

PROPOSED MIXED TENURE HOUSING DEVELOPMENT AT OLDCASTLE PARK, CLONDALKIN, DUBLIN 22

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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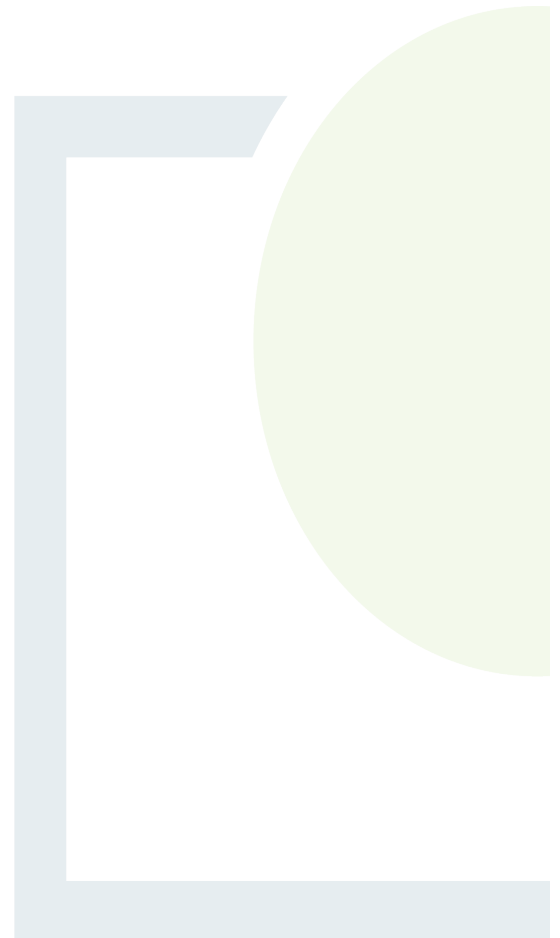
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Abstract: Fehily Timoney and Company is pleased to submit this Report to Inform EIA Screening to South Dublin County Council for their Part 8 Planning Process for a Proposed Mixed Tenure Housing Development at Oldcastle Park, Clondalkin, Dublin 22.

TABLE OF CONTENTS

1.	INTRODUCTION AND BACKGROUND	1
1.1	Introduction.....	1
1.2	Project Overview	1
2.	RELEVANT EXPERIENCE AND EXPERTISE OF REVIEWER AND ASSESSOR.....	2
3.	DESCRIPTION OF THE EXISTING SITE AND THE RECEIVING ENVIRONMENT	3
3.1	Existing Site.....	3
3.2	Receiving Environment.....	3
4.	RELEVANT PLANNING HISTORY	7
5.	PROJECT DESCRIPTION	13
5.1	Purpose/Rationale for the Proposed Development.....	13
5.2	Construction Phase of the Proposed Development.....	15
5.2.1	Overview of the Proposed Construction Works	15
5.2.2	Construction Programme.....	16
5.2.3	Environmental Management during Construction	16
5.3	Operational Phase of the Proposed Development	17
6.	EIA SCREENING	18
6.1	Legislative Background.....	18
6.2	Relevant EIA Screening Guidelines.....	18
6.3	Requirements for Mandatory EIA	19
6.4	Sub-Threshold EIA Screening.....	19
6.5	Schedule 7A Sub-Threshold Development Screening	36
6.5.1	Information Required.....	36
6.6	Impact Characterisation	38
6.7	Cumulative Assessment.....	39
7.	CONCLUSIONS	42

LIST OF FIGURES

	<u>Page</u>
Figure 3-1: Site Location Map.....	6

LIST OF TABLES

	<u>Page</u>
Table 4-1: Planning Applications lodged to South Dublin County Council (October 2021 to September 2026)	8
Table 6-1: EIA Screening Checklist	22
Table 6-2: Schedule 7A Environmental Impact Assessment Screening Criteria	37
Table 6-3: Cumulative Assessment	39



1. INTRODUCTION AND BACKGROUND

1.1 Introduction

South Dublin County Council (SDCC) intends to carry out an Environmental Impact Assessment (EIA) Screening for a proposed mixed tenure housing development at Oldcastle Park, Clondalkin, Dublin 22.

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

1.2 Project Overview

The proposed development will comprise:

- i. 140 social and affordable units (38 no. 1 bed apartments, 18 no. 2 bed apartments, 8 no. 3 bed apartments, 34 no. 2-bed houses, 36 no. 3-bed houses, 6 no. 4-bed houses)
- ii. 20 No. 3-bed single storey houses to accommodate existing traveller families living on the site.
- iii. New vehicular entrance to site off Grange Castle Road / R136.
- iv. All associated modifications and provision of boundary treatment to adjoining properties and roads. All associated upgrading of roadways, bike paths and paths, provision of all associated car and cycle parking spaces.
- v. All hard and soft landscape works, lighting, boundary structures and all associated ancillary buildings, infrastructure and all site and development works on and within the vicinity of the site necessary to facilitate the proposed development.



2. RELEVANT EXPERIENCE AND EXPERTISE OF REVIEWER AND ASSESSOR

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 six 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 comprises 5.8 ha of residentially zoned land. The site currently an existing halting site providing residential accommodation for the Traveller families permanently living on the site. It is located within the townlands of Deansrath and Nangor in South Dublin County. The site is zoned 'RES- To protect and/or improve residential amenity', under current SDCC Development Plan 2022-2028. The land use zoning for RES indicates that the proposed development (residential development) is 'permitted in principle'.

The proposed development site is bounded by the R134 New Nangor Road to the south and the R136 Grange Castle Road to the west and residential housing to the north and east. Saint Ronan's National Primary School and adjacent playing fields are to the north-east of the site.

3.2 Receiving Environment

The area surrounding the proposed development is sub-urban/peri-urban in nature, consisting of housing estates, community infrastructure (St Ronans National School and Deansrath Family Centre Pre-School on the north-east of the site boundary, Deansrath Health Centre, St. Ronans Church and St Ronan's Community Centre, all which are approximately 190m to the north-east), various small businesses and retail offerings (The Swallows pub, Ladbroke's Bookies, Daybreak, etc.).

The wider road network surrounding the proposed development site includes the Nangor Road (R134) to the south, which also acts as the site access, and the Grange Castle Road (R136) to the west of the site. The M50 motorway is approximately 3.3 km to the east. Public transport options available to the proposed site includes Bus stops 3418 (Castlegrange Green) and 2166 (Castlegrange) on the R134, which serve Dublin Bus routes 13 (Mountjoy Sq- Grange Castle), 68 (Poolbeg Street- Citywest), and 151 (Docklands (East Rd.) - Foxborough (Balgaddy Rd.)).

The proposed development is underlain by Dublin groundwater body. The site is identified to be a Locally Important Aquifer GSI, described as 'Bedrock which is Moderately Productive only in Local Zones'. Groundwater vulnerability at the site is 'High', defined as 'Groundwater here has natural characteristics that make it highly vulnerable to contamination by human activities'. Soils underlying the site are classified as Elton, described as 'Luvisol: Well drained mineral soils', and Urban described as 'Urban - soil concreted over', and are underlain by Man made and Limestone till (Carboniferous) subsoils.

CORINE 2018 describes land-use at the site as 'Discontinuous urban fabric'. According to the National Land Cover mapping, the proposed development site comprises Buildings (110), Scrub (450), Other Artificial Surfaces (130), Hedgerows (460), Amenity Grassland (520), Wet Grassland (540), Improved Grassland (510) and Ways (120). Examination of the orthophotography also indicates the presence of Bare Soil and Disturbed Ground (240).

The proposed development is located within the Water Framework Directive (WFD) Catchment Liffey and Dublin Bay (Catchment ID: 09), the Liffey_SC_090 Sub-catchment (Sub-catchment ID: 09_15) and the LIFFEY_170 River Sub Basin (ID: IE_EA_09L012100). Examination of EPA maps reveals that the nearest EPA watercourses to the proposed development site comprise the Grand Canal Main Line (Liffey and Dublin Bay) (ID: IE_09_AWB_GCMLE) c. 747 m to the north. The receiving Grand Canal Main Line is of 'Good' biological status (WFD Status 2019-2024) and is not at risk of failing to meet 'Good' status.



The proposed development site is located within Zone A (Dublin Conurbation) as defined within EPA Air Quality Zones. The nearest Air Monitoring Site is located approximately 3.28 km to the north-west at Lucan (Station 108, Lucan, Co. Dublin), where the concentrations of air pollutants were as follows at the time of reporting¹:

- PM2.5 - 7.9 µg/m³
- PM10 - 14.6 µg/m³
- NO2 - 21.3 µg/m³

There are no features of archaeological or architectural heritage within the site boundaries. There are two Sites and Monuments Record Zone of Notification in the vicinity of the site, one to the west of the site R149474, and one to the east of the site R149487. There are a number of recorded features close to the site; a Castle - unclassified (DU017-037) c. 130 m and a Field system (DU017-082) c. 300 m to the west, a Fulacht fia (DU017-084) c. 260 m to the north-west. Built heritage within the wider area includes a row of houses fronting Old Nangor Road (c.220 m to the south of the proposed development site) that have a '*Regional*' designation in the National Inventory of Architectural Heritage for their architectural and social value.

The accompanying Report to Inform Appropriate Assessment (AA) Screening has considered European sites within the Zone of Influence (Zoi) of the proposed development. This Zoi has been defined as follows:

- Impacts on habitats - the potential for biophysical change by disturbance/damage/ degradation is taken as the footprint of the works (including site clearance) plus 10 m beyond (based on Ryan Hanley, 2014) . There are no European sites located within 10 m of the proposed development.
- For groundwater dependant terrestrial ecosystems (GWDTE), regard is had to SEPA guidelines which prescribes a potential hydrogeological effect zone of 250 m from ground works. There are no European sites located 250 m of the proposed development.
- The NRA (2006) Guidelines for the Treatment of Otters prior to the Construction of National Road Schemes notes a 150 m potential disturbance Zoi for otter for breeding holts and 20 m for non-breeding active holts. As such, the study area included the proposed development site plus a 150 m buffer to assess habitat suitability for otter and potential association with an SAC population. The proposed development is not located within 150 m from an SAC. Furthermore, there is no connections between the proposed development and any surface waterbody, therefore indirect connections can be ruled out.
- The potential disturbance Zoi for birds beyond the footprint of the proposed development was considered having regard to Cutts et al (2013) and was defined as 500 m. Consideration of connectivity or ecological continuity for birds is set out in 3.3.1 of the AA Screening.

The AA Screening has further considered the South Dublin Bay and River Tolka Estuary SPA (004024) in terms of potential source-pathway-receptor (S-P-R) connectivity and the potential for likely significant effects.

The site boundary does not overlap with any Natural Heritage Area. The nearest proposed Natural Heritage Site is The Grand Canal (002104), which is approximately 940 m north of the site.

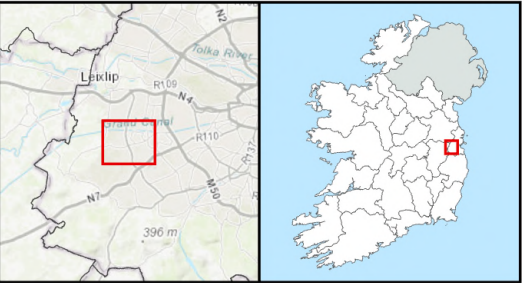
¹ Date of reporting: 20th September 2026



The subject site is located within the '*Urban*' Landscape Character Area, as defined within the South Dublin County Development Plan (CDP) 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').

Examination of the Catchment Flood Risk Assessment (CFRAM) flood maps for the area indicate that the development site is not located within an area designated for fluvial flood risk. There is no pluvial flood risk information available for the site.

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



- Legend**
- Site Boundary
 - Proposed Natural Heritage Areas
 - Rivers

TITLE:		Site Location and Context	
PROJECT:		Proposed Housing Development at Oldcastle Park	
FIGURE NO:		3.1	
CLIENT:		South Dublin County Council	
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4. RELEVANT PLANNING HISTORY

The proposed development site boundary does not contain any history of planning applications within it.

A review of the planning applications filed to SDCC over the last five years (October 2021 to September 2026) within 500 m of the proposed development has been carried out and is presented in Table 4-1. No planning applications have been lodged to An Coimisiún Pleanála within this five-year period.

Several relevant applications from this review have been included for the cumulative assessment, which is presented in Section 6.7 of this EIA Screening Report. Characteristic of the wider peri-urban/sub-urban nature of the area, the planning applications largely pertain to various residential dwellings and developments, including extensions and modifications to existing structures. A few applications have been lodged for the retention of communication structures and modifications to existing commercial buildings.



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

Application Reference (SDCC)	Description of Development	Development Address	Date of Grant
SD22A/0071	Extension to existing above ground natural gas installation; the extension will include a regulator/meter kiosk, boiler/generator kiosk, electrical/instrumentation kiosk, underground and above ground pipework, 2.4m high chain-link and palisade fencing, light/CCTV columns and all ancillary services and associated site works.	Above ground installation at Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22	09/06/2022
SD21A/0346	New external Freezer Plant Platform Structure; single storey MRO Stores building within the existing construction compound; external Data Centre unit to the south of the existing Manufacturing Suites Building; airlock extension & relocated external double emergency exit doors to the south of the existing Manufacturing Suites Building; Pallet Storage building adjacent to the existing Drum Store West building within the Utility Yard and boiler Water Chemical Dosing Unit within the CUB yard and all associated site works.	Grange Castle Business Park, New Nangor Road, Clondalkin, Dublin 22	13/07/2022
SD21B/0643	5.5sq.m single storey porch extension to front elevation and all associated site and development works.	18, Westbourne Grove, Dublin 22	04/08/2022
SD22A/0294	2 bedroom dormer type bungalow to side and front of existing family home, existing entrance used for car parking and all associated site works.	19, Grangeview Drive, Clondalkin, Dublin 22	14/04/2023
SD23A/0005	Extension to existing external freezer plant platform structure to east of existing building and associated site works.	Pfizer Ireland Pharmaceuticals, Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22	07/06/2023
SD23A/0123	Permission for development consisting of the completion of the development granted permission under Planning Application Reg. Ref. SD16A/0236 subject to the amendments and alterations to the previously approved biopharmaceutical manufacturing facility and warehouse extension and other additional, new development not forming part of SD16A/0236, located at the Pfizer site at Grange Castle Business Park, New Nangor Road; The modifications to the approved development will consist of alterations and modifications to previously approved site buildings and infrastructure required to support the proposed development they include, (a) A 6-level biopharmaceutical manufacturing building sized approximately 30,469sq.m (previously	Grange Castle Business Park, Nangor Road, Clondalkin, Dublin 22	25/08/2023



Application Reference (SDCC)	Description of Development	Development Address	Date of Grant
	approximately 34,650sq.m) and approximately 35 metres high (previously approximately 28.2m high), with stairwells approximately 38m high, and roof-mounted plant and equipment, including solar panels; Modifications to the existing Development and Manufacturing Facility including elevational alterations and modifications to existing plant and equipment; (b) A single-storey warehouse building extension with high-bay, sized approximately 3,200 square metres (previously approximately 1,142sq.m) and approximately 17.5m high, with roof-mounted plant and equipment, including solar panels; (c) A single-storey pedestrian and materials link sized approximately 1,687sq.m (previously approximately 750sq.m) and approximately 6.95m high; (d) A new, additional 4-level extension to the existing DS1 biopharmaceutical manufacturing building, to accommodate material lifts and storage areas, sized approximately 1,925sq.m and approximately 38.2m high, to the south elevation of the existing building; (e) A new, additional single-storey chiller building sized approximately 395 square metres and approximately 6.25m high, with roof-mounted plant and equipment; (f) A new, additional single-storey plant and utilities building sized approximately 256sq.m and approximately 6.25m high, with roof-mounted plant and equipment; (g) Provision of relocated car park from its previously permitted location at the northeast of the site to a new location to the southeast of the proposed biopharmaceutical facility; including approximately 273 additional car parking spaces, including accessible car parking spaces, electric vehicle charging, motorcycle parking, dedicated car-pooling spaces and cycle parking, all accessed from the internal Grange Castle Business Park roads. Mobility parking is located adjacent and directly north of the proposed facility; (h) A relocated, single-storey security building sized approximately 60 sq.m and 6m high; (i) The proposed site infrastructure includes additional cooling towers/heat exchangers, a tank farm, pipe-bridges, surface water harvest tanks, docks and yard areas, including associated items of plant and equipment, an electric vehicle charging and solar panel substation to service photovoltaic panels over new car parking spaces, photovoltaic solar panels located over new car parking spaces, electrical generators, underground pumping facilities and internal roads and paths, fencing and site lighting, and the use of the existing Pfizer site entrance (Gate No.3) for heavy goods vehicles; (j) The development includes modifications to and the extension of, the existing internal road network within the Pfizer Campus; (k) Proposed new landscaping includes new landscaped and planted areas, replacement and reinforcement of the existing landscaping and modifications to existing berms and perimeter security fencing and gates; (l) Proposed new signage based at ground level and on the building facades on the proposed new		



Application Reference (SDCC)	Description of Development	Development Address	Date of Grant
	production building; (m) The works include temporary contractor compounds, temporary car parking and the temporary use of existing site entrances during construction activities; (n) Proposed new surface water management infrastructure for the site, consisting of underground attenuation systems, rainwater harvest cisterns and distribution pipework; (o) All associated site works including sustainability features described in points (a) to (l); Planning permission for the construction of a temporary contractors car park on land to the west of the Pfizer facility with access off Grange Castle Business Park and the reinstatement of the lands to agriculture after the need for the car park expires; The application is seeking permission of 5 years for the completion of the development granted permission under PA Ref: SD16A/0236 subject to the above amendments and alterations to the previously approved Biopharmaceutical Manufacturing Facility and Warehouse and other additional, new, development not forming part of SD16A/0236; This application consists of a development for an activity for which a licence under Part IV of the Environmental Protection Agency Act 1992 (as amended by the Protection of the Environment Act, 2003) is required; An Environmental Impact Assessment Report (EIAR) accompanies this planning application.		
SD23A/0256	Substantial alterations to previously approved planning application (Reg Ref No. SD22A/0294) for a new dwelling to the side of the existing house. Alterations include changes to the footprint, slight raising of the ridge height & dormer windows to the front & rear to allow for the habitable accommodation of the 2 bedrooms at 1st floor level, internal alterations & all associated works.	19, Grangeview Drive, Clondalkin, Dublin 22	03/01/2024
SD21A/0364	Replacement of existing signs in approved locations including the high level signs on the western elevation of the Drug Substance Building and the northern elevation of the Administration QAQC Building with a halo lit company logo and lettering and a face lit company logo and lettering, respectively; the nonilluminated wall mounted company sign adjacent to the entrance on the northern elevation of the Administration QAQC Building with non-illuminated company logo and lettering; the non-illuminated signs on structures on the verge of the Business Park estate road to the west of the site; and the signage on the approved internally illuminated structure on the verge at the junction of the Business Park estate roads to the north west of the site. The development for retention permission consists of the retention of a non-illuminated sign installed on a structure on the verge of the Business Park estate road to the west of the site; non-illuminated signs installed on the boundary fence adjacent to two of the entrances to the site from the Business Park estate	Grange Castle Business Park, Grange, Dublin 22	10/08/2022



Application Reference (SDCC)	Description of Development	Development Address	Date of Grant
	road; non-illuminated traffic direction signs installed on traffic sign poles adjacent to the southern entrance into the site and on the verge of the Business Park estate road to the west of the site; and a wall mounted non-illuminated sign with company logo and lettering adjacent to the entrance on the western elevation to the Central Utility building.		
SD22A/0041	Retention for the continued use of the existing 25 metre high free standing monopole communication structure carrying antenna and communication dishes (total height including antenna 28 metres) within an existing 2.4m high palisade compound previously granted temporary permission SD16A/0164	ESB Telecoms Ltd Compound, Nangor Road, Clondalkin, Dublin 22	17/05/2022
SD228/0010	Proposed Upgrade of St. Cuthbert's Park, in the Townlands of Kilmahuddrick and Deansrath, Dublin 22. The development will consist of: • Proposed hard-surfaced primary walking/ cycling route with public lighting; traversing east-west, through the park; • Proposed hard-surfaced secondary walking/ cycling routes through the park; • 3 No. Nodal points with seating as required; • Proposed on-street car parking and pedestrian crossing points (subject to detailed design with SDCC Roads Dept.); • Proposed vantage point, seating and signage; • Proposed Teenspace area with equipment, seating and surfacing; • Proposed outdoor exercise area with calisthenics or similar; • Proposed natural and equipped playspaces for children; • Proposed performance/ events area; • Proposed dogs off-leash area with dog-friendly features; • Proposed arboretum with edible fruits and nut trees;	St Cuthbert's Park, Clondalkin, Dublin 22	14/11/2022



Application Reference (SDCC)	Description of Development	Development Address	Date of Grant
	- Proposed grass sports pitches; - Proposed Multi Use Games Area (MUGA) with floodlighting; - Proposed play/exercise trail along the walking / cycling routes. - Proposed new planting to include wildflower grassland with drifts of native bulbs; formal avenue trees; informal tree groups; community woodland; informal tree groups with native species; and other planting as required; - Vegetation clearance of St Cuthberts Church, Moated Site and Graveyard Site and further assessment of works to conserve the structure as advised; (Monuments of Archaeological Interest and a Protected Structure); - Seating, bicycle parking and signage; - Works to boundaries, accesses and entrances; - All associated landscape design including furniture and planting; - All ancillary works. https://consult.sdublincoco.ie/en/consultation/st-cuthberts-park-design-plan-clondalkin		
SD23B/0102	Retention Permission for a detached Multi-Sensory day room/garden storage room with associated ancillary works	10, Westbourne Close, Dublin 22	19/06/2023
SD22B/0504	Retention Planning Permission for garage to the side, Detached Office to the rear and Canopy that is connected to house, garage and Office for shelter and storage along with associated ancillary works	26, Grange View Lawn, Dublin 22	06/03/2023



5. PROJECT DESCRIPTION

5.1 Purpose/Rationale for the Proposed Development

The proposed development is located on lands zoned 'RES' - *'To protect and/or improve residential amenity'*.

SDCC is actively engaged with social and affordable housing delivery with a supply pipeline to be delivered over the Development Plan period (2022-2028) to provide for the significant proportion of the annual housing targets for the County. This has been reflected in the following objectives of Policy H1: Housing Strategy and Interim Housing Need and Demand Assessment:

- **H1 Objective 3:** To ensure that adequate and appropriate housing is available to meet the needs of people of all incomes and needs including traveller households, older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.
- **H1 Objective 4:** To recognise the urgent need for the increased provision of social and affordable housing to ensure that all residents in South Dublin County have access to a home. Such provision shall be made through working with approved housing bodies and co-operatives to provide for social and genuinely affordable housing accommodation to meet housing needs. This shall be carried out through a range of delivery mechanisms including new builds, acquisitions, renovations and acquisitions of vacant homes, cost rental leasing, and housing supports including RAS and HAP or any other mechanism promoted under Government Housing Policy, with priority given to new builds and renovations whenever available.
- **H1 Objective 6:** To provide social and affordable housing over the Plan period to meet forecast future housing need as identified in the Housing Strategy and interim HNDA.
- **H1 Objective 7:** To ensure population growth and increased housing densities take place within and contiguous to Dublin City and Suburbs and the County's town boundaries suited to their strategic regional role, subject to good design and development management standards being met.
- **H1 Objective 9:** To implement the policies, objectives and unit target set out under the South Dublin Traveller Accommodation Programme (TAP) 2019-2024 and review the programme as required.
- **H1 Objective 13:** To support the provision of a mix of tenure types across the County in creating suitable accommodation for all in promoting sustainable and mixed income communities and discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) or Local Electoral Area, in line with the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020) and the provisions of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.
- **H1 Objective 18:** To ensure that where Local Authority public lands zoned Res / Res N or future zoned Res / Res N local authority lands are used to develop housing, that it is used exclusively for the delivery of social, affordable cost rental and affordable purchase homes.

Under the provisions of the Traveller Accommodation Act 1998, SDCC is required to prepare, adopt and implement a Traveller Accommodation Programme to meet the needs of the county's indigenous Traveller Community, i.e. those families who have been resident in the county for at least three years prior to the adoption of South Dublin County Council's Traveller Accommodation Programme.



The Traveller Accommodation Unit (TAU) at SDCC proposes to construct and/or refurbish existing sites to provide long-term sustainable Traveller Accommodation Developments. In addition to delivering traveller accommodation, the SDCC Housing Delivery Plan 2022-2026 also outlines the projected delivery of new build social and affordable purchase homes for the period.

With regards to Traveller Accommodation, the SDCC CDP iterates the local authority's role in continuing to update its accommodation programme for the community. The proposed development is reflective of the following objectives under Policy H4: Traveller Accommodation:

- **H4 Objective 3:** To provide long term sustainable Traveller Accommodation developments, while ensuring proper provision of infrastructure.
- **H4 Objective 4:** To ensure that all Traveller Accommodation is provided to the highest standard following detailed consultation with local communities and Traveller advocacy groups.
- **H4 Objective 5:** To ensure that every halting site has basic amenities such as water, ESB, refuse collection and sanitation and are situated to enable as much integration with local communities as possible, that is, access to schools, GPs, shops, playgrounds and sports clubs.

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 the Proposed Construction Works

5.2.1.1 *Sequence of Construction Works*

The construction works will be split into two phases. The first phase will be carried out in the northern half of the site for approximately half of the proposed dwellings. The first phase will also include the construction of the new entrance off Grange Castle Road. The second phase will involve the construction of the southern half of the site.

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

- Site clearance works, including removal of any waste present on-site.
- Installation of temporary construction site area.
- Construction of temporary bays to accommodate existing families on site
- Breaking of hard-standing areas, as required.
- Minor excavation to formation levels.
- Laying of building foundations.
- Backfilling of excavated material and any imported fill required will take place.
- Construction of residential dwellings, as per the development description.
- Construction/installation of associated site infrastructure, including boundary treatments, roadways, paths, landscaping, surface water and wastewater drainage systems, lighting, boundary structures, and electrical connections.
- Fit out and furnishing of dwellings will be completed.
- Site clean-up and commissioning will be carried out.

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

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

The exact construction methods to be used will be determined by the appointed Contractor. It is anticipated that construction methods will be of a common system, commensurate of a project of similar scope, i.e., blockwork, light gauge steel or timber frame.



5.2.1.2 *Relocation of Existing Residents*

The proposed development will be constructed in phases to accommodate the relocation of existing residents. The TAU SDCC has consulted and engaged with the existing residents to minimise disruption to living arrangements. It is expected that some families may move off-site for the duration of the works, while other families may choose to be temporarily re-located within the site and move into the new residential units as they become available.

5.2.2 Construction Programme

It is anticipated that construction will be undertaken over 24 months, commencing in Q1 of 2027. The works will occur between the following hours:

- 07.00 to 19.00 on Monday to Friday;
- 09.00 to 13.00 on Saturdays.

No work will be undertaken on Sundays, bank holidays and public holidays. Any noise-generating works outside of these hours will have to be agreed with SDCC.

Employee numbers and arrangements will be managed by the appointed Contractor. The expected employee numbers are anticipated to be commensurate with a project of similar scope.

5.2.3 Environmental Management during Construction

The construction works will be undertaken in accordance with a Construction Environmental Management Plan (CEMP), which will be prepared by the Contractor. 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
- Emergency Response
- Ecological Management
- Invasive Species Management
- Protection of Archaeology and Archaeological Monitoring, as necessary.

A Preliminary Health and Safety Plan is available for the proposed development, which was prepared in accordance with Article 12(1) (a) of S.I. No. 291 of 2013, the Safety Health and Welfare at Work (Construction) Regulations 2013. This will be updated and implemented by the appointed Contractor to ensure minimal risk in terms of human health and the environment due to the construction works.

An Outline Waste Management Plan (OWMP) has been developed for the proposed development. The OWMP will consider existing site conditions and construction activities and provide a framework for the appropriate management of waste arising from the site. The OWMP will also set objectives in accordance with the waste hierarchy and relevant legislation and guidance.



The OWMP will outline the principles for waste segregation, storage, handling, transport and management by appropriately authorised contractors/facilities. It will work towards waste prevention, minimisation, reuse, recycling, and appropriate disposal of generated waste.

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:

- **Activities:** The proposed development will provide housing to the local community. Typical activity at the proposed development will comprise home occupation and daily-life activities, and may extend to occasional home-based work and property maintenance.
- **Utilities:** Water supply and foul water connections will be provided for the units. The proposed development will connect into the existing foul water network in the area. The foul water connection will ultimately discharge to Ringsend Wastewater Treatment Plant.
- **Waste management:** Waste generated over the operational phase of the development will be collected and dispatched to an appropriately authorised waste facility.
- **Energy Use:** The proposed development will be designed to achieve an A1 Building Energy Rating. The specifics of how this will be achieved shall be determined by a Mechanical and Electrical (M&E) Engineer upon appointment. Air source heat pumps may be utilised for house units and exhaust air heat pump systems may be utilised for apartment units, along with the use of solar photovoltaic (PV) panels.
- **Stormwater Drainage:** Stormwater generated over the operational phase will be managed in accordance with a SuDS Strategy prepared for the proposed development. The SuDS strategy proposes a number of features for the site, including permeable paving, raingardens, swales and basins, mounds and contours and green roofs.
- **Access:** The proposed development, once operational, can be accessed through the west (off the R136) or the south (off the R134).



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 Requirements 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.
- 15: 'Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.'

The proposed development is below the applicable thresholds outlined for the above development classes, but constitutes 'urban development' due to its location. Although a mandatory EIA is not triggered for the proposed development, an assessment, having regard to the criteria set out in Schedule 7, of the 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 Guidelines on Information to be contained in Environmental Impact Assessment Reports, EPA 2022 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. This EIA Screening considers the 'whole project' including all secondary ancillary/subsidiary elements essential to the construction and operation of the proposed development.



Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018² 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:

- a) *The existing and approved land use;*
- b) *The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;*
- c) *The absorption capacity of the natural environment, paying particular attention to the following areas:*
 - vi. *Wetlands, riparian areas, river mouths;*
 - vii. *Coastal zones and the marine environment;*
 - viii. *Mountain and forest areas;*
 - ix. *Nature reserves and parks;*
 - x. *Areas classified or protected under legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;*
 - xi. *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;*
 - xii. *Densely populated areas;*
 - xiii. *Landscapes and sites of historical, cultural, or archaeological significance.*

3. Type and characteristics of the potential impact

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

- a) *The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);*

² S.I. No. 646 of 2018.



- b) The nature of the impact;*
- c) The transboundary nature of the impact;*
- d) The intensity and complexity of the impact;*
- e) The probability of the impact;*
- f) The expected onset, duration, frequency and reversibility of the impact;*
- g) The cumulation of the impact with the impact of other existing and/or approved projects;*
- h) The possibility of effectively reducing the impact.*

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



Table 6-1: EIA Screening Checklist

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	No. The works proposed under the proposed development are modest in nature, extent and nature. The proposed development will not result in any significant physical changes in the locality and will not have impact on water bodies, considering its location and mitigation measures that will be implemented over the duration of the works.	No.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	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 adverse effects, however.	No. No significant adverse impacts are expected to occur over the construction or operational phases of the proposed development through the use of natural resources, owing to the scale of the development.
3. Will the Project involve the use, storage, transport, handling 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?	The construction phases will involve the use of plant, which may be powered by fossil fuels and which may generate tailpipe emissions. The effects generated from this will be short-term and not significant given the scale of construction activity proposed, however. 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	The works involved with the proposed development are not likely to result in significant adverse impacts on human health or the environment. A CEMP will be implemented during construction to mitigate potential effects on the environment that may occur during construction. All waste generated on-site will be managed in accordance with the Waste Management Act 1996. C&D wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	appropriately authorised waste facility for appropriate management. Domestic wastewater will be generated during the operational phase of the proposed development. The proposed development will connect into the existing foul water network in the area, ultimately discharging into Ringsend Wastewater Treatment Plant, which had spare capacity available at the time of reporting. Waste generated over the operational phase will be managed, in accordance with waste legislation, at appropriately authorised waste management facilities.	The proposed construction works will be undertaken in accordance with Health and Safety standards and legislation and regulations.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	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. Domestic type waste will be generated at residential dwellings during the operational phase of the proposed development. Such waste will be collected from residences by authorised waste collectors and sent to authorised waste facilities for management.	No significant adverse 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).
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?	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.	No. The effects of construction phase related emissions will be short-term and not significant, given the scale and duration of construction works to take place.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	The effects of such emissions will be short-term and not significant given the scale and duration of the construction works proposed. The proposed development may generate some levels of dust generating localised nuisance. Comprehensive construction phase dust management measures will be included in the CEMP to be produced for the proposed development. 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. 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.	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.
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	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 slight in nature. Noise emissions over the operational phase will be typical of residential buildings and may generate imperceptible to not significant impacts. 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	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. Noise emissions arising from construction at nearby sensitive receptors will be slight in terms of magnitude. Appropriate construction phase environmental mitigation measures will be defined in the CEMP and implemented to mitigate such emissions during construction. The proposed development is



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	development and construction works and the nature of the surrounding environment.	unlikely to cause significant noise impacts on the receiving environment.
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?	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. The operational phase of the proposed development will not result in any environmental contamination. 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. 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. 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.	No. Environmental risks associated with the construction phase will be managed under a CEMP. Standard construction drainage management techniques will be utilised at working areas during construction to prevent the discharge of silt laden run-off from the site to the receiving environment. The proposed development will not result in the discharge of polluting material to ground or waters during either the construction or operational phases of the development. The proposed development will not affect the achievement of water quality objectives defined under the Water Framework Directive (i.e. to maintain and improve water quality as appropriate).



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	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. 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.	No. Construction works will be undertaken safely and in accordance with the Safety, Health and Welfare at Work Act, and associated Regulations. Given the implementation and adherence to a Method Statement which will be prepared by the appointed Contractor, the risk of accidents is low.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	The construction phase of the proposed development may impact employment numbers positively through the creation of opportunities for construction businesses and site workers. This will result in short-term and positive effects. The proposed development will require the relocation of the residents currently on-site; the proposed development will be constructed in phases to minimise disruption to living arrangements. The TAU at SDCC have engaged with the residents to ensure that suitable alternative arrangements are in place. The proposed development will provide safe, affordable and sustainable housing in the area. This will result in a slight, long-term and positive effect on the local population.	The proposed development will result in some positive effects on the local demography through the provision of safe, affordable and sustainable housing.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	The proposed development will not lead to any additional consequential development. There is no existing development in the vicinity of the subject development site that generates effects that may combine with the effects of the proposed development to create significant environmental effects. 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. It was concluded that the proposed development will not result in any significant adverse cumulative effects (See Section 6.7), 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.	No. The proposed development will not give rise to significant impacts in combination with any other existing or permitted development projects in the surrounding area.
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?	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. The accompanying AA Screening has considered the South Dublin Bay and River Tolka Estuary SPA for potential S-P-R connectivity and the potential for likely significant effects.	No. The AA Screening Report, which accompanies this 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>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	There are no cultural heritage features within the site boundary that could be impacted from the construction works.	
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	The receiving environment is characterised by a built-up peri-urban/sub-urban area that includes housing, retail offerings, open spaces, and light industry. 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>	No. 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.
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?	The receiving environment is characterised by a built-up peri-urban/sub-urban area that includes housing, retail offerings, open spaces, and light industry. 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>	No. 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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	There are no inland, coastal or marine waters on or around the subject location which could be impacted by the proposed development. 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. 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. 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.	No. Given the design, nature and scale of the proposed works, proposed mitigation measures and the nature of the receiving environment, it is unlikely that the proposed will result in significant effects on any receiving waters.
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	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. The proposed development is aligned with the character of the existing landscape and will not affect the scenic value of the location.	No. Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed will result in any likely, significant effects.
16. Are there any routes or facilities on or around the location which are used by the public for access	No.	No. The proposed development will not result in any significant adverse impacts on surrounding routes



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
to recreation or other facilities, which could be affected by the Project?	The proposed development site does not contain any routes or facilities that are in use by the public for access to recreation or other facilities. The proposed development site has residents currently living on it. The proposed development will be constructed in phases and suitable alternative arrangements will be in place to ensure minimal disruption to the residents (See Section 5.2.1.2). The proposed development will first construct the northern half of the site, including a new entrance off Grange Castle Road. This will ensure that residents who may remain within the site are not impeded for access. Construction phase traffic will be managed by the appointed contractor to ensure that no adverse impacts occur on nearby receptors (i.e., roads and road users). The operational phase of the proposed development will not have any impacts on the surrounding facilities or routes in the area.	or facilities that are in use by the public for access or recreation or other facilities.
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?	No. The proposed development site, once operational, will be accessible through Grange Castle Road to the west and New Nangor Road to the south. The overall site is generally well-connected to the wider road network by New Nangor Road R134 and Grange Castle Road R136, which will be able to accommodate the modest amount of additional traffic generated over the construction phase.	No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	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 New Nangor Road R134 to the south and Grange Castle Road R136 to the west.	
18. Is the Project in a location in which it is likely to be highly visible to many people?	The site is currently screened to the south and west by existing vegetation and fencing from the New Nangor Road and Grange Castle Road respectively. The northern and eastern boundaries of the site are partially screened by vegetation and fencing from residential properties. 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, in accordance with a landscape strategy. While the construction phase of the proposed development will result in visual impacts, this will be short-term and slight. Works will be screened by site hoarding for safety and security reasons, which will provide visual screening from the nearby receptors (residential dwellings and roads). Once constructed and operational, the proposed development will be consistent with the receiving environment. There will be no significant visual effects over this phase.	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. 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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	No features from the Sites and Monuments records are present on the proposed development site. There are a number of recorded features close to the site; a Castle - unclassified (DU017-037) c. 130 m and a Field system (DU017-082) c. 300 m to the west, a Fulacht fia (DU017-084) c. 260 m to the north-west of the site. Residential dwellings and regional roads separate the proposed development site and the features. The proposed development will not have any effects on the aforementioned features as works will be contained within its site boundary.	No. The proposed development will not impinge on or adversely affect the settings of any protected monuments. All works will occur away from the identified features. 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.
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	The proposed development is proposed to be located on an existing halting site. The lands are heavily disturbed in nature. The proposed development will maximise the use of lands by delivering safe, affordable and sustainable housing developments, in line with policy outlined in Section 5.1.	No. The scale and nature of the proposed development will not result in any adverse significant effects on the receiving environment. The proposed development will have a positive effect on the local demography by providing safe, affordable and sustainable housing developments.
21. Are there existing land uses within or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	The proposed development is consistent with the land use and land use zoning within the area, which pertains to residential use. It will not conflict with any existing land uses in the area.	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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	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.	No.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	The proposed development is located in a sub-urban/peri-urban area, with residential dwellings neighbouring the proposed development site. 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.	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.
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?	The proposed development is located in a relatively built up area with residential dwellings and small businesses. There are no sensitive land uses, amenities or community infrastructure within the proposed development site boundaries that will be impacted over either construction or operational phase.	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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	While there will be some negative impacts (noise, dust, visual impacts, etc.) 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.	The appointed contractor will implement a CEMP and traffic management measures to prevent adverse impacts on the receiving traffic and transport environment.
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?	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. Groundwater vulnerability at the site is 'High', defined as '<i>Groundwater here has natural characteristics that make it highly vulnerable to contamination by human activities</i>'. While the proposed development will involve some groundworks/excavations, these will not be deep enough to impact on or interact with the groundwater regime.	No. There will be no impacts on high quality or scarce natural resources.
26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?	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.	No. 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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	All material excavated at the site will be tested prior to management to ensure that it is appropriately managed.	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.
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?	The proposed development is not susceptible to any natural disasters or adverse climatic conditions. Examination of the Catchment Flood Risk Assessment (CFRAM) flood maps for the area indicate that the development site is not located within an area designated for fluvial flood risk. There is no pluvial flood risk available for the site.	No. The proposed development as designed and sited is not susceptible to natural disasters or major accidents.



6.5 Schedule 7A Sub-Threshold Development Screening

6.5.1 Information Required

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

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

The requirements are as follows:

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

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



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

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

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



6.6 Impact Characterisation

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

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

These construction phase impacts have the potential to generate short-term and not significant to slight 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 and vehicle use by the new residents.
- Landscape and visual impacts from a change of use at the site.

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

A comprehensive set of mitigation measures have been defined to avoid, prevent and minimise significant adverse effects on the receiving environment (e.g. the implementation of a Construction Environmental Management Plan etc.). 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, affordable and sustainable housing to the local community. This will result in slight, long-term 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		
SD22A/0071	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/0346	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
SD21B/0643	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
SD22A/0294	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
SD23A/0005	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
SD23A/0123	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
SD23A/0256	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/0364	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
SD22A/0041	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
SD228/0010	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
SD23B/0102	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/0504	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. CONCLUSIONS

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



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