



Environmental Impact Assessment Screening Report

Neillstown District Centre Enhancement

Nicolas De Jong Architects

October 2026

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Project No.	Doc. No.	Rev.	Date	Prepared By	Checked By	Approved By	Acceptance Code / Status
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1. Introduction

Malachy Walsh and Partners (MWP) Engineering and Environmental Consultants, have been commissioned by Nicolas De Jong (NDJ) Architects (“the Applicant”) to prepare an Environmental Impact Assessment (EIA) Screening Report to accompany a Part 8 planning application in respect of the Neilstown District Centre Enhancement (NDCE) project located in Neilstown, Dublin.

This report provides information on the Proposed Development and assesses whether the proposal is likely to have significant effects on the environment. The purpose of the report is to provide information to assist the planning authority to determine whether or not Environmental Impact Assessment (EIA) is required in respect of the Proposed Development.

1.1 Statement of Competency

This assessment was undertaken by William Murphy, Emma Phelan and Maura Talbot.

William is currently part of the Environmental team at MWP as a Grade II Environmental Scientist. His role includes the preparation of relevant reports and documentation for both land and marine based projects. William has also worked as an Ecological Clerk of Works and performed soil sampling for projects managed by MWP. Prior to his current role, William was a Marine Planner for Aqualicense. William’s responsibilities with Aqualicense included the preparation of a suite of documents for Foreshore License and Aquaculture Applications, training of summer interns and new recruits, map generation and constraints analysis. Research of new and innovative practices regarding ORE and Aquaculture development. William also has trained and held the role of lead aerial surveyor for sister company Ondine. Within this role, the operation and quality checking of images captured during aerial surveys are part of this role, in tandem with troubleshooting any software issues that occur in flight during the surveys.

Emma Phelan has a BSc. (Hons) in Geology and MSc. in Applied Environmental Geoscience and is a graduate Environmental Scientist at MWP. Emma has worked on assisting with the preparation of EIAR chapters, Environmental Impact Assessment Screenings, Construction and Environmental Management Plans (CEMPs), Resource Waste Management Plans (RWMPs), Water Framework Directive Assessments (WFDs) and Appropriate Assessment Screening Reports (AAs) since joining MWP in May 2025.

Maura Talbot is a chartered principal environmental consultant with MWP. She has a BA. BA (Honours in Geography and Economics) and a master’s degree in Geography. She joined MWP in April 2022 when she moved to Cork from South Africa where she has had 25 years of experience working as a Senior Environmental and Socio-Economic Specialist Consultant on a full time and freelance basis. In Africa she managed and contributed to environmental and social impact assessments (ESIAs and EIAs) of roads, powerlines, mines, biofuel estates, wind farms, golf courses, conservation, tourism, and residential developments in various African countries. Since joining MWP she has continued to manage and contribute to EIARs and environmental assessments and management plans for a wide range of projects including wind farms, substations, BESS facilities, grid routes, solar farms, manufacturing plants, harbour and dredging developments, housing developments, peatland restoration, and tourism developments in Ireland. Besides her role in managing environmental assessments of proposed developments, she has also gained experience in substitute consent applications, SEA Screenings, due diligence assessments, pre-feasibility assessments, responding to submissions from statutory consultees and members of the public, decommissioning management plans (DMP) and environmental liability risk assessments (ELRA).

1.2 Site Location

The Proposed Development is located in Neilstown, Co. Dublin, within the townlands of Collinstown and Neillstown. The Proposed Development is approximately 1.91 ha, stretching from St. Ronan's Avenue in the west, across a green area to Neilstown Shopping Centre before continuing east across Neilstown Road and ending at Neilstown Avenue, as shown in **Figure 1-1**.

The Proposed Development location can be accessed from numerous directions. From the south and west, the area can be accessed via the Ninth Lock Road, which joins with the R113. From the north, access is available through the Neilstown Road via the R833. The M50 is to the east of the Proposed Development, but access to site from the M50 is only via the north and south through exits 7 and 9.

The area is predominantly residential, with some commercial buildings at the Neilstown Shopping Centre and community buildings in the area. Saint Peter the Apostle Junior National School is adjacent to the Proposed Development on its south side.

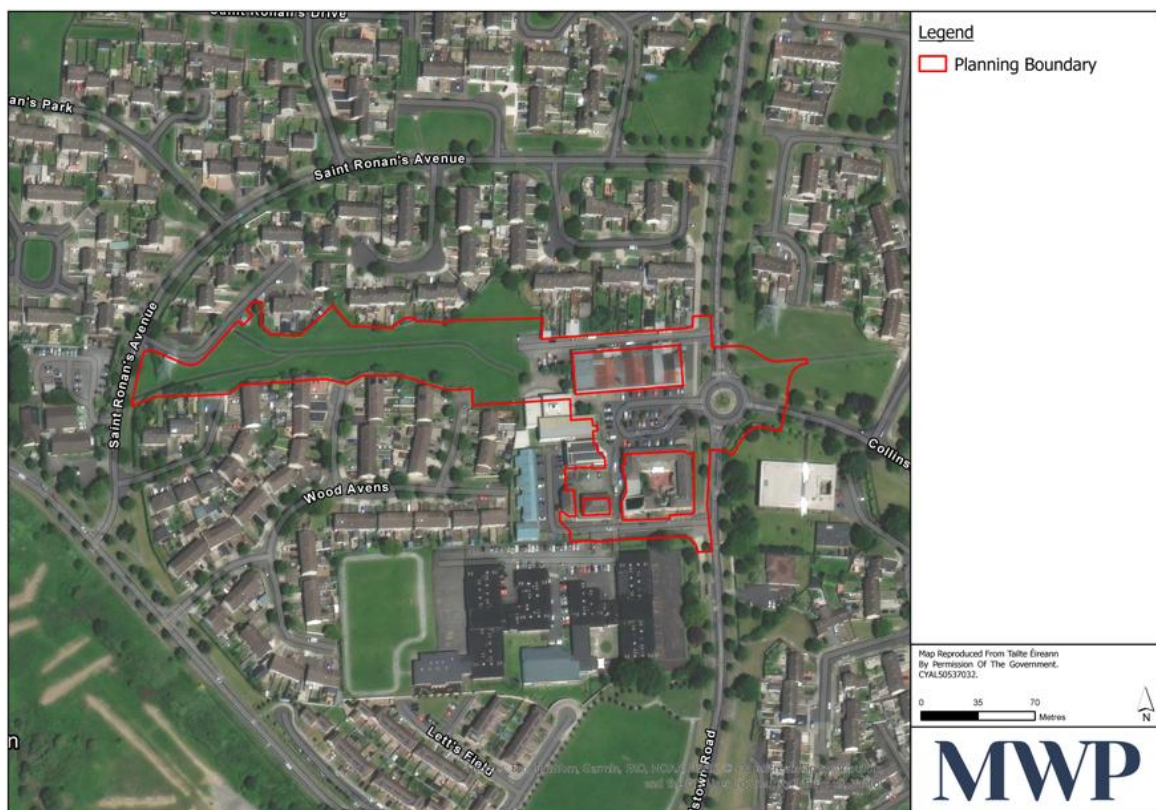


Figure 1-1: Proposed Development Location

2. Description of the Proposed Development

2.1 Characteristics and Scale of the Proposed Development

Table 2-1: Characteristics of the Proposed Development

Criteria	Description
Size, Scale, Area, Land take	The NDCE comprises of approximately 1.91 ha within Neilstown. The area is largely residential, with some commercial and community buildings within the development boundary. The Proposed Development principally comprises enhancement and reconfiguration of the existing Neilstown District Centre public realm and with minor works to adjoining public open space. The site is predominantly previously developed urban land, existing roads, footways, parking areas, hard landscape and established public open space. The proposals are primarily concerned with enhancement and reconfiguration of existing public realm rather than significant new development or expansion onto previously undeveloped land. No significant additional permanent land-take outside the identified project boundary is currently anticipated. No significant loss of habitat will occur as a result of the works site. The site is located within a highly modified urban environment characterised by Buildings and Artificial Surfaces (BL3), with smaller areas of Amenity Grassland (Improved) (GA2) and Scattered Trees and Parkland (WD5). The project boundary and extent are shown on the current NDCE Context Plan.
Details of physical changes that will take place during the various stages of implementing the proposal	The scheme is currently undergoing design development, and the precise extent of individual interventions remains subject to further coordination and completion of the Part 8 proposals. Based on the current design, the works are anticipated to comprise a combination of: <u>Site Preparation and Construction</u> • Site clearance and preparation works where required; • Removal and/or alteration of existing paving, kerbs and other hard landscape surfaces; • Reconfiguration and enhancement of pedestrian routes and public spaces; • Alterations to existing roads, parking and circulation arrangements where required; • New and replacement paving, kerbing and associated public-realm finishes; • New and enhanced soft landscape, including tree, shrub and other planting; • Minor works within the existing western and eastern open space corridors; • Drainage and SuDS interventions where required; • Installation and/or alteration of street lighting, street furniture, signage and associated infrastructure; • Local excavation for pavement construction, drainage, services, tree pits and landscape works; • Protection, diversion or adjustment of existing utilities where required, and; • Associated temporary construction works, site compounds, traffic/pedestrian management and reinstatement. <u>Operation</u> Following completion of construction, the development will function as an enhanced public realm and community space. Operational activities will be limited to routine maintenance of landscaping, paving, lighting, drainage infrastructure and public realm features.
Description of resource requirements for the construction/operation and	<u>Materials</u>

Criteria	Description
decommissioning of the proposal (water resources, construction material, human presence etc)	Construction will involve conventional resources and materials associated with an urban public realm enhancement project, potentially including the following materials: • Paving and surfacing materials; • Kerbs and edging materials; • Concrete and aggregates; • Drainage and utility infrastructure components; • Topsoil, planting materials, trees and shrubs; • Street furniture and signage; • Public lighting infrastructure. The design will seek to minimise the consumption of new construction materials through the retention and reuse of existing materials where practicable. Existing paving and kerbs that are suitable for reuse will be considered for incorporation within the proposed works. Suitable existing sub-base and other pavement construction materials will similarly be considered for retention and/or recovery and reuse on site, subject to their condition, technical suitability and relevant engineering and environmental requirements. This approach is intended to reduce the requirement for imported primary construction materials; minimise the quantity of material transported off site and reduce associated construction traffic and resource consumption. <u>Machinery</u> Normal construction plant and equipment will be required, together with temporary water and electrical supplies where necessary. The following plant is expected to be used during the construction phase: • Dumpers; • Delivery vehicles; • Rollers and compaction equipment; • Cranes and lifting equipment where required; • General construction plant and hand tools. <u>Human Presence</u> Construction activities will involve a temporary workforce and associated vehicle movements. Temporary traffic management measures and localised rerouting of pedestrian movements may be required during construction works to facilitate safe access and maintain public access through the site. Human presence during operation will be limited to routine maintenance activities. Once completed, the scheme will principally comprise permanent public realm and landscape infrastructure. Operational resource requirements are therefore anticipated to be limited to normal inspection, cleansing, landscape maintenance, lighting/electrical requirements and routine maintenance of public-realm infrastructure. No defined decommissioning phase is envisaged, as the works comprise permanent enhancement of existing public infrastructure.
Description of timescale for the various activities that will take place as a result of implementation (including likely start and finish dates)	The project is currently at design development/pre-Part 8 stage. The programme is being progressed with a view to completing the necessary environmental screening and other supporting documentation to enable the scheme to proceed through the Part 8 planning process. Precise construction commencement and completion dates have not yet been established and will depend upon completion of the statutory approval process, detailed design, funding, procurement and appointment of a Works Contractor. The construction period will be confirmed as the design and procurement programme develops and is expected to be between 9-12 months. Works will be undertaken in appropriate

Criteria	Description
	phases in order to maintain safe pedestrian, vehicular, business, community and service access through and around the District Centre insofar as practicable.
Description of wastes arising and other residues (including quantities) and their disposal	The project is at pre-planning/design development stage and detailed construction waste quantities are not presently available. Construction waste and material arisings are anticipated to comprise materials normally associated with public realm works, potentially including: • Excavated soil and subsoil; • Existing paving and kerbs; • Existing sub-base and other pavement construction materials; • Concrete and road construction materials; • Asphalt/bituminous materials where existing carriageway surfaces are altered; • Vegetation and landscape arisings; • Surplus soils and aggregates; • Drainage and utility materials; and • Normal construction packaging and miscellaneous construction waste. The design will seek to apply a materials-retention and reuse approach wherever practicable. Existing paving and kerbs suitable for reuse will be retained, salvaged and considered for incorporation within the proposed works. Suitable existing sub-base and other recovered pavement construction materials will similarly be considered for reuse within the project, subject to confirmation of their condition, technical suitability and compliance with relevant engineering and environmental requirements. This approach has the potential to reduce both the volume of construction material requiring off-site recovery or disposal and the quantity of new materials required to be imported to the site. Where materials cannot practicably be reused within the works, opportunities for appropriate recovery will be considered in preference to disposal. Remaining waste will be appropriately characterised, segregated where practicable and removed by appropriately authorised waste collectors to authorised recovery or disposal facilities. Detailed quantities, material suitability, reuse opportunities and final recovery/disposal arrangements will be established during detailed design and construction planning. No significant waste streams are anticipated during the operational phase beyond normal landscape maintenance, cleansing and maintenance/replacement of public-realm components.
Identification of wastes arising and other residues (including quantities) that may be of particular concern in the context of the Natura 2000 network	No specific waste stream of particular concern to the Natura 2000 network has been identified at the current stage of design. Potential construction-related pollutants associated with conventional public realm works may include suspended solids/sediment from excavation, cementitious materials, fuels, oils and other substances associated with construction plant and activities. The potential for such materials to reach a European site will be considered in the Appropriate Assessment Screening, having regard to the location of the project, existing drainage arrangements and any potential source-pathway-receptor relationship. Detailed construction environmental controls and pollution prevention measures will be developed at the appropriate subsequent stage having regard to the findings of the environmental screening and detailed design No operational waste or residue is likely to be of particular concern to Natura 2000 network has presently been identified.
Description of any additional services required to implement the project or plan, their location and means of construction	The project will utilise existing urban infrastructure and services insofar as practicable. Works may include modification, protection, relocation and/or extension of existing services within the project area, including:

Criteria	Description
	• Surface-water drainage and SuDS infrastructure; • Public lighting and associated electrical infrastructure; • Utility chambers, ducts and service covers; • Signage and other public-realm infrastructure; and • Existing utility services affected by the proposed works. The Context Plan and utilities information identify existing electricity infrastructure, including an ESB substation and overhead electricity infrastructure/ESB towers within or adjoining the wider project area. These have been taken into account in developing the landscape proposals. The precise extent of service alterations is not yet determined and will be established through ongoing design development, utility information and consultation/coordination with the relevant service providers. Service works are expected to involve conventional urban construction methods including local excavation, ducting, chambers, drainage connections and reinstatement. Any works affecting existing utility infrastructure will be undertaken in accordance with the requirements of the relevant utility provider.

2.2 Environmental Setting

2.2.1 Land and Soils

The Proposed Development is located in a residential area, which is classified as 'Discontinuous Urban Fabric (112)' according to the CORINE landcover 2024.

Bedrock geology in the area is predominantly fine-grained distal turbidites in the north Dublin Basin. The formation is intermittently exposed on the coast between Rush and Dunmanagh Head. It is part of the Lucan formation consisting of dark limestone and shale and is of carboniferous. Quaternary sediments are tills derived from limestones (TLs) underlying the site. Slightly north of the Proposed Development is a small section of gravels derived from limestone and a bedrock outcrop or subcrop according to the GSI website. Teagasc EPA Soils map classifies the surrounding area as 'Made Ground'. The Proposed Development is not located in an area designated for geological heritage.

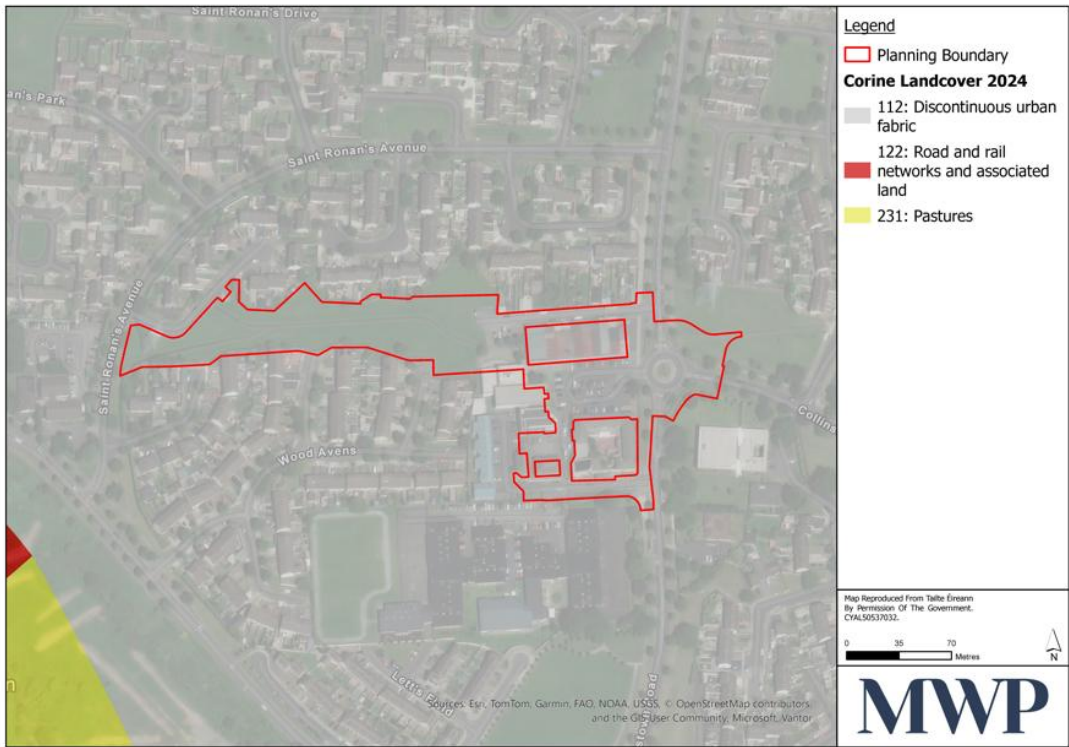


Figure 2-1: CORINE 2024 Land Cover

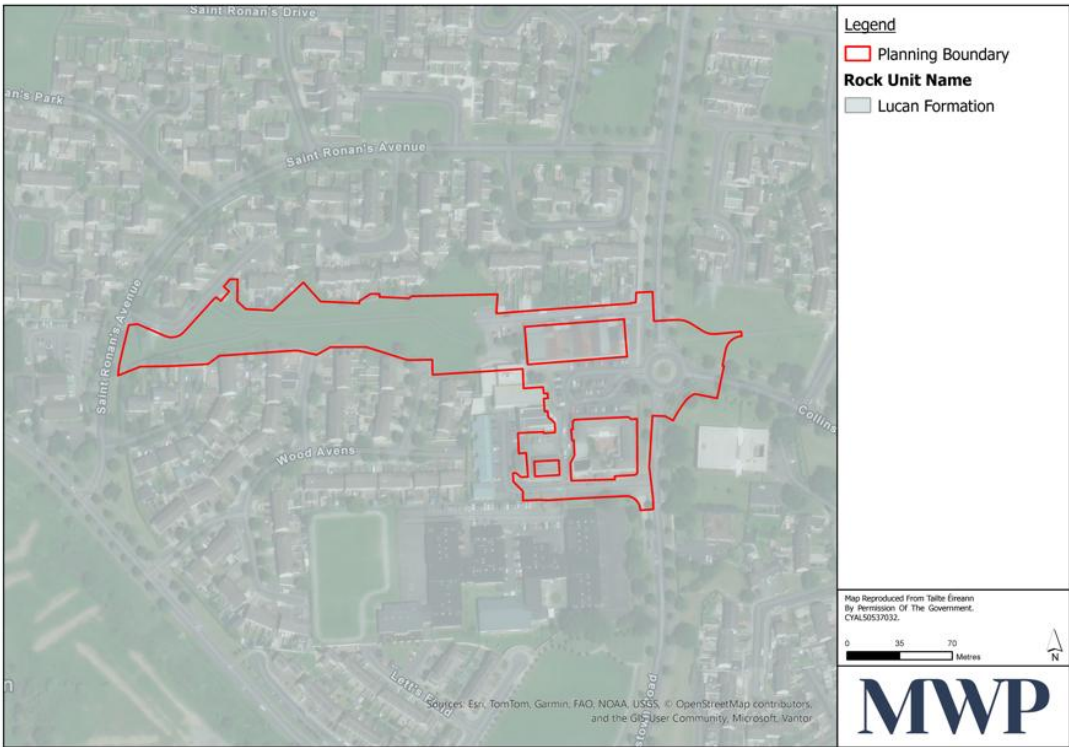


Figure 2-2: Bedrock Geology

2.2.2 Hydrogeology

The groundwater body in the area of the Proposed Development is Dublin, IE_EA_G_008, and is assessed to have 'Good' overall ground water status and 'Not at Risk' under the Water Framework Directive (WFD) Risk Assessment. The bedrock aquifer is classified as a 'Locally Important (LI)' defined as 'bedrock that is Moderately Productive only in Local Zones'.

Groundwater vulnerability in the area is classified as 'Extreme Vulnerability (E)' and defined as groundwater that has 'natural characteristics that make it extremely vulnerable to contamination by human activities'.

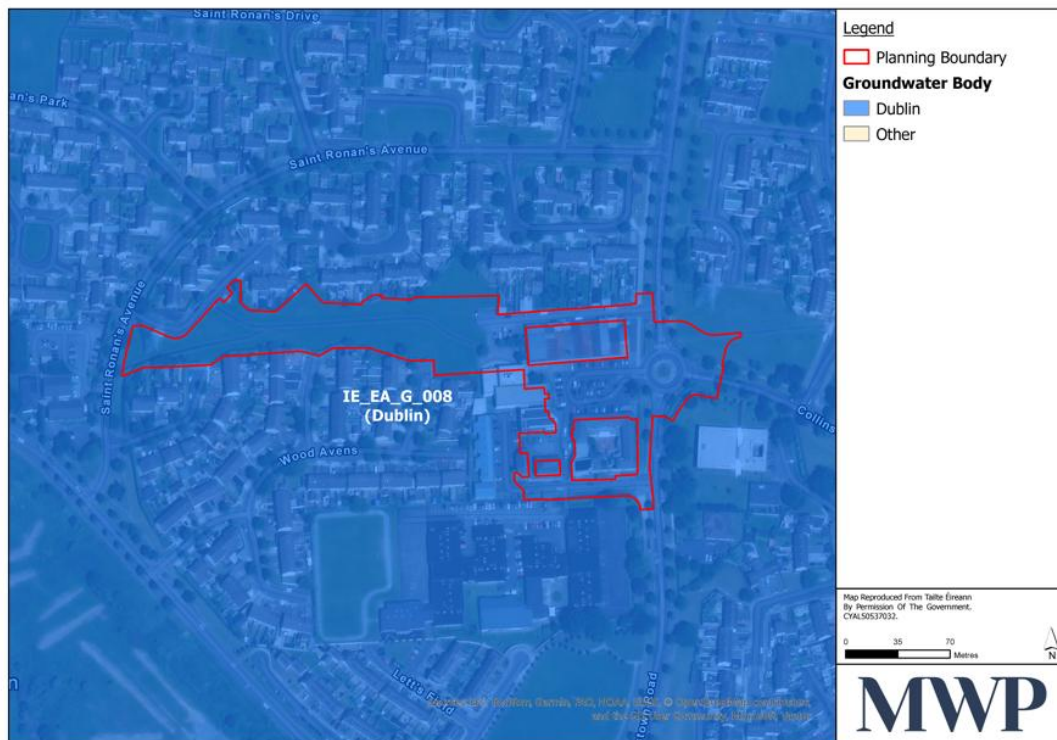


Figure 2-3: Groundwater Body

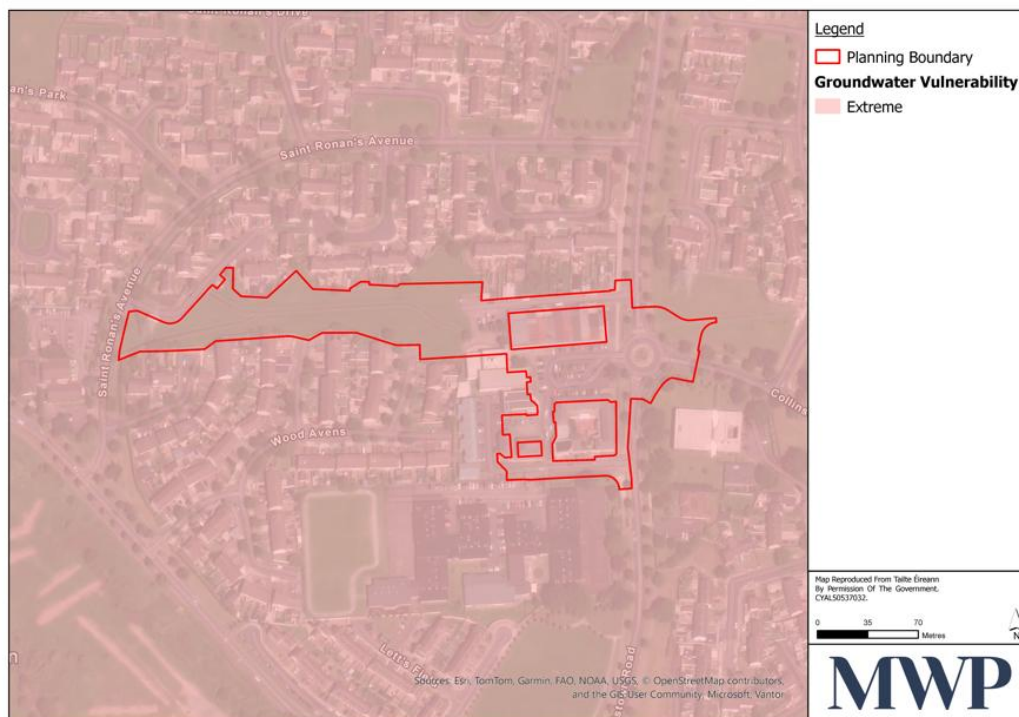


Figure 2-4: Groundwater Vulnerability

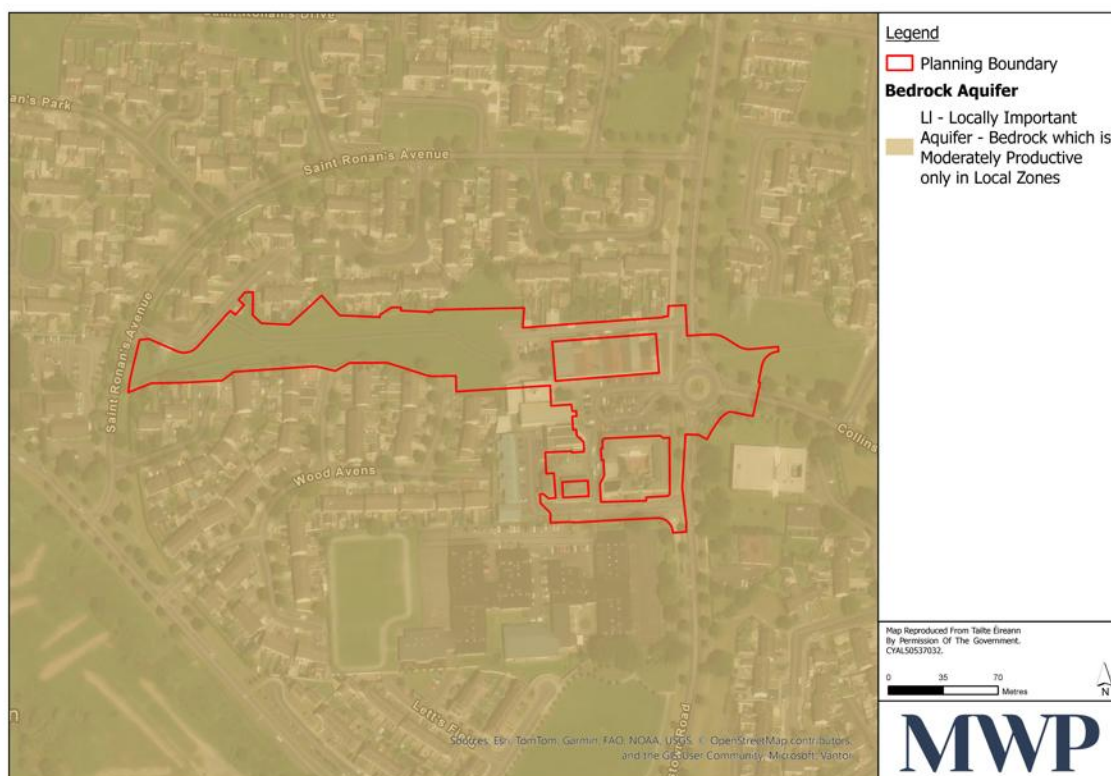


Figure 2-5: Bedrock Aquifer

2.2.3 Hydrology

The Proposed Development is located in the Liffey_SC_090 sub-catchment, which forms part of the Liffey and Dublin Bay Catchment (WFD Catchment 09). The wider area is drained by the Grand Canal Main Line (Liffey and Dublin Bay) (IE_09_AWB_GCMLE) waterbody, located approximately 900 m south of the works site and flows east towards the Liffey Estuary Upper (IE_EA_090_0400) and Liffey Estuary Lower (IE_EA_090_0300) before discharging into Dublin Bay (IE_EA_090_0000). The Liffey_170 (IE_EA_09L012100) waterbody is located approximately 2.7 km west of the works site and flows north before joining the Liffey_180 (IE_EA_09L012350) and flowing east towards the Liffey Estuary. No in-stream works, watercourse crossings, drainage works, water abstractions, groundwater dewatering activities or surface water discharges are proposed as part of the development.

The Grand Canal Main Line (Liffey and Dublin Bay) waterbody has been assigned a WFD Surface water Status of 'Good' and is classified as 'Not at risk' of not meeting its WFD objectives. The Liffey_170 waterbody has been assigned a WFD Status of 'Poor' and is classified as 'At risk' of not meeting its WFD objectives. The principal pressure affecting water quality within the catchment is urban run-off.

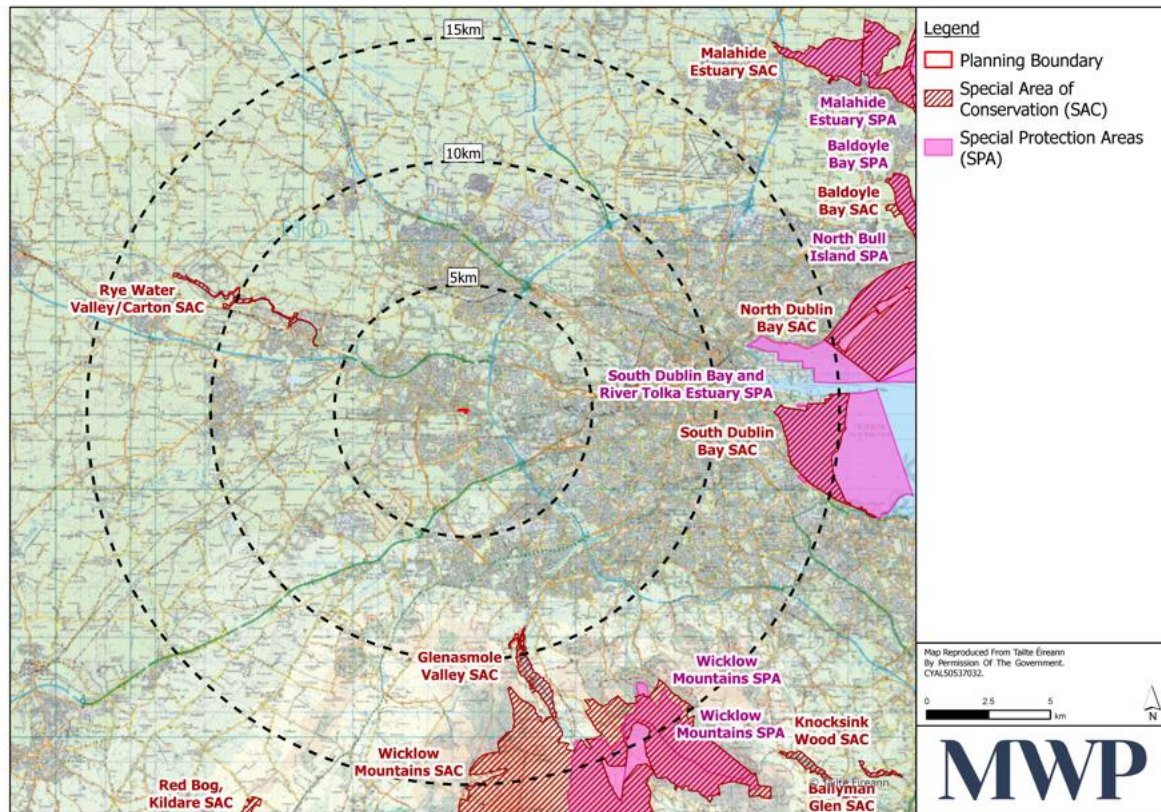


Figure 2-6: Waterbodies

2.2.4 Habitats and Flora

The desktop study undertaken to identify habitats and flora within the vicinity of the works site identified the dominant habitat type as **Buildings and Artificial Surfaces (BL3)**. The site comprises predominantly built land, hardstanding and made ground associated with the existing urban environment. Small areas of **Scattered Trees and Parkland (WD5)** and **Amenity Grassland (Improved) (GA2)** occur within the site and surrounding area. The

No Annex I habitat types listed under the Habitats Directive occur within the footprint of the works site. There are also no recognised Natura 2000 sites within the vicinity of the Proposed Development.



2.2.5 Air Quality

The Environmental Protection Agency's Quality Index for Health (AQIH) is a number from 1 to 10 that tells you what the air quality currently is in the station nearest you and whether or not this might affect you or your child. A reading of 10 means the air quality is very poor and a reading of one to three inclusive means that the air quality is good. In areas of Fair to Poor air quality i.e. AQIH ranking 4 to 10, certain types of outdoor activity should be restricted or avoided for at risk individuals and the general population depending on the AQIH ranking.

The air quality station updates every two hours. The air quality for the air is reported as 'Good' (1) at the Ballyfermot air quality monitoring station, when accessed on September 25th, 2026. Influences on air quality in the area include traffic utilising the local road networks.

2.2.6 Population

The Proposed Development is in a residential area with some small commercial premises that make up the Neilstown Shopping centre, predominantly grocery and retail shops. The Proposed Development is adjacent to the residential dwellings in the area. The site is split between two Electoral Divisions, Clondalkin-Rowlagh (CR) and Clondalkin-Moorfield (CM). CR has a total population of 4,106, while CM has a population of 7,024 according to Census data for 2026.

2.2.7 Landscape and Visuals

Within the South Dublin County Development Plan 2022-2028, the area of the Proposed Development is classified as 'Urban'. The sensitivity of the landscape is not assessed in the CDP due to its classification as urban.

2.2.8 Cultural Heritage

There are two recorded monuments/buildings within the vicinity of the Proposed Development. Both are south of the site. Neilstown House, is located approximately 250m south of the Proposed Development, and the Neilstown Gate Lodge is located 350m to the south. The lodge is a single storey gate lodge that is in current use as a residential dwelling. Neilstown House has a designated Sites and Monuments Record buffer surrounding it, but no works associated with the Proposed Development interact or overlap with this monument.



Figure 2-8: Protected Buildings and Monuments

2.2.9 Other Permitted and Proposed Developments in the Area

A search of South Dublin County Council's¹ and An Coimisiún Pleanála's² online planning viewers for granted or on-going planning applications in the last five years for the townland of 'Neilstown' which encompasses the works site, and within a 2 km radius of the works site was undertaken on 2nd October 2026. Majority of developments in the area of the works site include construction, alteration, extension, and retention of private residences. Given the separation distance and absence of any hydrological or ecological pathways linking these developments to the works area, no potential for significant in-combination effects is identified.

A number of larger-scale developments were identified within the wider area, particularly within the Clonburris Strategic Development Zone (SDZ). These include:

- Planning Ref. SD21A/0065, comprising a single-storey ASD unit extension to an existing school, located approximately 500 m northeast of the Proposed Development.
- Planning Ref. SD218/0006, comprising a social housing development for older persons, located approximately 350 m northwest of the Proposed Development.
- Planning Ref. SD20A/0021, comprising strategic road, drainage and infrastructure works within the Clonburris SDZ, located approximately 700 m southwest of the Proposed Development.
- Planning Ref. SD22A/0017, comprising 157 residential units and associated infrastructure, located approximately 900 m southwest of the Proposed Development.
- Planning Ref. SD23A/0016, comprising a temporary logistics and storage facility to facilitate construction of the Clonburris SDZ, located approximately 850 m southwest of the Proposed Development.
- Planning Ref. SD24A/0019W, comprising amendments to a previously permitted residential development within the Clonburris SDZ, located approximately 900 m southwest of the Proposed Development.
- Planning Ref. SD24A/0033W, comprising strategic roads, parks, drainage and utility infrastructure works within the Clonburris SDZ, located approximately 750 m southwest of the Proposed Development.
- Planning Ref. SD25A/0019W, comprising 233 residential units and associated infrastructure works, located approximately 1.0 km southwest of the Proposed Development.
- Planning Ref. SDZ25X/0001, comprising approximately 1,252 residential units together with childcare, community, retail and associated infrastructure works. The closest point of the red line boundary is located approximately 250 m southwest of the Proposed Development.

These developments are located within the wider urban area and comprise residential, educational, community and infrastructure projects within an established urban environment. The Proposed Development comprises public realm enhancement works within an existing district centre and does not introduce any new environmental pathways beyond those already present within the wider urban environment.

Having regard to the nature, scale and location of the identified developments, together with the characteristics of the Proposed Development, no significant cumulative environmental effects are anticipated.

¹ <https://sdublincoco.maps.arcgis.com/apps/instant/sidebar/index.html?appid=38b4ed7109614ebba5da50b8a60c0c80>
(Accessed: 02/10/2026)

² <https://www.pleanala.ie/en-ie/Map-Search> (Accessed: 02/10/2026)

3. EIA Screening Legislation and Guidance

This section of the report outlines the legislative basis for 'Screening' for EIA.

3.1 Legal Requirements for EIA

1. EIA comes from EU environmental policy. The initial Directive of 1985 and its three amendments have been codified by Directive 2011/92/EU of 13 December 2011. Directive 2011/92/EU has been amended in 2014 by Directive 2014/52/EU. Together these comprise the EIA Directive.
2. The EIA Directive requires that public and private projects that are likely to have significant effects on the environment be made subject to an assessment prior to development consent being given. Screening for EIA requires consideration whether the project is likely to have significant effects on the environment.
3. Article 2(1) of the Directive makes specific reference to Article 4 for the definition of those projects which must undergo an assessment of their effects.
4. Article 4 distinguishes between two categories of projects.
 - Article 4(1) requires that projects listed in Annex I of the Directive must always be subject to EIA.
 - Article 4(2) requires that projects listed in Annex II of the Directive must be subject to EIA if it is determined, either by case-by-case examination or on the basis of thresholds and criteria set by the Member State, that they are likely to have significant effects on the environment
5. Therefore, in order for a project to be subjected to an assessment of its environmental effects, in accordance with the procedural requirements of the EIA Directive it must be:
 - (i) A project of a type listed in Annex I; or
 - (ii) A project of a type listed in Annex II which either meets thresholds or criteria set by the Member State; or
 - (iii) A project of a type listed in Annex II which is under the threshold, but following case by case examination, is likely to have significant effects on the environment.
6. In Ireland, a number of pieces of legislation have been used to implement the EU Directive, but for the majority of projects in Ireland it is the Planning and Development Acts 2000 (as amended) (the "Planning Acts"), Planning and Development Regulations 2001 (as amended), and European Communities (Environmental Impact Assessment) Regulations 1989 (as amended) that are the key legal instruments at present.
7. EIA provisions in relation to planning consents are currently contained in the Planning Acts, (Part X) and in Part 10 of the Planning and Development Regulations, 2001, as amended. Schedule 5 Part 1 and 2 of the Planning and Development Regulations 2001 (as amended) set out the prescribed classes of development requiring EIA in accordance with Article 4 of the EIA Directive 2014/52/EU.
8. Schedule 5 Part 1 of the Planning and Development Regulations 2001 (as amended) set out projects which require a mandatory EIA.
9. Schedule 5 Part 2 of the regulations lists other types of development for which an EIA is required when certain thresholds and criteria are met.
10. Article 92 of the Planning and Development Regulations 2001 (as amended) interprets "sub-threshold development" as development of a type set out in Schedule 5 which does not exceed a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

3.2 EIA screening Methodology

To determine if an EIA is required, this EIA screening exercise firstly assesses the development for Mandatory EIA to determine whether the Project is a class set out in Annex I or II of the Directive. These Annexes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, as amended, with national thresholds included for many of the Annex II classes.

Where no mandatory requirement is concluded, screening advances to Sub-Threshold Development Assessment, to determine the likelihood of the project having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001, as amended).

Regard was had to the following guidance documentation when carrying out the screening exercise:

- Department of Housing, Planning and Local Government (August 2018) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment;
- Office of the Planning Regulator (OPR) (2021) Practice Note PN02: Environmental Impact Assessment Screening;
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development;
- Environmental Protection Agency (2022) Guidelines on the Information to be contained in Environmental Impact Assessment Reports;
- European Commission (2017) Environmental Impact Assessment of Projects. Guidance on Screening.
- European Commission (2024) Interpretation of definitions of project categories of Annex I and II of the EIA Directive.

3.3 Screening for Mandatory EIA

The development for which planning permission is being sought comprises various enhancements of the Neilstown District shopping/business centre. This will involve enhancement and reconfiguration of the existing Neilstown District Centre public realm and minor works to adjoining public open space. The following considers the Proposed Development in combination with all of the combined project elements to determine whether there is a mandatory requirement for EIA.

3.3.1 Part 1 of Schedule 5 of the Planning and Development Regulations

The Proposed Development of the NDEC either alone or in combination with other related developments does not meet the description of any of the types of development listed in Part 1 of Schedule 5 of the Planning and Development Regulations 2001(as amended). Therefore, the Proposed Development does not require mandatory EIA.

3.3.2 Part 2 of Schedule 5 of the Planning and Development Regulations

The potentially applicable development classes listed in Part 2 of Schedule 5 relative to the Proposed Development are set out in **Table 3-1**.

Table 3-1: Potentially Applicable Schedule 5 Part 2 Development Classes

Part 2 of Schedule 5 Planning and Development Regulations 2001 (as amended)		Appraisal
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. (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use)	The area is a built up residential area of a Dublin suburb. The Proposed Development is not over the 10 ha threshold. Therefore, mandatory EIA is not required.

3.4 Sub threshold Assessment

The Proposed Development is classified as a sub-threshold development which is defined at Part 10 Section 92 in the Planning and Development Regulations 2001 (as amended) as “development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development”.

In the interests of ensuring the protection of the environment, it is considered prudent to undertake a sub-threshold assessment, to assist South Dublin County Council’s determination of whether the Proposed Development has the potential to have any significant environmental effects. Consequently for robustness the Proposed Development is assessed as a sub-threshold development using the criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended).

3.5 Review against Schedule 7 Criteria

A preliminary examination of the Proposed Development was undertaken having regard to the information specified under Schedule 7A of the Planning and Development Regulations 2001 (as amended) prior to the detailed appraisal against the Schedule 7 criteria. Schedule 7 of the Planning and Development Regulations 2001 (as amended) provides a list of criteria for determining whether development listed in Part 2 of Schedule 5 should be subject to an EIA. The criteria are grouped under three broad headings:

- Characteristics of Proposed Development;
- Location of Proposed Development; and
- Types and characteristics of potential impacts

The appraisal against the criteria included in Schedule 7 is set out in **Table 3-2**.

Responses to the questions in the EIA Screening Guidance Checklist are also provided in **Appendix 1**.

Table 3-2: Schedule 7 Criteria

1. Characteristics of Proposed Development The characteristics of proposed development, in particular—	Appraisal
(a) the size and design of the whole proposed;	The Proposed Development is located in Neilstown, Dublin. It is in a largely residential area with some green areas and commercial spaces. The Proposed Development is approximately 1.91 ha and principally comprises enhancement and reconfiguration of the existing Neilstown District Centre public realm and with minor works to adjoining public open space. The site is predominantly previously developed urban land, existing roads, footways, parking areas, hard landscape and established public open space. The proposals are concerned with the enhancement and reconfiguration of the existing public realm rather than a new development.
(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment;	The Proposed Development comprises the enhancement and reconfiguration of the existing public realm and community space within Neilstown District Centre. A number of significant residential, educational, community and infrastructure developments were identified within the wider area, particularly within the Clonburris Strategic Development Zone (SDZ). These include Planning Ref. SD21A/0065 (school extension works), Planning Ref. SD218/0006 (social housing development), Planning Ref. SD20A/0021 (strategic roads and infrastructure works), Planning Ref. SD22A/0017 (157 residential units and associated infrastructure), Planning Ref. SD23A/0016 (temporary logistics and storage facility supporting development of the wider SDZ lands), Planning Ref. SD24A/0019W (amendments to previously permitted residential development), Planning Ref. SD24A/0033W (strategic roads, parks and infrastructure works), Planning Ref. SD25A/0019W (233 residential units and associated infrastructure works) and Planning Ref. SDZ25X/0001 (approximately 1,252 residential units together with childcare, community, retail and associated infrastructure works). These developments are located within the wider urban area and comprise residential, educational, community and infrastructure projects associated with the ongoing development of the Clonburris SDZ and surrounding lands. The Proposed Development comprises public realm enhancement works within an existing district centre and does not introduce any new environmental pathways or effects beyond those typically associated with public realm enhancement works within an established urban environment. Having regard to the nature, scale and location of the identified developments, the cumulative effects in combination with the Proposed Development are considered to be low and not significant.

1. Characteristics of Proposed Development The characteristics of proposed development, in particular—	Appraisal
(c) the nature of any associated demolition works	The Proposed Development involve the demolition and removal of existing paving, kerbs and other hard landscape surface. The scale of these removals is considered minor and standard for this type of development, and that associated negative significant effects are unlikely.
(d) the use of natural resources, in particular land, soil, water and biodiversity;	There will be some excavation works to remove existing kerbing, pavement and hard landscape features. This will allow for reconfiguration and enhancement of pedestrian routes. Local excavation will also be undertaken for drainage, services, tree pits and landscape works. There is no surface watercourse located at the site of the Proposed Development, and there is no requirement for water abstraction as part of the proposed works. In consideration of the above related to natural resources in the area, it is considered there is no significant impact from the Proposed Development on the natural resources within the area.
(e) the production of waste;	Construction waste and material arisings are anticipated to comprise materials normally associated with public realm works, potentially including: • Excavated soil and subsoil; • Existing paving and kerbs affected by the works; • Existing sub-base and other pavement construction materials; • Concrete and road construction materials; • Asphalt/bituminous materials where existing road surfaces are altered; • Vegetation and landscape arisings; • Surplus soils and aggregates; • Drainage and utility materials; and • Normal construction packaging and miscellaneous construction waste. The operational phase of the Proposed Development will produce a minimal amount of waste, mostly general waste from users of the finished development. It is considered that the production of any waste associated with the Proposed Development would not cause unusual significant or adverse effects of a type that would require an EIA.
(f) pollution and nuisances;	Likely pollution and nuisances associated with the Proposed Development are related to the construction phase. Excavations and demolition works will generate noise, from the works and the equipment and plant used. Plant and equipment will be selected to minimise noise and vibration emissions, and standard noise control measures will be implemented throughout the construction phase to reduce impact.

1. Characteristics of Proposed Development	
The characteristics of proposed development, in particular—	Appraisal
	There may be a slight disturbance to pedestrians and road users from the fencing off of works area, personnel traversing to and from site, and delivery of materials, but this is considered to be temporary and insignificant. Excavation and construction works have the potential to generate dust and cause air pollution. Any dust generating activities will incorporate dust suppression methods, where feasible, to reduce the potential impact. Likely pollution and nuisances associated with operational works are limited and would mainly be noise emissions that already occur at the site and therefore is not considered a significant impact.
(g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;	The risk of accidents associated with the development are considered low given the nature of the works. The works are generally standard and uses well known construction methods for the Proposed Development. No dangerous substances will be contained at the site during the construction phase, and machinery will be secured at the end of each working day. There are no likely significant effects of the Proposed Development.
(h) the risks to human health (for example, due to water contamination or air pollution).	All works will be carried out in accordance with standard operating procedures, and the work is not of a complex nature. There are no surface water features, and the Proposed Development will incorporate Sustainable Drainage Strategy (SuDS) to ensure safe drainage and disposal of any surface run-off. It is considered that the Proposed Development will not have a significant adverse effect or risk to human health.

2. Location of Proposed Development	
The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to	Appraisal
(a) the existing and approved land use	The Proposed Development is located within a residential area with some commercial and community buildings. The CORINE Landcover for 2024 designated the area as Discontinuous Urban Fabric (112).
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	The area is in a residential and commercial urban area with low abundance of natural resources. The Proposed Development aims to reconfigure and enhance the existing public realm space and will not affect the current abundance of the natural resources in the area.
(c) The absorption capacity of the natural environment, paying particular attention to the following areas:	

2. Location of Proposed Development		Appraisal
The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to		
i.	wetlands, riparian areas, river mouths;	No river/stream or drains traverse the site and there is no freshwater surface water body in the proximity of the site. The extent of the proposed works during the construction phase, are relatively small in scale, of a temporary duration and local in nature. No significant effects are expected on wetlands, riparian areas, river mouths.
ii.	coastal zones and the marine environment;	There are no coastal or marine environments in the proximity, and therefore, it is considered there is no significant negative effect on these environments from the Proposed Development.
iii.	mountain and forest areas;	There are no mountain or forest areas in the proximity, and therefore, it is considered there is no significant negative effect on these environments from the Proposed Development.
iv.	nature reserves and parks;	There are no nature reserves or parks in the proximity, and therefore, it is considered there is no significant negative effect on these environments from the Proposed Development.
v.	areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;	The Screening for Appropriate Assessment Report, which was prepared for the Proposed Development, concluded that significant effects on any Natura 2000 sites within the Zone of Influence were not likely to occur as a result of the Proposed Development.
vi.	areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;	n/a
vii.	densely populated areas;	The Proposed Development is located in an urban residential and commercial area, and the scheme is to upgrade the existing public realm space. Population data is provided in section 2.2.6 of this report.
viii.	landscapes and sites of historical, cultural or archaeological significance.	There will be no direct impacts on protected monuments or structures as a result of the Proposed Development. According to the NMR sites and Monuments Record, there are no National Monuments within the footprint of the Proposed Development. There are two recorded monuments/buildings within the vicinity of the Proposed Development. Both are south of the site. Neilstown House, is located approximately 250m south of the Proposed Development, and the Neilstown Gate Lodge is located 350m to the south.

3. Type and Characteristics of the potential impacts	Appraisal
(a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);	The land directly impacted by the Proposed Development is the outlined 1.70ha, which is an existing public realm space. The extent of the impact during the construction and operational phase will be confined to the local, receiving environment. Construction activities are standard and not of a sufficient magnitude, nature or duration to give rise to likely significant impacts. During the operational phase, any adverse effects from maintenance works will be localised.
(b) the nature of the impact;	Population and Human Health The Proposed Development is expected to have a slight, localised and temporary negative effect on the receiving environment during the construction phase. This impact is associated with noise, traffic, vibration and dust. It is not anticipated that there will be any significant, negative impact on human health during the construction phase. Best practice measures will be implemented during the construction phase to minimise any potential noise, vibration, dust and traffic effects. During the operational phase, the proposed project will enhance this public space for local receptors. No adverse effects are envisaged. There will be no change in emissions to air or surface water from the Proposed Development. Any noise emissions would be limited to maintenance works and will be managed to ensure they do not exceed EPA limits at the nearest noise sensitive receptors. There would be no significant change in traffic during the operational phase. Waste generated during operation is likely municipal waste generated by users of the finished public realm space. Biodiversity The Proposed Development is contained within the existing public realm space in Neilstown. The increase in activity during the demolition and construction works is considered to be minimal given its existing usage and presence in a residential area. A full assessment was undertaken in the Appropriate Assessment Screening Report. Species disturbance, habitat loss and fragmentation are not considered to occur during the Proposed Developments construction phase.

3. Type and Characteristics of the potential impacts

Appraisal

There is no spatial overlap with any Natura 2000 site; therefore, there will be no land take within any Natura 2000 site.

Water

Construction activities by their nature could potentially result in negative water quality impacts, which includes oil/fuel contamination, run off of sediment and concrete contamination due to excavations at the site and the installation of new structures during the construction phase.

The extent of the proposed works during the construction phase, are relatively short in duration, small in scale and local in nature, the land area at the site is relatively flat and the low gradient will reduce the potential of overland flow. There are no surface waterbodies or marine and coastal waterbodies within the vicinity of the Proposed Development.

Standard best management practices and the proposed drainage controls will ensure significant risk of water quality impact during construction do not occur. There are no operational water discharges, and no changes to any existing storm water discharge, therefore impacts to water quality will be negligible.

Land and Soils

The site is located in a residential and commercial area, classified as Discontinuous Urban Fabric in the 2024 CORINE land cover. The area of the Proposed Development is located in an existing public realm space.

There will be some excavation of soils to install new infrastructure and SuDS for drainage in the area. There will be no change in land use and no land take for the Proposed Development.

Air quality

While work will be minimal during the construction phase of 9-12 months, there is the potential for localised, minor dust emissions, if undertaken in dry conditions. Best practice guidelines will be followed to minimise activities that could increase dust generation. Emissions from vehicles and plant will occur but are small scale and not considered significant.

During operation, the Proposed Works area will return to its current use as a public realm space, and therefore no change or significant adverse effects on air quality are foreseen.

3. Type and Characteristics of the potential impacts	Appraisal
	Noise and Vibration During the construction phase, there is potential for minor noise and vibration effects to occur during construction from the use of vehicles and operation of equipment. The works are not of a complex nature and methods of construction won't produce any excessive noise or vibration. Best standard practice will be followed throughout the construction phase to minimise impact from construction works, and no significant impacts are anticipated. Operational phase will not generate any change from existing noise or vibration levels. Landscape and Visual Any landscape and visual impacts would be localised and limited both in scale and extent to the immediate surrounding residential area. The Proposed Development would not result in any significant adverse change to the landscape character of the general area. The Proposed Development is to enhance the current existing public realm space, and the existing views experienced from nearby public roads, and viewpoints will not dramatically alter or be subject to a significant change or negative effects. Cultural Heritage No known or recorded archaeological features have been identified within or immediately adjacent to the Proposed Development site, although there are heritage resources in the wider area. There is no likelihood of adverse effects on these other archaeological features.
(c) the transboundary nature of the impact;	There are no transboundary impacts associated with the Proposed Development, as it is contained entirely in county Dublin.
(d) the intensity and complexity of the impact;	There are no significant or complex impacts associated with the Proposed Development. The majority of the impacts are associated with the construction phase of the Proposed Development e.g., noise nuisance, traffic nuisance, machinery on site, dust. However, the construction phase impacts are common and not of a complex nature and can easily be mitigated with standard best practice construction methods. Therefore, significant impacts on the existing environment during the construction phase are not anticipated.

3. Type and Characteristics of the potential impacts	Appraisal
	No significant complex impacts are anticipated for the operational phase.
(e) the probability of the impact;	It is considered that the potential impacts are likely in a number of instances, for example, generation of noise, temporary disturbance to use of road. However, the probability of significant impacts is unlikely given the nature of the site and works and the controls and mitigation measures that will be implemented.
(f) the expected onset, duration, frequency, reversibility of the impact;	The potential impacts associated with the construction phase are temporary and minimal. With the implementation of standard best practice measures any potential impact is not considered to pose any significant risk, and the nature of the impact is considered temporary and reversible. Operational noise will be long term but will not differentiate from the operational noise currently happening as the Proposed Development is the upgrading and enhancement of an existing public realm space.
(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment; and	The Proposed Development comprises the enhancement and reconfiguration of the existing public realm and community space within Neilstown District Centre. A planning search was undertaken to assess the potential for cumulative impacts arising from other developments within the area. Small-scale residential alterations, extensions and retention permissions were excluded from further consideration due to their limited scale and limited potential to contribute to cumulative environmental effects. A 2 km study area was applied. A number of significant residential, educational, community and infrastructure developments were identified within the wider area, particularly within the Clonburris Strategic Development Zone (SDZ). These include Planning Ref. SD21A/0065 (school extension works), Planning Ref. SD218/0006 (social housing development), Planning Ref. SD20A/0021 (strategic roads and infrastructure works), Planning Ref. SD22A/0017 (157 residential units and associated infrastructure), Planning Ref. SD23A/0016 (temporary logistics and storage facility), Planning Ref. SD24A/0019W (amendments to a previously permitted residential development), Planning Ref. SD24A/0033W (strategic roads, parks and infrastructure works), Planning Ref. SD25A/0019W (233 residential units and associated infrastructure works) and Planning Ref. SD225X/0001 (approximately 1,252 residential units together with childcare, community, retail and associated infrastructure works). These developments comprise residential, educational, community and infrastructure projects within an established urban environment. Having regard to the nature, scale and location of the identified developments,

3. Type and Characteristics of the potential impacts	Appraisal
	together with the characteristics of the Proposed Development, no significant cumulative environmental effects are anticipated. Operational phase activity associated with the Proposed Development is expected to be similar to existing conditions, as the site will continue to function as public realm and community space. Consequently, no significant cumulative operational impacts are anticipated.
(h) the possibility of effectively reducing the impact.	The Proposed Development is not anticipated to result in any significant impact on the existing environment. However, where temporary, negative and transient impacts are likely to occur, the implementation of appropriate best practice measures will reduce the duration and intensity of the potential impact.

4. Conclusion

It is concluded that based on the findings of this EIA screening assessment the Proposed Development, the public realm enhancement works as part of the Neilstown District Centre Enhancement (NDCE) project, are not defined in Schedule 5 of the Planning and Development Regulations 2001 as amended, as a class of development that would require EIA, therefore neither mandatory nor sub-threshold EIA are required.

Furthermore, following a detailed evaluation of the characteristics of the Proposed Development and its likely effects on the local environment, it is concluded that the Proposed Development will not have any likely significant effects on the environment and as such an EIA under Schedule 7 is not required.

An Appropriate Assessment screening has also been undertaken, in accordance with Article 6 of the Habitats Directive, which concluded that there will be no significant impact on any Natura 2000 designated sites.

It is noted that this is a recommendation to support the final determination by the competent authority.

Appendix 1:

EIA Screening Guidance Checklist

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
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 Proposed Development is the enhancement of an existing public realm space.	No – No significant effects.
Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	Yes – Materials from the demolition will be reused where possible. There may be some imported subsoil.	No- Small size and scale of project requiring small amounts of materials and resources.
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?	Yes - Use of concrete and fuel/oils during construction pose a potential impact to environment	No- Best practice and standard methods and controls will be applied. Details of construction methodology and environmental controls will be provided by the contractor.
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes – A limited volume of demolition material and removed infrastructure.	No – Limited volumes due to the small scale of the Proposed Development. Any material not reused to be taken off site by a licenced waste contractor and taken to an approved waste facility in accordance with waste legislation.
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)?	Yes - There will be vehicles and machinery required for construction that will release emissions.	No- Insignificant increase in vehicle emissions and temporary duration.
Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	Yes - There will be minor noise and vibration occurring as part of construction works, mainly from site machinery and delivery vehicles to and from site.	No- Construction noise will be typical of this type of project and restricted to agreed construction times. The project has a short duration, and the impact will be localised and insignificant. The existing noise levels area also typical of a busy urban area.
Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters,	No - Excavations will be shallow to remove existing infrastructure and there are no surface, coastal or marine waters in the vicinity of the site.	No – There are no streams/rivers or drainage courses within or adjacent to the Proposed Development site.

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
groundwater, coastal waters or the sea?		
Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	No – There is some minor risk to construction personnel during the Proposed Development works, such as traffic accidents or construction works related incidents, but nothing of unusual or unique risk to the proposed works. No risk to the wider population is anticipated.	No – Standard traffic, health and safety management measures will avoid and minimise the risks that are possible.
Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	No – The Proposed Development is for the enhancement of an existing public realm space.	No – There will be no change in land use or settlement.
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?	No – While the development will enhance the existing public realm space, it will not increase the potential for future development, and any temporary construction environmental effects with other new developments will be insignificant. There are no other large developments in the area that would have a cumulative impact with the Proposed Development.	No – No significant effects.
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 – There are no protected areas within the vicinity of the Proposed Development.	No – No significant effects.
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	No – There are no sensitive or important ecological areas in the vicinity of the Proposed Development.	No – No significant effects.

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
could be affected by the Project?		
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?	No – There are no protected areas on or around the location that are used by protected, important or sensitive species of fauna or flora.	No – No significant effects.
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?	No – None of these features are present around the Proposed Development.	No – No significant effects.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	No – There are no features of high landscape or scenic value in the area of the Proposed Development.	No-No significant effects.
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	Yes – The Proposed Development will be for the enhancement and reconfiguration of an existing public realm space.	No – No significant effects. Access to the existing public realm will be temporarily restricted during construction phase.
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?	Yes – The local road network will be used for access to the site during the construction phase. The volume of additional traffic will be minor and short term in duration.	No – The Proposed Development will not significantly increase congestion or environmental problems the area. The scale of the works is small and not result in a noticeable increase in traffic.
Is the Project in a location in which it is likely to be highly visible to many people?	Yes – The works will reconfigure and enhance an existing public realm space in a residential area.	No- No significant adverse effect.
Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?	No – There are no historic or cultural features within the proximity of the Proposed Development that will be affected.	No- No significant effect.
Is the Project located in a previously undeveloped area where there will be loss of greenfield land?	No- The Proposed Development will enhance and reconfigure an existing public realm space.	No- The Proposed Development is located in an existing commercial and public realm space.

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
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?	Yes – The Proposed Development is for the enhancement of an existing public realm space in a residential area.	No – The application of standard best practice construction management measures will result in no significant effect.
Are there any plans for future land uses within or around the location that could be affected by the Project?	No – The development is part of Neilstown District Centre Enhancement project.	No – The works are to enhance the existing public realm space. The Proposed Development also aligns with the South Dublin County Development Plan 2022-2028, with objectives regarding the enhancement and regeneration of public realms and infrastructure for pedestrians met through the NDCE.
Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	Yes – The area of the Proposed Development is in a residential area.	No – No significant adverse effect but will have a beneficial effect. The works are confined to an existing public realm space.
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?	Yes – There are community buildings, a school and a church in the proximity of the Proposed Development, and the area within the boundary is an existing public realm space.	No – No direct significant effect. The works will be contained to the existing public realm space. The application of standard best practice construction management measures will result in no significant effect.
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?	No – There are no areas within or around the Proposed Development which contain high quality or scarce resources.	No – No significant effect.
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 – There are no areas within or around the location of the Proposed Development subject to pollution or environmental damage.	No – No significant effect.
Is the Project location susceptible to earthquakes, subsidence, landslides,	No – The Proposed Development is an existing public realm space in a	No – No significant effect.

Questions to be considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	developed residential area. The area is flat and has no record of flooding or extreme weather events.	