



PRELIMINARY ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

Project Reference	250944
Date & Time	31/10/2025
Subject	Butler McGee Park, Co. Dublin
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Introduction

MKO have been commissioned by Nicholas de Jong Associates Urban Design on behalf of South Dublin County Council (SDCC) to carry out an Environmental Impact Assessment Screening to accompany the planning application for the proposed upgrade and enhancement of the existing Butler McGee Park in West Tallaght, Co. Dublin, Irish Transverse Mercator (ITM) coordinates X 707193 Y 727598 (Proposed Development).

The purpose of this preliminary Environmental Impact Assessment Screening Report (EIASR) is to ascertain whether the Proposed Development is considered as a class of development requiring an EIA having regard to Schedule 5 (Parts 1 and 2) of the Planning and Development Regulations 2001-2024 (as amended) and to assess whether further detailed screening is required.

This EIASR is accompanied by an Appropriate Assessment Screening Report (AASR) and Ecological Impact Assessment (EcIA) both prepared by MKO.

Statement of Authority

This report has been prepared by Conor Jackson and reviewed by Valerie Kendall, both of MKO.

Conor is an Environmental Scientist with MKO with one year of experience in environmental consulting. He holds a B.Sc. (Hons) in Geography and Geosystems from the University of Galway. Since joining MKO in 2024 Conor has contributed to a range of projects, including the preparation of Construction and Environmental Management Plans, Preliminary Environmental Impact Assessment Screening Reports, and Environmental Impact Assessment Reports. He has also been involved in license monitoring and GIS mapping across various sectors such as wastewater treatment plants, solar grid connections, quarries, and residential developments.

Valerie Kendall is a Senior Environmental Scientist with MKO with 14 years of experience in the environmental sector—10 in Atlantic Canada and 4 in Ireland. Valerie holds a Master of Environmental Science and a Bachelor of Science (Hon) with a Biology Major, from Memorial University, of St. John's, Newfoundland, Canada. Valerie joined MKO in January 2023 bringing her experience in providing biological expertise and project management for Canadian and provincial environmental assessment projects, national environmental effects and impact assessment programmes, regulatory biomonitoring programmes, habitat offsetting plans, and a range of biological studies. Her experience also includes environmental management related to the use of aircraft de-



icing fluids and wastewater treatment in Canada and internationally, and regulatory water quality assessments, in particular with a leading laboratory in Nova Scotia, Canada. Since relocating to Ireland in 2020, Valerie has expanded her skill set to include Environmental Impact Assessments and Ecological Impact Assessments according to EU Directives with MKO. She has also contributed to the scientific development of freshwater biomonitoring programmes in accordance with the Water Framework Directive. Valerie has collaborated with clients in numerous sectors including renewables, quarry and aggregates, public infrastructure, water utility and waste management, while maintaining relationships with government, industry, and academic clients to successfully deliver on a wide range of projects. Valerie's key strengths and area of expertise encompass aquatic ecology and biomonitoring, extending to scientific research related to the development of national coastal management strategies and national freshwater biomonitoring programmes. Valerie has co-authored several peer-reviewed scientific and management-related publications. Within MKO, Valerie's multidisciplinary background and strong academic foundation allow her to play a key role in the management and development of environmental impact assessment projects for a range of sectors in Ireland.

Site Context

Butler McGee Park is a large Local Park extending to 16.77 hectares (ha) in size. The primary park area to be upgraded extends beyond the park boundary to the road kerb line and is approximately 15.87 hectares (ha). There is an area of approximately 1.5 ha in the west of the site which also extends beyond the park boundary to the road kerb line on which no works are proposed however still falls within the scope of this project. The full area of 15.87ha for which this application applies (Proposed Development site) is considered in this EIAR. As can be seen in the South Dublin County Development Plan 2022-2028 (SDCDP), the zoning objective of the Proposed Development site is OS – *Open Space*.

The Proposed Development site is currently comprised of Gaelic Athletic Association (GAA) and soccer pitches used by local clubs, walking paths, and community facilities. The surrounding area is comprised of residential housing, schools, sports clubs, and commercial businesses. The Proposed Development site is bounded by Drumcairn Parade and Drumcairn Avenue to the north, Cookstown Road to the east, the junction of Cookstown Road and R136 Regional Road (Cheeverstown Road) to the south, and the R136 Regional Road to the west.

As set out in the EcIA prepared by MKO, the habitats recorded within the Proposed Development site consist of improved amenity grassland, buildings and artificial surfaces, immature woodland, treelines, dry meadows and grassy verges, scattered trees and parkland, and hedgerows. There are no invasive species listed under the Third Schedule of the European Communities Regulations 2011 (S.I. 477 of 2015) or under the First Schedule of the European Union (Invasive Alien Species) Regulations 2024 (S.I. No 374 of 2024) located within the Proposed Development site.

The Proposed Development site is not located within, nor in close proximity to, any designated European Sites. The closest European Site is the Glenasmole Valley Special Area of Conservation (SAC), located approximately 3.43 kilometres (km) south of the Proposed Development site. For a detailed list of any European Sites relevant to the Proposed Development, refer to the accompanying AASR.

The Proposed Development is located entirely within the Water Framework Directive (WFD) Catchment 09, Liffey and Dublin Bay. Within this catchment, the site falls under the Dodder_SC_010 sub-catchment. There are no mapped watercourses or waterbodies within the Proposed Development site.

The nearest WFD-designated waterbody is the Liffey Estuary Lower transitional waterbody, which lies within the broader Liffey and Dublin Bay system. This waterbody has been assigned a WFD Risk Score of "Intermediate", indicating a moderate level of pressure or risk to achieving good ecological status.

The site is also located within the Dublin Groundwater Body (IE_EA_G_008). This groundwater body has been classified as having 'good' status in the 2019-2024 WFD Groundwater Monitoring Programme."

The bedrock underlying the Proposed Development site consists of the dark limestone and shale and is part of the *Lucan Formation*. The subsoils underlying the Proposed Development site mainly consists of limestone till (carboniferous) however much of the eastern section consists of limestone sands and gravels.

There are no recorded sites of archaeological or architectural significance located within the Proposed Development site boundary. The closest sites of archaeological and architectural significance include:

- A castle (RMP Code: DU021-035—), located approximately 105 metres (m) southwest of the site at its closest point. This site is listed in the Record of Monuments and Places (RMP) maintained by the National Monuments Service.
- A cast-iron post box (NIAH Ref: 11214025), located approximately 130 m southeast of the site. This structure is listed on the National Inventory of Architectural Heritage (NIAH) as a features of regional architectural interest.

Legislative Context

The Environmental Impact Assessment (EIA) Directive (Directive 2011/92/EU) as amended by Directive 2014/52/EU, 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.

Schedule 5 of the Planning and Development Regulations 2001 (as amended) sets out the classes of development that fall within the scope of Part 10 of the Planning and Development Act 2000. These classes correspond to Annex I and Annex II of the EIA Directive.

- A mandatory EIA is required where a proposed development meets or exceeds the thresholds specified in Schedule 5, Part 1 or Part 2. In such cases, no Screening Determination is required, as the obligation to prepare an EIAR is automatic.
- A sub-threshold development includes a development which falls within a class listed in Schedule 5 but does not meet the specified thresholds. In these circumstances, the development shall be subject to a Preliminary Examination. If required, a Screening Determination is then undertaken to assess whether the development is likely to have significant effects on the environment, according to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended).

The *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (August 2018) state:

*Where, based on a **preliminary examination** of the information submitted with the application and any other supplementary information received, the competent authority concludes that, having considered the nature, size and location of the proposed development, there is no real likelihood of significant effects on the environment, this should be recorded with reasons for this conclusion stated, and no EIA required or formal determination made. The recording of the competent authority's view should be brief and concise, but adequate to inform the public. In many cases this considered view will be included in the planner's/inspector's report on the planning application and this may be cross-referenced in the competent authority's decision. Normally, this will be published at the time of the decision of the competent authority.*

*Where, based on the information submitted with the application and any other supplementary information received, and having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended), **there is a real likelihood of significant effects on the environment, the competent authority must determine that an EIA is required.** The main reasons for this determination should be recorded.*

*Where, based on the information submitted with the application and any other supplementary information received, the competent authority, having considered the nature, size and location of the proposed development in the context of the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended), forms the view that there is **significant and realistic doubt** in regard to the likelihood of significant effects on the environment, **the competent authority must proceed to a further examination to determine whether EIA is required.** This requires the*

*applicant to submit the information specified in **Schedule 7a** to the Planning and Development Regulations 2001 (as amended) in order to facilitate a formal screening determination.*

This report presents a Preliminary Examination prepared by MKO to support the Approving Authority in progressing through the EIA screening process, in accordance with the relevant planning legislation and guidance. This assessment follows a three-step approach:

Step 1: Pre-screening

Determine whether the proposed development falls within a class of development listed in Schedule 5 of the Planning and Development Regulations 2001 (as amended), which would require an EIA, either mandatory or subject to further screening assessment.

Step 2: Preliminary Examination

Where the development is sub-threshold, conduct a preliminary examination of the nature, size, and location of the Proposed Development to assess whether there is a real likelihood of significant effects on the environment.

Step 3: Screening Determination

If the preliminary examination identifies uncertainty or potential for significant environmental effects, a more detailed screening is undertaken. This involves the submission and review of information as specified in Schedule 7A of the Planning and Development Regulations 2001 (as amended) to facilitate a formal screening determination by the Approving Authority.

Step 1 – Pre-Screening

Proposed Development Details		
Site Location	<p>The Proposed Development comprises of upgrade works to the existing Butler McGee Park located in West Tallaght, Co. Dublin, at Irish Transverse Mercator (ITM) coordinates X 707193 Y 727598. The Proposed Development site is currently comprised of Gaelic Athletic Association (GAA) and soccer pitches used by local clubs, walking paths, and community facilities. The Proposed Development site is bounded by Drumcairn Parade and Drumcairn Avenue to the north, Cookstown Road to the east, the junction of Cookstown Road and R136 Regional Road (Cheeverstown Road) to the south, and the R136 Regional Road to the west. The surrounding area is comprised of residential housing, schools, sports clubs and commercial businesses.</p>	
Proposed Development Description	<p>The Proposed Development is as follows:</p> <ul style="list-style-type: none"> ➤ <i>Four formal entry plazas at:</i> <ul style="list-style-type: none"> ○ <i>The Cheeverstown Road and Cookstown Road junction, linking with Jobstown Park.</i> ○ <i>The Cookstown Road and Maplewood Road Junction.</i> ○ <i>The northeastern corner of the park, adjacent to the southern boundary of St. Mark's GAA club, leading out on to Cookstown Road.</i> ○ <i>The Drumcairn Avenue and Drumcairn Parade junction.</i> ➤ <i>Main spine routes, shared pedestrian/cycle with formal signature trees and park lights, along the eastern boundary, linking Butler McGee Park to Jobstown Park and the Luas stops, and east-west through the park connecting Drumcairn with the Fortunestown Shopping Centre.</i> ➤ <i>Controlled access gates to be installed at all entrances.</i> ➤ <i>All existing sports pitches, except for Pitch 80, retained with some realignment and refurbished where necessary with drainage and re-levelling.</i> ➤ <i>Provision for active recreation – e.g. Teenspace, with facilities such as skate park (with floodlighting), basketball court and fitness area, and natural play area with large climbing feature wall.</i> ➤ <i>A Multi Use Games Area (MUGA) with floodlighting.</i> ➤ <i>A 35 m long x 6 m high ball wall, with hard paving to one side and floodlighting.</i> ➤ <i>Activity circuit (Park Run) - with seats and play/fitness equipment.</i> ➤ <i>A dog park enclosed with post and rail fencing with wire mesh.</i> ➤ <i>Relocation of a 220 m length of the northeastern boundary to incorporate the grass verge to the road into the park, allowing for more room between the proposed path and the pitches.</i> ➤ <i>Biodiversity improvements - existing hedgerow relocated/replaced and supplemented with meadowland management and planting of bulbs and formal and informal tree groups.</i> ➤ <i>Attenuation basins and possible swales associated with the pitch drainage which will also contribute to enhanced biodiversity.</i> ➤ <i>All associated landscape works.</i> ➤ <i>All ancillary works.</i> 	
1. Does the Development constitute a class of development requiring	Yes: ✓	

EIA, having regard to Schedule 5 of the Regulations? (Yes/No)		No:	
2. If YES, is the development meeting or exceeding a threshold set out in Part 1 or Part 2, Schedule 5 of the Planning & Development Regulations? (Yes/No)		Yes:	
		No: ✓	
Threshold	Comment	Result	
Exceeds	n/a	No EIA is Required	n/a
Is Equal to	n/a	EIAR Required	n/a
No Threshold	n/a		
Sub Threshold	n/a	Preliminary Examination for EIA Screening Required	✓
Pre-screening Conclusion			
Development is not within Part 1 or Part 2, Schedule 5. EIA/Screening <i>is not</i> required		n/a	
Development is within Part 1 or Part 2 and is greater than, equal to, or there is no threshold. EIA <i>is</i> required; however, see below conclusion.		Project is deemed urban development. This is listed as: Class 10(b)(iv) in Part 2 of the Schedule 5 of the Planning and Development Regulations 2001 (as amended): <i>“Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area, and 20 hectares elsewhere”.</i>	
Development is within Part 1 or Part 2 but is less than the threshold. Preliminary Examination <i>is</i> required; however, see corresponding conclusion.		The Proposed Development pertains to Class 10(b)(iv) of Part 2 of the Schedule 5 of the Planning and Development Regulations 2001 (as amended): <i>“Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere”.</i>	

	<p>The Proposed Development is urban in nature; however, it does not fall within the “urban development” category as interpreted in the European Commission’s 2024 guidance document, “<i>Interpretation of definitions of project categories of Annex I and II of the EIA Directive</i>” (2024). This guidance clarifies that “urban development” typically refers to large-scale projects involving substantial built infrastructure, such as residential housing developments, sports stadiums, shopping centres, or large car parks.</p> <p>Furthermore, the Proposed Development does not align with any other project classes listed in Schedule 5 of the Planning and Development Regulations 2001 (as amended). Accordingly, the requirement to prepare an EIAR is not automatically triggered.</p> <p>However, in accordance with Article 103 and 120 of the Planning and Development Regulations 2001 (as amended), consideration has been given in the below sections to whether the Proposed Development constitutes a sub-threshold development.</p> <p>A Preliminary Examination has been completed to assess whether the project is likely to have significant effects on the environment, and to determine whether a Screening Determination is required.</p>
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If the Proposed Development is not of a class requiring EIA, it is not necessary to proceed to Steps 2 and 3 and the pre-screening process can be signed, printed, and placed on the Part 8 file.

If the Proposed Development requires a Preliminary Examination to determine if an EIA Screening is required, the assessment will proceed to Step 2.

Step 2 – Preliminary Examination

The following Preliminary Examination is based on professional expertise and experience, with regard to the 'Source - Pathway - Receptor' model, as appropriate. The examination is carried out in accordance with the criteria set out in Schedule 7 to the Planning and Development Regulations 2001 (as amended).

Preliminary Examination		
Size, Location, Nature	Yes / No / Uncertain	Comment
<p>Size:</p> <p>Is the size of the development exceptional in the context of the existing environment?</p>	No	<p>The relevant EIA thresholds can be found in the Planning and Development Regulations 2001 (as amended), Schedule 5, Class 10(b)(iv).</p> <p>The Proposed Development is approximately 15.87 ha. As stated above, the Proposed Development is urban in nature however it does not fall within the “urban development” category as interpreted in the European Commission’s 2024 guidance document, “<i>Interpretation of definitions of project</i></p>

Are there cumulative considerations having regard to other existing and/or permitted projects?		<p><i>categories of Annex I and II of the EIA Directive</i>” (2024). This guidance clarifies that “<i>urban development</i>” typically refers to large-scale projects involving substantial built infrastructure, such as residential housing developments, sports stadiums, shopping centres, or large car parks.</p> <p>Therefore, consideration has been given to whether the proposed works constitute a sub-threshold development.</p> <p>As documented in the South Dublin County Development Plan 2022-2028 (SDCDP), the Zoning Objective of the Proposed Development site is OS – Open Space which is:</p> <p><i>“To preserve and provide for open space and recreational amenities”</i></p> <p>The Proposed Development seeks to upgrade the existing Butler McGee Park and will continue to uphold the Land Use Zoning Objective of the site.</p> <p>The accompanying AASR, prepared by MKO, identified a has examined plans and projects that may have the potential to result in cumulative/and or in-combination impacts on European sites. The identifies a range of existing and permitted developments considered in the cumulative assessment with the Proposed Development. These include upgrades to a nearby public park, commercial and residential developments, and educational facilities in the surrounding area.</p> <p>These projects have been assessed cumulatively with the Proposed Development to determine whether there is potential for cumulative significant effects on the environment. Based on the modest scale of the Proposed Development, the short-term duration of construction activities, and the limited potential for operational impacts, it is concluded that the Proposed Development is unlikely to contribute to any significant cumulative effects when considered in combination with the developments listed in the accompanying AASR.</p>
<p>Location:</p> <p>Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location?</p> <p>Does the proposed development have the potential to affect other significant environmental</p>	No	<p>The Proposed Development site is surrounded by residential housing, schools, sports clubs, and commercial businesses. The Proposed Development comprises the upgrade and enhancement of the existing Butler McGee Park in West Tallaght, Co. Dublin.</p> <p>As stated above and in the AASR, the closest designated European Site to the Proposed Development site is the Glenasmole Valley SAC, located approximately 3.43 km south of the Proposed Development site.</p> <p>The Proposed Development is located entirely within the Water Framework Directive (WFD) Catchment 09, Liffey and Dublin Bay. Within this catchment, the site falls under the Dodder_SC_010 sub-catchment. There are no mapped</p>

sensitivities in the area?		<p>watercourses or waterbodies within the Proposed Development site.</p> <p>The nearest WFD-designated waterbody is the Liffey Estuary Lower transitional waterbody, which lies within the broader Liffey and Dublin Bay system. This waterbody has been assigned a WFD Risk Score of “Intermediate”, indicating a moderate level of pressure or risk to achieving good ecological status..</p> <p>The site is also located within the Dublin Groundwater Body (IE_EA_G_008). This groundwater body has been classified as having ‘good’ status in the 2019-2024 WFD Groundwater Monitoring Programme.”</p> <p><u>AASR</u></p> <p>The accompanying AASR prepared by MKO for the Proposed Development states:</p> <p><i>“In light of the information provided in sections 3.3.1 and 3.3.3 above it is concluded that there is no potential for in-combination effects to undermine the integrity of any European sites from the Proposed Development with other plans and/or projects. The potential for in-combination effects to undermine the integrity of any European site acting in-combination with other plans or projects can be excluded”</i></p> <p>Also,</p> <p><i>“The Proposed Development is not connected with, or necessary to, the management of any European site(s). This Appropriate Assessment Screening Report presents the objective scientific information required to inform a robust and complete examination of the potential impacts of the Proposed Development on relevant European sites in the absence of mitigation. The Screening concludes that there is no potential for Likely Significant Effects, alone or in combination, on the conservation objectives of any European site, therefore Appropriate Assessment of the Proposed Development is not required.”</i></p> <p><u>EcIA</u></p> <p>The accompanying EcIA prepared by MKO for the Proposed Development assessed the impact of the Proposed Development on biodiversity. The EcIA identified a potential impacts during the <u>construction phase</u> on bats, however concluded with the following:</p> <p><i>“Considering the urban location of the Proposed Development site, its low suitability of the site for bats, and limited overlap of night-time working hours during the bat activity season, the proposed works are not expected to result in significant effects on bats. No mitigations are proposed.”</i></p>
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		<p>Development site boundary. The closest sites of archaeological and architectural significance include:</p> <ul style="list-style-type: none"> ➤ A castle (RMP Code: DU021-035—), located approximately 105 metres (m) southwest of the site at its closest point. This site is listed in the Record of Monuments and Places (RMP) maintained by the National Monuments Service. ➤ A cast-iron post box (NIAH Ref: 11214025), located approximately 130 m southeast of the site. This structure is listed on the National Inventory of Architectural Heritage (NIAH) as a features of regional architectural interest. <p>Given the nature and scale of the proposed works, together with their separation from the identified sites of archaeological and architectural interest, it is considered unlikely that the development would give rise to any direct or indirect impacts on such features.</p>
<p>Nature of the development:</p> <p>Is the nature of the proposed development exceptional in the context of the existing environment?</p> <p>Will the development result in the production of any significant waste, or result in significant emissions or pollutants?</p>	No	<p>During the construction phase of the Proposed Development minor amounts of construction waste will be produced. This will be managed in accordance with a site-specific Waste Management Plan (WMP), to be implemented by the appointed contractor. The WMP will ensure that waste is appropriately segregated, stored, and disposed of in compliance with relevant waste legislation and best practice guidelines. As a result, no significant environmental effects arising from construction waste are anticipated.</p> <p>No waste generation is expected during the operational phase of the Proposed Development.</p> <p>During the construction phase of the Proposed Development, there will be temporary impacts on material assets, primarily related to traffic and utilities.</p> <p>Construction activities may result in short-term disruptions to traffic in the surrounding area. However, these impacts are expected to be temporary, localised, and managed through appropriate traffic management measures. As such, they are not considered significant.</p> <p>There is potential for interaction with existing underground services and utilities during construction. Prior to the commencement of works, the appointed contractor will identify and map all relevant services to avoid accidental disruption. Given the limited scale and duration of the Proposed Development, works, no significant impacts on utilities or services are anticipated.</p> <p>No impacts on material assets are expected during the operational phase of the Proposed Development.</p> <p>There is a potential impact associated with noise and vibration during the construction phase of the Proposed Development. These impacts will be temporary in nature</p>

		<p>and will only occur during the construction phase. Furthermore, any potential impacts during the construction phase will be mitigated against by best practice measures for the control of noise and vibration during construction works.</p> <p>In relation to air quality and climate, the Proposed Development would not be considered a recognised emitter of greenhouse gases or a source of pollution. Plant and equipment required during the proposed works will use fossil fuels, but the potential impact associated with this is not considered to pose a material environmental impact due to the nature and scale of the works.</p> <p>In relation to landscape and visual impacts, the Proposed Development is expected to have temporary slight visual impacts during the construction phase. These are primarily due to the operation of construction machinery on site and the temporary loss of amenity grassland.</p> <p>Excavated materials will be reused on site, where appropriate, to support reinstatement and landscaping works. Upon completion, the operational phase of the Proposed Development is expected to have a positive impact to the landscape character and visual amenity of the area. This will be achieved through the proposed installation of new lighting, the planting of native tree species, and the establishment of meadow grassland, all of which are expected to have a significant positive effect on the landscape and visual quality of the site.</p>
Preliminary Examination Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment.	Screening Determination Required	Not required
	Schedule 7A information required?	Not required
There is no real likelihood of significant effects on the environment.	EIAR not required.	✓

Summary of Preliminary Examination Findings

The preliminary examination as required by Article(s) 103 and 120 of the Planning and Development Regulations 2001 (as amended) has concluded that formal EIA Screening is not required therefore it is not necessary to proceed to Step 3.