

# REPORT TO INFORM EIA SCREENING FOR PROPOSED RESIDENTIAL DEVELOPMENT AT STOCKING LANE

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## Report to Inform Environmental Impact Assessment (EIA) Screening

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South Dublin County Council



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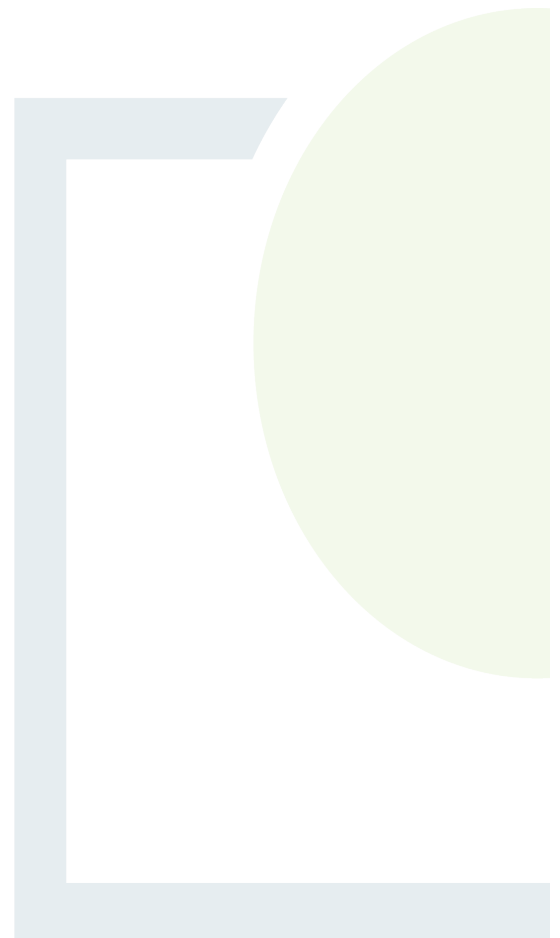
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## Report to Inform EIA Screening for Proposed Residential Development at Stocking Lane, Woodtown & Newtown, Dublin 14

### REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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**Abstract:** Fehily Timoney and Company is pleased to submit this report to inform EIA Screening to South Dublin County Council for the proposed residential development at Stocking Lane, Woodtown & Newtown, Dublin 14.

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## 1. INTRODUCTION AND BACKGROUND

South Dublin County Council (SDCC) intends to carry out an Environmental Impact Assessment (EIA) Screening and Appropriate Assessment Screening for the proposed construction of 25 no. residential units on an existing peri-urban greenfield site at Stocking Lane, Woodtown & Newtown, Dublin 14.

Fehily Timoney and Company (FT) was commissioned by SDCC to prepare a report to inform their EIA Screening for the proposed development.

The proposed development is herein referred to as the 'project' or the 'development'.



## 2. DESCRIPTION OF THE EXISTING SITE AND THE RECEIVING ENVIRONMENT

### 2.1 Existing Site

The overall development site is 0.59 ha in extent and is located in the townlands of Woodtown and Newtown, Dublin 14, at an existing peri-urban greenfield site.

The development site is bounded by L2028 Stocking Avenue to the north, R115 Stocking Lane to the east and greenfield to the south and west. The surrounding area consists of residential units, greenfield sites and small businesses typical of suburban areas.

The site is largely flat, sloping slightly from east to west.

### 2.2 Receiving Environment

The area surrounding the development site is peri-urban in nature, consisting of housing estates, small businesses, community facilities and greenfield sites, including agricultural land.

There are no human sensitive receptors within or overlapping the site boundary.

The wider road network includes the R115 Stocking Lane to the east and south of the site, and the L2028 to the north of the site. The M50 is accessible via Junction 12 approximately 1.07 km to the northwest of the site.

The site is located within the Water Framework Directive (WFD) Catchment Liffey and Dublin Bay and Sub-Catchment Dodder\_SC\_010. Groundwater status at the development site is 'Good'.

The site is situated between the Dodder\_040, flowing in a northerly direction approximately 1.32 km to the west of the site, and the Owenadoher\_010 which flows in a northerly direction approximately 468 m to the east of the site and merges with the Dodder\_040 approximately 3.27 km to the north of the site. The Dodder\_040 then flows in an easterly direction before draining into Dublin Bay. The latest WFD status of both the Dodder\_040 and Owenadoher\_010 is 'Moderate'.

The Dodder has been audited as a County Geological Site - the Dodder Terraces<sup>1</sup> comprise a series of flat-topped, elevated terraces much higher than the current Dodder River, but which form what was the river floodplain during the last deglaciation at the end of the last Ice Age. One location of Dodder Terraces is found approximately 3.12 km to the west of the proposed development site.

The area that site is located in is served by a public stormwater sewer. This sewer drains to the Orlagh Stream (also known as Woodlands Stream) at Knocklyon Wetlands Park approximately 920 m (direct distance) to the northwest of the development site and from there it is piped reaching the Dodder in Templeogue.

As per CORINE land use (2018), the western and western-central sections of the site are classified as 'Agricultural Areas - Pastures'. The eastern and eastern-central sections of the site are classified as 'Artificial Surfaces - Industrial, commercial and transport units'.

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<sup>1</sup> South Dublin County Geological Site Report - Dodder Terraces  
[https://gsi.geodata.gov.ie/downloads/Geoheritage/Reports/SD004\\_Dodder\\_Terraces.pdf](https://gsi.geodata.gov.ie/downloads/Geoheritage/Reports/SD004_Dodder_Terraces.pdf)



The site is identified to be a Locally Important Aquifer by GSI, described as 'Bedrock which is Moderately Productive only in Local Zones'. Groundwater vulnerability at the eastern section of the development site is classified as 'X- Rock at or Near Surface', groundwater vulnerability at the western section of the development site is classified as 'Extreme'. Soils underlying the eastern section of the proposed site are classified as 'Acid Shallow Well Drained Mineral', soils underlying the western section of the proposed site are 'Acid Deep Well Drained Mineral'. Subsoils underlying the proposed site are 'Bedrock at Surface'.

The site boundary does not contain any features from the Sites and Monuments Records. The nearest recorded features are a Gate Lodge (11221002), located approximately 320 m to the southwest of the development site, a Farmhouse (11221001), located approximately 610 m to the south of the development site and a Fulacht Fia (DU022-115----), located approximately 640 m to the southeast of the development site.

The subject site is located within zoning classification of RES-N, 'to provide for new residential communities in accordance with approved area plans', as defined in the South Dublin County Development Plan 2022-2028. The site is located within the 'River Dodder and Glenasmole Valley' Landscape Character Area (LCA), as defined within the South Dublin County Development Plan 2022-2028. The objective of this LCA is to preserve its overall character and the features and values that contribute to its uniqueness.

The site boundaries do not overlap with any European Sites (Special Protection Areas or Special Areas of Conservation) or nationally protected sites (Natural Heritage Areas or Proposed Natural Heritage Areas). The nearest European Sites are Wicklow Mountains SPA (IE0004040), located approximately 3.9 km to the south of the site, Glenasmole Valley SAC (IE0001209), located approximately 4.34 km to the southwest of the site and Wicklow Mountains SAC (IE0002122), located approximately 4.39 km to the south of the site.

The proposed construction activities and land-take will not have significant impacts on the receiving environment.

The site is not within or directly adjacent to any proposed Natural Heritage Area (pNHA) or Natural Heritage Area (NHA). The nearest pNHA is the Dodder Valley (IE0000991), located approximately 2.55 km to the northwest of the site.

The site is not located within an area designated for flood risk.




The site is not located near any waste facilities, dump sites or historic landfills.


The location of the development site and principal features surrounding the site are presented in Figure 2-1.





**Legend**

-  Site Boundary
-  Townlands
-  Rivers

TITLE: Site Location - Stocking Lane Site	
PROJECT: South Dublin EIA and AA Screenings	
FIGURE NO: 2.1	
CLIENT: South Dublin County Council	
SCALE: 1:10,000	REVISION: 0
DATE: 07/07/2025	PAGE SIZE: A3
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### 3. RELEVANT EXPERIENCE AND EXPERTISE OF ASSESSOR AND REVIEWER

Eimear Daly and Sanghamitra Nidhi Dutta of FT were responsible for completing this assessment and report. Eimear is a Graduate Scientist working in the Circular Economy and Environment Team in FT. She holds a BSc. (Hons) in Zoology and Earth and Ocean Science from University of Galway (formerly National University of Ireland, Galway) and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. Sanghamitra is a Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with five years of experience. She holds a BSc. in Environmental Science from St. Edmund's College, India and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. Both Eimear and Sanghamitra have in-depth knowledge of environmental policy, legislation and assessment procedures.

Richard Deeney of FT was responsible for reviewing, checking and finalising the assessment and report. Richard is a Principal Environmental Scientist working as part of the Circular Economy and Environment Team at FT. Richard holds a B.Sc. First Class Honours degree in Environmental Management from Technological University Dublin (formerly Dublin Institute of Technology) and an Advanced Diploma in Planning and Environmental Law with the Honorable Society of King's Inns. Richard is a Chartered Environmentalist with the Society for the Environment and has 14 years' experience.

Richard has a vast amount of experience coordinating and completing Environmental Impact Assessment Reports and Reports to Inform EIA Screening for a wide variety of development projects including closed landfill remediation projects, materials recovery facilities, soil recovery facilities, healthcare waste management facilities, quarries, power generation facilities, industrial facilities, residential development and tourism development. Richard has a wide and thorough understanding of the various environmental factors that need to be considered during the EIA process and has an in-depth understanding of the legislation and up-to-date case law governing EIA practice in Ireland and the EU. Richard has an in-depth understanding of every stage of the EIA process from the Screening Stage to the Scoping Stage, up to the EIAR completion stage.

Bernie Guinan was responsible for reviewing and approving the assessment and report. Bernie is Director with FT and is a Chartered Waste Manager. She has 25 years' experience in delivering and managing projects and infrastructure delivery for a wide variety of sectors. Bernie has extensive experience in all aspects of strategic management planning and infrastructure development in Ireland, the UK, KSA and UAE. She is an experienced planning policy analyst and strategic planner. She has in-depth knowledge of all environmental and planning policy, legislation and guidance. She has been providing environmental, planning and waste management consultancy services to public bodies for over 20 years. She has a vast amount of experience coordinating EIA, SEA and AA projects, including national, large-scale and complex projects.



## 4. RELEVANT PLANNING HISTORY

Land use planning at the proposed development site is guided by the South Dublin County Development Plan 2022-2028.

A review of the planning history within the zone of potential impact of the proposed development has identified 3 no. relevant planning permissions within the previous 5 years (2019-2025):

- Planning reference (ACP Case Number) JA06S.JA0040 - Permission was granted in 2020 for the development of the Dublin Mountain Visitors Centre and all associated site works approximately 2 km to the south of the proposed development site. The boundary extent of Case No. JA06S.JA0040 includes the R115 Stocking Lane to the south of the proposed development site.
- Planning reference SHD3ABP-310398-21 - Permission was granted in 2021 for the construction of 114 no. 'Build-to-Rent' units in a mix of 1, 2 and 3-bed apartment and duplex units, across 6 separate blocks. This site encompasses lands adjacent to the western boundary of the proposed development site.
- Planning reference (ACP Case Number) 310578 - Permission was granted in 2021 for the construction of 329 no. residential units (140 no. houses and 189 no. apartments), childcare facilities and associated site works approximately 334 m to the southwest of the proposed development site.

There are no other projects planned within the likely zone of impact of the proposed development that may combine with the proposed development to create significant, cumulative effects on the environment.



## 5. PROJECT DESCRIPTION

### 5.1 Overview of the Proposed Development

South Dublin County Council (SDCC) propose developing 25 no. own-door duplex-style residential units at a greenfield site in Stocking Lane, Dublin 14. The footprint of the development site is 0.59 ha and is located in the townlands of Woodtown and Newtown, Dublin 14, South County Dublin.

The proposed development will consist of the following:

1. The construction of 22 no. 3-storey duplex-style residential units in terraced buildings.
2. The construction of 3 no. 2-storey duplex-style residential units in a terraced building.
3. Creation of new vehicular entrances to Stocking Lane
4. All site and development works necessary to facilitate the proposed development, including boundary treatments, upgrades to roadways and paths, provision of car and cycle parking spaces, hard and soft landscape works, SUDS infrastructure, lighting, and boundary structures.

### 5.2 Purpose of/Rationale for the Proposed Development

In accordance with the SDCC Development Plan 2022-2028, the development site is located within zoning classification of RES-N, the objective of which is 'To provide for new residential communities in accordance with approved area plans'. The proposed development is located on a greenfield site. The development site is surrounded by peri-urban fabric. The proposed development will maximise the use of lands which are underutilised in their current state to address housing needs within South Dublin, in accordance with Compact Growth principles defined in the National Planning Framework.

### 5.3 Construction Phase of the Proposed Development

#### 5.3.1 Overview of Proposed Construction Works

An overview of the principal construction works required to complete the proposed development is provided below:

- Installation of temporary construction site area.
- Breaking of hard-standing areas, as required.
- Excavation to formation levels – Excavated material will be reused on-site or dispatched to an appropriate waste management facility.
- Laying of building foundations
- Backfilling of excavated material and any imported fill required will take place.
- Construction of the residential buildings.
- Construction/installation of associated site infrastructure, including boundary treatments, roadways, paths, car and cycle parking, landscaping, surface water and wastewater drainage systems, lighting, boundary structures, and an electrical connection.
- Fit out and furnishing of buildings
- Site clean-up and commissioning.





A list of typical plant that will be utilised on-site during construction is provided below:

- Tracked excavators
- Mobile crane
- Grader
- Front loader
- Dumper
- Ride-on roller
- Tipper lorry

The materials to be used consist mainly of common construction finishes including brick, plaster etc. The exact construction methods to be used will be determined by the appointed Contractor. It is anticipated that the constructions methods will be of a common system commensurate of a project of similar scope, including blockwork, light gauge steel or timber frame.

#### 5.3.2 Construction Programme

It is anticipated that construction works will commence in Mid-2026 and be undertaken over a 16-month period.

#### 5.3.3 Construction Hours

Construction works will occur between the following hours:

- 07:00 to 19:00 on Monday to Friday;
- 08:00 to 16:30 on Saturdays.

No work will be undertaken on Sundays or bank holidays.

#### 5.3.4 Environmental Management during Construction

The construction works will be undertaken in accordance with a Construction Environmental Management Plan (CEMP). This CEMP will cover the following aspects:

- Environmental Management System (EMS) requirements.
- Ecological Management
- Invasive Species Management
- Pollution Prevention
- Management of Noise, Vibration and Dust
- Surface Water Management
- Soil Management
- Protection of Archaeology and Archaeological Monitoring, as necessary.
- Emergency Response



The Contractor responsible for the construction works will be required to develop and implement a Construction Traffic Management Plan (CTMP) to manage safe access and egress of construction vehicles from the site and the movement of plant and vehicles around the site.

A Construction Stage Health and Safety Plan (CSHSP) will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health and the environment due to the construction works.

## 5.4 Operational Phase of the Proposed Development

### 5.4.1 Energy

All residential units will be 'Nearly Net Zero' in accordance with NZEB buildings standards and will be designed to achieve an A1 Building Energy Rating. Specifics on how this will be achieved will be explored with the Mechanical & Electrical Engineer once appointed post planning. It is likely that either air source heat pumps or heat exchange systems will be utilised for all units. Photovoltaic (PV) panels are likely to be utilised.

### 5.4.2 Drainage Strategy

Wastewater arising at the proposed development will be discharged via a proposed connection to the existing foul sewer. Wastewater will be carried via the sewer mains to Ringsend Wastewater Treatment Plant for appropriate treatment.

Surface water generated at the site will be collected by an on-site drainage system and then suitably managed and attenuated using a nature-based Sustainable Drainage Systems (SuDS). Surface water off rates will be commensurate with 'greenfield' run-off rates. Surface water exiting the drainage system will be discharged to the existing public stormwater mains serving the area.

Water supply will be provided to the proposed residential units from the existing water supply mains in the vicinity of the development site.



## 6. EIA SCREENING

### 6.1 EIA Project Types

The European Union Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires the following:

*“In order to ensure a high level of protection of the environment and human health, screening procedures and EIA assessments should take account of the impact of the whole project in question, including where relevant, its subsurface and underground, during the construction, operational and, where relevant demolition phases”.*

The Requirement for the EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations'). Schedule 5, Part 1 of the Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category for example, wind farms with more than 5 no. turbines or having a total output greater than 5 megawatts or waste handling facilities that handle more than 25,000 tonnes of waste per annum all fall into Part 2. Schedule 5 also includes a section on extensions or changes to developments for example, any change or extension to existing projects which would result in the development being of a class listed in Schedule 5 or result in an increase in size greater than 25% or 50% of the appropriate thresholds would fall into Schedule 5 and thus require an EIA. Any development that meets the above criteria requires 'Mandatory EIA'.

The EIA criteria above are quite clear and prescriptive, however in addition to the above, Schedule 5 also includes a section relating to 'sub threshold' (discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development (e.g., waste facility handling 20,000 tonnes per year or two turbines having an output less than 5 megawatts) should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 and therefore an EIA is not mandatory.

### 6.2 Relevant EIA Guidelines

This assessment was undertaken having regard to the following guidance:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA, 2022).
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development DEHLG (updated December 2020).





- Office of the Planning Regulator Practice Note (PN02) 'Environmental Impact Assessment Screening' (OPR, 2021).

### 6.3 Establishing if the Proposed Development is a Sub-Threshold Development

Classes of development from Schedule 5, Part 2 which can be considered to be somewhat related to the proposed development and the subject site are as follows:

- 10(b)(i) Construction of more than 500 dwelling units
- 10(b)(ii) Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.
- 10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

The proposed development does not fall within the scope of Class 10(b)(i) as the number of dwellings associated with the proposed development is less than 500.

The proposed development does not fall within the scope of Class 10(b)(ii) as the car parking proposed is an inherent part of the proposed development.

The proposed development does not fall within the scope of Class 10(b)(iv) as the total site area of proposed development is lower than the thresholds specified in the class.

In the circumstances, although a mandatory EIA is not triggered for the proposed project, an assessment of the likelihood of the proposed works to have a significant effect on the environment having regard to the criteria set out in Schedule 7 will be undertaken. If it is likely that the project will have a significant effect on the environment having regard to the criteria set out hereunder, an EIA will be required.

### 6.4 Sub-Threshold EIA Screening

The proposed development has been screened in the context of the criteria set out in Schedule 7 and Annex III of the EIA Directive to confirm that there will be no significant impacts associated with the proposed development. The screening demonstrates that there will be no significant impacts associated with the proposed development on the receiving environment in isolation or cumulatively with other projects or proposals in the area. This EIA Screening considers the 'whole project' including all secondary ancillary/subsidiary elements essential to the construction and operation of the proposed development.

Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018<sup>2</sup> implements this Directive in Ireland. These criteria are as follows:

#### 1. Characteristics of the proposed development

*The characteristics of proposed development, in particular:*

*a) The size and design of the whole project;*

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<sup>2</sup> S.I. No. 646 of 2018.



- b) Cumulation with other existing and/or approved projects;*
- c) The use of natural resources, in particular land, soil, water and biodiversity;*
- d) The production of waste;*
- e) Pollution and nuisances;*
- f) The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;*
- g) The risks to human health (for example due to water contamination or air pollution).*

## **2. Location of Projects**

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

- a) The existing and approved land use;*
- b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;*
- c) The absorption capacity of the natural environment, paying particular attention to the following areas:*
  - i. Wetlands, riparian areas, river mouths;*
  - ii. Coastal zones and the marine environment;*
  - iii. Mountain and forest areas;*
  - iv. Nature reserves and parks;*
  - v. Areas classified or protected under legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;*
  - vi. Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;*
  - vii. Densely populated areas;*
  - viii. Landscapes and sites of historical, cultural, or archaeological significance.*

## **3. Type and characteristics of the potential impact**

*The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:*

- a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);*
- b) The nature of the impact;*
- c) The transboundary nature of the impact;*
- d) The intensity and complexity of the impact;*
- e) The probability of the impact;*
- f) The expected onset, duration, frequency and reversibility of the impact;*
- g) The cumulation of the impact with the impact of other existing and/or approved projects;*
- h) The possibility of effectively reducing the impact.*



This assessment utilises the EIA Screening Checklist as detailed in the European Commission's Guidance on EIA Screening (2017) to screen the proposed development for Sub-Threshold EIA. This checklist encompasses the details required under Schedule 7 of the Regulation and Annex III of the EIA Directive. The results of the assessment are presented in Table 6-1.





**Table 6-1 EIA Screening Checklist**

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	No. The construction works proposed are modest in nature, extent and scale. The proposed development will not result in any significant physical changes in the locality and will not have impact on water bodies considering proposed mitigation during construction and design of the proposed development.	No.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	<p>A moderate quantum of standard construction materials will be used during construction of the proposed development. Water and energy is used to produce such materials. The proposed development will not utilise natural resources to an extent or magnitude that is likely to cause significant effects, however.</p> <p>The construction of the proposed development will involve excavation which will generate a small to moderate amount of material. Any soil/stone which will not be required for regrading and landscaping works will be dispatched from the site to an authorised waste facility for appropriate management.</p> <p>All residential units forming part of the proposed development will be designed to achieve an A1 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards.</p>	No likely, significant impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources owing to the scale of the development.
3. Will the Project involve the use, storage, transport, or production of substances or materials which could be harmful to human health, to the	The construction phase will involve the use of plant which may be powered by fossil fuels and which may generate tailpipe emissions.	The works involved with the proposed development are not likely to result in significant impacts on human health or the environment. A CEMP will be implemented during construction to



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
environment or raise concerns about actual or perceived risks to human health?	<p>The effects generated from this will be short-term and imperceptible given the scale of construction activity proposed, however.</p> <p>All fuels that may be present on-site will be stored in appropriately bunded containers. Spill prevention control procedures will be adopted on-site to prevent the loss of containment of any fuels that may be present. Refueling activities will be undertaken in a designated refueling area. Drip trays will be used during any on-site re-fueling that may take place to prevent the discharge of fuel to the receiving environment.</p> <p>Excavation activities will be undertaken during construction. As with any excavation being undertaken in a built up area - there is risk excavated material may be contaminated in nature.</p> <p>Domestic wastewater will be generated during the operational phase of the proposed development. This will be sent to public foul sewer and directive to Ringsend Wastewater Treatment plant for treatment. Surface water generated at the developed site will be treated using the nature-based SUDS features proposed. As part of the development.</p>	<p>mitigate potential effects on the environment that may occur during construction. All waste generated on-site will be managed in accordance with the Waste Management Act 1996, including any potential contaminated material that might be encountered on-site. Construction wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment.</p> <p>The proposed construction works will be undertaken in accordance with Health and Safety standards and legislation and regulations.</p> <p>A comprehensive Health and Safety Management Plan and Construction Environmental Management Plan (CEMP) will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health and environment.</p>
4. Will the Project produce solid wastes during construction or operation or decommissioning?	There will be moderate amounts of construction and demolition related materials generated over the construction phase. Such material will be re-utilised on-site (where testing determines such reuse is acceptable) or will be dispatched to an	No significant effects are anticipated in relation to waste generation. The level of construction waste generated onsite will be relatively moderate in nature given the scale and nature of the construction works. Waste generated during both phases will be collected and managed by



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>authorised appropriate waste facility for management.</p> <p>A minor amount of sanitary waste will be generated from the sanitary facilities during the operational phase of the proposed development. Such waste will be collected from the proposed development by authorised waste collectors and sent to authorised waste facilities for management.</p> <p>Domestic type waste will be generated at residential dwellings during the operational phase of the proposed development. Such waste will need to be collected from residences by authorised waste collectors and sent to authorised waste facilities for management.</p>	<p>appropriately authorised waste collectors/facilities in accordance with the provision of the Waste Management Act (as amended).</p>
<p>5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?</p>	<p>Construction plant and vehicles, as well as vehicles used by site personnel will generate greenhouse gas emissions and pollutants from exhaust emissions over the construction phase. The effects of such emissions will be short-term and imperceptible given the scale of construction.</p> <p>The proposed development may generate some levels of dust generating localised nuisance. Comprehensive construction phase dust management measures will be defined in the CEMP to be produced for the proposed development.</p> <p>Emissions relating to the operational phase of the proposed development (that is, emissions from vehicular use of residents) will be permanent and</p>	<p>No. The effects of construction phase related emissions will be short-term and imperceptible to not significant, given the magnitude of construction to take place.</p> <p>No emissions of significance will be generated during the operational phase of the proposed development. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021.</p>





Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>imperceptible considering the scale of the development.</p> <p>All residential units forming part of the proposed development will be designed to achieve an A1 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards.</p>	
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	<p>Noise emissions will occur during construction works as a result of mobile plant operation, material handling, etc. Such noise will be temporary and not significant in nature. Construction works will occur during standard working hours, from 07:00 to 19:00 Monday to Friday, and from 08:00 to 16:30 on Saturday.</p> <p>Noise emissions over the operational phase will be typical of residential buildings and may generate imperceptible to slight impacts.</p> <p>The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation, which may result in likely, significant effects on the environment, given the scale of the development and construction works and the nature of the surrounding environment. There are no vibration sensitive receptors in close proximity to the site.</p>	<p>No. Noise emissions during construction will be temporary and it is unlikely that EPA comparative noise limits will be exceeded at any Noise Sensitive Location in the surrounding area, considering the scale of the works and the proximity of Noise Sensitive Locations to the development site. A CEMP will be prepared to mitigate noise emissions during construction. Construction activities will not occur in early morning hours, nor late at night.</p> <p>The project is unlikely to cause significant noise impacts on the receiving environment.</p>
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>Construction activities have the potential to result in contamination of environmental receptors such as soil and water through surface runoff containing silt or cement material.</p> <p>The operational phase of the proposed development will not result in any environmental</p>	<p>No. Environmental risks associated with the construction phase will be managed under a CEMP. Standard construction drainage management techniques will be utilised at working areas during construction to prevent the discharge of silt laden run-off from the site to the receiving environment.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	contamination. Wastewater generated during the operational phase will be connected/directed to existing piped infrastructure.	The proposed development will not result in the discharge of polluting material to ground or waters during either the construction or operational phases of the development.  The proposed development will not affect the achievement of water quality objectives defined under the Water Framework Directive (i.e. to maintain and improve water quality as appropriate).
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Construction phase activities have the potential to create risks to human health and safety.  There are no particular risks to health and safety during the operational phase of the proposed development.	No. Construction works will be undertaken safely and in accordance with the Safety, Health and Welfare at Work Act, and associated Regulations. Given the implementation and adherence to a Health and Safety Plan, the risk of accidents is low.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	The construction phase of the proposed development may impact employment numbers positively through the creation of opportunities for construction businesses and site workers. This will result in short-term and positive effects.	The proposed development will not have a significant impact on demography due to its scale and nature. Employment numbers at the development site may be impacted positively through the creation of employment opportunities.
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	The proposed development will not lead to any additional consequential development.  There is no existing development in the vicinity of the subject development site that generates effects that may combine with the effects of the proposed development to create significant environmental effects.	No. The proposed development will not give rise to significant impacts in combination with any other existing or permitted development projects in the surrounding area.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	A review of the SDCC planning portal <sup>3</sup> was undertaken to determine whether there is planned development that generates effects that may combine with the effects of the proposed development to create significant cumulative environmental effects. The proposed development, combined with other planned development in the area does not have the potential to generate significant cumulative environmental effects due to the scale of the proposed developments, environmental mitigation measures defined for the proposed development and the environmental context at and surrounding the development site.	
11. Is the Project located within or close to any areas which are protected under international, EU or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	<p>The proposed development is not located within any sites or features that are protected by international, EU, national or local legislation for their ecological, landscape, cultural or other values. The proposed development is located within 5 km of 3 no. European Sites; Glenasmole Valley SAC (IE0001209), Wicklow Mountains SAC (IE0002122) and Wicklow Mountains SPA (IE0004040).</p> <p>There are no cultural heritage features within the site boundary that could be impacted from the construction works.</p>	<p>No. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following:</p> <p><i>'...it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'</i></p> <p>The proposed development will have no impact on any of the protected sites given the nature and magnitude of the development, its area of influence having regard to identified potential environmental effects, and the distance from the development to the sites.</p>

<sup>3</sup> SDCC Planning Maps Online (<https://planning.agileapplications.ie/southdublin/search-applications/>); Accessed 24/07/2025



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project	<p>No. The surrounding area is typical of per-urban fabric, consisting of housing estates, small businesses, open spaces, grassland, agriculture, tree lines and scrub.</p> <p>The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following:</p> <p><i>'...it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'</i></p>	No. Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the nature of the receiving environment; it is unlikely that the proposed will result in any likely, significant effects.
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	<p>No. The surrounding area is typical of peri-urban fabric, consisting of housing estates, small businesses, open spaces, grassland, agriculture, tree lines and scrub.</p> <p>The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following:</p> <p><i>'...it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'</i></p>	No. Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the nature of the receiving environment; it is unlikely that the proposed will result in any likely, significant effects.
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	<p>There are no inland, coastal or marine waters on or around the subject location which could be impacted by the proposed development.</p> <p>The construction of the proposed development will be carried out in accordance with a CEMP, which will define appropriate mitigation measures for the protection of environmental resources</p>	No. Given the design, nature and scale of the proposed works, proposed mitigation measures and the nature of the receiving environment, it is unlikely that the proposed will result in likely, significant effects on any receiving waters.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>surrounding and connected to the site, including groundwater.</p> <p>Appropriate stormwater attenuation/treatment will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.</p> <p>Wastewater arising from the proposed development will be dispatched to Ringsend Wastewater Treatment Plant for appropriate treatment.</p>	
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	<p>No. The project development site is located within the 'River Dodder and Glenasmole Valley' Landscape Character Area (LCA).</p> <p>The proposed development is aligned with the character of the existing landscape and the zoning objective for the site defined in the South Dublin County Development Plan and will not affect the scenic value of the location.</p>	No. Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed will result in any likely, significant effects.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	<p>The road network surrounding includes the R115 and the L2028. SDCC proposes to develop 2 no. new vehicle entrances to the proposed site at the L2028. The wider area surrounding the development site consists of residential developments and small businesses. There are no recreational facilities or amenities within reasonable proximity of the proposed development location that could be impacted by the construction or operational phase.</p>	No. The location of the proposed development does not contain any recreational facilities or amenities that could be affected by the proposed development, given the scale and nature of the development, and environmental mitigation to be adopted and embedded in the design of the development.





Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	<p>The surrounding road network includes the R115 and the L2028. SDCC proposes to develop 2 no. new vehicle entrances to the proposed site at the L2028. The wider road network will be capable of accommodating the modest amount of additional traffic generated over the construction phase.</p> <p>The operational impacts of the proposed development will not create significant additional traffic which will create congestion or environmental problems given the scale of the development, predicted traffic levels associated with the development and existing transport infrastructure serving the site. The development site is also situated in close proximity to a variety of public transport routes, which will encourage sustainable travel.</p>	<p>No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase.</p> <p>A Construction Traffic Management Plan will be implemented to prevent adverse impacts on the receiving traffic and transport environment.</p>
18. Is the Project in a location in which it is likely to be highly visible to many people?	No. The site is currently screened to the south and east by vegetation/greenfield, to the north by the L2028 and residential properties and to the west by residential properties.	<p>There will be no significant visual impacts during the construction phase due to the scale and nature of the proposed development. The works will be temporary.</p> <p>The proposed development will not generate any significant effects on landscape character or visual amenity as it is in alignment with the existing character of the receiving landscape, that is, low-density residential dwellings.</p>
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	No. The nearest recorded feature from the Sites and Monuments Record is Woodtown Park (11221002), located approximately 300 m to the south of the development site.	The proposed development will not impinge on or adversely affect the settings of any protected monuments, as there are no recorded features within the site boundary or the zone of influence of the proposed development. The proposed



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		development or its zone of influence does not overlap with any Zone of Notification for archaeological/heritage features.
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	<p>The proposed development is proposed to be located on a greenfield site. The site is of low ecological value however and is surrounded by peri-urban fabric.</p> <p>The proposed development will maximise the use of lands which are underutilised in their current state to address housing needs within South Dublin - in accordance with Compact Growth principles defined in the National Planning Framework.</p>	While there will be loss of greenfield space, the scale and nature of the proposed development will be unlikely to result in significant effects on the receiving environment.
21. Are there existing land uses within or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	The proposed development is consistent with the land use and land use zoning within the area, which pertains to the provision of new residential communities in accordance with approved plans.	Existing land uses will not be affected by the proposed works given the design, nature and scale of the development, and the environmental control and mitigation measures that will be in place during the construction and operational phases of the proposed development.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	<p>There are no plans for future land uses within or around the location that could be affected by either the construction or operational phase of the proposed development.</p> <p>The site and its surrounding area has been zoned 'RES-N' by SDCC, and the proposed development is complimentary to and aligned with the zoning objective.</p>	No.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	The area and land use of the receiving environment is consistent with the proposed development, that is, low density residential developments within a	No. The proposed development is not likely to have a significant effect on the densely populated areas, considering the nature, scale and design of the



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	peri-urban area. There are no sensitive human receptors in close proximity to the development site.	development, and the nature and character of the surrounding environment.
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, that could be affected by the Project?	<p>The proposed development is located in a peri-urban area. There are some sensitive land uses in the wider area but no sensitive human receptors within close proximity to the site.</p> <p>While there will be some effects generated from the construction phase of the proposed development, these will be minimised through the implementation of a CEMP, which will contain measures for environmental protection, nuisance prevention, traffic management and working hours. These effects will be short-term and not significant.</p>	<p>The scale and the nature of the proposed development will not result in the likelihood of likely, significant effects.</p> <p>A Construction Traffic Management Plan will be implemented to prevent adverse impacts on the receiving traffic and transport environment.</p>
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Project?	<p>There are no areas of scarce natural resources within or in the vicinity of the development site.</p> <p>The site is underlain by a Locally Important Aquifer, described as 'Bedrock which is Moderately Productive only in Local Zones'. The construction of the proposed development will be carried out in accordance with a CEMP, which will define appropriate mitigation measures for the protection of environmental resources surrounding and connected to the site, including soil, surface water and groundwater.</p>	No. There will be no impacts on high quality or scarce natural resources.
26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal	No historic activities have been identified which could have contributed to pollution or environmental damage on the site. No	The proposed development will not impact on any area affected by pollution or environmental damage and will not generate likely significant



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
environmental standards are exceeded, that could be affected by the Project?	<p>environmental damage has been identified at the site.</p> <p>Given the site's proximity to the M50 - which would have constituted a major construction project - it is plausible that sections of the site could be comprised of made ground.</p>	<p>environmental effects which could cause any exceedance of environmental quality standards.</p> <p>A CEMP will be implemented during construction to mitigate potential effects on the environment that may occur during construction. All waste generated on-site will be managed in accordance with the Waste Management Act 1996, including any potential contaminated material that might be encountered on-site. Construction wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment.</p>
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	<p>The project is not susceptible to any natural disasters or adverse climatic conditions. OPW flood mapping indicates that there have been no past flood events within or in proximity to the proposed site.</p> <p>A review of OPW Flood Mapping<sup>4</sup> indicates that the site is clear of any fluvial or coastal flood risk within the low, medium and high probability categories. One event dated October 24 2011 (ID-11684) was recorded approximately 1.32 km to the north of the site and was attributed to flood waters overtopping the Ballycullen Stream.</p> <p>Appropriate stormwater attenuation will be incorporated into the proposed development in accordance with Sustainable Drainage System</p>	<p>No. The proposed development, as designed and sited, is not susceptible to natural disasters or major accidents.</p>

<sup>4</sup> OPW Flood Maps (<https://www.floodinfo.ie/map/floodmaps/>); Accessed 07/07/2025



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>principles and relevant standards and allowing for climate change considerations.</p> <p>The proposed development is not within the area of influence of any Seveso site. The siting of the proposed development in this location will not increase the risk or consequences of a major accident.</p>	





## 6.5 Schedule 7A Sub-Threshold Development Screening

### 6.5.1 Information Required

Directive 2014/52/EU contains guidance for Member States on the information that should be provided by developers and applicants for the purposes of screening sub-threshold developments for EIA.

The guidance is provided by way of criteria set out in Annex III of the Directive and are included in Schedule 7A of the Planning and Development Regulations, 2001 as amended, under the heading: *'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'* and are grouped under four headings.

The requirements are as follows:

1. A description of the proposed development, including in particular:
  - a) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
  - b) A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from:
  - c) The expected residues and emissions and the production of waste, where relevant, and
  - d) The use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A is referred to in Table 6-2. A description on how each criterion has been considered and assessed in this report is also provided.



**Table 6-2 Schedule 7A Environmental Impact Assessment Screening Criteria**

Schedule 7A Requirement	Description
A description of the proposed development, including in particular –	A detailed description of the proposed development is provided in Section 5 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and	A description of the physical characteristics of the whole proposed development is provided in Section 5 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected is provided in Section 2 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of the aspects of the environment likely to be significantly affected by the proposed development.	A description of the aspects of the environment likely to be significantly affected by the proposed development has been assessed with regard to Schedule 7 criteria in Table 6-1.
A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from: The expected residues and emissions and the production of waste, where relevant, and	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the expected residues and emissions associated with the proposed development has been assessed with regard to Schedule 7 criteria in Table 6-1.
The use of natural resources, in particular soil, land, water and biodiversity.	A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from the use of natural resources, in particular soil, land, water and biodiversity has been assessed with regard to Schedule 7 criteria in Table 6-1.
The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.	The criteria as set out in Schedule 7 are addressed in Section 5 and compilation of information in paragraphs (1) to (3) is in Section 6. This information has been assessed with regard to Schedule 7 in Table 6-1 of this report.

When assessing the proposed development with relation to Schedule 7A criteria listed in Section 6.5.1 and Table 6-2, it was noted that all aspects were already covered in the information provided under Schedule 7 and as such no additional assessment under Schedule 7A was considered necessary.



## 6.6 Impact Characterisation

The proposed development has the potential to result in some environmental effects on receiving environmental components, such as the water, soils, noise, or air environments.

It is unlikely however that the proposed development will have a likely significant environment given the design of the proposed development and the mitigation measures embedded and integrated into the proposed development. Potential adverse environmental effects associated with the proposed development have been appropriately avoided, prevented and minimized.

There is no potential for the environmental effects associated with the proposed development to combine with the environmental effects of other existing or planned development, to generate cumulative effects that are likely to have a significant effect on the environment.

The proposed development will not have an adverse impact on the integrity of any European site.

The proposed development will generate the following positive environmental effects:

- The proposed residential dwellings will be designed to be in accordance with Net Zero Building Standards. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021. This will result in positive effects on climate.
- The development of residential dwellings within the existing footprint of a built-up area aligns with Compact Growth principles defined in the National Planning Framework and contributes to sustainable development.
- The proposed development will provide safe and secure housing designed to a high standard and will aid to address housing requirements in South Dublin. This will result in significant, long-term to permanent positive effects on population and human health.



## 7. CONCLUSION

Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations').

The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Regulations and therefore, does not require a Mandatory EIA.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 and 7A of the Regulations, was carried out.

Having regard the characteristics of proposed development, the criteria in Schedule 7 of the Regulations, the information provided in accordance with Schedule 7A of the Regulations and the following:

- the nature, scale and extent of the proposed development;
- the design/embedded mitigation measures to avoid, prevent and minimise adverse environmental effects associated with the proposed development;
- the additional environmental mitigation measures proposed to avoid, prevent and minimize adverse environmental effects associated with the proposed development; and
- the characteristics of the receiving environment in the context of the development site.

It can be concluded that the proposed development would not be likely to have significant effects on the environment and that an EIA is not required.



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