

# **Environmental Impact Assessment Screening Report**

**Part 8, Housing Development situated  
at lands off Old Bawn Road and Old  
Bawn Way, Tallaght, Dublin 24**

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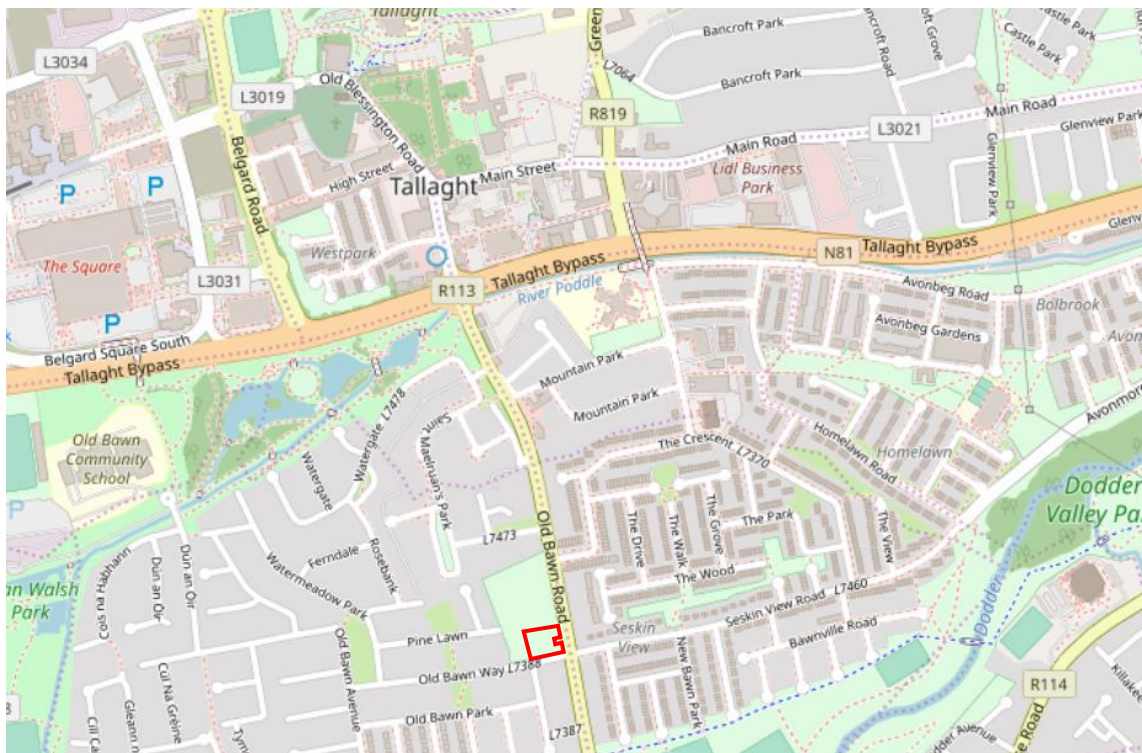
## 1 Introduction

This report provides an Environmental Impact Assessment screening for a Part 8 housing development consisting of sheltered housing on an area of land measuring 2,813 sqm located off Old Bawn Road and Old Bawn Way, Tallaght, Dublin 24. The Part 8 process is being pursued by South Dublin Co. Council.

## 2 Site and location

The broadly rectangular shaped site is located at the junction of Old Bawn Road (R113) a regional road and Old Bawn Way (L7388), a local road in the mature southern suburbs of Tallaght, Dublin 24. The site sits at the south west corner of a large open park and incorporates a vacant bungalow in poor repair and associated garden. The site is flat and has a vehicular access to the house from Old Bawn Way. A number of mature trees are located on the eastern and western part of the site and a laurel hedge bounds the bungalow. To the east is a group of utility boxes outside the application site which is bounded by a hedge. The open space is in grass with football goal and is home to a football club.

The general area to the north, south, east and west of the open space area is characterised by suburban residential housing. Tallaght Town centre is c 1 km to the north and Old Bawn Shopping centre c 550 m south. Bus stops are located adjacent to the site on the east and west side of Old Bawn Road served by several bus routes. The Luas Stop is located in Tallaght centre c 1.2 km from the site.



**Fig. 1** Approximate outline of Part 8 site. Source EPA mapping

The data results from the 2016 Census Small Area Population Statistics (SAPS) using outlines the Population Density Per Km<sup>2</sup>. The application site and surrounding area has the highest category of density of housing recorded per Km<sup>2</sup> at 4000 plus, specifically this small area population has 4,115 persons.



**Plate 1** Part 8 site looking south- west from Old Bawn Road

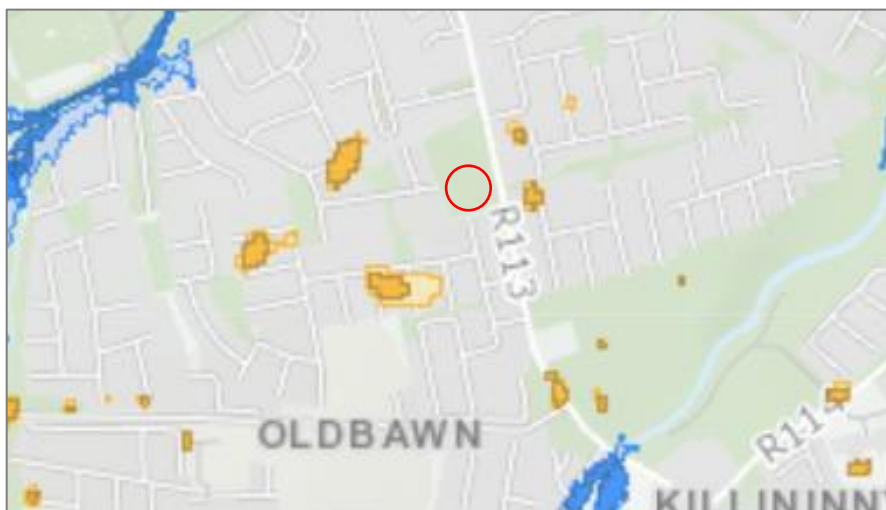


**Plate 2** Part 8 site looking north from Old Bawn Drive

## 2.1 Environmental sensitivity of site

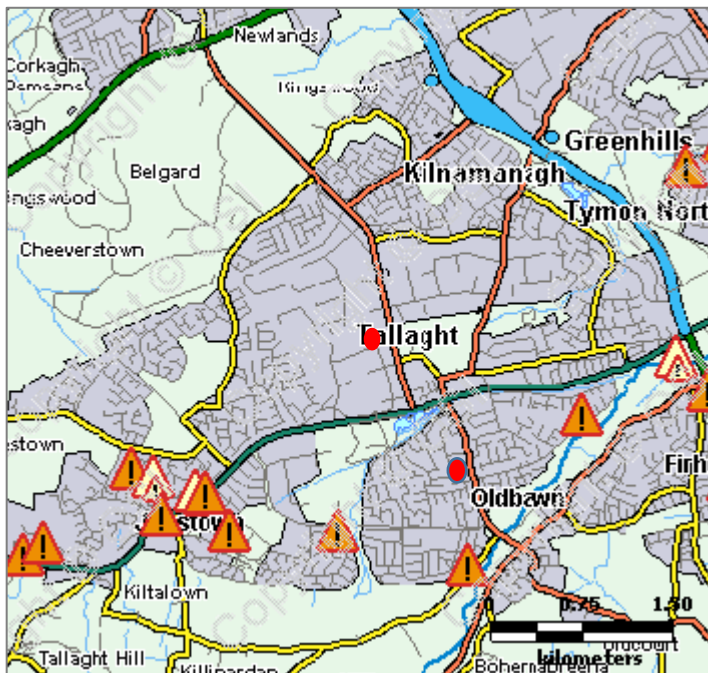
The National Groundwater Vulnerability of the site is classified as Low (L). The Geological Survey Ireland mapping indicates the site is classified as limestone and calcareous shale. The EPA mapping indicates the majority of the site subsoil is classified as built form.

The myplan.ie website indicates the site does not include any flooding designations.



**Fig. 2** Approximate outline of Part 8 site. Source myplan.ie extract indicating flood extent in wider area





**Fig.3** OPW National Flood Mapping Flood events in vicinity of application site

The site does not adjoin any watercourses.

The EPA have designated the area as follows for air and climatic factors;

Air Zone: Zone A Dublin Conurbation

Location: Dublin

Source: Environmental Protection Agency

Scientific Score: 1

Date: July, 2015

### 3 Proposed Development

The proposed development consists of 12 residential units

- 8 No. 1 Bedroom 1 storey houses (2 person)
- 4 No. 2 Bedroom apartments (4 person)
- The housing provision comprises two storey detached units and one storey terraced units grouped around a central courtyard.
- Demolition of existing house and associated works
- New access from Old Bawn Way
- 9 parking spaces
- Landscaping works to boundaries, ancillary works to landscape housing areas, and all necessary associated ancillary works on the site and adjacent areas.

### 4 Relevant Development Plan

The South Dublin County Development Plan 2016-2022 applies.

Local Authority Zoning: Open Space

Local Authority Zoning Objective: 'To preserve and provide for open space and recreational amenities'

Housing for Older people and residential use are open for consideration.

Further details on the zoning are provided in the Architects Report.

No specific designations apply to the development site.

## 5 Screening

### 5.1 EU Directive as amended and associated transposing regulations

The primary objective of the EIA Directives is to ensure that projects which are likely to have significant effects on the environment are subject to an assessment of their likely effects.

Directive 2014/52/EU amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment came into effect on May 16th, 2017.

The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) transpose the requirements of Directive 2014/52/EU, amending previous Directive 2011/52/EU, on the assessment of the effects of certain public and private projects on the environment (the EIA Directive) into planning law with effect from 1st September 2018. The regulations amend the Planning and Development Regulations 2001.

Directive 2014/52/EU does not make any amendments to the list of projects set out in the two annexes to the 2011 Directive. In the Irish legislation, Annexes I and II are broadly transposed by way of the Planning and Development Regulations 2001, as amended, in Schedule 5 Parts 1 and 2, with national thresholds added to certain Part 2 classes of development.

Schedule 5 Part 1 projects require EIA if the stated threshold set therein has been met or exceeded or where no thresholds are set.

Schedule 5 Part 2 projects meeting or exceeding national thresholds set out therein, or where no thresholds are set, require EIA.

Schedule 5 Part 2 Sub-threshold projects require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded.

The new Annex II A, is transposed into the Planning and Development Regulations 2001 as amended by the insertion of schedule 7A – *“information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment.”*

Art 92 of the Planning and Development Regulations 2001 as amended provides that;

*“sub-threshold development” means 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;*

## 5.2 Planning and Development Regulations 2001-2019

The first stage of EIA screening is provided in Art 120 of the Planning and Development Regulations 2001 as amended (S.I. No. 296/2018 - European Union (Planning and Development)(Environmental Impact Assessment) Regulations 2018.

Art 120 (1) (a) provides that;

*“where the authority proposes to carry out a **subthreshold development**, the authority shall carry out a **preliminary examination of, at the least, the nature, size or location of the development**”*

Art 120 (1) (b) provides that after the preliminary examination is carried out, and where the local authority concludes, based on such preliminary examination, that—

*“(i) **there is no real likelihood of significant effects on the environment** arising from the proposed development, **it shall conclude that an EIA is not required**,*

*(ii) there is **significant and realistic doubt in regard** to the likelihood of significant effects on the environment arising from the proposed development, **it shall prepare, or cause to be prepared, the information specified in Schedule 7A** for the purposes of a screening determination, or*

*(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—*

*(I) conclude that the development would be likely to have such effects, and*

*(II) prepare, or cause to be prepared, an EIAR in respect of the development.”*

Accordingly, Schedule 7A is triggered if there is significant and realistic doubt in regard to the likelihood of significant effects on the environment. Subsection (1b) in summary provides where the local authority prepares, or causes to be prepared, the information specified in Schedule 7A, then the information shall be accompanied by any further relevant information and may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

The Regulations provide that where any person considers that a development proposed to be carried out by a local authority would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of publication of the notice apply to the Board for a screening determination as to whether the development would be likely to have such effects.

## 5.3 Criteria for determining whether development should be subject to an environmental impact assessment.

Schedule 7 provides the following criteria for assessment

### 1. **Characteristics of proposed development**

*The characteristics of proposed development, in particular—*

*(a) the size and design of the whole of the proposed 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,*

*(c) the nature of any associated demolition works,*

*(d) the use of natural resources, in particular land, soil, water and biodiversity,*

*(e) the production of waste,*

*(f) pollution and nuisances,*



- (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, and
- (h) the risks to human health (for example, due to water contamination or air pollution).

**2. Location of proposed development**

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—

- (a) the existing and approved land use,
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas:
  - (i) wetlands, riparian areas, river mouths;
  - (ii) coastal zones and the marine environment;
  - (iii) mountain and forest areas;
  - (iv) nature reserves and parks;
  - (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;
  - (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;
  - (vii) densely populated areas;
  - (viii) landscapes and sites of historical, cultural or archaeological significance.

**3. Types and characteristics of potential impacts**

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—

- (a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
- (b) the nature of the impact,
- (c) the transboundary nature of the impact,
- (d) the intensity and complexity of the impact,
- (e) the probability of the impact,
- (f) the expected onset, duration, frequency and reversibility of the impact,
- (g) the cumulation of the impact with the impact of other existing and/or 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
- (h) the possibility of effectively reducing the impact.

## 5.4 Section 28 Guidelines Environmental Impact Assessment

The revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018 were issued under section 28 of the Planning and Development Act 2000, as amended, replacing the 2013 Guidelines, and accordingly planning authorities and An Bord Pleanála are required to have regard to them in the performance of their planning functions.

The Guidelines provides a glossary as follows;

### **Screening**

*The process of determining if development of a class prescribed in Part 2 of Schedule 5 to the 2001 Regulations that does not equal or exceed a threshold specified in that Schedule in respect of that class is likely to have significant effects on the environment and should be made the subject of EIA*

### **Source-Pathway-Target Model**

*A model identifying the source of likely significant impacts, if any, the environmental factors which will potentially be affected and the route along which those impacts may be transferred from the source to the receiving environmental factors.*

### **2001 Regulations**

*The Planning and Development Regulations 2001 – 2018 (as amended by the Transposing Regulations, S.I. No. 296 of 2018).*

The Guidelines provide that for all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations. A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the 'Source – Pathway – Target' model as defined above.

## **5.5 Sub threshold development and the current Part 8 proposal**

Sub-threshold projects in Schedule 5 Part 2 require screening for EIA, except in cases where the likelihood of significant effects can be readily excluded.

Schedule 5 Part 2 provides the following relevant projects/thresholds.

### **10. Infrastructure projects**

(a) ...

(b) (i) Construction of more than **500 dwelling** units.

(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.

..

(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.(our emphasis).

Having regard to the above thresholds the application for 12 dwellings on a site of 2.9841 ha (with below threshold parking (9 spaces) incidental to the development) may be described as sub threshold development.

## **5.6 Methodology**

The following screening has had regard to the following

- Planning and Development Act 2000 as amended
- Planning and Development Regulations 2001 as amended
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)
- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2017
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development

## 5.7 Part 8 assessed against criteria

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development', groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three headings which correspond to the updated Schedule 7.

**Schedule 7 criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment.**

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

Accordingly, the proposed development is assessed for screening purposes under the following headings.

### ***Characteristics of proposed development***

**The characteristics of proposed development, in particular—**

#### **(a) the size and design of the whole of the proposed development,**

The proposed development is for 12 residential units and associated landscaping and parking as described above in section 2.

The proposed density is 42 units per hectare as calculated in the architects report and the houses are limited to two storeys.

The design of the proposed development can be described as a medium density, suburban housing predominantly in perimeter block layouts of one and two storey specifically designed for older persons. The size of the proposed development is small in terms of housing schemes and replaces a single dwelling located in a large area of open space. Having regard to the modest size and design of the proposal, it is not considered that it would be likely to have significant effects on the environment



Fig. 4 Extract from Proposed development drawings.

(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,

#### Application site

There is no recent planning history on the application site.

#### Wider area

In the wider area there are a number of recent permissions for domestic extensions and small-scale commercial developments. From an examination of the Planning Authority records of permitted development in the vicinity, it may be noted that there are no significant consented developments in the local area and the larger developments are consented to the north of Belgard Road such as the following;

Case Ref. **PL06S.303306.**

Strategic housing development at Belgard House, Belgard Square and the former Uniphar factory, The junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24 for 438 no. apartments and 403 no. bedspaces and associated site works, Case Ref. PL06S.303306. (19/4/2019)

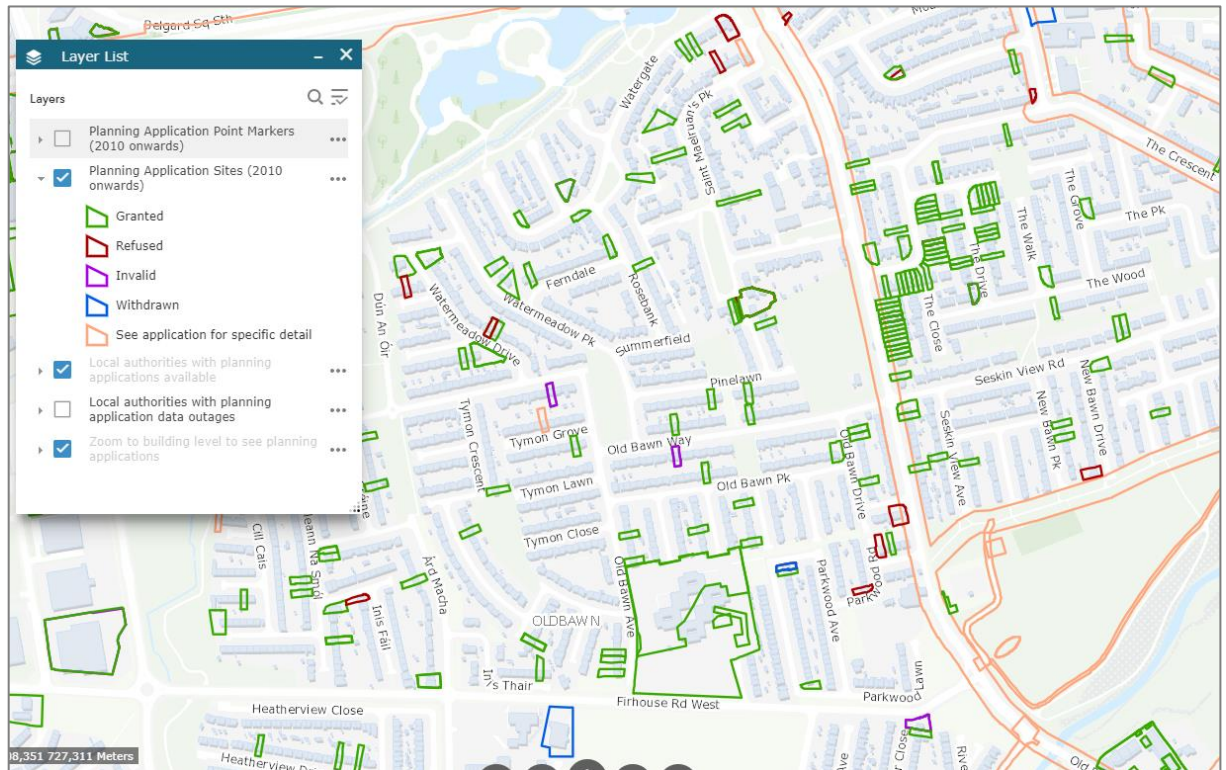


Planning Ref. **SD188/0010**

District Heating System Part 8 Development South Dublin Co.Co. The site will be accessed using the existing vehicular entrance off Airton Road. Date not available on website.

Planning Ref. **SD18A/0219**

Data Centre at Former Jacob's/Allied Biscuits Site, Belgard Road, Tallaght, Dublin 24.(07/08/2018)



**Fig. 5** Extract from South Dublin County Council website indicating planning application search

Having regard to scale of the permitted development in the vicinity, it is not considered that the proposed development in cumulation with existing permitted development would be likely to have significant effects on the environment

**(c) the nature of any associated demolition works,**

A single storey bungalow, boundary wall and small outbuilding are proposed to be demolished. This level of demolition does not involve a substantial building and its use was previously for domestic purpose. A demolition management plan will be followed by the Council should the Part 8 be approved which will ensure the removal and recycling of the demolition waste in accordance with the Waste Framework Directive (2008/98/EC) in relation to material recovery of non-hazardous, construction and demolition (C&D) waste. The aim of any C&D project should be to prevent waste arising but where waste does arise that it must be appropriately segregated, collected and transferred to an authorised waste management facility. Having regard to the modest scale of demolition and that proper procedures for recovery and segregation will be placed, it is not considered that the nature of the proposed demolition would be likely to have significant.

**(d) the use of natural resources, in particular land, soil, water and biodiversity,**

A small part of the site is hard surfaced and the remainder in grass and hedge with some trees present. The site is divided between existing built form of very low density and public open space. The proposed use of natural resource of land is not considered to be significantly different to the existing situation save the



extension of the built form into the open space. The built area is to be developed at a significantly higher density than present.

All proper engineering infrastructure will be developed to prevent any discharge to soils.

The nature of the proposed development will generate a demand for water but this is for residential use and is not considered significant. Pollution-prevention measures will be implemented during the construction of the proposed development, which will ensure that no pollutants can reach water courses in the vicinity and it may be noted there are no surface water connections from the site. Adherence to best practice Construction and Environmental Management during the construction phase will ensure that development would not result in pollution of groundwater or surface water.

In terms of biodiversity, the site is hard surfaced and in grass. Some trees will be removed and some will be retained with significant additional planting. The open space land will be developed in a permanent manner.

**(e) the production of waste,**

The proposed development of 12 housing units will generate general household waste. In terms of the production of waste, an operational waste management plan will provide for residential waste segregation and collection in accordance with the standards of the County Council.

During the construction phase, both demolition and construction waste will be generated which will be the subject of a construction and demolition waste management plan.

**(f) pollution and nuisances,**

Noise, vibration, lighting and dust arising from construction activities and construction traffic have the potential for pollution or nuisance. Any risk of surface water pollution can be avoided by adherence to best practice Construction and Environmental Management during the construction phase which will ensure that the development would not result in pollution of groundwater or surface water. Dust nuisance during construction can be controlled by a dust minimisation plan.

The proposed development is primarily for residential development. Accordingly, there are no significant expected significant residues or emissions. Aspects of energy efficiency are incorporated into the modern energy efficient design of the buildings.

**(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, and**

The proposed development will result in no particular risk of accidents arising from substances or technologies used. Traffic will be generated during the construction period, but for a temporary and defined period only.

**(h) the risks to human health (for example, due to water contamination or air pollution).**

The nature of the proposed development and the engineering provisions will not lead to the likelihood of any risk to human health. The proposed development is of standard construction method and of appropriate scale and does not require the use of particular substances or use of technologies which of themselves are likely to give rise to significant environmental effects.

***Location of proposed development***

The location of the proposed development is described in section 2 above.

The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—

**(a) the existing and approved land use,**

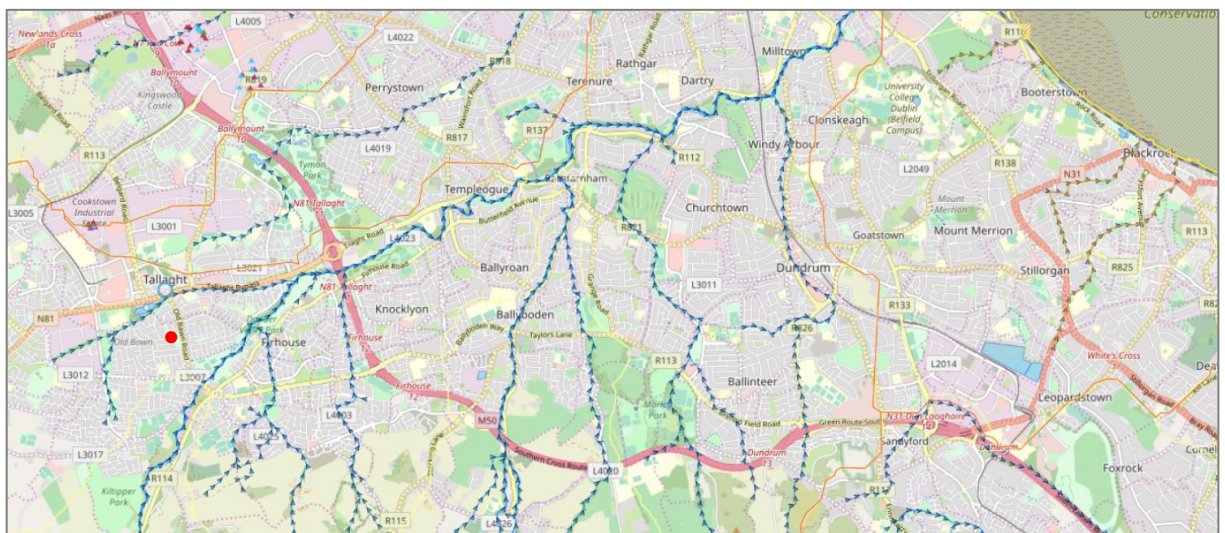
The existing and approved land use is Open Space where residential use is open for consideration under the Development Plan provisions.

**(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 proposal is not of such a scale that it would impact significantly upon the regenerative capacity of natural resources in this geographical area. The site is an extension of an existing residential site, where the serviced land is currently occupied at a very low density. The application does involve any loss of a number of mature trees and enhanced tree planting is proposed which will redress this loss.

**(c) the absorption capacity of the natural environment, paying particular attention to the following areas:**

**(i) wetlands, riparian areas, river mouths;**



**Fig. 6** Extract from EPA Map showing watercourses in area and Dublin Bay. Site area indicated in red.

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

**(ii) coastal zones and the marine environment;**

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

**(iii) mountain and forest areas;**

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

***(iv) nature reserves and parks;***

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

***(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;***

The Appropriate Assessment Report indicates the risk is negligible of impacts on any Natura 2000 sites or other designated sites.

***(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;***

This does not apply.

***(vii) densely populated areas;***

Given the quantum of units and proposed density, this does not apply.

***(viii) landscapes and sites of historical, cultural or archaeological significance.***

The National Monuments Service Archaeological Survey Database does not indicate any specific designations to this site or in the immediate vicinity. No protected structures exist on the site and the site is not located in a conservation area. The open space has goal posts and the pitch is used by a football club. The majority of the open space will be retained and the area to the south adjacent to the existing house will be developed. Football can be accommodated on the undeveloped part of the site.

***Types and characteristics of potential impacts***

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

The magnitude of the proposal transforms the built form by altering the density and extending into the adjacent open space. The proposed development is limited to 2 storeys in height. The open land will be replaced by residential blocks with landscaping and parking. The scale of the proposed development will extend the existing residential area located to the east and will increase the density in this area. The development will provide serviced residential accommodation in a suburban area. The extent of the impact will be confined to that area in the immediate environs of the subject site and will be limited primarily to the residential population in the vicinity.

***(b) the nature of the impact,***

The impact will be an increase in the residential population to provide a specific type of housing. The impact will provide housing in a time of severe shortage and in accordance with the County Development Plan core strategy.

***(c) the transboundary nature of the impact,***

This does not apply.

**(d) the intensity and complexity of the impact,**

The proposal in itself is not of a complex nature such that it warrants EIAR.

**(e) the probability of the impact,**

Should approval be given, the development will proceed.

**(f) the expected onset, duration, frequency and reversibility of the impact,**

The principle impacts associated with the proposal will most likely be concentrated during the construction phase. The development will be permanent.

**(h) 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**

This is addressed in section 5.7.1 above.

**(g) the possibility of effectively reducing the impact.**

On the issue of the built structures, it is considered that the proposal will visually change the existing landscape, however, the design put forward is a suburban housing approach which is a high standard architectural design, consistent with neighbouring structures with provision of well-designed open space and landscaping. The proposed development incorporates an existing developed parcel of land. In terms of wastewater treatment, it is considered that the impact upon the existing sewage system will be fully scoped having regard to the requirements of Irish Water. The floor levels of the development will be constructed above the 100 year predicted flood events.

## 5.8 Inter relationship with above factors

It is considered that the none of the above identified impacts which are not considered by themselves to be significant would cumulatively result in any significant effect on the environment.

## 6 Conclusion

This screening report has been prepared in relation to a Part 8 residential development on land situated at Old Bawn Road & Old Bawn Way, Tallaght, Dublin 24.

In accordance with Article 120 (1) (b) of the Planning & Development Regulations, 2001 as amended, and having regard to the following;

- The location, size and nature of this serviced site located in an established residential area and distance from protected and/or environmentally sensitive sites,
- The proposed development is very considerably below the threshold of a mandatory EIA which would require an Environmental Impact Assessment Report (EIAR),
- The modest scale and quantum of residential development proposed and integration with adjoining land-uses,

- The description of possible effects on the environment are not considered significant and therefore further assessment pursuant to the Planning and Development Regulations 2001 as amended are not considered necessary
- An Appropriate Assessment Screening has been carried out. It concluded that the proposed development will not cause direct or indirect impacts on any Natura 2000 sites, and that Appropriate Assessment is not required.

It is considered that there is no real likelihood of significant effects on the environment arising from the proposed development, and it is concluded that an EIAR is not required.