Environmental Impact Assessment Screening Report for residential infill development 16 Apartment Units at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Dublin 24

REPORT FOR SOUTH DUBLIN CO. COUNCIL OCTOBER 2023

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1. Introduction

The EIA Directive 85/337/EEC, as amended aims to determine the likely significant effects of a project on the environment. EIA Screening determines whether an EIA is required for a specified project. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended. In the case of development, which is under these thresholds, planning authorities are required under Article 103 of the 2001 Regulations, (as amended) to request an EIS where it considers that the proposed development is likely to have a significant effect on the environment. Screening involves appraisal of impacts from the proposed development according to three main criteria:

1. Characteristics of the project

2. Location of proposed project

3. Characteristics of potential impacts.

Schedule 6 of the Planning and Development Regulations, 2001 (as amended), outlines the aspects of the environment likely to be significantly affected by a proposed development. These are: human beings, flora and fauna, soil and geology, water, air& climate, landscape, material assets, cultural heritage and the inter-relationships between the range of environmental criteria.

Sources Used

Plans and specifications for the proposed development including the Report for Screening for Appropriate Assessment for Proposed residential infill development at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Dublin 24.

Bedrock, soil, subsoil, surface water and ground water maps from the Geological Survey of Ireland web mapping service (www.gsi.ie/mapping.htm),

National Biodiversity Data Centre (http://maps.biodiversityireland.ie/),

Environmental Protection Agency web viewer (http://gis.epa.ie/EPAMaps/)

South Dublin County Development plan 2022-2028, Tallaght Town Centre Local Area Plan 2020–2026, and details of permitted or proposed developments from the Local Authority's online planning records.

Statement of Authority

The assessment is carried out by Mary O' Connor, who has a PhD. in ecology and over 20 years professional experience as an ecologist/environmental scientist. She has worked for public and private sector clients and has several years' experience of ecological/environmental assessment and input into Environmental Impact Assessment and Appropriate Assessment Report

2. Project Description The proposed development comprises of the following works:

The site is in a suburban housing estate at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Dublin 24. It includes the back garden of an existing retail unit/house (now derelict which contains scrub and dry meadow habitat), and a patch of adjacent dry meadow grassland associated with the open ground, brownfield site adjacent to the Rossfield Medical Centre. It is proposed to demolish the existing derelict two storey shop units as part of the development.

The project involves the building of 16 new residential units, 7 one bedroomed apartments, 5 two bedroomed apartments and 4 three bedroomed apartments.

The proposed infrastructure upgrades include provision of car parking, pedestrian footpaths, making good works to neighbouring area upgrading of existing gates and bin-store and other ancillary site works. Road access will be from Brookfield Avenue / Rossfield Avenue.

The foul water shall connect into the existing regional foul water sewer located in Rossfield Avene via a new foul water gravity sewer. Foul water from the site will ultimately discharge at the Ringsend Wastewater Treatment Works which discharges into Dublin Bay. The treated waters are treated to a Tertiary standard, which is in compliance with the Urban Wastewater Treatment Directive.

Water supply to the proposed units will be supplied via a new 100mm loop watermain which shall branch off the existing 100mm watermain in Rossfield Avenue.

The surface water design of the site shall ultimately connect into the existing surface water network in Rossfield Avenue. The surface water design shall be designed to utilise sustainable drainage systems (SuDS) and nature-based drainage, prioritising infiltration where suitable. SuDS will be implemented in the form of green roofs, bio-retention rain gardens, bio-retention tree-pits and permeable paving within in curtilage areas. The surface water network which has been sized for up to a 1:100-year storm event + 20% climate change allowance.

The Rossfield housing estate is located to the north, east and west of the Site, and there is a small commercial / industrial development to the south. The broader surroundings consist mainly of housing estates, public services (e.g. a health centre) and sports facilities.

The landscape proposals consist of street trees / tree pits (native Irish tree species will be favoured, (e.g Rowan, Holly, Birch, Bird Cherry and Irish Whitebeam) planting areas within curtilage of units and a small open green space. No species listed on Invasive Species Ireland lists of High Impact Invasive Species, Medium Impact Invasive Species of Species of Union Concern (see https://invasives.ie/about/irelands-invasive-species/), will be utilised in the landscaping of the proposed development site.

Site location map is included as Appendix 1.

Geology and soils

The Site is underlain by lower carboniferous limestone Subsoils are limestone gravel, and soils are made ground. It is expected that the Site is well drained.

Soils and subsoils

In this brownfield area soils are predominantly made ground.

Hydrology There are no rivers, streams or drainage ditches within or adjacent to the proposed development site. The closest watercourse monitoring point on the EPA Rivers Database is the River Dodder 3.5km south-east of the Site, where water quality has been measured as moderate, Q value 3-4.

Habitats of the proposed Development Site

The habitats of the development site are entirely of an urban character, comprising buildings and artificial surfaces and overgrown urban gardens, the urban garden includes some tall trees, an area of open ground beside Rossfield Medical Centre comprises dry meadows and grassy verge and scrub and is surrounded by concrete block walls and metal fences.

Ecological Value

The site is highly modified and urban and concrete block walls and a small area of trees which have a low local ecological value.

Overall Ecological Value

The location of the proposed is in a highly modified urban area which is of low habitat and species diversity and of low ecological interest.

No annexed habitats or species of conservation interest occur within the footprint of the development.

The proposed redevelopment is located at *circa* 4km from nearest SAC Site Name: Glenasmole Valley SAC Site Code: 001209 which lies on the edge of the Wicklow uplands, approximately 3km from Tallaght town centre.

Any deleterious Impact to any European Site i.e. SAC or SPA was screened out in the Screening for Appropriate Assessment Document included with this application, which concluded no significant impact to any European Site as a result of the proposed development works.

Location and Layout

See Site Location, Layout and Architectural Drawings attached in **Appendix 1**.

3. Screening Assessment

Table 1. Characteristics of proposed development

Is the size and design of the proposed works significant?	No
Potential for impacts from project in cumulation with other existing and/or approved projects	No
Use of natural resources in particular land, soil, water and biodiversity?	No

Will the works produce waste?	Yes (there will be some demolition waste produced). Construction and Demolition Waste is defined as 'all waste that arises from construction, renovation and demolition activities. • Dublin South Local Authority as developer will have a waste management plan for all waste generated as a result of this activity and will ensure that it is segregated so that it can be reused, recycled or disposed of in an appropriate way. • Where any construction or demolition wastes cannot be reused or recycled, that waste will be transported to an authorised waste facilities using the services of authorised waste collectors.
Will the works create a significant amount of pollution or nuisance?	No
Risk of major accidents and/or disasters relevant to the project including those caused by Climate Change in accordance with scientific knowledge?	No
Risks to human health (water contamination, air pollution)	No
Potential for cumulative impacts with other existing and/or approved projects?	No

Table 2. Location of Proposed Development

Environmental Sensitivity of project in relation to existing and approved land use.	No impact envisaged
Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	Development will not impact on site regenerative capacity for natural resources (including soil, land, water and biodiversity) in the area and its underground
Absorption capacity of the natural environment including wetlands, riparian areas, river mouths, coastal zones and the marine environment,	Not Applicable

mountain and forest area	
Potential of works to impact directly or indirectly on sites designated for nature conservation (NHA/SAC/SPA)	A detailed Report on Screening for Appropriate Assessment included with this application found that having considered the particulars of the proposed development, it was concluded there is no risk of direct or indirect impacts on any Natura 2000 sites. Also, it was found that on the basis of objective scientific information following screening, that the plan or project, individually or in combination with other plans or projects, will have a significant effect on a European site.
Potential for impacts directly or indirectly on Habitats or Species listed on Annex I, II and IV of the Habitats Directive	None (no annexed habitat or species occurs within the proposed development site)
Potential for impacts on breeding places of any species protected under the Wildlife Act?	None
Potential to impact directly or indirectly on any listed ACA in the County Development Plan?	None
Potential to impact directly or indirectly on any protected structure or recorded monuments and places of Archaeological Interest	None
Potential to impact directly or indirectly on listed or scenic views or protected landscape in the County Development Plan?	None
Potential to impact on areas in which there has already been a failure to meet the environmental quality standards and relevant to the project, or in which it is considered that there is such a failure	None
Potential to impact on densely populated areas.	None

Table 3. Characteristics of Potential Impacts

Human Beings	No impacts are identified
Flora and Fauna	No habitat loss will be incurred by the proposed development
Soils and Geology	No impact on existing soil characteristics by the proposed development
Water	The site development will use of the existing

	drainage systems
Air and Climate	No impact on air quality by the proposed development
Noise and Vibration	Noise and Vibration levels will be restricted during the works, no potential impacts following construction
Landscape	The site is within the core urban fabric of Jobstown Rossfield Estate and the proposed development will not have a negative impact on the existing landscape.
Material Assets	The proposed development will not have any significant impact on material assets including public utilities and natural resources
Cultural Heritage	None
Interaction of Foregoing	No significant effects likely to arise associated with the characteristics of the potential impacts.

Table 4. Discussion of Potential Impacts

Will a large geographical area be impacted as a result of the proposed works?	No
Will a large population be impacted as a result of the proposed works?	No
Are any trans-frontier impacts likely to arise from proposed works?	No
Is the intensity and complexity of impacts associated with the proposed works considered significant?	No
Is there a high probability that the impacts will occur?	Conservation led design will provide safeguards in relation to potential impacts ensuring low probability that impacts will occur
What is the expected onset, duration, frequency and reversibility of the impact?	Conservation led design will provide safeguards in relation to potential impacts ensuring low probability that impacts will occur
Cumulation of the impact with the impact of other existing and/or approved projects?	It is considered that no significant cumulative effects will arise
Will it be difficult to avoid, or reduce or repair or	The proposed plan aims to reduce effects of any

compensate for the effects?	potential impact

4. Conclusion

The DoEHLG Guidance Document "Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development" notes that "The greater the number of different aspects of the environment which are likely to be affected and the greater the links between the effects, the more likely it is that an EIS should be carried out. Where 5 complexity of impacts is deemed to apply in the case of a specific sub-threshold development proposal, there should be a predisposition towards the preparation of an EIS".

In consideration of the above involving appraisal of characteristics and location of proposed development and characteristics of potential impacts and having regard to Annex III criteria of the EIA Directive it is concluded that an EIAR is not required for the proposed development for residential infill development at Brookfield Avenue / Rossfield Avenue and Brookfield Road, Jobstown, Dublin 24.

Appendix 1. Site Location Map