

PROPOSED SOCIAL AND AFFORDABLE MIXED TENURE HOUSING DEVELOPMENT ON SDCC LAND AT CASTLEFIELD AVENUE, OLD KNOCKLYON ROAD, DUBLIN 16

Report to Inform Environmental Impact Assessment (EIA) Screening

Prepared for:

South Dublin County Council



Comhairle Contae South Dublin
Átha Cliath Theas County Council

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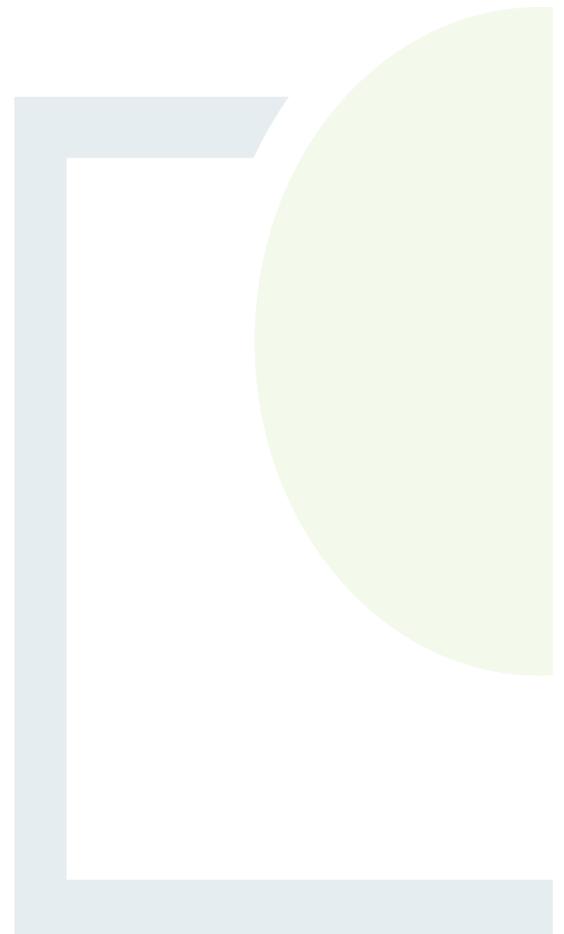
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Report to Inform Environmental Impact Assessment (EIA) Screening for a Proposed Social and Affordable Mixed Tenure Housing Development on SDCC Land at Castlefield Avenue, Old Knocklyon Road, Dublin 16.

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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 a Proposed Social and Affordable Mixed Tenure Housing Development on SDCC land at Castlefield Avenue, Old Knocklyon Road, Dublin 16.

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1. INTRODUCTION AND BACKGROUND

1.1 Introduction

South Dublin County Council (SDCC) intends to prepare a Part 8 Application for a Proposed Social and Affordable Mixed Tenure Housing Development ('the proposed development') on SDCC land at Castlefield Avenue, Old Knocklyon Road, Dublin 16

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

1.2 Project Overview

The proposed development is comprised of 29 homes and all associated open spaces and all site and development work necessary to facilitate the proposed development and will include:

- i. Construction of 8 No. three-storey, three-bedroom houses in two terraced buildings.
- ii. Construction of 4 No. two-bedroom apartments in a two-storey building.
- iii. Construction of a two and three-storey apartment building which will comprise: 1 No. studio apartment, 8 No. one-bedroom apartments, 4 No. two-bedroom apartments and 4 No. three-bedroom apartments.
- iv. New boundary treatment to adjoining properties and roads. Associated upgrading of roadways and paths, provision of car and cycle parking spaces. All hard and soft landscape works, lighting, boundary structures and all associated ancillary buildings, infrastructure to include a pumping station, and all site and development works necessary to facilitate the proposed development.



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 BSc. in Environmental Science from St. Edmund's College, India and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. She 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.

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



3. DESCRIPTION OF THE EXISTING SITE AND THE RECEIVING ENVIRONMENT

3.1 Existing Site

The overall development site is 0.80 hectares (ha) in extent and is located a greenfield site in the townland of Knocklyon, Co. Dublin.

The overall development site consists of two triangular shaped sites (the 'north site' and the 'south site') which are currently greenfield, intersected by the Old Knocklyon Road in the centre. A surface water drain/culvert is situated along the eastern boundary of the site, adjacent to the M50, with a 10-meter wayleave on both sides. As a result, the eastern section of the site is not feasible for development, prompting the proposed units to be located on the western side.

The western and northern boundaries of the northern section of the site adjoin Homeville Road. The eastern section of the site is surrounded by the M50 and the southern area is located next to the Castlefield Avenue. The southern triangular area features a steep slope, descending approximately 7 m from south to north. The overall site is generally level, with moderate sloping to the centre of the site.

The site is composed of mainly rank grassland, scrub and bordered by treelines and walls. No watercourses or drains have been recorded at the site. A site visit undertaken by an arborist¹ recorded a group of Leyland with a mature ash and sycamore, with a group of Lawson and Leyland cypress adjacent to the western boundary. The north site contains a tree and hedge line of ash, sycamore, elm and hawthorn along the southern boundary. The western boundary also contains three lime and one horse chestnut of a late-mature age class.

Landcover at the site is largely amenity grassland, with a strip of hedgerow and treelines along the eastern boundary of the site. A patch of broadleaved Forest and Woodland is present to the west of the south site.

The lands where the proposed development is situated is zoned 'Existing Residential' (RES) under the South Dublin County Development Plan 2022-2028, the objective of which is to '*To protect and/or improve residential amenity*'.

3.2 Receiving Environment

The area surrounding the proposed development is urban/sub-urban in nature, comprising of low-density housing developments.

Sensitive population receptors, by definition, include features such as homes (including residential dwellings and care homes), community assets and infrastructure (e.g., hospitals, schools, educational institutions, GP practices, sports and leisure facilities, post offices and shopping centres, and local businesses). Such sensitive receptors present near the proposed development site includes residential dwellings to the west and south of the site, and small businesses (including an electrician, physical training, and transportation services).

The wider road network includes Ballycullen Road c.70 m to the west of the site and the R114 c.135 m to the north. The M50 is located east of the site and can be accessed at Junction 12 via Ballycullen Road and the R113 to the south of the site. Public transport options available include bus lines 65B and F1 at Ballycullen Road and S6 at R114.

¹ Charles McCorkell Arboricultural Consultancy; Site visit was undertaken on 22nd August 2024.



The site is located within WFD Catchment Liffey and Subcatchment Dodder_SC_010. The historical route of the now culverted Orlagh watercourse flows in a northerly direction, approximately 50 m west of the site, merging into the Dodder River, which is approximately 350 m north-west of the site. The Dodder River flows easterly before draining into Dublin Bay.

The Ballycullen Stream is a heavily modified waterbody with a small section of open channel located to the north-west of the proposed development site. The stream has a history of flooding arising predominantly from culvert blockages and culvert capacity issues. The stream was previously modified for the construction of the M50 and subsequently culverted to allow for the construction of properties around the Castlefield area.

Part of the Dodder upstream has been designated a Proposed Natural Heritage Area (pNHA). The Dodder additionally has been audited as a County Geological Site - the Dodder Terraces² 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. The Dodder Terraces are located approximately 150 m to the north of the proposed development site.

The soils underlying the proposed development site are classified as 'Urban'³ ('Soil concreted over'). The subsoils in this area comprise Limestone till, sands and gravels (Carboniferous), and the proposed development is underlain by Fine loamy drift with limestones.

The site is underlain by the Dublin Groundwater Body. WFD Risk Status for this waterbody is currently under review, and the overall groundwater status is 'Good'. Groundwater vulnerability at the site ranges from 'Low' (to the northern portion of the site) to 'High' (southern end of the site). The aquifer underlying the site is 'Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones'.

The accompanying Appropriate Assessment (AA) Screening report has considered all European Sites (Special Areas of Conservation and Special Protection Areas) within 15 km of the proposed development, and further SPAs designated for Greylag and Barnacle Geese within 25 km of the proposed development. A zone of influence for the proposed development in relation to European sites has been established under the AA Screening Report. The following European sites are contained in this Zone of Influence.

Table 3-1: European Sites within Zone of Influence of the Proposed Development

Site Code	Site Name	Distance
001209	Glenasmole Valley SAC	3.84
004040	Wicklow Mountains SPA	5.39
002122	Wicklow Mountains SAC	5.65
000210	South Dublin Bay SAC	8.92
004024	South Dublin Bay and River Tolka Estuary SPA	8.96
004006	North Bull Island SPA	12.82
004063	Poulaphouca Reservoir SPA	15.45
004172	Dalkey Islands SPA	15.50

² South Dublin County Geological Site Report - Dodder Terraces (Accessed February 2026)
https://gsi.geodata.gov.ie/downloads/Geoheritage/Reports/SD004_Dodder_Terraces.pdf

³ Irish Soil Information System (Available at: <https://teagasc.ie/environment/soil/irish-soil-information-system/>; Accessed February 2026)



Site Code	Site Name	Distance
004016	Baldoyle Bay SPA	18.28
004113	Howth Head Coast SPA	20.22
004025	Malahide Estuary SPA	21.24
004117	Ireland's Eye SPA	21.55

While the site itself does not have any features from the Sites and Monuments Record, a tower house (DU022-019----) can be found c.70 m to the south-west of the site. The feature is screened by residential dwellings between it and the proposed development site.

Prospect House (Reg. No. 11215012) is a Built Heritage feature located c.62 m to the south-west and is designated for its architectural and artistic value. The structures at this site contain the remains of a Georgian estate, c.1795, comprising entrance gate with carved name plaques to gate posts, some walls and outbuildings, and belonged to sculptor Oisín Kelly.

The site is not located near any waste facilities, dump sites, or historic landfills. There are no SEVESO sites within 1 km of the proposed development site.

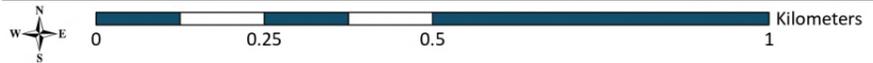
The subject site is located within the 'Urban' Landscape Character Area, as defined within the South Dublin County Development Plan 2022-2028. The 'Urban' LCA covers a significant portion of the county and is classified as an urbanised area radiating from the east. The area has historically functioned as the hinterland to Dublin City, with extensive housing estates alongside industrial and commercial developments. The settlements of Rathfarnham, Templeogue and Clondalkin have important historical legacy and remnants. Landscape sensitivity for this LCA remains unclassified ('N/A').

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



- Legend**
- Site Boundary
 - Knocklyon Townland
 - National Primary
 - National Secondary
 - Regional and Local Roads
 - WFD Rivers

TITLE:	
Site Location and Context	
PROJECT:	
EIA and AA Screenings for Social Housing Development at Castlefield Avenue, Co. Dublin	
FIGURE NO.:	3.1
CLIENT:	South Dublin County Council
SCALE:	1:10,500
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4. RELEVANT PLANNING HISTORY

Planning history at the site comprises of a permitted application (SD04A/0596) for the development of 'a special need school/day care facility with associated Group Residence and on site Management Facility, Ground flood approximately 874 sq. metres, first floor approximately 162 sq. metres, pergoda to rear, wheelchair ramps and associated ground works, boundary walls and site entrance gates, 12 no. car parking spaces and set down area for mini bus'. The grant of permission was passed on 22nd June 2005 to the Applicant (Cheeverstown House) and the Agent (DGI Architects Limited). However, given that the site remains greenfield in nature, it is evident that the planning application was not progressed.

In 2024, SDCC filed a planning application (SD179A24/0003) under Section 179A of the Planning and Development Act 2000 (as amended), which made provision to exempt qualifying local authority housing development from the Part 8 process. Such developments must have had been commenced on or before 31st December 2024 to qualify. This provision has not been extended, and therefore the planning permission on this application has ceased to have effect ('Derogation Withered').

A review of the planning history⁴ within the wider area of the proposed development has been carried out and is presented in Table 4-1 (Planning applications lodged to the local authority) and Table 4-2 (Planning applications lodged to An Coimisiún Pleanála).

Several relevant⁵ applications from this review have been included for the cumulative assessment, which is presented in Section 7.7 in this EIA Screening Report. Characteristic of the wider urban/sub-urban nature of the area, the planning applications normally pertain to various residential dwellings and developments, as well as applications for smaller-scale commercial developments that comprise extensions and modifications to existing structures, change of use and applications to increase thresholds of existing operations.

⁴ Considered within a 500m zone of the proposed development.

⁵ Relevance of planning applications has been considered in terms of how these developments may interact with the proposed development in terms of their scale, nature and geographical extents. Planning applications that are relatively minor in their scale and potential for magnitude of impacts have been filtered out, such as applications for one-off housing, change of use, extensions to existing structures, declarations of exemption or planning applications for retention.



Table 4-1: Planning Applications lodged to South Dublin County Council (March 2021 to February 2026)

Reference	Development Address	Development Description	Decision Date
SD20A/0140	Lands adjacent to Carmel of the Assumption Convent, Firhouse Road, Firhouse, Dublin 24	Construction of 2 grass playing pitches: pitch No.1 will measure some 145m long by 90m wide and pitch No.2 will measure some 133m long by 80m wide; club facilities including 4 changing rooms measuring 51sq.m each; storage facilities; function rooms; meeting rooms; physiotherapy facilities; kitchen facilities; wc and circulation space; site works include removal of existing hedgerows and trees; replanting areas; formation of a new pedestrian and vehicular entrance on Firhouse road; 67 car parking spaces; 24 bicycle spaces; perimeter pathway; fencing and attendant landscaping works.	20/07/2021
SD21A/0106	147, Monalea Grove, Dublin 24	Demolition of existing child care facility; construction of 2 semi-detached, 3-bed residential units and the reinstatement of existing unit from child care building back to former 3 bed residential unit; carparking, landscaping and all associated site works.	12/01/2022
SD22B/0058	9, Knocklyon Avenue, Templeogue, Dublin 16, D16X4C0	(a) The removal of the existing conservatory and the construction of a new 20.5sq.m single storey kitchen; (b) the removal of existing shed to the side of the house and construction of a new 17sq.m boot/utility room; (c) extend the lounge forward into existing porch area, 5.2sq.m with rooflight over; (d) extension of 7.9sq.m to the existing family room/den to the side elevation, south; (e) detached 25sq.m shed in the rear garden. At first floor level: (f) the construction of a new stairs and stair well to the front elevation to roof level with an apex roof and new windows, 4.5sq.m; (g) extension to bedroom 3 on south elevation of 6.3sq.m along with layout changes to all floor levels along with elevational changes to dwelling; (h) removing existing roof and chimney and replacing it with a new roof to include 2 dormer windows, one to the front elevation and one to the rear elevation, clad seamed aluminium and 2 'Velux' windows to the rear elevation and providing a new stairs to attic area to include open plan area and bedroom 4 with ensuite; (i) the removal of the existing beech hedge onto Knocklyon Avenue and Leylandii trees to the front garden, replace existing vehicular entrance and add new 2m high electric gates and provide a new pedestrian gate and a new boundary wall 2m high to the front of the house and 2.4 at the rear garden of the house onto Knocklyon Avenue; (j) All associated site development and drainage works to facilitate the development, ancillary works for foul and surface water to soakaway, BRE365 and public drainage systems.	21/09/2022



Reference	Development Address	Development Description	Decision Date
LRD24A/0001	No. 2 Firhouse Road and the former Morton's The Firhouse Inn, Firhouse Road, Dublin 24	Demolition of all existing structures on site, including the 2 storey building formally used as public house ancillary off-licence & associated structures on the east of the site; a 2-storey building comprising an existing barber shop and betting office to the west of the site; single storey cottage building and associated structures in the centre of the site; and gated entrance from Mount Carmel Park. The proposal includes the construction of 100 no. residential units within 2 no. blocks ranging in height from 3-5 storeys (over lower ground floor and basement level) comprising 96 no. apartments, (providing 3 no. studio units, 45 no. 1 bedroom units, 9 no. 2 bedroom (3 person) units, 36 no. 2 bedroom (4 person) units and 3 no. 3 bedroom units); and 4 no. duplex units (providing 2 no. 1-bedroom units and 2 no. 2 bedroom (4 person) units). The apartment blocks will consist of the following: * Block 01 - 5 storey apartment block (3 storeys rising to 5 storey over basement levels) comprising 48 no. apartment units as follows: 2 no. studio units, 22 no. 1 bedroom units and 20 no. 2 bedroom apartments units, along with 4 no. duplex units comprising 2 no. 1 bedroom units and 2 no. 2 bedroom duplex units. Each unit will have its own private open space in the form of a private balcony or terraced area. * Block 02 - 5 storey apartment block (over basement levels) comprising 52 no. apartment units as follows: 1 no. studio unit, 23 no. 1 bedroom units and 25 no. 2 bedroom units and 3 no. 3 bedroom units. Each unit will have its own private open space in the form of a private balcony or terraced area. The development will also provide for 342 sq. m. of non-residential/commercial development as follows: - 1 no. café and 1 no. office located at ground floor level of block 01 fronting onto Firhouse Road; - 1 no. creche and associated play area to the rear of Block 01; - 1 no. barbershop at ground floor level located between Block 01 and Block 02 fronting Firhouse Road; - 1 no. bookmaker and 1 no. medical consultancy at ground floor level of Block 02, fronting onto Firhouse Road. The proposed development will provide for 80 no. car parking spaces including accessible parking and Electric Vehicle parking across basement and lower ground floor levels; set down area; 270 no. bicycle parking spaces; 8 no. motorbike parking spaces; landscaping, including communal open space and public open space and children's play spaces; SuDS measures; boundary treatment; public lighting; ESB substation; plant and waste storage areas; associated signage details; all associated site and infrastructure works necessary to facilitate the development, including the relocation of existing watermain and surface water sewer on the site; vehicular access to the development will be via the existing access off the Firhouse Road, with 1 no. pedestrian and cyclist access from Firhouse Road and 1 no. pedestrian and cyclist access from Mount Carmel Park.	28/03/2024



Reference	Development Address	Development Description	Decision Date
SD25A/0181W	Sally Park Nursing Home, Sally Park Close, Templeogue, Dublin 24, D24CC90	Planning permission is sought to amend Condition No. 5 of Reg. Ref. WA/389 which states that the building be used as a geriatric nursing home as set out in the application to now state that the building be used as a nursing home for the provision of residential accommodation and care to people in need of care. There are no works proposed as part of this application.	28/01/2026
SD26A/0001W	Lands at Castlefield Avenue, Knocklyon adjoining Mimosa Castlefield Ave, Dublin 16, D16 R2F3	Planning permission is sought by Mr. Ross Hollingsworth for a detached two storey, building to provide 2 number circa 82sq.m 2 Bed apartments with balconies. The drainage arrangements are to tap into the existing and as approved under planning reg ref SD11A/0065 and as amended by SD15A/0299, & SD17A/0163. A new pedestrian and vehicular access with crossover off Castlefield Avenue, & boundary walls on Lands at Castlefield Avenue, Knocklyon adjoining Mimosa Castlefield Avenue, Dublin 16, D16R2F3, part of folio 68669F & 75126L, and all ancillary site works.	To be decided by 02/03/2026
SD26B/0032W	2, Knocklyon Avenue, Knocklyon, Dublin 16, D16 H3K8	(i) Demolition of single storey lean-to shed and removal of existing boundary wall to the front; (ii) Construction of a two-storey extension to the front/north, side/west and rear/south of the existing two-storey dwelling with associated internal reconfigurations; (iii) provision of 1 no. rooflight and 2 no. solar panels; (iv) Provision of new boundary walls (1.2m) to the front; and, (v) All ancillary works, inclusive of landscaping, boundary treatments and SuDS drainage, necessary to facilitate the development.	To be decided by 23/03/2026
SD26B/0056W	15, Knocklyon Park, Templeogue, Dublin 16, D16 N1W8	Modifications to a previously granted permission (SD25B/0061W), to include construction of a dormer to the rear pitch of the roof and associated revisions to the internal layout, of the existing two storey semi-detached house.	To be decided by 07/04/2026



Reference	Development Address	Development Description	Decision Date
LRD26A/0001W	No. 2 Firhouse Road and the former Morton's The Firhouse Inn, Firhouse Road, Dublin 24, The site is also bound by Mount Carmel Park to the east	<p>Permission for a Large Scale Residential Development LRD at No. 2 Firhouse Road and the former Morton's The Firhouse Inn. The proposed development seeks amendments to the previously approved Largescale Residential Development LRD granted under Reg. Ref. LRD24A/0001 ABP Ref. 319568 24. The proposed amendments include a reduction in the footprint of the basement levels, amendments to the housing mix and elevations of Block A and Block B, amended roof profile, provision of surface level parking, and relocation of substation. The revised application is seeking permission for a total of 83 no. housing units (100 no. units applied for and 78 no. units granted by An Bord Pleanála), providing an increase of 5 no. units within the building footprint granted within Reg. Ref. LRD24A/0001 ABP Ref. 319568 24. The proposal provides for 2 no. blocks ranging in height from 3 to 4 storeys over basement levels comprising 4 no. duplex units, 2 no. 1 bedroom units, 1 no. 2 bedroom 3 person unit, and 1 no. 2 bedroom 4 person unit and 79 no. apartment units 1 no. studio units, 54 no. 1 bedroom units, 5 no. 2 bedroom 3 person units, and 19 no. 2 bedroom 4 person units. The apartment blocks will consist of the following: Block 01 Amendments to the previously permitted 3 storey rising to 4 storey over basement levels, comprising 54 units 2 no. studio units, 15 no. 1 bedroom units, 4 no. 2 bedroom 3 person units, 13 no. 2 bedroom 4 person units, along with 4 no. duplex units comprising 2 no. 1 bedroom units, and 2 no. 2 bedroom 3person units, to now provide for a 3 storey rising to 4 storey over basement levels comprising of 38 no. units as follows 1 no. studio unit, 16 no. 1 bedroom units, 4 no. 2 bedroom 3 person units, 13 no. 2 bedroom 4 person units, along with 4 no. duplex units comprising 2 no. 1 bedroom units, and 1 no. 2 bedroom 3 person unit and 1 no. 2 bedroom 4 person unit. Each unit will have its own private open space in the form of a private balcony or terraced area. Block 02 Amendments to the previously permitted 4 storey over basement levels comprising 40 units 18 no. 1 bedroom units, 2 no. 2 bedroom 3 person units, 17 no. 2 bedroom 4 person units, and 2 no. 3 bedroom units, to now provide a 4 storey over basement levels comprising of 45 no. units as follows 38 no. 1 bedroom units, 1 no. 2 bedroom 3 person units, and 6 no. 2 bedroom 4 person units. Each unit will have its own private open space in the form of a private balcony or terraced area. The development will also provide for amendments to the permitted 395.2 sq. m. of commercial space including 1 no. office and 1 no. café located on the ground floor of Block 01, 1 no. creche and associated play area to the rear of Block 01, 1 no. barber between Block 01 and Block 02 and 1 no. bookmaker and medical consultancy, located on the ground floor of Block 02 to now provide for 423.5 sq. m. of commercial space as follows 1 no. office and 1 no. café located on the ground floor of Block 01. 1 no. creche and associated play area to the rear of Block 01. 1 no. barber between Block 01 and Block 02. 1 no. bookmaker and medical consultancy, located on the ground floor of Block 02.</p>	To be decided by 08/04/2026



Reference	Development Address	Development Description	Decision Date
		<p>The proposed development will also provide for 63 no. car parking spaces including accessible parking and Electric Vehicle parking across basement, lower ground floor levels, and surface car parking, 196 no. bicycle parking spaces, 5 no. motorbike parking spaces; landscaping, including communal open space and public open space and children's play spaces, SuDS measures boundary treatment public lighting, re-located ESB substation plant and waste storage areas, associated signage details, all associated site and infrastructure works necessary to facilitate the development, with 1 no. pedestrian and cyclist access from Firhouse Road and 1 no. pedestrian and cyclist access from Mount Carmel Park, as granted under Reg. Ref. LRD24/A0001 ABP Ref. 319568 24.</p>	



Table 4-2: Planning Applications lodged to An Coimisiún Pleanála (March 2021 to February 2026)

Reference	Development Description	Development Address	Decision Date
308637	House and associated site works	Mimosa, Castlefield Avenue, Castlefield Manor, Dublin 16.	09/03/2021
310999	Construction of A storey and a half extension to the side comprising of a sitting room at ground level and home office at mezzanine level.	4, Knocklyon Heights, Knocklyon, Dublin 16	17/01/2022
312625	Demolition of child care facility. Construction of 2 semi detached houses.	147, Monalea Grove, Dublin 24.	15/06/2022
302269	Division into two sites, demolition of garage and kitchen, construction of house, new boundary walls, 2 car parking spaces and all associated site works.	32, Knocklyon Heights, Knocklyon, Dublin 16	19/11/2018
312362	Demolition of structures to west and north of the building, construction of single-storey extension to east, two-storey extension to west and three story extension to north of the building. Associated site works. Existing structure is a protected structure (SDCC RPS 285).	Sally Park Nursing Home, Sally Park Close, Firhouse, Dublin 24	20/07/2022
319568	Demolition of structures on site, construction of 96 apartments, 4 duplex units, commercial floorspace, bicycle storage, car parking, motorbike parking, landscaping, communal and public open space, public lighting, vehicular access, pedestrian and cyclist access.	No. 2 Firhouse Road and the former Morton's The Firhouse Inn, Firhouse Road, Dublin 24	26/07/2024
303392	Whether the change of use of a Monastery to a homeless hub is or is not development and is or is not exempted development.	The Carmelite Monastery, Firhouse Road, Dublin 24	03/09/2019
500186	Divide existing site into 2 sites, demolish existing garage and kitchen area.	32, Knocklyon Heights, Knocklyon, Dublin 16, D16P2K0	Case due to be decided by 16-03-2026



Reference	Development Description	Development Address	Decision Date
314543	Extend the exiting concrete ridge tiles to main roof to form a new dutch type roof structure: extend existing side structure up to new soffit level with two new windows in structure: form a new dormer roof structure in the existing rear concrete tiled roof: convert existing attic area into a non-habitable attic area: internal alterations & associate site works.	67, Monalea Grove, Firhouse, Dublin 24	Case is due to be decided by 13/01/2023



5. PROJECT DESCRIPTION

5.1 Purpose/Rationale for the Proposed Development

In accordance with the South Dublin County Development Plan 2022-2028, the proposed development site is zoned for 'Existing Residential' (RES) use, reflecting a commitment to the preservation and enhancement of residential amenities.

The proposed development will provide affordable and secure accommodation to individuals and families, promoting social inclusion and stability within communities. The proposed development aligns with the Nation Strategic Outcome 1, 'Compact Growth', as defined in the National Planning Framework (First Revision, 2025).

Furthermore, the proposed development supports the following National Policy Objectives defined in the National Planning Framework:

- National Policy Objective 7: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth';
- National Policy Objective 8: Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints and ensure compact and sequential patterns of growth.

The principle of Compact Growth and Urban Regeneration is further reinforced as a Regional Strategic Outcome (RSO) under the Eastern and Midland Regional Spatial and Economic Strategy 2019-2031:

- RSO 2 Compact Growth and Urban Regeneration: Promote the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint and to drive the delivery of quality housing and employment choice for the Region's citizens.

5.2 Construction Phase of the Proposed Development

5.2.1 Overview of Proposed Construction Works

5.2.1.1 *Sequence of Construction Works*

The following construction sequence is expected to be carried out for the proposed development:

- Installation of temporary construction site area
- Site clearance works, including removal of existing vegetation overlapping with the footprint of the proposed development.
- Excavation to formation levels – excavated material will be reused on site or dispatched to an appropriate waste management facility.
- Installation of utility services (foul water and water mains)
- Laying of building foundations
- Backfilling of excavated material and any imported fill required will be carried out



- Construction of residential units
- Construction/installation of ancillary site infrastructure, including boundary treatments, roadways, paths, on-street parking, landscaping, surface water and wastewater drainage systems, lighting, boundary structures, and electrical connections.
- Site clean-up and commissioning.

The exact sequencing of the works will be confirmed upon the appointment of a suitable contractor.

5.2.2 Construction Programme

Construction works are planned for commencement in Q4 of 2026, and will last for approximately 18 months.

Hours of construction will be restricted to the following:

- 07:00 to 19:00 hours on Monday to Friday
- 09:00 to 13:00 hours on Saturday

Construction employee numbers and arrangements will be determined by the appointed Contractor. The expected number of employees will be commensurate with a project of similar scope and scale.

5.2.3 Environmental Management during Construction

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

- Environmental Management System (EMS) requirements.
- Pollution Prevention
- Management of Noise, Vibration and Dust
- Surface Water Management
- Soil Management
- Ecological protection
- Archaeological monitoring and conservation
- Emergency Response
- Invasive Species Management

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

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



The proposed development footprint will require removal of trees and hedgerows that overlap with the footprints of the housing units. Existing hedgerows and trees will be retained where feasible, and additional planting with native species will be carried out as part of the landscaping works.

Vegetation clearance shall be carried out outside the bird breeding season (i.e. outside of 01st March to 31st August). If this is not possible, the trees will need to be subjected to a pre-clearance nest check. In the event that active nests are present, clearance can only proceed under a derogation licence awarded by the NPWS.

5.3 Operational Phase of the Proposed Development

An overview of the key elements of the operational phase of the proposed development is provided below.

- **Residential Activity:** The proposed development will provide housing for the community. Typical activity at the proposed development will include home occupation and daily-life activities, and may extend to occasional home-based work and property maintenance.
- **Energy Use:** The proposed residential units will be designed to achieve an A2 Building Energy Rating (BER).
- **Foul Water Discharge:** The proposed foul drainage network will be designed to comply with Uisce Éireann Code of Practice. Uisce Éireann (UE) have confirmed there is available capacity in the surrounding network to accommodate the foul flows from the development. A foul pumping station has been proposed to connect to the UE network on the nearby Ballycullen Road, which is ultimately served by Ringsend Wastewater Treatment Plant. The pump station will be designed to comply with the Uisce Éireann Code of Practice and has been located on the site to comply with all the necessary offsets required by UE.
- **Water Supply:** The water supply to the site will be taken from the existing UE watermain network in Castlefield Avenue and the Old Knocklyon Road. UE have confirmed there is sufficient capacity in the surrounding network to accommodate the demand associated with the development.
- **Stormwater Drainage:** Surface water will be collected, treated and stored onsite by a number of SuDS features such as raingardens, permeable paving, filter drain, swales and tree pits. The drainage strategy will utilise infiltration where possible and restrict the runoff rate from the development to match the pre-development runoff rate so as not to have a detrimental impact of flooding downstream of the development. The discharge from the site will connect to an adjacent culvert which is within the site boundary. The strategy has been integrated into the proposed site layout and will be further developed at detailed design stage to be in compliance with the SDCC SuDS Design Guide and the Greater Dublin Regional Code of Practice for Drainage Works.
- **Access:** All units at the north site will have main access from Old Knocklyon Road, and units at the south site will have main access from Castlefield Avenue.



6. EIA SCREENING

6.1 Legislative Background

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 Screening Guidelines

The 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 Requirement for Mandatory EIA

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:

- Development Class 10(b)(i): Construction of more than 500 dwelling units.
- Development Class 10(b)(ii): Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- Development Class 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.
- 10(dd) All private roads which would exceed 2000 metres in length.

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

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

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

The proposed development does not fall within the scope of Class 10(dd) as it does not propose any private roads exceeding 2000 metres.

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. Although a mandatory EIA is not triggered for the proposed development, an assessment, having regard to the criteria set out in Schedule 7, of proposed development's likelihood to have a significant effect on the environment 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.



The EPA 2022 Guidelines on Information to be contained in Environmental Impact Assessment Reports notes that even where a proposed development is not a type that requires EIA, determining whether Sub-threshold EIA Screening is required is an increasingly complex issue and should not be decided on without full consideration of the EIA Directive's 'wide scope and broad purpose' as set out in the European Commission's document entitled *Interpretation of definitions of project categories of annex I and II of the EIA Directive* (2015).

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.

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 2018⁶ implements this Directive in Ireland. These criteria are as follows:

1. Characteristics of the proposed development

The characteristics of proposed development, in particular:

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

2. Location of Projects

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

- h) *The existing and approved land use;*
- i) *The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;*
- j) *The absorption capacity of the natural environment, paying particular attention to the following areas:*
 - v. *Wetlands, riparian areas, river mouths;*
 - vi. *Coastal zones and the marine environment;*
 - vii. *Mountain and forest areas;*
 - viii. *Nature reserves and parks;*

⁶ S.I. No. 646 of 2018.



- ix. *Areas classified or protected under legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;*
- x. *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;*
- xi. *Densely populated areas;*
- xii. *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:

- k) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);*
- l) The nature of the impact;*
- m) The transboundary nature of the impact;*
- n) The intensity and complexity of the impact;*
- o) The probability of the impact;*
- p) The expected onset, duration, frequency and reversibility of the impact;*
- q) The cumulation of the impact with the impact of other existing and/or approved projects;*
- r) 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?
<p>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.)?</p>	<p>No. The works proposed under the proposed development are modest in nature, extent and nature.</p> <p>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.</p>	<p>No.</p>
<p>2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?</p>	<p>A moderate 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, however.</p>	<p>No likely, significant impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources owing to the scale of the development.</p>
<p>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>	<p>The construction phases 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 short-term and not significant given the scale of construction activity proposed, however.</p> <p>The construction of the proposed development will involve excavation which will generate a small to moderate amount of material. Any soil/stone, not reused for regrading and landscaping works and incidental construction and demolition (C&D) waste will be dispatched from the site to an appropriately authorised waste facility for appropriate management.</p> <p>Domestic wastewater will be generated during the operational phase of the proposed development.</p>	<p>The works involved with the proposed development are not likely to result in significant impacts on human health or the environment.</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. Construction wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment.</p> <p>The proposed construction works will be undertaken in accordance with Health and Safety standards and legislation and regulations.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>Uisce Eireann have confirmed that the receiving foul water infrastructure will accommodate emissions from the proposed development without any upgrades. Waste generated over the operational phase will be managed, in accordance with waste legislation, at appropriately authorised waste management facilities.</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>
<p>4. Will the Project produce solid wastes during construction or operation or decommissioning?</p>	<p>There will be moderate amounts of C&D 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.</p> <p>Domestic type waste will be generated at residential dwellings during the operational phase of the proposed development. Such waste will need to be collected from residences by authorised waste collectors and sent to authorised waste facilities for management.</p>	<p>No significant effects are anticipated in relation to waste generation. The level of construction waste generated onsite will be relatively moderate in nature given the scale and nature of the construction works. Waste generated during both phases will be collected and managed by appropriately authorised waste collectors/facilities in accordance with the provision of the Waste Management Act (as amended).</p>
<p>5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?</p>	<p>Construction plant and vehicles, as well as vehicles used by site personnel will generate greenhouse gas emissions and pollutants from exhaust emissions over the construction phase. The effects of such emissions will be short-term and not significant 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>All residential units forming part of the proposed development will be 'Nearly Net Zero' in accordance with NZEB buildings standards and will be designed to achieve an A1 Building Energy Rating.</p>	<p>No.</p> <p>The effects of construction phase related emissions will be short-term and not significant to not significant, given the magnitude of construction to take place.</p> <p>No emissions of significance will be generated during the operational phase of the proposed development. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>Emissions relating to the operational phase of the proposed development (e.g, emissions from vehicular and energy use of residents) will be permanent and not significant considering the scale of the development.</p>	
<p>6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?</p>	<p>Noise emissions will occur during the construction works as a result of mobile plant operation, material handling, etc. Such noise will be intermittent and short-term and not significant in nature.</p> <p>Noise emissions over the operational phase will be typical of residential buildings and may generate imperceptible to slight impacts.</p> <p>The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation, which may result in likely, significant effects on the environment, given the scale of the development and construction works and the nature of the surrounding environment.</p>	<p>No. Noise emissions during the works will be intermittent and short-term. Construction works will occur during defined working hours, as stated within the South Dublin County Development Plan.</p> <p>Noise emissions arising from construction at nearby sensitive receptors will be not significant in terms of magnitude. It is unlikely that EPA comparative noise limits will be exceeded at any Noise Sensitive Location in the surrounding area, considering the scale of the works and the proximity of Noise Sensitive Locations to the development site. Appropriate construction phase environmental mitigation measures will be defined in the CEMP and implemented to mitigate such emissions during construction.</p> <p>The proposed development is unlikely to cause significant noise impacts on the receiving environment.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
<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>	<p>Construction activities have the potential to result in contamination of environmental receptors such as soil and water through surface runoff containing silt or cement material.</p> <p>The operational phase of the proposed development will not result in any environmental contamination.</p> <p>The site is not located within immediate proximity of any surface watercourse, and there is no surface water hydrological connection between the site and watercourses within the wider area (the Orlagh and the Dodder).</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>Surface water drainage infrastructure for the proposed development will be constructed in accordance with the Greater Dublin Code of Practice for Drainage Works Version 6.0 and local authority standard details. This infrastructure will be designed to achieve self-cleansing velocities to reduce drainage depths downstream of the site, and to handle potential extreme weather events from climate change. This will ensure that the operational phase of the proposed development will not result in any environmental contamination.</p>	<p>No.</p> <p>Environmental risks associated with the construction phase will be managed under a CEMP. Standard construction drainage management techniques will be utilised at working areas during construction to prevent the discharge of silt laden run-off from the site to the receiving environment.</p> <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>8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?</p>	<p>Construction 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 and comfortable for inhabitants.</p>	<p>No.</p> <p>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 Method Statement which will be prepared by the appointed Contractor, the risk of accidents is low.</p>
<p>9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?</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 short-term and positive effects.</p> <p>The proposed development will provide safe and secure housing designed to a high standard and will aid to address housing requirements in South Dublin. This will result in significant, long-term to permanent positive effects on population and human health.</p>	<p>The proposed development will have a significant impact on demography due to the provision of new housing in South Dublin. Employment numbers at the development site may be impacted positively through the creation of employment opportunities.</p>
<p>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>	<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 (See Section 4) was undertaken to determine whether there is permitted development that generates effects that may combine with the effects of the proposed development to create significant environmental effects.</p>	<p>No.</p> <p>The proposed development will not give rise to significant impacts in combination with any other existing or permitted development projects in the surrounding area.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>It was concluded that the proposed development will not result in any significant adverse cumulative effects, having regard to the design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.</p>	
<p>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>	<p>No. 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 a number of EU Sites (Special Areas of Conservation and Special Protection Areas) for potential for impacts on SCI Qualifying Interests.</p> <p>The Source-Protection-Receptor (s-p-r) assessment identifies, given the scale and nature of the potential sources identified in the AA Screening assessment, that there are no likely significant effects identified to any 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 following:</p> <p><i>Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.</i></p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
<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>	<p>The receiving environment is characterised by built up urban/suburban land use features, including housing, businesses, infrastructure, busy roads, amenity grassland and vegetated areas.</p> <p>The AA Screening Report concludes the following: <i>Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.</i></p>	<p>No.</p> <p>Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the character of the receiving environment; it is unlikely that the proposed will result in any significant effects on any sensitive ecological receptors.</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>The receiving environment is characterised by built up urban/suburban land use features, including housing, businesses, infrastructure, busy roads, amenity grassland and vegetated areas.</p> <p>The AA Screening Report concludes the following: <i>Through an assessment of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.</i></p>	<p>No.</p> <p>Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the character of the receiving environment; it is unlikely that the proposed will result in any significant effects on any sensitive ecological receptors.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
<p>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>	<p>There are no inland, coastal or marine waters on or around the subject location which could be impacted by the proposed development.</p> <p>The construction phase will involve limited earthworks over a short period of time. This will however not be deep enough to affect groundwater yield, flow or quality.</p> <p>The construction of the proposed development will be carried out in accordance with a CEMP, which will define appropriate mitigation measures for the protection of environmental resources surrounding and connected to the site, including groundwater.</p> <p>Appropriate stormwater attenuation/treatment will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.</p>	<p>No.</p> <p>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 significant effects on any receiving waters.</p>
<p>15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?</p>	<p>The project development site is located within the 'Urban' Landscape Character Area, which covers the core built up areas of the Local Authority functional area. This LCA has historically functioned as hinterlands to Dublin City, with housing estates alongside industrial and commercial developments.</p> <p>The proposed development is aligned with the character of the existing landscape and will not affect the scenic value of the location.</p>	<p>No.</p> <p>Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed will result in any likely, significant effects.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
<p>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>	<p>The wider area of the site has residential developments and small-scale businesses (personal training and electrician). 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>	<p>No. The location of the proposed development does not contain any recreational facilities or amenities that could be affected by the proposed development, given the scale and nature of the development, and environmental mitigation to be adopted and embedded in the design of the development.</p>
<p>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>	<p>No. The proposed development site, once operational, will be accessible through Castlefield Avenue to the south or Old Knocklyon Road. The overall site is generally well-connected to the wider road network by Ballycullen Road and Regional Road R114, which will be able to accommodate the modest amount of additional traffic generated over the construction phase. The operational impacts of the proposed development will not create significant additional traffic which will create congestion or environmental problems given the capacity of the existing road network. The development site is also situated in close proximity to a variety of public transport routes on Ballycullen Road to the west.</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>18. Is the Project in a location in which it is likely to be highly visible to many people?</p>	<p>The site is currently screened to the east by vegetation and fencing off the M50, which extends and bounds the northern section of the site. The southern portion of the site is screened partially by vegetation to the northern and western boundaries. The proposed development will also retain hedgerows and trees where feasible, and additional planting will be considered for replacement and reinforcement of these linear features.</p>	<p>No. 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 short-term and visual screening will be provided in the form of hoarding to prevent views into the construction site.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>While the removal of some existing vegetation on site will result in visual impacts, this will be short-term and slight. Works will be carried out with site hoarding for safety and security reasons, which will further screen the site over the construction phase.</p> <p>Once constructed and operational, the proposed development will be consistent with the receiving environment. There will be no significant visual effects over this phase.</p>	<p>The proposed development will not generate any significant effects on landscape character or visual amenity as it is in alignment with the existing character of the receiving landscape, that is, low-density residential dwellings.</p>
<p>19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?</p>	<p>No features from the Sites and Monuments records are present on the proposed development site. A tower house (DU022-019----) can be found c.70m to the south-west of the site. Residential dwellings separate the proposed development site and the feature.</p> <p>The proposed development will not have any effects on the aforementioned feature as works will be contained within its site boundary.</p>	<p>No.</p> <p>The proposed development will not impinge on or adversely affect the settings of any protected monuments. All works will occur away from the tower house.</p> <p>A suitably qualified archaeologist will be engaged to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping and groundworks during the development. Identified archaeological remains will be preserved in accordance with National Monuments Service requirements.</p>
<p>20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?</p>	<p>The proposed development is proposed to be located on an open green space. The site, comprising largely of amenity grassland, is of relatively low ecological value however and is surrounded by urban fabric.</p> <p>The proposed development will maximise the use of lands which are underutilised in their current state to address housing needs within South Dublin - in accordance with Compact Growth principles defined in the National Planning Framework.</p>	<p>No.</p> <p>While there will be loss of greenfield space, the scale and nature of the proposed development will not result in any adverse significant effects on the receiving environment.</p> <p>The proposed development will have a positive effect on the local demography by providing accessible housing.</p>



Checklist Questions	Yes/No/Briefly Describe	Is this likely to result in a significant impact? Yes/No/Why?
<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>	<p>The proposed development is consistent with the land use and land use zoning within the area, which pertains to residential use. It will not conflict with any existing land-uses in the area.</p>	<p>No. Existing land uses will not be affected by the proposed works given the design, nature and scale of the development, the environmental control and mitigation measures that will be in place during the construction and operational phases of the proposed development.</p>
<p>22. Are there any plans for future land uses within or around the location that could be affected by the Project?</p>	<p>There are no known future uses that can be affected by the proposed development. The proposed development is aligned with the objectives of the governing land-use framework (South Dublin County Development Plan 2022-2028). 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>
<p>23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?</p>	<p>The proposed development is located in an urban/sub-urban area, with residential dwellings and small businesses within proximity. There are some sensitive land uses in the wider area and sensitive human receptors within close proximity to the site.</p> <p>While there will be some effects generated from the construction phase of the proposed development, these will be minimised through the implementation of a CEMP, which will contain measures for environmental protection, nuisance prevention, traffic management and working hours. These effects will be short-term and not significant.</p> <p>The operational phase of the proposed development will not have any significant adverse impacts on any such sensitive receptors.</p>	<p>No. The scale and the nature of the proposed development will not result in the likelihood of likely, significant effects over the construction or operational phases of the proposed development. The appointed contractor will implement a CEMP and traffic management measures 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?
<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>	<p>The proposed development is located in a relatively built up area with residential dwellings and small businesses. While there will be some effects generated from the construction phase of the proposed development, these will be minimised through the implementation of a CEMP, which will contain measures for environmental protection, nuisance prevention, traffic management and working hours. These effects will be short-term and not significant. The operational phase of the proposed development will not have any significant adverse impacts on any such sensitive receptors.</p>	<p>No. The scale and the nature of the proposed development will not result in the likelihood of likely, significant effects over the construction or operational phases of the proposed development. The appointed contractor will implement a CEMP and traffic management measures to prevent adverse impacts on the receiving traffic and transport environment.</p>
<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>	<p>There are no areas of scarce natural resources within or in the vicinity of the site. The site is underlain by a Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones. The accompanying AA Screening Report has assessed the proposed development and ecological pathways for potential effects. It notes that the proposed development has no potential for hydrological connectivity to any Special Areas of Conservation (SACs) as the Orlagh watercourse is culverted over and is located outside the proposed development red line boundary.</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>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 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>Given the site's proximity to the M50 - which would have constitutes a major construction project - it is plausible that sections of the site could be comprised of made ground. 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. 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. Construction wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment.</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 proposed development is not susceptible to any natural disasters or adverse climatic conditions. OPW flood mapping indicates that while there was one flood event recorded near the proposed development site, the site itself was not impacted by the event.</p> <p>OPW Flood Mapping indicates that the site is clear of any fluvial or coastal flood risk within the low, medium and high probability categories. There is no pluvial flooding information available for the 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 Flood Risk Assessment⁷ has been prepared by JBA Consulting Engineers for the proposed development concludes that the site will not be affected by potential climate impacts as the culverted and open channels of the Ballycullen Stream are able to convey increased flows from climate change impacts. The proposed development will incorporate a combination of SuDS features with an approximate capacity of 385 m³ to manage surface water and pluvial flood risk. This will include permeable paving, tree pits and filter drains. This is in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations</p> <p>The proposed development is not within 1 km 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>	

⁷ Old Knocklyon Rd Co. Dublin, Flood Risk Assessment; Reference NZW-JBAI-XX-XX-RP-HM (January 2025, JBA Consulting Engineers)



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:
 - s) A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and
 - t) 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:
 - u) The expected residues and emissions and the production of waste, where relevant, and
 - v) 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 works, vehicles and plant
- Dust emissions from construction, e.g. earthworks
- Removal of vegetation at the development site.
- Impacts on unrecorded archaeological features at the development site.
- Visual impacts from construction works.
- Increased traffic from construction vehicles

These construction phase impacts have the potential to generate **short-term** and **not significant** 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 residential activity
- Greenhouse gas emissions associated with energy use
- Increased traffic from additional residents
- Landscape and visual impacts from a change of use at the site

These operational phase impacts have the potential to generate **permanent** and **slight to 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.). This ensures that the proposed development will not have a likely, significant impact on the environment. Potential adverse environmental effects associated with the proposed development have been appropriately avoided, prevented and minimised.

The proposed development will generate the following positive environmental effects:

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



6.7 Cumulative Assessment

The proposed development has been considered for its potential cumulative effects in combination with other known, defined projects that may have the potential to result in environmental interactions with the proposed development. This assessment is presented below.

Table 6-3: Cumulative Assessment

Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Planning Applications lodged to South Dublin County Council		
SD20A/0140	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD21A/0106	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD22B/0058	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
LRD24A/0001	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
SD25A/0181W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD26A/0001W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD26B/0032W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
SD26B/0056W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
LRD26A/0001W	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
Planning Applications An Coimisiún Pleanála		
308637	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
310999	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
312625	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
302269	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
312362	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No



Other Projects that may result in environmental interactions with the proposed development	Cumulative Assessment	Significant Cumulative Effects
319568	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
303392	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
500186	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed development.	No
314543	The proposed development will not result in an adverse environmental effect, that may combine with adverse effects as a result of this project, to create a significant adverse cumulative effects; having regard to design and nature of the proposed development, potential environmental impacts that may arise due to the proposed development, and environmental mitigation measures embedded and integrated into the proposed 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 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, the characteristics of proposed development, the criteria in Schedule 7 of the Regulations, the information provided in accordance with Schedule 7A of the Regulations and the following:

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

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



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