includes a six level multi-storey car park with 832 no. car spaces (22,861sq.m.) and ancillary accommodation ranging in height from 14.8 metres to 16.6 metres to the east of the site with access/egress from/to Belgard Square East with a revised road layout and circulation; the development on Plot A involves new and upgraded hard and soft landscaping which integrates with the existing public realm in the vicinity and which facilitates future proposals for a Transport Interchange by SDCC; service yards are proposed on the western portion of the site with access from realigned access road from Belgard Square West and on the eastern portion of the site with access from the entrance road which accesses the new multi-storey car park. Plot B (South) - Extension to the existing shopping centre at Level 3 with a total gross floor area of 5,684sq.m. and comprising a retail unit and associated ancillary accommodation; the proposed new retail unit will incorporate the existing units (U307 &amp; U307A) totalling 415sq.m. to gain access to the existing mall at Level 3; the southern extension will result in the removal of 111 parking spaces and will have a parapet height of 12.3 metres to 13.5 metres above existing ground level at the southern elevation. Permission is also sought for all associated site and development works associated with the above developments including revisions to public realm, revisions to roads layout and footpaths, hard and soft landscaping, ESB substation and building mounted signage; the development proposed results in a net increase in parking associated with The Square of 432 spaces.</p>
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Table 4 - Planning History in vicinity of Site

In summary, there are a total of 7 no. relevant planning applications approved or live in the immediate vicinity of the site involving either existing development or extant permissions, which could have in-combination effects that would be capable of resulting in likely significant impacts to the environment.

It is reasonable to assume that all development consents would incorporate conditions requiring protection of the environment during the construction phase.

**Use of natural resources**

Development of the proposed scheme will necessitate the stripping of topsoil and excavation of subsoils to facilitate the proposal. It is intended to retain excavated material as far as practicable for reuse on site as landscaping material, subject to testing to verify its suitability. Where excess spoil or soil material is left over from the landscaping works, this material will be brought



to a licensed waste facility for disposal following appropriate waste classification.

The design incorporates energy efficiency measures that will meet the requirements of Near Zero Energy Building (NZEB) regulations. Full details of the proposed measures are included in the Environmental Analysis Report that accompanies this application and the proposals seek to significantly reduce the use of natural resources for generating heat. This will have a positive long-term effect as the need for fossil fuel derived energy will be significantly reduced.

The anticipated daily water peak demand during the operational stage is calculated as 0.169 l/s. In accordance with best practice, new water saving devices (low water usage appliances and aerated taps etc.) will be fitted into the proposed new building on site.

#### Production of Waste

Wastes will inevitably be generated during the construction phase of the project. Following the implementation of appropriate waste classification these materials will be reused as backfill/landscaping around the building or brought to a licensed waste facility.

The current proposal is initial design process which will be further refined through a tendering process. On this basis, a number of design assumptions with regard to recycling, reuse and disposal rates have been given to inform this report. The Council will seek to optimise the reuse and recycling of generated waste during the formal design stage and the later construction phase. All waste will be segregated on site and stored separately prior to removal to an accredited facility. This will have a positive environmental effect as waste to landfill will be minimised where possible as to limit any impacts on the environment.

Other than spoils from excavations, waste arising during the construction phase will be minimised by site management, by timing the ordering of materials required at the site, in a manner which reduces the likelihood of over ordering or damaging during storage. Furthermore, several of the traditional waste streams arising maybe used at the site where appropriate. Waste will be segregated and stored on site at designated locations/in containers prior to transport to appropriate licensed facilities.

All wastes arising during the occupation will be of domestic type and will be disposed of with licensed waste operators.

Wastewater generated during the operational stage will be discharged to the municipal sewer and treated in Ringsend Wastewater Treatment Plant prior to discharge. The Ringsend WwTP operates under licence from the EPA (Licence no. D0034-01).

#### Pollution and Nuisances

Construction sites, by their very nature, can create nuisance, due to noise generation, dust arising from site preparation and mud tracked onto public

roads. However, there are standard proven mitigation measures that effectively minimise the effect.

There is no direct hydrological connection between the proposed development site and any surface water bodies so therefore there is no risk of run-off from the construction phase causing pollution.

There is an indirect pathway to Dublin Bay via the municipal combined sewer. It is not considered likely that a perceptible effect would occur in this coastal water body from accidental spillages or suspended solids arising from the construction phase having regard to the relatively minor scale of the proposed development site and the distance to Dublin Bay.

There is no likelihood of pollution or nuisances occurring during the operational phase as the development includes engineered drainage proposals that will be integrity tested during the commissioning phase.

#### Risk of Accidents and Disasters

The contractor's Construction Management Plan will be informed by a detailed risk assessment and the implementation of standard proven construction mitigation measures will negate the risk of major accidents or disasters arising during the construction phase.

The design of the proposed storm water drainage system makes allowance for climate change, full details are set out in the Engineering Services Report prepared by OCSC Consulting Engineers and included with this planning application. Measures will be introduced to manage surface water and run-off.

A search of the Office of Public Works (OPW) National Flood Hazard Mapping service confirms that there has been no historical flood incident within the proposed development site and the application area is outside Flood Zones A and B in accordance with the OPW's Planning and Flood Risk Management Guidelines for Planning Authorities, where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers and the coast) and where it meets the normal range of other proper planning and sustainable development considerations.

The results of the analysis and examination of levels from the topographical survey confirm that there is unlikely to be a flood risk to the site or to any downstream areas as a consequence of the proposed development.

A review of the Geological Society of Ireland's (GSI) groundwater vulnerability mapping indicates a moderate risk of groundwater contamination at the site. The site will be largely covered in hardstanding that will protect the underlying hydrogeological environment. There will be no direct discharge to ground during the operational stage.

The foul water discharge will be licensed by Irish Water, collected in the public sewer and treated at Irish Water's Ringsend wastewater treatment plant (WwTP) prior to discharge to Dublin Bay. Given the scale of the proposed

development, the peak foul discharge from the proposed development is considered to be an insignificant volume of wastewater in the context of the organic design of Ringsend WwTP.

The scheme has been assessed by a Fire Consultant and all the required mitigation measures are integrated into the design.

Given the nature of the proposed development, during the operational stage the risk of major environmental accidents or disasters is considered to be negligible.

It is concluded that the risk of major accidents and disasters arising from the proposed development during both the construction and operational stage is not likely.

#### Risk of Human Health

Construction sites pose potential risk to the health and safety of the public. However, access by the public would be considered trespassing on private property. Assuming observance of private property, no health and safety impacts to the public would be anticipated.

A Construction Traffic Management Plan will be adopted to manage traffic on the public road to ensure the protection of human health.

To reduce the potential for health and safety risks, the project developer would require that all contractors prepare a site-specific health and safety plan before initiating construction activities. The plan would inform those on site of the measures to take in the event of an emergency and would be maintained for the duration of the construction phase.

The design has been reviewed by a Fire Consultant and has been assessed as meeting all requirements to ensure the protection of residents and users of the facility including employees in the event of a fire.

The proposed development site is not within the consultation zone of a Seveso/COMAH designated site.

During the operational phase the risk to human health is not significant. The proposed design incorporates the principles of universal access and the requirements of Part M of the Building Regulations so that the development will be readily accessible to all, regardless of age, ability or disability.

#### 4.1.2 Environmental Sensitivity

##### Existing and Approved Land Use

The subject site measures c. 0.241 hectares and comprises part of an existing Car Park.

The subject site is located within Tallaght Town Centre. The site is zoned 'TC' Town Centre in the South Dublin County Development Plan 2022-2028 with the objective '*to protect, improve and provide for the future development of Town Centres*'. The proposed development of a County Heritage Centre, comprising cultural and educational use, is permitted in principle within the Town Centre zoning. Permitted in principle uses are generally acceptable subject to the

normal planning process and compliance with the relevant policies and objectives, standards and requirements set out in the Development Plan.

### Absorption Capacity of Natural Environment

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

Natural Environments	Assessment
<b>Wetlands, riparian areas, river mouths</b>	<p>The subject site is not located within or adjacent to any wetlands, riparian areas, river mouths that could be affected by the proposed development.</p> <p>The nearest water course to the subject site is the Jobstown Stream, located c.660 m to the south.</p>
<b>Coastal zones and the marine environment</b>	<p>The subject site is not located within or adjacent to any coastal zones or marine environments.</p>
<b>Mountain and forest areas</b>	<p>The subject site is not located within or adjacent to any mountain or forest areas that could be affected by the proposed development.</p>
<b>Nature reserves and parks</b>	<p>The subject site is not located within or adjacent to any nature reserves that could be affected by the proposed development.</p> <p>The closest Park is Sean Walsh Memorial Park which is located c. 500m to the south of the subject site. The park is separated from the subject site by several building structures and there is no connection from the proposed development.</p>
<b>Areas classified or protected under national legislation, including Natura 2000 areas</b>	<p>There is no spatial overlap with any designated site.</p> <p>However, there are 11 no. Natura 2000 areas within 15km or the potential zone of influence:</p> <ul style="list-style-type: none"> <li>▪ <b>Glenasmole Valley SAC</b> 3,307m south</li> <li>▪ <b>Wicklow Mountains SAC</b> 5,679m south</li> <li>▪ <b>Wicklow Mountains SPA</b> 7,334m south</li> <li>▪ <b>Rye Water Valley/Carton SAC</b>, 11,414m northwest</li> <li>▪ <b>South Dublin Bay SAC</b>, 11,550m east</li> <li>▪ <b>South Dublin Bay and River Tolka Estuary SPA</b>, 11,565m northeast</li> <li>▪ <b>Knocksink Wood SAC</b>, 13,481m southeast</li> <li>▪ <b>Poulaphouca Reservoir SPA</b>, 14,130m southwest</li> </ul>

	<ul style="list-style-type: none"> <li>▪ <b>Red Bog, Kildare SAC</b>, 14,537m southwest</li> <li>▪ <b>North Bull Island SPA</b>, 14,959m northeast</li> <li>▪ <b>North Dublin Bay SAC</b>, 14,970m northeast</li> </ul> <p>Given the location, characteristics and intervening distance between the application area and the designated sites, the AA Screening concludes the project will not result in a significant negative effect on any of the Natura 2000 sites.</p>
<b>Densely populated area</b>	The proposed development is located in Tallaght Town Centre, Tallaght is County Town and the administrative capital of South Dublin County, it is a significant settlement in the County and is considered a densely populated area.
<b>Landscape and sites of historical, cultural or archaeological significance</b>	<p>The subject site is within a landscape character area identified as <i>Urban</i> with no sensitivity designation. Its landscape character type is indicated in the Landscape Character Assessment of South Dublin County (2022) as <i>Urban Fringe</i> with no sensitivity designation.</p> <p>An Archaeological Impact Assessment prepared by Archaeological Projects for the subject site indicates that the archaeological potential of the application area is very low. There is no record of archaeological work on the major developments of Tallaght, including Belgard Square, Civic Offices, or Civic Theatre, nor on the site of Tallaght Hospital. Further it is concluded that the likelihood of uncovering material of archaeological significance is low.</p>

Table 5 - Assessment of Natural Environment

## 4.2 Aspects Likely to be Significantly Affected

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

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

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

### 4.2.1 Population and Human Health

The construction stage may result in temporary to short-term nuisance for the local population. The likely causes would be;

- i. Noise and potential fugitive dust emissions.

ii. Increased traffic on the local road network.

The closest residential development is Tuansgate Apartments, situated c. 70m southeast from the proposed development, sufficiently distant to ensure no impacts associated with dust. Construction noise will be kept to a minimum in accordance with BS5228: Noise and Vibration Control on Construction Sites. Thus, the potential impacts are not considered to be significant.

It is not likely that national air quality standards shall be adversely affected as a result of the short-term construction phase or the long-term operational phase, thus ensuring that the potential for adverse impacts on human health is negligible.

The proposal comprises a two storey landmark building to accommodate a County Heritage Centre incorporating a series of gallery spaces and multipurpose room. The County Heritage Centre provides for an exciting new scheme aimed at presenting the County's rich cultural and heritage assets. The proposed development will compliment and form an important addition to Tallaght's existing cluster of cultural facilities which includes the Rua Red Arts Centre, the Civic Theatre and Tallaght Library HQ. The proposed development, together with existing retail, community and cultural infrastructure will enhance the vibrancy and attractiveness of Tallaght Town Centre, as an urban focal point for the growing population of the area.

It is anticipated that the proposal will generate up to 5 employment opportunities.

#### **4.2.2 Landscape & Visual**

At present the applications area forms the southern edge of the Civic Car Park in Tallaght Town Centre. The redevelopment of this underutilised site will have a positive effect on amenity for the local community and visitors to Tallaght.

A landscape concept has been prepared to inform the design of the proposed development. It aims to improve biodiversity and sustainability in the urban setting of the site location and improve accessibility to the site.

Any visibility of construction related plant and works is normal for construction projects. Prior to commencement, the site will be secured with boundary hoarding to screen the works. Notwithstanding, taller plant will be visible with a significant impact locally. It is reasonable to conclude that impacts during the construction phase will be temporary to short term.

#### **4.2.3 Material Assets – Traffic & Transport**

The scale of the proposed development is classified as minor and as such will not generate significant volumes of construction traffic. During the construction phase, appropriate traffic management and signage will be in place to ensure safe access and egress from the site, and the safety of other road users.

In order to facilitate the proposed development, surface car parking spaces at this location will be displaced and it is not proposed to provide additional

or replacement car parking as part of the proposed development. This approach is consistent Local Policy which encourages new development on existing areas of surface car parking in Tallaght Town Centre. Given the site's proximity to Luas and bus services, it is anticipated that users of the facility will largely arrive by public transport on foot. Additionally, bicycle stands are proposed to promote sustainable and active travel.

The Engineering Services Report submitted under separate cover should be referenced for this section.

#### **4.2.4 Material Assets – Waste**

The proposed Development will generate a range of waste materials during site excavation and construction. The applicant will seek to optimise reusing and recycling of generated waste during the construction phase. All waste will be segregated on site and stored separately prior to removal to an accredited facility. This will have a positive environmental effect as waste to landfill will be minimised.

The design and implementation of a Waste Management Plan will provide for the optimum planning/management and handling of wastes generated during the construction phase of the development. Any waste material, inert material, concrete, asphalt will be removed by a company with suitable waste permits. The construction phase of the proposed development will be managed to reduce the generation of unsegregated wastes, to maximise the potential for recycling, recovery and re-use.

All wastes arising during the occupation is anticipated to be of domestic type and will be disposed of with licensed waste operator.

#### **4.2.5 Land and Soils**

The proposed development has been designed to minimise the impact of land movement. Construction of the proposed development will necessitate the demolition of the existing car parking surface and the stripping of topsoil and excavation of the underlying subsoils at this site. However, it is proposed to reuse the topsoil within landscaped areas of the site and excavated material will be reused in areas requiring fill as far as practicable.

The soils and subsoils will be assessed to determine if they can be reused within the development site. Should it be determined that any excavated material is to be removed from the site, it will be brought to a licence waste facility for final disposal. All potential waste shall be appropriately sampled and tested for waste assessment using the HazWasteOnline™ Tool and Waste Acceptance Criteria (WAC) criteria. The assessment of potential soil waste would occur in-situ, in advance of excavation during the initial site investigation and take account of the waste acceptance criteria for soil recovery facilities and/or waste landfills. All soil sampling, waste classification and reporting will be conducted by a suitably qualified person.

#### **4.2.6 Water & Hydrology**

Concrete will be used to form foundations and hard paved areas on the site. There are no proposed basements as part of the development.

Implementation of the standard construction mitigation measures will ensure there are no effects on groundwater quality immediately beneath the site.

The development has been designed to incorporate best practice Sustainable Drainage Systems (SuDS). SuDS are a collection of water management practices that aim to align modern drainage systems with natural water processes. Integration of SuDS measures make drainage systems more compatible with components of the natural water cycle such as storm surge overflows, soil percolation, and bio-filtration, mitigating the effect human development may have on the natural water cycle, particularly surface runoff and water pollution trends.

The surface water strategy for the proposed development is to include a number of Sustainable Drainage Systems (SuDS), prior to discharging an attenuated flow to the existing storm. Development discharge rates will be restricted to the greenfield runoff equivalent, and SuDS are designed in accordance with best practice and the CIRIA C753, 2015 (The SuDS Manual) guidance material, and SDCC's SuDS Design and Evaluation Guide, 2022. The SuDS comprised in the new development's surface water drainage network are heavily integrated with the landscape features.

A comprehensive surface water drainage system is proposed to separate storm and foul in the new development. The surface water philosophy will ensure that the runoff response to rainfall will not be increased with respect to pre-development conditions and ensures that flood risk to the catchment is not increased.

#### **4.2.7 Biodiversity**

The proposed development will result in the loss of a hardstanding surface car park site. The hardstanding character of the site of low ecological value which limits its value for flora and fauna. 7 no. trees are present on the site of which 2 which will be removed in order to facilitate the development, however, we note that all site clearance will be in accordance with Section 40 of the Wildlife Act 1976, as amended by Section 46 of the Wildlife (Amendment) Act 2000.

Given the urban character of the site, it can be concluded that the proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.

The landscaping concept includes the planting of 4 no additional native trees to the north of the proposed building. A landscaped courtyard and a balcony with further allow the introduction of additional pollinator friendly planting, which will increase the ecological value of the site for fauna and contribute to the biodiversity of the local area.

There are no Annex I habitats present within the proposed development site or immediate environs. Overall, the habitats found onsite have limited ecological value.



It can be concluded that the proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.

#### **4.2.8 Air Quality & Climate**

The construction phase of the development has the potential to generate short term fugitive dust emissions. Given the nature and scale of the proposed development the impact is considered to be minor.

The design of the proposed development incorporates a series of energy efficient measures to ensure a low-energy building can be delivered. The building is designed to comply with TGD Part-L 'NZEB' Regulations, with the necessary renewable contribution being provided from an Air Source Heat Pump system. This will positively contribute to a reduction in fossil fuel use and associated greenhouse gas emissions.

#### **4.2.9 Noise**

A variety of items of plant will be in use for the purposes of site clearance and construction. There will be vehicular movements to and from the site that will make use of existing roads. Due to the nature of these activities, there is potential for generation of noise.

Construction noise will be kept to a minimum in accordance with BS5228: Noise and Vibration Control on Construction Sites. The greatest source of noise from construction activities is associated with excavation activities. This is necessary to facilitate the proposed development. The effect will be locally moderate and short-term.

Noise levels associated with operational plant are expected to be well within day and night-time noise limits at the nearest noise sensitive properties once the design criteria are adopted. Assuming the operational noise levels do not exceed the adopted design goals, the resultant residual noise effects from this source will be of neutral, not significant, permanent impact.

Increased activity associated with the proposed Heritage Centre will likely result in a slight increase in noise levels. However, the activities arising from the proposed uses will be undertaken during daytime hours.

#### **4.2.10 Cultural Heritage**

An archaeological impact assessment was undertaken for the subject site. Having regard to the assessment, no likely significant impacts are anticipated. Notwithstanding, it remains possible that ground disturbances associated with the development may in the absence of mitigation result in a significant impact on previously unrecorded archaeological features or deposits that have the potential to survive beneath the current ground level, with no surface expression.

The operation of the proposed development will provide for a Heritage Centre facility that will provide a valuable educational, cultural and community institution. The Heritage Centre is aimed at presenting the County's rich cultural and heritage assets and will serve as a vital community

resource, fostering engagement with the history and legacy of Tallaght and the County.

### 4.3 Description of Likely Significant Effects

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

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

- (a) *The expected residues and emissions and the production of waste, where relevant;*
- (b) *The use of natural resources, in particular soil, land and water and biodiversity.*

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

*The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard to:*

- *the extent of the impact (geographical area and size of the affected population),*
- *the transfrontier nature impact*
- *the magnitude and complexity of the impact,*
- *the probability of the impact,*
- *the duration, frequency, and reversibility of the impact.*

These criteria are dealt with in the report above and Table 4 summarises the predicted post-mitigation significance, quality, and duration of the identified likely effects.

Table 6 - Description of Effects

Aspect	Phase	Potential Effect	Probability	Extent	Significance of Effect	Quality of Effect	Duration
Landscape	C	None predicted	-	-	-	-	-
	O	Enhanced Landscaping	Likely	Site	Moderate	Positive	Permanent
Visual	C	Emergence of plant & machinery associated with the construction phase	Likely	Local	Not Significant	Neutral	Short-term
	O	Enhanced Landscaping	Likely	Local	Moderate	Positive	Permanent

Aspect	Phase	Potential Effect	Probability	Extent	Significance of Effect	Quality of Effect	Duration
		New Landmark Building on previous car park site	Likely	Local	Significant	Positive	Permanent
<b>Biodiversity</b>	C	Disturbance of Habitats due to construction activity	Unlikely	Local	Moderate	Negative	Short-term
	O	Biodiversity value of the site will improve as landscaping matures	Likely	Local	Moderate	Positive	Permanent
<b>Land &amp; Soil</b>	C	Loss of topsoil & subsoils to facilitate development	Likely	Site	Not Significant	Neutral	Permanent
		Contamination due to accidental spillage	Unlikely	Site	Imperceptible	Neutral	Short-term
	O	None predicted	-	-	-	-	-
<b>Population &amp; Human Health</b>	C	Construction Noise, Fugitive Dust, Traffic	Likely	Local	Moderate	Neutral	Short-term
	O	Impacts on amenity for nearby residential receptors	Likely	Local	Slight	Neutral	Long-term
		Employment	Likely	Local	Moderate	Positive	Long-term
		Slight increase in noise levels	Likely	Site	Not significant	Neutral	Long-term
<b>Water</b>	C	Dust and contaminated surface water runoff	Unlikely	Local	Not significant	Negative	Short-term
	O	Risk of flooding	Unlikely	Site	Moderate	Negative	Temporary

Aspect	Phase	Potential Effect	Probability	Extent	Significance of Effect	Quality of Effect	Duration
<b>Air Quality &amp; Climate</b>	C	Reduction in air quality because of construction traffic and HGVs, and emissions from construction and plant machinery.	Unlikely	Local	Not significant	Negative	Temporary
	O	New nearly Zero Energy Building	Likely	Local	Slight	Positive	Long-term
<b>Noise</b>	C	Construction Noise	Likely	Local	Moderate	Negative	Short-term
	O	Slight increase in noise levels	Likely	Site	Not significant	Neutral	Long-term
<b>Cultural Heritage</b>	C	Damage to unrecorded, subsurface archaeological features that may exist within the study area	Unlikely	Site	Not significant	Negative	Permanent
	O	Valuable educational and community resource	Likely	Local	Moderate	Positive	Long-term
<b>Traffic</b>	C	Construction traffic resulting in harm to human health from emissions	Unlikely	Local	Not Significant	Negative	Short-term
		Traffic congestion and/or public safety hazard	Unlikely	Local	Not Significant	Negative	Short-term
	O	Traffic congestion affecting the operation of the surrounding	Unlikely	Local	Imperceptible	Negative	Long-term

Aspect	Phase	Potential Effect	Probability	Extent	Significance of Effect	Quality of Effect	Duration
		transport network					

## 5. Conclusion

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

This Environmental Impact Assessment Screening Report has determined that the characteristics of the proposed development are considered not significant due to the scale and nature of the proposed development, the characteristics and sensitivities of the receiving environment and design and standard proven construction measures that will be implemented as part of the construction and operation phase of the proposed development.

The risk of accidents associated with the development would not cause unusual, significant or adverse effects. Standard health and safety precautions will be required at construction and operation stages. The implementation of best practice construction methodology will manage any risks such that the effect will not be significant. These mitigation measures are representative of standard industry environmental management that are implemented to minimise the impact of projects to the environment.

Having regard to the scale and nature of the project and based on a considered assessment taking account of all available information, the proposed mitigation measures outlined in the various detailed technical documents which are routine and known to work, the overall probability of impacts on the receiving environment arising from the proposed development (during the construction or operational phases) is considered to be low.

The overall conclusion of this screening exercise is that there is no requirement for an Environmental Impact Assessment of the proposed project.

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

## Appendix No. 1

Results of Assessments carried out pursuant to National and European Legislation as per Section 103(1A) of the Planning and Development Regulations 2001 (as amended).

EU Legislation and relevant section of accompanying EIA Screening Report.	Result of Relevant Assessment	How this has been taken into account in project design.
<p><b>Strategic Environmental Assessment (SEA) Directive.</b></p> <p><b>(South Dublin County Development Plan 2022 – 2028)</b></p>	<p>The SEA legislation requires that the Plan-making authority must make available an SEA Statement summarising how the SEA and consultations have been taken into account in the making of the Plan. The SEA process includes an assessment of the likely significant impacts on the environment as a result of the Plan and the preparation of the Environmental Report, which went on public display with the Development Plan.</p>	<p>The proposed development is compliant with the land use zoning objective that was deemed acceptable from a perspective of SEA during the Plan making process of the South Dublin County Development Plan 2022-2028.</p>
<p><b>Strategic Environmental Assessment (SEA) Directive.</b></p> <p><b>(Tallaght Local Area (LAP) Plan 2020)</b></p>	<p>The Tallaght LAP SEA identified that Pollution Prevention Plan (PPP) and Construction and Environmental Plan (CEMP) should be required to accompany future Regeneration developments in zones that have been identified as presenting a risk of likely significant effects to European Sites.</p>	<p>The proposed development does not categorize as presenting a risk of likely significant effects to European Sites. Therefore, Pollution Prevention Plan (PPP) and Construction and Environmental Plan (CEMP) is not required.</p> <p>In addition, the proposed development is in accordance with the objectives set out in the LAP.</p>
<p><b>Birds and Habitats Directives</b></p>	<p>An Appropriate Assessment Screening Report has been prepared by McCutcheon</p>	<p>A Screening for Appropriate Assessment accompanies this application and concludes that the</p>

EU Legislation and relevant section of accompanying EIA Screening Report.	Result of Relevant Assessment	How this has been taken into account in project design.
	Halley Chartered Planning Consultants.	proposed development will not, either alone or in combination with other plans and projects, have any significant effect on identified European Sites.
<b>Marine Strategy Framework Directive.</b>	Foul water generated from the proposed development will be discharged to the municipal sewer and treated in Ringsend Wastewater Treatment Plant.	The project design has been facilitated around the capacity to connect to the foul sewer network. The scale of the proposed development is classified as minor and as such will not generate significant volumes of wastewater.
<b>Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive.</b>	Information on local air quality was accessed from the EPA website and interactive map viewer. The EPA air quality index identifies that the site is located in within an area where the air quality is rated as "3 - Good".	The Architects Report prepared by McCullough Mulvin Architects and Environmental Analysis Report by prepared by IN2 outline how the proposed development has been designed to ensure a sustainable development. Through detailed design, a number of sustainability and efficiency features have been considered for compliance with the requirements of Part L of the Building Regulations, the design will incorporate energy efficient measures to improve the performance of the building to minimise potential air pollution
<b>Waste Framework Directive</b>	Any waste arising during construction will be managed based on the 'Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for	A site-specific Construction Management Plan will be prepared before construction works commence. The Plan will include measures which



EU Legislation and relevant section of accompanying EIA Screening Report.	Result of Relevant Assessment	How this has been taken into account in project design.
	Construction & Demolition Projects' published by the EPA (2021).	will be adhered to ensure that optimum levels of waste reduction, re-use and recycling are achieved.
<b>Industrial Emissions Directive</b>	Not relevant to this project as the proposal comprises a commercial development.	Not relevant.
<b>Seveso Directive</b>	A desk study was carried out to determine the risk based on proximity to identified SEVESO sites (data available from EPA database and Interactive mapviewer). The proposed development site is not within the consultation zone of a Seveso/COMAH designated site.	No action was required as no risks were identified.
<b>Trans-European networks: TEN-E, TEN-T and TEN-TEC Regulations</b>	Not relevant to this project as the proposal comprises a commercial development.	Not relevant.
<b>European Flood Directive</b>	<p>The site is within Flood Zone C.</p> <p>The application area is outside Flood Zones A and B in accordance with the OPWs Planning and Flood Risk Management Guidelines for Planning Authorities, where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding).</p>	Development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers and the coast) and where it meets the normal range of other proper planning and sustainable development considerations.