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# **REPORT TO INFORM EIA SCREENING FOR SYNTHETIC TURF BOWLING GREEN AT SEAN WALSH PARK, TALLAGHT, DUBLIN 24**

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

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Prepared for:

South Dublin County Council

**SDCC**

Comhairle Contae Átha Cliath Theas      South Dublin County Council

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## Report to Inform EIA Screening for Synthetic Turf Bowling Green at Sean Walsh Park, Tallaght, Dublin 24

### 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 development of a synthetic turf bowling green at Sean Walsh Park, Tallaght, Dublin 24.

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## 1. INTRODUCTION

South Dublin County Council (SDCC) intends to carry out an Environmental Impact Assessment (EIA) Screening and Appropriate Assessment (AA) Screening for the proposed construction of an all-weather, synthetic turf bowling green within the confines of Sean Walsh Park in the townlands of Tallaght and Oldbawn, Dublin 24.

Fehily Timoney and Company (FT) was commissioned by SDCC to prepare a report to inform their EIA Screening for the Part 8 Planning Application for the proposed development.

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

### 1.1 Project Overview

The proposed development includes the following:

- The construction of a synthetic turf bowling green.
- Perimeter fencing.
- All utility works including surface water drainage and utility supplies.
- Perimeter footpath.
- All related hard and soft landscape works including connecting footpaths and associated planting.
- All associated ancillary works



## 2. RELEVANT EXPERIENCE AND EXPERTISE OF ASSESSOR AND REVIEWER

Sanghamitra Nidhi Dutta of FT was responsible for completing this assessment and report. Sanghamitra is a Senior Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with five years of experience. She holds a B.Sc. in Environmental Science from St. Edmund's College, India and a M.Sc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. Sanghamitra has 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.



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

#### 3.1 Existing Site

The overall development is 0.1 hectare (ha) in extent and is located within the northern end of Sean Walsh Park. The existing site is an area of scrub and amenity grassland and is bordered to the north by a basketball court (Old Bawn Community School Basketball Court). The proposed development site is bounded by a footpath to the south which abuts the Whitestown Stream/Jobstown Stream.

The development site is bounded by a path at the southern boundary and grassy verge at the northern boundary. The site is generally level without severe contours, ranging between approximately 95.4 to 96.06 metres<sup>1</sup>.

#### 3.2 Receiving Environment

The area surrounding the development site urbanised in nature, consisting of residential developments, small businesses, community facilities and amenity grassland.

Sensitive human receptors include homes (including care homes and other residential facilities), community assets and infrastructure (hospitals, schools and education facilities, GP practices, sports and leisure facilities, post offices and shopping centres), and local businesses. There are no human sensitive receptors within or overlapping the site boundary. Sensitive human receptors within proximity of the development site include occupied residential units at Cois na Habhann and Dún An Óir approximately 53 m to the south of the proposed site and Old Bawn Community School located approximately 120 m to the north of the development site.

The wider road network includes the N81, located c. 260 m to the north. The R113 can be found to the north-east (c. 500 m) and the R136 to the west (c.1.4 km) of the development site.

The Proposed Development is located within the Liffey and Dublin Bay (ID: 9) Catchment, Dodder\_SC\_010 sub-catchment and Dodder\_040 sub-basin. The Jobstown Stream (EPA code: 09J02, order: 2) is located 10 m to the south of the Proposed Development. The Jobstown stream flows into the Dodder River which flows into the River Liffey, before it meets the sea at Dublin Bay, ca. 18.1 km downstream. According to the Cycle 3 Report for the Liffey and Dublin Bay Catchment<sup>2</sup>, the Dodder\_040 sub-basin is of 'Moderate' status and is at risk of not meeting its environmental objective of 'Good' status. Significant issues comprise 'nutrients, organic'. Significant pressures comprise urban run-off. Groundwater status at the development site is 'Good'.

The Dodder has been audited as a County Geological Site - the Dodder Terraces<sup>3</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 located approximately 1.21 km to the south of the proposed development site.

<sup>1</sup> Defined under Global Vertical Datum

<sup>2</sup> EPA (2024). Cycle 3 HA 09 Liffey and Dublin Bay Catchment Report, May 2024. Environmental Protection Agency.

Accessed December 2025: chrome-extension://efaidnbmnnibpcajpcgclefindmkaj/https://catchments.ie/wp-content/files/catchmentassessments/09%20Liffey%20and%20Dublin%20Bay%20Catchment%20Summary%20WFD%20Cycle%203.pdf

<sup>3</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); Accessed 08/08/2025



As per CORINE land use (2018), the site is classified as 'Artificial Surfaces'.

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 development site is classified as 'Low'. Soils underlying the majority of the development site are classified as Made. Soils underlying the southern boundary of the development site, along and adjacent to an existing pathway, are classified as Mineral Alluvium. Subsoils underlying the majority of the proposed site are classified as Made. Subsoils underlying the southern boundary of the development site, along and adjacent to an existing pathway, are classified as Alluvium.

The site boundary does not contain any features from the Sites and Monuments Records. The nearest recorded features are a Mill (DU021-037007-) located ca. 700 m to the northeast of the development site, a Water Mill (DU021-057002-) located ca. 730 m to the south of the development site, a House (DU021-057001-) located ca. 780 m to the south of the development site, an Enclosure (DU021-037013-) located ca. 820 m to the northeast of the development site, a cluster of recorded features located ca. 940 m to the northeast of the development site, a Post Box (11214025) located ca. 1.28 km to the northwest of the development site and an Enclosure (DU021-056----) located ca. 1.36 km to the southwest of the development site.

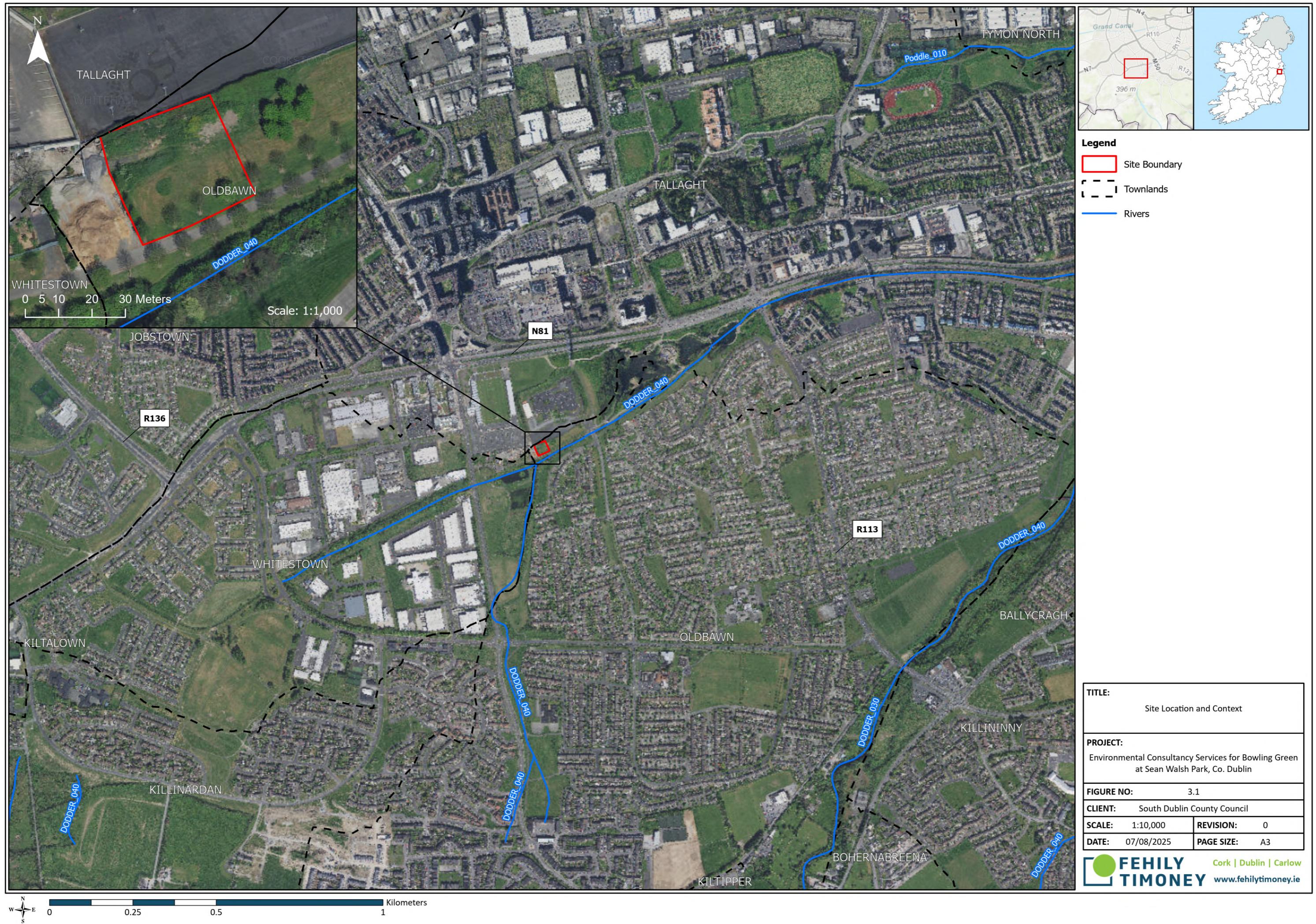
The subject site is located within zoning classification OS, '*to preserve and provide for open space and recreational amenities*', as defined in the South Dublin County Development Plan 2022-2028. The site is located within the Urban/Suburban South Dublin Landscape Character Area (LCA), as defined within the South Dublin County Development Plan 2022-2028. The Landscape Character Sensitivity of this LCA is 'N/A'.

The site boundaries do not overlap with any European Sites (Special Protection Areas or Special Areas of Conservation). The accompanying Appropriate Assessment (AA) Screening Report has considered dominant ecological pathways for transmission of impacts and potential EU Sites that may share connectivity with the proposed development. There are no identified EU Sites within the defined Zone of Influence with the proposed development. Wicklow Mountains SPA (IE0004040) (ca. 6.8 km), South Dublin Bay and River Tolka Estuary SPA (IE0004024) (ca. 11.8 km) and Poulaphouca Reservoir SPA (IE0004063) (ca. 13.5 km) are located within 15 km of the proposed development. The AA Screening considered South Dublin Bay and River Tolka Estuary SPA and Poulaphouca Reservoir SPA for potential likely significant effects from the proposed development on SCI avian species. The AA Screening has concluded that there will be no likely significant effects from the proposed development on the qualifying interests, special conservation interests or the conservation objectives of any designated European Sites.

The development site is located within an area designated medium probability (fluvial) of flood risk. The site is clear of any coastal flood risk within the low, medium and high categories.

The site is not located near any waste facilities, dump sites or historic landfills. The nearest licensed waste facilities are Harp Refrigerants Limited (W0297), located ca. 463 m to the west of the development site, Starrus Eco Holdings Limited (W0079), located ca. 1.30 km to the north of the development site and Tonge Industries Limited (W0239), located ca. 1.69 km to the north of the development site.

The location of the development site and principal features surrounding the site area are presented in Figure 3-1 overleaf.





## 4. RELEVANT PLANNING HISTORY

### 4.1 Review of Planning History within Vicinity of the Proposed Development

A review of planning history at the proposed development site indicates that there have been no planning applications made at the site previously.

A review of further planning history within 500 m of the proposed development has been carried out for a period of five years (January 2021 to December 2025). This is presented in Table 4-1 for planning applications lodged to South Dublin County Council, and Table 4-2 for applications lodged to An Coimisiún Pleanála. Several relevant applications from this review have been considered when carrying out the cumulative assessment presented in Section 6.7 of this EIA Screening Report.



**Table 4-1: Planning Applications lodged to South Dublin County Council (January 2021 to December 2025)**

Application Reference	Development Description	Development Address	Status	Decision Date
SD20B/0413	Attic conversion incorporating dormer extension to rear and 3 'Velux' rooflights to the front; two storey extension to side; all associated site works.	34, Old Bawn Avenue, Dublin 24	Decision Following A.I.	07/04/2021
ED21/0021	Change of use from retail to residential.	Unit 15, Belgard Square, Tallaght, Dublin 24	Decision Following A.I.	02/06/2021
SD21A/0120	Change of use from permitted retail use to retail use including the sale of alcohol for consumption off the premises (i.e., off licence use) within the overall permitted retail unit, where the floor area for the off licence use is 10.sq.m and is ancillary to the primary retail use.	The Square Circle K Service Station, Belgard Square North, Talaght, Dublin 24	Decision	12/07/2021



Application Reference	Development Description	Development Address	Status	Decision Date
SD218/0005	<p>The construction of a synthetic grass 3G all-weather sports pitch approx. 92m X 52m, to be surrounded with a 5-metre-high weldmesh type fence with an additional 1.4m ball-stop fence on the northern side.</p> <p>6 floodlighting columns to allow evening use. Installation of CCTV Cameras for monitoring by An Garda Sióchána and South Dublin County Council. The planting of new trees in Sean Walsh Park. All necessary landscape works including storage areas, footpaths and planting. All ancillary works.</p> <p>The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required. Any person may, within 4-weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.</p> <p>The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal website (<a href="http://consult.sdblincoco.ie">http://consult.sdblincoco.ie</a>) during the period from 20th May 2021 to 2nd July 2021. Due to Covid-19 restrictions, persons wishing to inspect printed plans and particulars of the proposed development must make an appointment by emailing <a href="mailto:planningdept@sdblincoco.ie">planningdept@sdblincoco.ie</a> or by phoning (01) 4149000. After making an appointment, printed plans and particulars will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24 during office hours from 20th May 2021 to 18th June 2021.</p>	Sean Walsh Park, Tallaght, Dublin 24	Unregistered application	12/07/2021



Application Reference	Development Description	Development Address	Status	Decision Date
	<p>Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to 5pm on 2nd July 2021 and may be submitted either via:</p> <p>Online Submissions: <a href="http://consult.sdblincoco.ie">http://consult.sdblincoco.ie</a> or Post to:</p> <p>A/Senior Executive Officer, Environment Water and Climate Change, South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5.</p>			



Application Reference	Development Description	Development Address	Status	Decision Date
SD20A/0347	Demolition of single storey attached garage to side of dwelling; construction in side garden of end of terrace, two storey three bedroom dwelling with attic conversion with dormer roof to rear; new vehicular entrance and partial dishing of kerb and all associated site works.	89, Watergate, Dublin 24	Decision Following A.I.	20/07/2021
SD21B/0369	Attic conversion for storage with dormer window to the rear; garage conversion for additional bedroom; rear single storey extension 'Velux' window to the side.	26, Cúl Na Gréine, Dublin 24	Decision	19/08/2021
SD21B/0555	Retention permission for ground floor front extension with pitched roof over and 1 roof light on front slope of roof at attic level; permission for first floor side extension with pitched roof over and extension of attic room.	105, Cill Cais, Old Bawn, Tallaght, Dublin 24	Decision	20/12/2021
SD22A/0001	Provision of a shopping trolley bay, and remove existing, and associated works at the surface level carpark of the Arena Centre, Whitestown Way, Dublin 24	The Arena Centre, Whitestown Way, Dublin 24	Decision	28/02/2022
SD22B/0292	Demolition of existing shed in rear garden. Construction of proposed shed with pitched roof in rear garden. Construction of ground floor rear extension with flat roof, door and window in gable wall at ground floor, ground floor internal alterations, first floor internal alteration, conversion of existing attic space and 2 roof lights on rear slope of roof at attic level, first floor side extension with pitched roof over	35, Dun An Oir, Old Bawn, Tallaght, Dublin 24	Decision	17/08/2022
SD22A/0305	A 68.6sqm internal extension to the existing first floor, alterations to front elevation to include new sliding doors and change of use of the entire building from motor sales workshops to funeral home support services.	Unit 4, The Square Motor Centre, Belgard Square, Tallaght, Dublin 24	Decision	12/09/2022
SD22A/0350	93sq.m extension for office space at first floor level (internally) to an existing 279.87sq.m light industrial and warehousing unit and all associated site works.	Unit B12, South City Business Park, Killinarden Link Road, Whitestown Way, Tallaght, Dublin 24.	Decision	28/10/2022



Application Reference	Development Description	Development Address	Status	Decision Date
SD22A/0047	Two-storey, 4 bedroom detached dwelling with vehicular access and 2 off-street, parking spaces and all associated site works at side garden plot.	41, Watermeadow Park, Oldbawn Tallaght, Dublin 24 D24CH7V	Decision Following A.I.	01/11/2022
SD22A/0434	Retention of existing signage to the front of the unit including: 1 no. 9m x 1.5m lightbox with printed graphic and returns; 3 high level vinyl graphic signs total area 46sq.m; 2 No. 6.56m high vinyl graphic signs to flanking windows; 1 No. 300mm vinyl graphic strip forming archway 3.58m wide by 2.36m high; 2 No. 300mm vinyl graphic strips to entrance doors; 80mm wide strip to windows either side of entrance door to total length of 6.14m; and 1 No. 4.32m wide by 0.8m high Dibond graphic panel to trolley bay.	Unit 1, Arena Retail Park, Whitestown Way, Tallaght, Dublin 24	Final Grant	03/03/2023
SD23B/0028	Conversion of existing attic space comprising of modification of existing roof structure, removal of chimney stack, new access stairs and flat roof dormer to the rear.	23, Tymon Lawn, Dublin 24	Decision	13/03/2023
ED23/0014	Client is hoping to purchase 1.5M section of land adjacent to 52 Tymon Crescent. Existing pathway would be in land requested to be purchased. New 2M high boundary wall to be built on new boundary line & new pathway to be built along new boundary at client expense.	52, Tymon Crescent, Dublin 24	Decision	27/04/2023
SD23B/0221	Conversion of detached single storey garage to side of dwelling to family flat with alterations to front and rear elevations	1, Cois Na hAbhann, Old Bawn, Tallaght, Dublin 24, D24 KN9P	Final Grant	06/09/2023
SD23A/0171	The use of an existing shed of c. 5m2 in the rear garden as a dog grooming parlour	21, Tymon Grove, Old Bawn, Tallaght, Dublin 24	Final Grant	14/09/2023



Application Reference	Development Description	Development Address	Status	Decision Date
SD23A/0230	Development of a welfare facility to accommodate a future bus layover which was approved as part of the D24 Neighbourhood Cycle Network Scheme. The proposed development consists of a bus driver welfare facility comprising of two toilet units circa 6 m <sup>2</sup> each, hard standing area, and associated infrastructure. The proposed development is approximately 0.05 hectares (ha) in size.	Parcel of land on the western side of Whitestown Way, adjacent South City Business Park, within the Townlands of Tallaght, centered at approx., Irish Traverse Mercator	Final Grant	13/11/2023
SD23B/0428	Retention of existing garage conversion with raised pitched roof extended to rear over utility room and at front over hall door.	89, Cill Cais, Old Bawn, Dublin 24	Final Grant	29/11/2023
SD23A/0326	The permanent retention of a 174.4 sq.m extension to the rear of existing industrial/warehouse building and a two storey office and store (c. 56.4 sq.m) to the front that are subject to temporary planning permission per reg ref SD18A/0362.	Unit 3, Whitestown Industrial Estate, Tallaght, Dublin 24	Final Grant	08/02/2024
SD23A/0334	Change of use of the fifth floor level from office to hotel use to provide for 26 hotel suites; Associated modifications to the layout and elevations at fifth floor level and to the stair cores at ground to fifth floor levels to facilitate access and egress; Introduction of lobbies to the stair cores at basement level; Provision of a green roof to the existing building on site; Revisions to the existing car and bicycle parking arrangements at basement level; All associated site development works.	Plaza Complex, Belgard Road, Belgard Square South, Tallaght, Dublin 24	Final Grant	22/02/2024
SD24B/0218W	Construction of single storey extension to the rear of existing dwelling comprising of open plan Kitchen/Dining and Living space.	22, Cill Cais, Old Bawn, Tallaght, Dublin 24.	Final Grant	08/07/2024
SD24B/0227	Construction of proposed first floor Extension above existing garage at gable end of house. Conversion of existing loft area and the construction of a dormer structure with window to rear roof profile also all associated site works.	121, Watergate, Tallaght, Dublin 24	Final Grant	12/07/2024



Application Reference	Development Description	Development Address	Status	Decision Date
SD24B/0232	Planning permission for conversion of attic to non-habitable storage space with partial Extension of ridgeline to accommodate a contemporary dormer to rear roof. Single Storey extension to rear of existing house, single storey porch extension and extended bay extension to front of existing house all with ancillary works	83 Tymon Crescent, Old Bawn, Tallaght, Dublin 24.	Final Grant	18/07/2024
SD23A/0231	Located on a section of Belgard Square South. The development includes the closure of the slip road from Belgard Square South onto the N81. This development is proposed to accommodate the increase in the volume of buses in the area as a result of the changes proposed under BusConnects. The volume of buses is set to increase from 22 to 49 buses per hour. It forms part of Government efforts to improve public transport and address climate change nationally, supporting national strategies such as the National Development Plan 2021 - 2030 and the Climate Action Plan 2023. The layover facility will be comprised of bus parking for 10 buses and welfare facilities for drivers. The development consists of two separate parking areas with 7 bus bays in the south layover and 3 in the layby to the north of Belgard Square South. There will be one entrance point into the layover area located on the southern side of Belgard Square South. This layover area will have 2 egress points with a right turn ban in place. There will be a layby located on the northern side of Belgard Square South, across from the layover area. The layover area includes a bus driver welfare facility comprising of two toilet units. The proposed Development includes the closure of the hard shoulder on the northern side of the N81 to accommodate the realignment of the cycle track along the N81. The proposed development includes all the associated works to facilitate the bus layover and welfare facility. This includes drainage works, utility diversions, public lighting, fencing and landscaping. The overall area of the site is approximately 0.7 ha.	Parcel of land at Belgard Square South, within the Townlands of Tallaght, centered at approx. Irish Traverse Mercator	Final Grant	29/08/2024



Application Reference	Development Description	Development Address	Status	Decision Date
SD24B/0358	The development will consist of a single storey rear extension and a single storey front extension to the existing two storey terraced house and will include internal alterations	107, Watergate, Dublin 24	Final Grant	03/10/2024
SD248/0007	<p>A proposed Sports Changing Rooms Pavilion at Sean Walsh Park, in the townland of Tallaght. In accordance with the requirements of the above, notice is hereby given that South Dublin County Council proposes:</p> <ul style="list-style-type: none"> <li>• One single storey pavilion building consisting of two individual team changing rooms each with one WC area, one club storage area, and one plant room, all with individual access.</li> <li>• 1 No. Storage facility for equipment with a Plant room.</li> <li>• Ancillary landscaping works adjacent to the pavilion building.</li> <li>• All associated ancillary works in adjacent areas including but not limited to foul &amp; surface water drainage and utility supplies.</li> <li>• CCTV.</li> </ul> <p>The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required</p>	Sean Walsh Park, Tallaght, Dublin 24	Unregistered application	11/11/2024



Application Reference	Development Description	Development Address	Status	Decision Date
SD24A/0228	Demolition of side garage and building 2 dwelling houses on site (1 semi-detached, 1 detached) internal front garden alteration to existing vehicular access to public roadway to serve existing house. Forming new vehicular access on the eastern boundary to serve the 2 new houses, and all ancillary works.	1, Watermeadow Drive, Old Bawn, Tallaght, Dublin 24	Appeal decided	11/12/2024
SD24B/0585W	The development consists of a first-floor side extension with tiled hip roof and parapet with roof light, attic conversion with dormer roof and windows to the rear, tiled canopy to the front elevation, two roof lights to the front of the existing roof, internal alterations, and all associated site works.	64, Tymon Crescent, Tallaght, Dublin 24, D24PNH5	Final Grant	25/02/2025
SD25B/0013W	For the construction of new dormer structure to the rear and conversion of attic space with en-suite and associated works.	22, Old Bawn Avenue, Old Bawn, Tallaght, Dublin 24, D24NC5F	Final Grant	28/02/2025
SD24A/0288W	The proposed development will consist of: Change of use of part of the ground floor level (492 sqm) from bar/restaurant to gym. Change of use of the basement floor level (618 sqm) from night club to gym. Removal of the mezzanine levels at ground and basement floor levels. Associated modifications to the layout at ground and basement floor levels to accommodate the proposed change of use and All associated site development works.	The Plaza Hotel, Belgard Square South, Tallaght, Dublin 24	Final Grant	30/06/2025
SD25A/0111W	The development will consist of internal reconfiguration and amalgamation of 4no. existing Level 2 retail units (U238, U239, U240 and U241) to provide two retail units (U238: 516sqm and U240: 1282sqm) and ancillary circulation and general store rooms (c.274sqm) resulting in no overall increase in gross floorspace. Permission is also sought for all associated site and development works and reuse of existing signage zones.	Units U238- U241, Level 2, The Square, Belgard Square East, Dublin 24, D24X030	Final Grant	04/07/2025
SD25B/0293W	Alterations and extensions to our dwelling, to include a 19sqm GF extension to the front, side and rear elevations. Also for side pedestrian access together with all ancillary and associated site works.	40, Old Bawn Avenue, Tallaght, Dublin 24, D24 NX7T	Final Grant	16/07/2025



Application Reference	Development Description	Development Address	Status	Decision Date
SD25B/0391W	The proposed development will consist of conversion of existing garage to living space, first-floor side extension above the existing structure, redesigned porch / entrance & ground floor extension to the rear and all associated site works.	8, Old Bawn Avenue, Oldbawn, Dublin 24, D24 DDC2	Final Grant	30/07/2025
ED25/0064	We are planning to install external wall insulation on my home with support from the SEAI Better Energy Homes grant scheme. The works will be carried out by an SEAI registered contractor. The insulation will not extend beyond the existing building line.	31, Cul na Greine, Old Bawn, Tallaght, Dublin 24, D24NF7P	Decision Following A.I.	16/09/2025
SD25A/0186W	The development will consist of the provision of a new glazed entrance lobby (24sqm) at the existing west entrance to the Square Shopping Centre (Level 3) and all associated site and development works.	The Square, Belgard Square East, Tallaght, Dublin 24, D24X030	Final Grant	07/10/2025
SD25A/0196W	The temporary use (for the next 5 years 2025-2029 inclusive) of part of the eastern carpark lands for the erection of a temporary tent structure for use as an ice rink for a period not exceeding 3 months per year (November - January) and all associated site and development works including plant, lighting, ancillary signage and with pedestrian routes to the shopping centre and associated car parks. The proposal will result in the loss of c.48 spaces for the duration of the temporary ice rink use.	East Carpark, The Square, Belgard Square East, Tallaght, Dublin 24, D24X030	Final Grant	14/10/2025
SD25A/0206W	Retention Planning Permission for the following: single storey extension (Area 122m2 / c. 6.5m in height) to North elevation of existing industrial building, the installation of a fire escape door to East elevation (rear), alterations to the West (front) elevation, as previously approved under planning reference SD08A/0719 and associated site works at Units A1/A2 South City Business Park, Tallaght, D24HT95.)	Unit A1/A2, South City Business Park, Tallaght, Co. Dublin, D24 HT95	AI Requested	23/10/2025
ED25/0088	The internal works to the two existing retail units (Units 242/243 & 244) to facilitate the amalgamation into one retail unit.	Units 242 - 244, The Square Shopping Centre, Tallaght, Dublin 24	Decision	29/10/2025



Application Reference	Development Description	Development Address	Status	Decision Date
SD25B/0572W	For the conversion of existing garage structure, new porch extension to the front elevation, new first floor extension over garage, new canopy roof alongside passage, new wall on party line on front elevation, new single storey Granny Flat Structure with new link to original house and all associated works. The Granny Flat space will consist of kitchen/living area, WC and bedroom.	28, Watermeadow Drive, Oldbawn, Dublin 24, D24VCP2	AI Requested	20/11/2025
SD25A/0295W	Full planning permission for construction of new detached 3 bedroom houses with new vehicular access and car-parking to front garden with all associated site works in the side garden.	26, Cois Na hAbhann, Old Bawn, Tallaght, DUBLIN 24	Referral	To be decided by 03/02/2026



**Table 4-2: Planning Applications lodged to An Coimisiún Pleanála (January 2021 to December 2025)**

Case Reference	Development Description	Development Address	Decision	Decision Date
316828	Tallaght/Clondalkin to City Centre BusConnect Core Bus Corridor Scheme.	Tallaght/Clondalkin to Dublin City.	Approve with Conditions	17/10/2024
321667	Demolition of garage and construction of 2 houses with all associated site works.	1 Watermeadow Drive, Old Bawn, Tallaght, Dublin 24	Grant permission with revised conditions	16/05/2025



## 5. PROJECT DESCRIPTION

### 5.1 Purpose/Rationale for the Proposed Development

In accordance with the South Dublin County Development Plan 2022-2028, the zoning objective for the proposed development location is '**OS – to preserve and provide for open space and recreational amenities**'. The proposed development will provide a bowling green to promote the sport and amenity use of Sean Walsh Park, enhancing the recreational and amenity of the lands.

### 5.2 Construction Phase of the Proposed Development

#### 5.2.1 Overview of Proposed Construction Works

The principal construction works will involve the following:

1. Site preparation
2. Removal of vegetation overlapping with the proposed development footprint (See Section 5.2.1.1)
3. Site levelling works
4. Drainage Installation
5. Base Construction
6. Turf Surfacing

The construction sequence will begin with the clearing and grading of the site, followed by the installation of drainage for ensuring proper water runoff. A base layer will be installed to provide stability and will be topped with a fine grade levelling layer. A high-quality synthetic turf surface will be installed according to design specifications.

Typical plant that will be utilised on-site during construction involves:

- Tractors
- Excavators
- Dumpers
- Rollers

A temporary construction compound will be located to the western end of the bowling green over the construction phase.

#### 5.2.1.1 *Removal of Vegetation*

The proposed development will require the removal of existing vegetation overlapping with the project footprint.



A tree survey and visual assessment was undertaken on 22<sup>nd</sup> September 2025 and an arboricultural report (dated October 2025) was produced by Arbtech Ireland. The survey report detailed the constraints posed to the proposed development by existing trees. The works carried out for the proposed development will result in the loss of groups of and standalone trees (referred to as G001-G003, T2015-T2022 and T2024) comprising of rowan, beech, birch, ash, and grey willow. The ash tree (Reference T2021) was found to be unsustainable in the long term due to ash dieback and was recommended for removal for sound arboricultural practice.

### 5.2.2 Construction Programme

The construction phase will last for approximately 10 weeks.

Hours of construction will be restricted to the following:

- 07:00-19:00 on Monday to Friday
- 09:00-13:00 on Saturdays

No work will be undertaken on Sundays, bank holidays and public holidays.

Approximately 5 no. construction workers will be employed for the proposed development over varying stages of works.

### 5.2.3 Environmental Management during Construction

All works will be carried out in accordance with a prospective Construction and Environmental Management Plan (CEMP).

There will be no fuel storage or re-fuelling on-site during construction. Fuel management on-site will be determined and undertaken by the appointed contractor at tender stage. Fuelling operations will be undertaken on bunded areas and any storage will be undertaken using bunded tanks.

A prospective Surface Water Management Plan will also be adopted, with appropriate barrier controls to prevent any polluted surface water runoff from entering the receiving environment. Best practice guidance will be followed to and adhered to while undertaking works near waterbodies for preventing silt and sediment runoff.

The proposed development is not foreseen to produce a significant quantity of waste as significant excavations will not be required. Any waste generated will be managed at an appropriately authorised off-site waste management facility.

## 5.3 **Operational Phase of the Proposed Development**

### 5.3.1 Use and Maintenance of the Bowling Green

The bowling green, once operational, will be used for playing the sport of lawn bowls.

Maintenance activities to be undertaken over the operation of the proposed development will involve brushing, raking and sweeping of the artificial surfaces.



### 5.3.2 Drainage Strategy

The drainage strategy, in line with SDCC policy, will consider the use of Sustainable Drainage System (SuDS) approach. Accumulation of surface water on the pitch over the operational phase will be managed to attenuate stormwater and prevent excess flows and potential discharge of silt

Accumulation of surface water over the operational phase will be managed using a Sustainable Drainage Systems (SuDS) approach. Appropriate SuDS will be installed upon the contractor's assessment.



## 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

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 of the Regulations.

The proposed development relates to the following classes of development defined under Schedule 5, Part 2 of the Regulations:

- 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)(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>4</sup> implements this Directive in Ireland. These criteria are as follows:

### 1. Characteristics of the proposed development

*The characteristics of proposed development, in particular:*

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

<sup>4</sup> S.I. No. 646 of 2018.



## 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 small/minor 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?	Yes.  A small quantum of standard construction materials will be used during construction of the proposed development. Water and energy are 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.	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 environment or raise concerns about actual or perceived risks to human health?	<p>The construction phase will involve the use of plant which may be powered by fossil fuels and which may generate tailpipe emissions.</p> <p>The effects generated from this will be temporary and imperceptible given the scale of construction activity proposed, however.</p> <p>There will be moderate amounts of construction-related material generated over the construction phase. Any excavated material will be re-utilised on site where possible, or dispatched to an appropriately authorised waste facility for management. All other incidental construction and demolition (C&amp;D) waste material will be managed at appropriately authorised waste management facilities</p>	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 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 waste will be dispatched to appropriately authorised waste management facilities for appropriate treatment.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Surface water generated at the developed site will be treated using the nature-based SUDS features proposed. As part of the development.	<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 minor 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 authorised appropriate waste facility for management.	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 the construction phase will be collected and managed by appropriately authorised waste collectors/facilities in accordance with the provision of the Waste Management Act (as amended).
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>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 intermittent and temporary 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>No emissions are expected to be generated during the operational phase of the proposed development.</p>	<p>No. The effects of construction phase related emissions will be intermittent and temporary and imperceptible to not significant, given the magnitude of construction to take place.</p> <p>No emissions will be generated during the operational phase of the proposed development.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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 as defined within the South Dublin County Development Plan.</p> <p>Noise emissions over the operational phase will be typical of recreational sports facilities and will generate imperceptible 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 and nature of the development and construction works and the nature of the surrounding environment.</p>	<p>No. Noise emissions during construction and demolition will be limited and temporary. Construction works will occur during defined working hours, as stated within the SDCC County Development Plan).</p> <p>Appropriate construction phase environmental mitigation measures will be defined in the CEMP and implemented to mitigate such emissions during construction.</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 proposed development site is located north of the near the Whitestown Stream / Jobstown Stream.</p> <p>It is not envisaged that significant volumes of surface water run-off will be generated at construction working areas. The construction phase drainage management will be determined by the appointed Contractor prior to commencement of works, and a CEMP will be developed and implemented.</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 runoff from the site to the receiving environment.</p> <p>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.</p> <p>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).</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>A prospective Surface Water Management Plan will be adopted with appropriate measures to prevent any polluting surface water runoff being discharged to the receiving environment.</p> <p>The operational phase of the proposed development will not result in any environmental contamination due to proposed drainage management.</p>	
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	<p>Construction phase activities have the potential to create risks to human health and safety. These works will be carried out in accordance with the appointed contractor's methodologies and will adhere to Safety, Health and Welfare at Work Act and associated Regulations.</p> <p>There are no particular risks to health and safety during the operational phase of the proposed development. The proposed development has been designed to be safe for users.</p>	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?	<p>Yes.</p> <p>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 temporary, slight positive effects.</p>	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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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?	<p>No.</p> <p>The proposed development will not lead to any additional consequential development.</p> <p>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.</p> <p>A review of the SDCC and ACP planning portals 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 development, environmental mitigation measures defined for the proposed development and the environmental context at and surrounding the development site.</p>	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?
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.</p> <p>The accompanying AA Screening has considered South Dublin Bay and River Tolka Estuary SPA and Poulaphouca Reservoir SPA for potential likely significant effects from the proposed development on SCI avian species, and has concluded that there will be no likely significant effects from the proposed development on the qualifying interests, special conservation interests or the conservation objectives of any designated European Sites.</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 the proposed development will not have a likely significant effect on any European site.</p> <p>The proposed development will have no impact on any 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>
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 urban fabric, consisting of residential developments, small businesses, community facilities and amenity grassland.</p> <p>The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the proposed development will not have a likely significant effect on any European site.</p> <p>The accompanying Ecological Impact Assessment (EIA) for the proposed development that significant effects can potentially occur on Key Ecological Receptors such as treelines, avifauna and bats, from the tree removal works.</p>	<p>No. Given the nature and scale of the proposed development, mitigation to be adopted during construction and post-construction phases, 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.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>This will be mitigated through tree planting, timing of clearance activity and the provision of bird and bat boxes. The implementation of these measures will result in the identified effects being negated or reduced to not significant.</p>	
<p>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>	<p>No. The surrounding area is typical of urban fabric, consisting of residential developments, small businesses, community facilities and amenity grassland.</p> <p>The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the proposed development will not have a likely significant effect on any European site.</p> <p>The accompanying Ecological Impact Assessment (EIA) for the proposed development that significant effects can potentially occur on Key Ecological Receptors such as treelines, avifauna and bats, from the tree removal works. This will be mitigated through tree planting, timing of clearance activity and the provision of bird and bat boxes. The implementation of these measures will result in the identified effects being negated or reduced to not significant.</p>	<p>No. Given the nature and scale of the proposed development, mitigation to be adopted during construction and post-construction phases, 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.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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 proposed development site is located close to the Whitestown Stream/Jobstown Stream. To ensure that there are no significant effects on this receptor, 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 groundwater.</p> <p>Appropriate stormwater attenuation/treatment will be incorporated into the proposed development for operation in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.</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.
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 'Urban/Suburban South Dublin' Landscape Character Area (LCA), as defined within the South Dublin County Development Plan 2022-2028.</p> <p>The proposed development is minor in scale and is consistent with the character of the existing landscape and the zoning objective for the site defined in the South Dublin County Development Plan and will affect the receiving landscape.</p>	No. Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed development will result in any likely, significant effects.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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>No.</p> <p>The wider surrounding road network, including the N81, the R136 and R113, has sufficient capacity to support construction phase vehicles. Construction traffic will be managed by the appointed contractor over the duration of the Construction Works.</p> <p>The operational phase of the development will not affect any surrounding facilities or routes in the location. The proposed development can be accessed via public transport bus routes on Whitestown Way (L3038) running the F1 route.</p> <p>The wider area surrounding the development site consists of residential developments, small businesses, community facilities and amenity grassland. 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.
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 N81, the R113 and the R136. The wider road network will be capable of accommodating the minor 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.</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>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	The development site is also situated in close proximity to existing public transport routes, which will encourage sustainable travel.	
18. Is the Project in a location in which it is likely to be highly visible to many people?	<p>No.</p> <p>The development site is screened tree lines along the southern boundary and a grassy verge at the northern boundary. The site is not visible from the west due to being screened by trees and buildings. The site will be partially visible from the east.</p>	<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. The proposed development, once operational, will be permanent. It 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, parkland and amenity grassland surrounded by low density housing and community facilities.</p>
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	<p>No.</p> <p>The nearest recorded features are a Mill (DU021-037007-) located ca. 700 m to the northeast of the development site, a Water Mill (DU021-057002-) located ca. 730 m to the south of the development site, a House (DU021-057001-) located ca. 780 m to the south of the development site, an Enclosure (DU021-037013-) located ca. 820 m to the northeast of the development site, a cluster of recorded features located ca. 940 m to the northeast of the development site, a Post Box (11214025) located ca. 1.28 km to the northwest of the development site and an Enclosure (DU021-056----) located ca. 1.36 km to the southwest of the development site.</p>	<p>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 development or its zone of influence does not overlap with any Zone of Notification for archaeological/heritage features.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>No features from the Sites and Monuments records are present on the proposed development site.</p> <p>The proposed development works will be contained within its site boundary.</p>	
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	<p>Yes.</p> <p>The proposed development is proposed to be located on a greenfield site.</p> <p>The proposed development will provide a bowling green to promote the sport and amenity use of Sean Walsh Park, therefore enhancing its function.</p>	<p>No.</p> <p>There will be minor loss of some greenfield space and trees with the proposed development. While the EIA characterizes the loss of the trees as significant, this will be mitigated by the provision of tree planting, bird and bat boxes to negate this identified effect to not significant.</p>
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?	<p>The proposed development is consistent with the land use and land use zoning within the area, which pertains to the preservation and provision of open space and recreational amenities.</p>	<p>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.</p>
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	<p>No.</p> <p>There are no known future uses that can be affected by the proposed development, and the proposed development is aligned with the zoning objectives under the SDCC County Development Plan and will not impinge upon surrounding land use and zoning objectives. The proposed development will not affect plans for future land uses or planned projects. This is substantiated in the cumulative assessment presented in Sections 4 and 6.7.</p>	<p>No.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	<p>The area and land use of the receiving environment is aligned with the proposed development, that is, community amenities.</p> <p>Sensitive human receptors within proximity of the development site include occupied residential units at Cois na Habhann and Dún An Óir approximately 53 m to the south of the proposed site and Old Bawn Community School located approximately 120 m to the north of the development site</p>	<p>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 development, and the nature and character of the surrounding environment.</p>
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 an urban area. There are some sensitive land uses in the wider area and a number of sensitive human receptors within close proximity to the site, as described in Section 3.2.</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 temporary 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>Construction phase traffic will be managed through the CEMP 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 extent of excavation and site levelling works carried out over the construction phase of the proposed works will be minimal and will not affect the groundwater regime.</p>	<p>No. There will be no impacts on high quality or scarce natural resources.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<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 surrounding and connected to the site, including soil, surface water and groundwater.</p>	
<p>26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?</p>	<p>No.</p> <p>No historic activities have been identified which could have contributed to pollution or environmental damage on the site. No environmental damage has been identified at the site.</p> <p>All material excavated at the site will be tested prior to management to ensure it is appropriately managed.</p>	<p>No.</p> <p>The proposed development will not impact on any area affected by pollution or environmental damage and will not generate likely significant 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.</p>
<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>	<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>No. The proposed development, as designed and sited, is not susceptible to natural disasters or major accidents.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>A review of OPW Flood Mapping<sup>5</sup> indicates that the site is located within an area designated medium probability (fluvial) of flood risk. The site is clear of any coastal flood risk within the low, medium and high categories. One event dated October 24 2011 (ID-11726) was recorded approximately 674 m to the south of the development site and was attributed to the inundation of surface water drainage.</p> <p>Appropriate stormwater attenuation 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>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>	

<sup>5</sup> OPW Flood Maps (<https://www.floodinfo.ie/map/floodmaps/>); Accessed 11/08/2025



## 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:
  - a) The expected residues and emissions and the production of waste, where relevant, and
  - b) The use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs (1) to (3) shall 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 3 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 6 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 construction phase of the proposed development has potential to generate the following environmental impacts:

- Run-off of polluting material to the environment (e.g., cement material, silt).
- Noise emissions from construction, vehicles and plant.
- Dust emissions from construction, e.g. site levelling works
- Visual impacts from construction works
- Increased traffic from construction vehicles

These construction phase impacts have the potential to generate **temporary** and **imperceptible** effects on the receiving environment.

The operational phase of the proposed development has the potential to generate the following environmental impacts

- Noise emissions associated with operation of the proposed development.
- Increased traffic from users of the green.

These operational phase impacts have the potential to generate **permanent** and **imperceptible** effects on the receiving environment.

A comprehensive set of mitigation measures have been defined to avoid, prevent and minimise significant adverse effects on the receiving environment (e.g. the implementation of a Construction Environmental Management Plan etc.). Mitigation for identified effects on receiving biodiversity has been outlined in the accompanying EclA.

The proposed development will generate the following positive environmental effects:

- The proposed development will be designed to be in accordance with Net Zero Building Standards. The development will be designed to provide GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021. This will result in a **long-term, positive** effect on climate.
- The construction of Traveller Accommodation in the area will contribute to the availability of accommodation for the Traveller community. This will result in a **long-term** and **positive** effect for population and human health.

The proposed development will generate the following positive effects:

- The proposed development will provide recreational facilities to residents of South County Dublin, in accordance with the 'OS' zoning objective outlined in the South Dublin County Development Plan 2022-2028.



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 nature of the proposed development and the design and mitigation measures embedded and integrated into the proposed development. Potential significant adverse environmental effects associated with the proposed development have been appropriately avoided, prevented and minimised.

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 a likely, significant effect on the integrity of any European site.



## 6.7 Cumulative Effects Assessment

An assessment the cumulative effects of the proposed development, and other known, defined projects in the surrounding has been carried out and is presented in Table 6-3.

**Table 6-3: Cumulative Effects Assessment**

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
<b>Planning Applications Lodged to South Dublin County Council</b>		
SD20B/0413	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
ED21/0021	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD21A/0120	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD218/0005	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD20A/0347	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD21B/0369	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD21B/0555	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD22A/0001	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD22B/0292	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD22A/0305	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD22A/0350	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD22A/0047	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD22A/0434	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD23B/0028	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
ED23/0014	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD23B/0221	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD23A/0171	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD23A/0230	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD23B/0428	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD23A/0326	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD23A/0334	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD24B/0218W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD24B/0227	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD24B/0232	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD23A/0231	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD24B/0358	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD248/0007	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD24A/0228	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD24B/0585W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD25B/0013W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD24A/0288W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD25A/0111W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD25B/0293W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD25B/0391W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
ED25/0064	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD25A/0186W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD25A/0196W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD25A/0206W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
ED25/0088	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
SD25B/0572W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD25A/0295W	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
<b>Planning Applications lodged to An Coimisiún Pleanála</b>		
316828	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No
321667	The proposed development does not have the potential to interact with this development to create significant adverse cumulative effects, given the nature, design and mitigation measures for the proposed development, and the proposals for this development.	No



## 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 to available information on the proposed development, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Regulations and the following:

- The nature, scale, extent of the proposed development;
- The temporary duration and minor scale of construction works for the proposed development;
- The characteristics of the receiving environment surrounding the development site; and
- The design and mitigation measures to avoid, prevent and minimize significant adverse effects on the receiving environment.

It is concluded that the proposed development would not be likely to have significant effects on the environment and that the completion of an EIAR for the proposed development is not required.



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