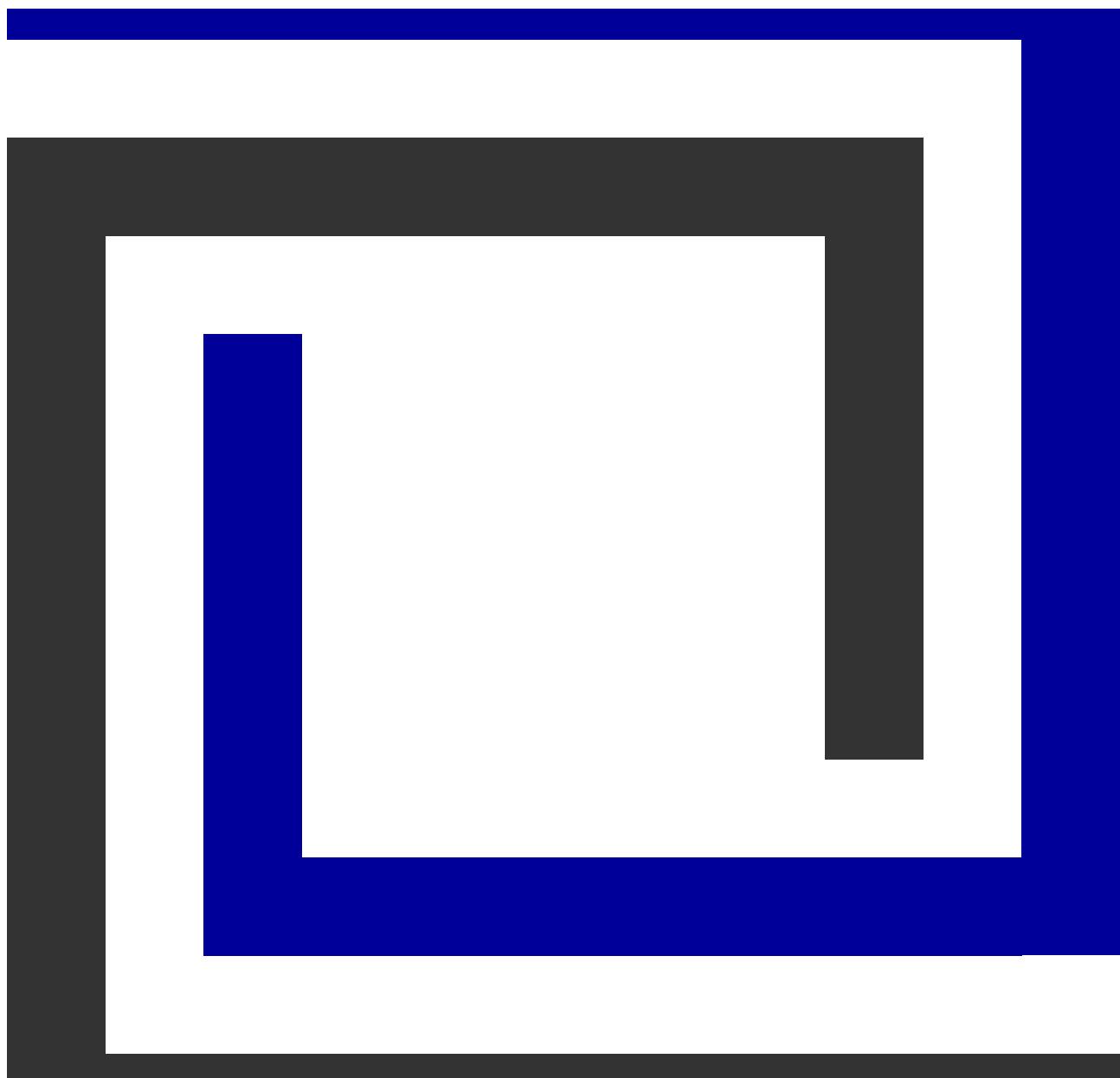


# ***EIA – SCREENING REPORT***

In respect of

Proposed New North Stand at Tallaght Stadium, Whitestown Way,  
Tallaght, Dublin 24

**June 2020**



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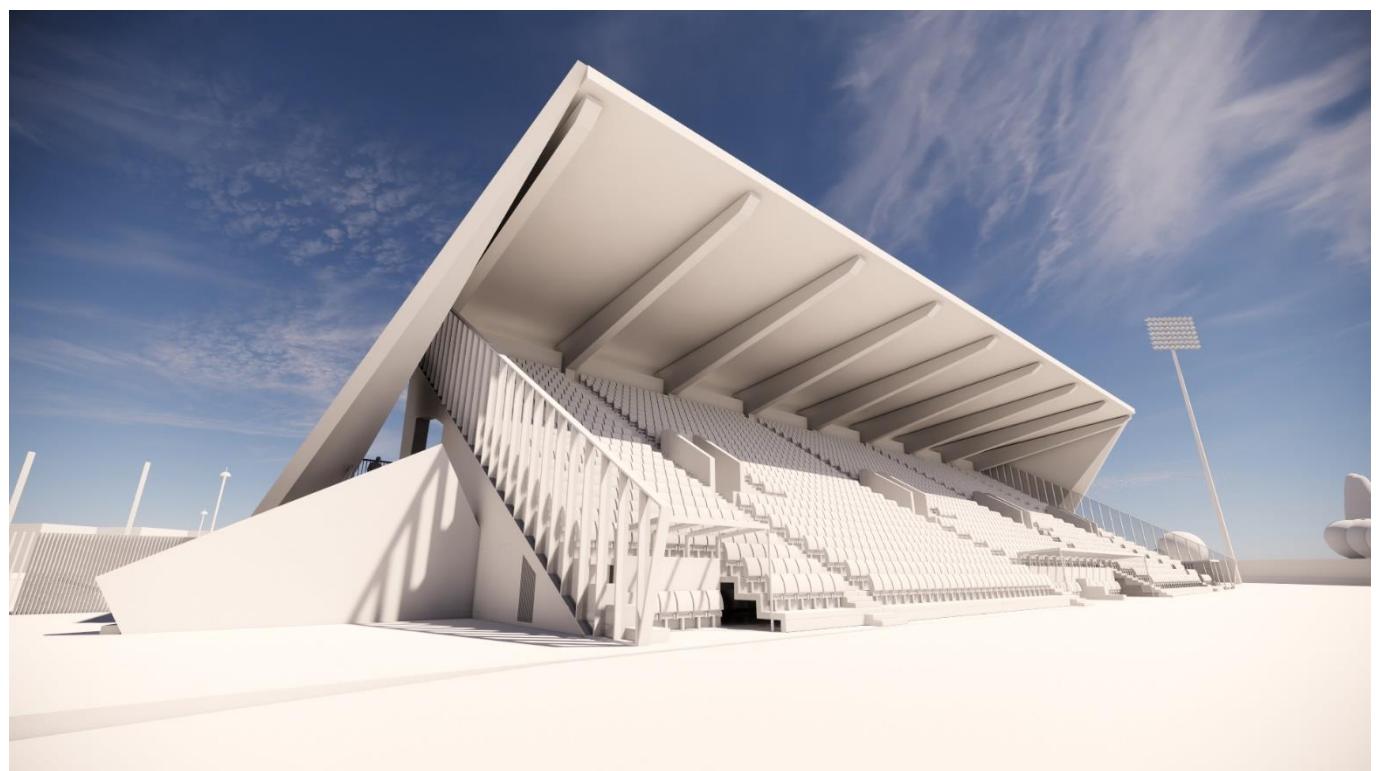
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## 1.0 INTRODUCTION

### 1.1 Purpose of Report

The following EIA Screening Report is presented in support of the current proposed local authority own development for the provision of a new North Stand for Tallaght Stadium and complementary refurbishment and upgrades to the existing West and South Stands as not resulting in increased building volumes or footprints. All such development as confirming the requirement or otherwise for Environmental Impact Assessment requires a determination by the 'competent authority' and an assessment of the likely significant effects.

Since the *Transposition into Irish 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), effective as of 1<sup>st</sup> September 2018 (DHPLG – Circular Letter PL 05/2018), accordingly planning authorities are required to have regard to same in the performance of their planning functions.

In this instance we present that there is no specific requirement to undertake EIA and the requisite accompanying EIAR (Environmental Impact Assessment Report) and the determining authority and competent authority on matters of environmental effects are respectfully enabled to 'screen out' the requirement for EIA.

We trust the associated documentation further refines our presented understanding, that; the proposed development does not fall within the 'project' categories of development intended for the Environmental Impact Assessment process as an objective of the EU Directive/EIA Directives 2011/92/EU & 2014/52/EU.

Circular Letter PL 05/2018 highlights, in particular:

*Strengthened screening procedures to determine whether EIA is required in respect of development consent proposals. In this regard, there are new requirements on the information to be provided by the developer to the competent authority for the purposes of a screening determination (Annex IIA of the Directive), and expanded selection criteria to be used by the competent authority in making a screening determination (Annex III). Where a structured screening determination on the foregoing basis is not required, it will be necessary, in the case of each planning application or appeal, for the competent authority to conclude, based on a preliminary examination, that there is no real likelihood of significant effects on the environment arising from the proposed development.*

The associated DHPLG, *Guidelines for Planning Authorities on carrying out Environmental Impact Assessment, August 2018* are herein further referred.

In summary it is our professional planning opinion that the type of development to be determined under the Annexes of the Directives and as then transposed under Irish Law into *Schedules of Development for the Purposes of Part 10 (Planning and Development Regulations 2001-2019)* are quite specific in terms of the likely environmental effects via emissions and outputs as effecting the environment or are of such a scale and location that they have a consequential impact on a particular and sensitive receiving environment.

We respectfully contend and present that the subject proposal neither falls within the types of projects as requiring an environmental impact assessment and where the nature of the proposed new North Stand's use, delivery and construction operations associated with same are unlikely to have any particular 'environmental impact' occurring on foot of the proposal, such as; an impact on an ecologically species rich or pristine and significant European designated environment for example, or where there are no predicted residues or emissions from any operation as to cause any likely significant effects.

It appears in this instance and without evidence to the contrary that no obvious and likely significant environmental effects would occur as a result of the proposed development as to require an EIAR (*Circular Letter PL 1/2017 – Implementation of Directive 2014/52/EU*). The terms of the proposed development as

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presented are clearly sub-threshold in respect of urban infrastructure proposals and do not fall under **Annex II projects** as referred both in the *EU Directive* and as cross referenced in *Schedule 5* of the *Planning and Development Regulations 2018 (as amended)*.

Notwithstanding same it is clear from DHPLG Guidelines that,

*A screening determination that EIA is not required must not undermine the objective of the Directive that no project likely to have significant effects on the environment, within the meaning of the Directive, should be exempt from assessment. (Para 3.2, Page 14 Guidelines)*

Therefore, in this regard the screening exercise is undertaken to determine the likely 'significant environmental effects' which may arise due to the location or characteristics of the proposed development.

## 1.2 Statement of Authority

This Report and Screening Exercise has been presented and undertaken by Mark Brindley, of The Planning Partnership, a practice of chartered Town Planners operating throughout Ireland, since June 2011. Mark Brindley holds a primary degree in Town Planning (BA Hons), is a Corporate Member of the Irish Planning Institute (MIPI), holds an Advanced Diploma in Planning and Environmental Law (King's Inns, 2018) and is a Member of the Irish Environmental Law Association (ILEA).

Having in excess of 29 years' experience in planning in both public and private sector in UK and Ireland I also have significant experience in large scale residential and urban development projects in both jurisdictions and have been involved in preparation of Environmental Impact Assessment (Reports, formerly EIS) and the consideration of same from the local authority side as a public sector planning professional.

## 1.3 Appropriate Assessment Screening Report

In considering the proposals in their entirety and in consultation with a Design Team, as includes the requisite Ecologist's AA Screening Report by **Flynn Furney Environmental Consultants** we have had full regard to the aspects of the environment as considering EU Designated (Natura 2000) Sites. The AA *Screening Report* and the *EIA Screening Report* present the competent authority with the relevant components for determining the Part VIII application under the respective European Directives and consequential Irish Legislative provisions.

## 2.0 THE PROJECT

### 2.1 The Site

The site is identified on the following Figures 2.1-2.3. A Site Location Plan for the development is presented by **Cooney Architects**, scheme designers forms part of the Part 8 application package.

The site at Tallaght Stadium is identified in the following aerial view, Figure 2.1, depicting the principal area of works under review (and EIA Screening) being the proposed new North Stand (outlined red) and the area of Tallaght Stadium (edged blue).

The total site area for the new North Stand, which is the sole consideration for the purposes of the Part 8 EIA Screening Report is as referred in the Architectural 'Schedule of Areas', 1,170 sqm or 0.17 Ha. The site for the purposes of this Report also considers the overall site area of 4.12 Ha.

Figure 2.1: Aerial Photograph Site Location

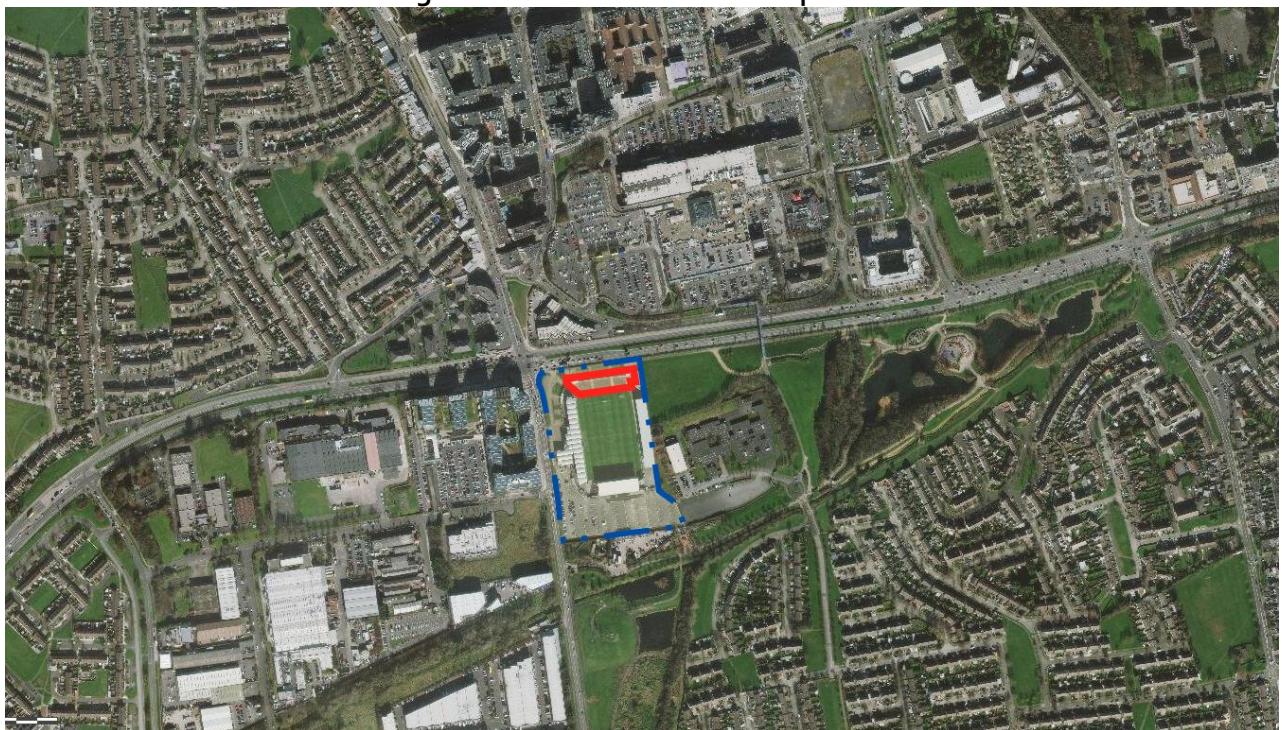


Source: ArcGIS by ESRI under License to The Planning Partnership

The site comprises the existing Tallaght Football Stadium (home of Shamrock Rovers and the location for FAI Women's Senior Internationals and FAI Youth Internationals amongst other events) and is bounded to the north by the N81 Tallaght Bypass / Blessington Road, Whitestown Way and the associated Shopping Centre to the west, community, educational, recreational and open space uses present to the east and south.

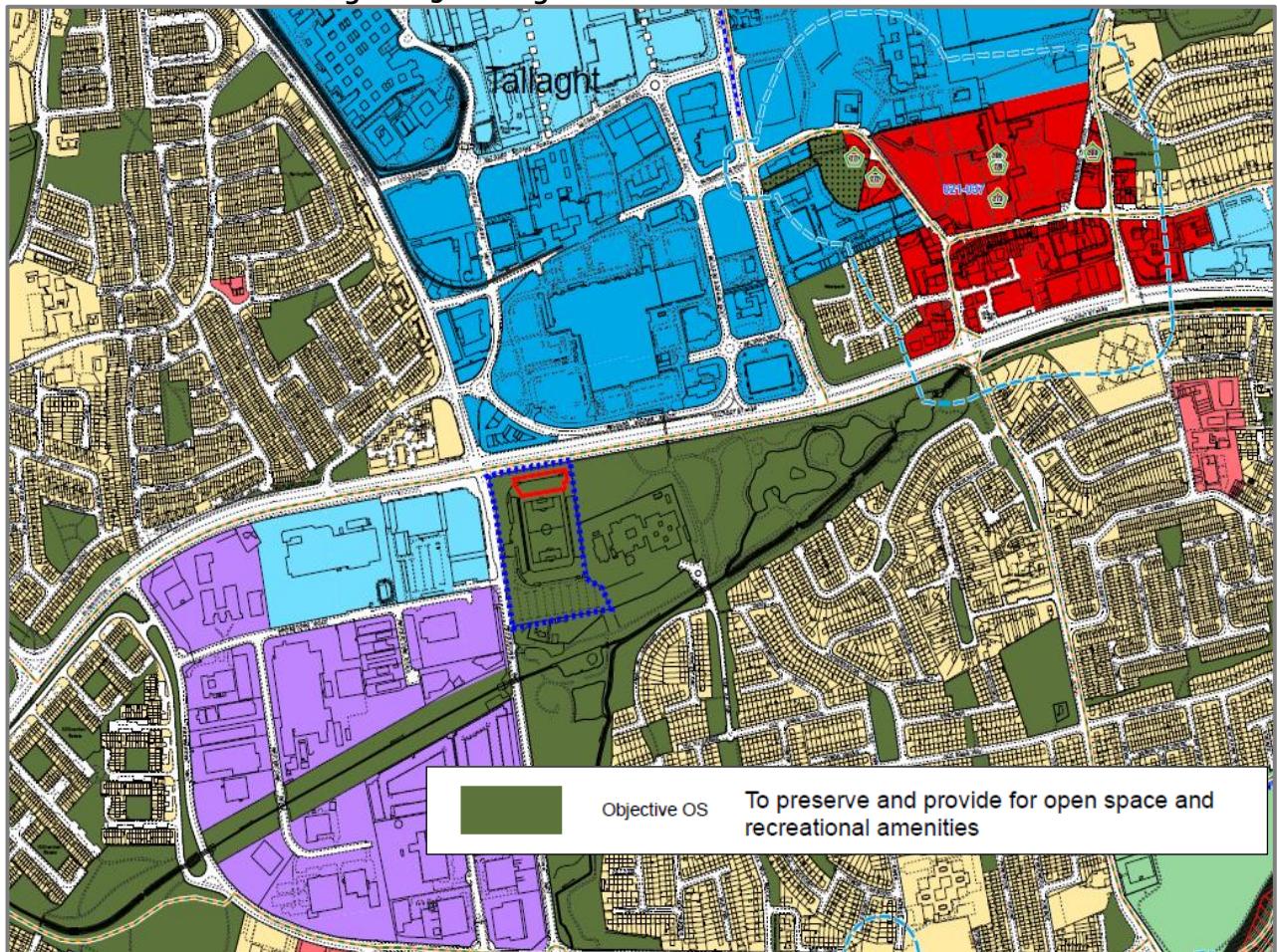
The stadium is located between the new retail centre (The Square) of Tallaght to the north and the residential community of Old Bawn to the south. The Stadium is primarily located within an island site created by the Tallaght bypass and the Whitestown Stream.

Figure 2.2: Wider Area of Development



Source: ArcGIS ESRI under Licence to The Planning Partnership

Figure 2.3: Zoning Provisions of SDCDP 2016-2022



Source: Dublin County Development Plan 2016-2022

Figure 2.3 above outlines the site in respect of the general zoning objectives of the South Dublin County Development Plan 2016-2022. This zoning emphasises the presented opinion that the site's location sits on an 'island' site detached from the principal commercial area and central business districts of Tallaght,

formed by the older 'village' area and the new shopping and commercial areas of 'The Square' to the north of the Blessington Road (N81) and the commercial district of the Whitestown Way Shopping Centre to the west.

These elements and the policies applicable are further demonstrated in the *Planning Report* by **Cooney Architects** as also accompanies the Part 8 documentation.

The subject lands have a 'OS Zoning Objective' in the South Dublin County Development Plan which provides for *the preservation of open space and recreational amenities*. In short, it is herein presented that **Table 11.15: Zoning Objective 'OS': 'To preserve and provide for open space and recreational amenities'** states that recreational and sports club facilities are 'permitted in principle' on such lands and more significantly that 'stadia' are open for consideration.

## 2.2 Project Description

The project is as presented in the accompanying **Part 8 Report** by **Cooney Architects**, and is detailed as follows:

*The proposed development comprises of provision of A new North spectator stand, works mainly including refurbishment and internal alterations to the West stand, upgrades of accessible seating to the South stand, and all associated site & development works:*

### **New North stand:**

- *Proposed capacity of 2,500 to include covered universal accessible seating above pitch level, with an overall footprint area of 1,700 sq.m, and all associated enclosed ancillary floor area of 860 sq.m, comprising: ground floor undercroft units 564 sq.m, concessions, toilets and plant / service areas at ground and first floor levels 296 sq.m.*

### **Existing West Stand:**

- *Refurbishment and alterations to existing West stand & associated accommodation to upgrade accommodation at ground and first floors & modification of central seating area.*  
*(NOTE: No increase of floor area or building volume)*

### **Ground floor level:**

- *Internal alterations to the existing building to existing shop & office accommodation, internal fit-out of existing kitchen area and other internal minor alterations to layouts and all ancillary internal alterations to provide storage, office accommodation, media areas, changing rooms, toilets, staff/canteen areas, throughout.*

### **First floor level:**

- *Fit-out of existing Kitchen, lobby & storage to existing multipurpose room. Alteration & refurbishment of existing bar.*

### **Existing South Stand:**

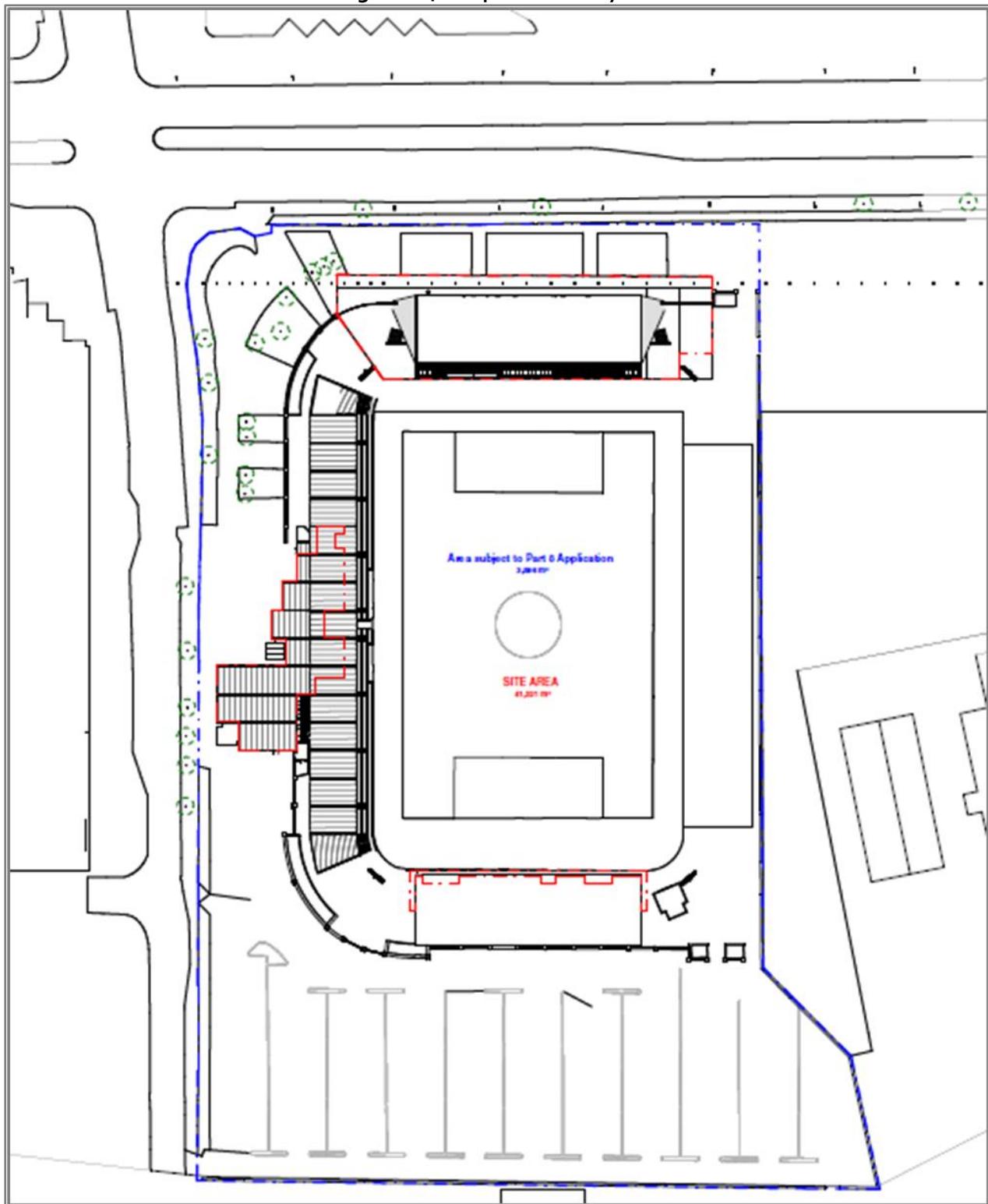
- *Alterations to existing universal accessible seating, to provide enhanced raised and covered universal accessible seating at above pitch level, with improved access and sightlines to pitch. No adjustment to the existing South stand capacity.*

*The overall site area being 41,221sq.m, and the footprint area relating to this application being 3,896sq.m with the Stadium capacity to increase from Circa 8,000 to 10,000.*

*Site development works comprising; new/ altered turnstile access provision and exit gates to new North stand, no alterations to car parking, provision of 50 no. cycle parking spaces, hard surfaced area to new North Stand and associated public lighting. No alterations to existing stadium floodlighting.*

*The development also incorporates, alterations to boundary treatments including associated demolitions and adjustments to ground levels, mainly at proposed new North Stand location, all associated signage, hard and soft landscaping, services above and below ground, including new foul connection and all ancillary associated site development works.*

**Figure 2.4: Proposed Site layout**



Source: Walsh Associates Architects

The proposals also provide for the refurbishment and internal alterations to the south and west stands representing the internal enhancement of ancillary services and importantly making revisions to allow for universally accessible seating. These elements whilst crucial and required for the better functioning of the stadium to meet modern standards are principally internal, not significantly impacting upon capacity and as such have limited, if any, 'material planning consideration' effects.

## 3.0 RELEVANT EIA LEGISLATION

### 3.1 EU Directives

The original EIA Directive 85/337/EEC (adopted 27th June 1985) provides for *the assessment of the effects of certain public and private projects on the environment*. The originating Directive was subsequently amended by further Directives in 1997, 2003 and 2009 then ultimately these amendments were consolidated in 2011 by Directive 2011/92/EU. The current Directive 2014/52/EU amends the 2011 Directive but does not replace it and where there is retained emphasis to ensure a high level of protection of the environment and human health.

An important European Commission Document, *Interpretation of Definitions of project categories of Annex I and II of the EIA Directive, European Union 2015* was produced and refers to its purpose as;

*to reduce the uncertainty surrounding the scope of the EIA Directive and the meaning of certain project definitions in the EIA Directive so as to ensure that those projects likely to have significant effects on the environment do not fall outside the scope of the Directive due to issues of interpretation*

*this guidance document does not address the issue of how the screening of Annex II projects should be carried out. It aims to help in deciding whether specific projects fall within the scope of the EIA Directive, but not (for Annex II projects) whether they should undergo an EIA.*

The relevance of this document is important in the EU's attempts to assist member states in reducing the administrative burden of potentially unnecessary EIAR process (EIS at that time).

#### Amendments to Article 4 of EU Directive under 2014/52

Article 4 is amended as follows:

4. *Where Member States decide to require a determination for projects listed in Annex II, the developer shall provide information on the characteristics of the project and its likely significant effects on the environment. The detailed list of information to be provided is specified in Annex II A. The developer shall take into account, where relevant, the available results of other relevant assessments of the effects on the environment carried out pursuant to Union legislation other than this Directive. The developer may also provide a description of any features of the project and/or measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.;*

#### **ANNEX II.A - INFORMATION REFERRED TO IN ARTICLE 4(4)**

**(INFORMATION TO BE PROVIDED BY THE DEVELOPER ON THE PROJECTS LISTED IN ANNEX II)**

1. *A description of the project, including in particular:*
  - (a) *a description of the physical characteristics of the whole project and, where relevant, of demolition works;*
  - (b) *a description of the location of the project, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*
2. *A description of the aspects of the environment likely to be significantly affected by the project.*
3. *A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:*
  - (a) *the expected residues and emissions and the production of waste, where relevant;*
  - (b) *the use of natural resources, in particular soil, land, water and biodiversity.*
4. *The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.;*

### 3.2 National Provisions for Transposing EU Legislation

It is important to note that the provisions of the EIA Directive(s) have been transposed into Irish Legislation via the planning legislation under both the ***Planning and Development Act 2000*** (as amended) [Part X Environmental Impact Assessment] and its delivery document the ***Planning and Development Regulations 2001*** (as amended) [Part 10 Environmental Impact Assessment].

Significantly and importantly the types of projects referred under the EU (EIA) Directives Annex I & II, as meriting EIA, predictably due to nature, scale and location of development are found under Schedule 5 Parts 1 and 2 of the ***P&D Regs***.

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.

### 3.3 Relevant EIA Guidance

When transposing into Irish Planning Law the EIA Directive the Department of Housing, Planning and Local Government (DHPLG) also formally launched by Circular Letter PL 05/2018 the revised *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, dated August 2018. Key amendments reflected in these guidelines refer:

*Strengthening of the procedures for screening, particularly through the introduction of new information requirements to be provided by the developer (Annex IIA) and revised selection criteria to be used by the competent authority in making a determination (Annex III of Directive)*

In effect, Schedule 7A of the ***P&D Regs***. reflects Annex IIA referred above in 3.1.

The *EIA Guidelines* detail the *Screening Process* in paragraphs 3.1 through to 3.19. it states at paragraph 3.4 importantly;

*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 Screening Report is presented as enabling the relevant competent authority (*South Dublin County Council* in this instance) to conclude that there is *no real likelihood of significant effects on the environment*.

## 4.0 EIA SCREENING EXERCISE

### 4.1 Methodology

The project type, scale, nature and location is firstly assessed against the targeted developments necessarily requiring EIA as laid out in Annex I and Annex II of the EIA Directive and as respectively referred and logically transposed within, *Schedule 5, Parts 1 and 2* of the **P&D Regs**.

If the project does not fall within any of the mandatory classes listed this is necessarily established by reference to the above Annex and Schedules herein and referred and confirmed below in 4.2.

Following same and to further determine and ‘screen out’ the requirement for a ‘non-mandatory sub-threshold EIAR’ the screening exercise is undertaken set against Schedules 7 and 7A of the P&D Regs under 4.3 onwards below.

### 4.2 Mandatory EIA Thresholds

The **P&D Act** (Section 172) informs the requirement for an environmental impact statement:

**172.—(1) An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either—**

**(a) the proposed development would be of a class specified in—**

**(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either—**

**(I) such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or**  
**(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,**

**or**

**(ii) Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either—**

**(I) such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or**  
**(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,**

**or**

**(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not equal or exceed, as the case may be, the relevant quantity, area or other limit specified in that Part, and**

**(ii) it is concluded, determined or decided, as the case may be, that the proposed development is likely to have a significant effect on the environment**

Referring to the respective Parts (1 & 2) of Schedule 5 of the **P&D Regs**. There is no direct reference to the development of a stadium or sporting venue as a class listed in either Part 1 or Part 2 and where Paragraph 12 of Part 2 refers specifically to *Tourism and leisure* development potentially the paragraph you might anticipate a specific reference to same.

Importantly and significantly the previous Part 8 Consultation and determination for the originating stadium under the following Planning Register Reference, is of significance and relevance, **SD058/0016**

*Completion of football stadium: Proposal to complete a new football stadium in two phases to seat 6,000 persons in total. The first phase will include a covered stand to seat 3,000 persons with team changing-rooms, concession shops and ancillary facilities. A two-storey clubhouse attached will comprise of offices, reception areas, function rooms and bar and concession shops. Site works will include floodlighting, car-parking spaces, boundary walls/turnstiles, pitches and landscaping.*

It should be noted that no Environmental Impact Assessment Report (EIS at the time) was provided and as not ultimately required either and as further outlined within this consideration.

With no clear reference to Stadia or Sporting venues in Annex II (of the Directive) or Part 2 of Schedule 5 of the P&D Regs it is presented that the proposed development is not of a class specified for environmental impact assessment.

The only 'potential' reference therefore falls under *Part 2, Class 10 Infrastructure Projects* and where the relevant quantity to be assessed would be related to *Class 10 (b) (iv.) Urban development* where the reference to a 'business district' is of relevance and the interpretation of a business district is also crucial.

The proposed development for a new North stand associated with an existing stadium does not fall within the assigned quantum's as detailed below.

#### **10. Infrastructure projects**

- (a) *Industrial estate development projects, where the area would exceed 15 hectares.*
- (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.*
- (iii) *Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.*
- (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.) [our emphasis]***

With reference to *Urban development* within a business district within Class 10(b)(iv.) and as could be interpreted to refer to the subject development, it is important to refer to the definition of *business district* and in this sense the subject site would not be captured by the corresponding "Central Business District - CBD" or "Town Centre" definition intended to be accrued in this instance.

Furthermore, the development of a proposed stand with a footprint of 0.17 Ha on a 4.12 Ha site outside of the 'business district' where the threshold for **Infrastructure** projects would need to clearly exceed **10 hectares in the case of other parts of a built-up area** is not in this instance necessarily triggering any such requirements for EIA. The subject proposal being for a new Stand at an existing stadium with a footprint of 0.17 Ha or 1,700 sqm is considered sub-threshold under Class 10 (b) (iv.), Part 2, of Schedule 5 of the P&D Regs.

In effect, the considerations as related under *Class 13 Changes, extensions, development and testing* as might apply when considering extensions and as might 'tip the scales' of a project or development into the realms of an EIA have also been considered as part of this process.

We can conclude with confidence that the previous sub-threshold development of the originating Stadium as not requiring EIA as now scoped under the *Transposition into Irish Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU (the EIA Directive)*, effective as of 1<sup>st</sup> September 2018 and the now intended additions being; neither clearly stated as a project or development under the requirements for EIA and/or can neither be considered as urban development involving an area greater than 10 hectares.

### **4.3 Sub-Threshold Considerations / Screening Exercise / Potential of Impacts**

Notwithstanding, the confirmation that the project proposals are sub-threshold, the *EIA Guidelines* state:

*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. (Para 3.4)*

*Criteria to determine whether projects by virtue, inter alia, of their nature, size or location should be subject to EIA, are set out in Schedule 7 to the 2001 Regulations, as amended (Annex III of the 2014 Directive); Annex III is amended from the 2011 Directive. The determination made by the competent authority must include reasons with reference to Schedule 7 criteria and make reference to any mitigation features or design factors influential to the making of the determination. Particular attention should be given to potential significant impacts on sensitive areas (e.g. areas identified as important to nature conservation and/or areas of particular archaeological interest in the relevant Development Plan), and also to cumulative effects with relevant existing and/or approved projects. (Para 3.12)*

The Screening Exercise presented herein below represents a combination of the Schedule 7 Criteria listed in the P&D Regs and incorporating the EU EIA Screening Guidelines as referred under the attached link. [http://ec.europa.eu/environment/archives/eia/eia-guidelines/screening\\_checklist.pdf](http://ec.europa.eu/environment/archives/eia/eia-guidelines/screening_checklist.pdf) In effect, the screening considers the 1. *Characteristics of the Proposed Development*, 2. the *Location of Proposed Development* and 3. the resulting *Types and Characteristics of Potential Impacts*.

**Table 4.1: Screening Checklist**

SCHEDULE 7 - CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED IN PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT			
Question considered		Subject of Environmental Impact Yes / No? Briefly describe	3. Types and Characteristics of Potential Impacts Yes / No - Why
<b>1. Characteristics of the Proposed Development</b>			
1.	Is the scale, size and design of the proposed development significant?	The design and scale reflect existing scale of development locally and represents the introduction of a North Stand complementary in scale and character to those existing.	The current 'open' end of the stadium will be visually changed permanently to enclose and will represent a visual change but in the context of a consolidated stadium and as provides a suitable external edge and the better use of urban lands for sports watching capacity and associated civic infrastructure.
2.	Is there potential for cumulative impacts with other existing or planned development locally?	No. The proposals represent the extension and completion of an existing sporting stadium from 8,000 to 10,000 capacity. The stadium is located to the west of a landscaped Parkland setting and a community school. The wider area in the context of Tallaght represents somewhat an island site with an open space designation and unlikely to be further developed.	The new stand will represent the completion of an existing scale and character of development where the carrying capacity of the lands allow and will have only positive impacts in terms of the better use of urban lands where suitable supporting infrastructure exists. Cumulative impacts with the associated and proximate urban centre of Tallaght are unlikely to increase where the stadium operation excepting for weekends is operational outside of normal business hours.
3.	If the development includes demolition works are these considered significant?	No. the proposal does not include any demolition works. There are some refurbishment works associated with the existing stands but these are minor works to existed constructed structures.	There are no demolition works associated with the proposed new North Stand. The subject lands are existing open lands.

4.	Does the proposed development represent a good use of existing natural resources (i.e. land, water)?	The proposed development represents the better use of urban lands for the provision of a new stand to an existing stadium development. The existing land is currently open in nature and associated road and transport infrastructure is in place as are the civil infrastructure elements associated with water and other services.	Any potential impacts associated with and in combination with other uses locally combine to facilitate the best use of lands where infrastructural capacity exists and as represents a positive long-term potential impact.
5.	Will the project produce significant waste during construction, operation or decommissioning?	No significant waste streams are anticipated. Wastes will be limited to potential wastes from construction and then civic waste associated with the future use of the new stand in association with the stadium.	The types and characteristics of the waste streams / impacts are short term associated construction waste (manageable) and similarly long-term civic waste streams as associated with operational visitor uses. Best practice construction methodology will reduce waste and predict waste streams to licensed waste facilities.
6.	Will the project release pollutants or any hazardous substances to air or receiving waters?	No. The proposed new stand for viewing of team sports with associated operational requirements of spectators will be limited to visitations and use of the stand its ancillary toilet and visitor facilities and not pose any threats to air or receiving waters.	The characteristics of the proposed use does not raise concerns associated with same. The construction phase will of course raise risks of short term minor negative impacts from construction working and risks to receiving waters from construction plant but these will minimised by best practice Construction Management Plans.
7.	Will there be any risks of accidents during construction/operation of project (as might include flood risk)?	Yes/No. Best practice construction contractor and health and safety in the workplace guidelines will be operated during construction. In terms of risk of flooding a Flood Risk Assessment terms the site "not at risk".	The type and form of development always presents risks during the construction stage – moderate short term – but not to a degree as to initiate the need for EIA. The risk of flooding is 'low' allowing for climate change and as proofed by the associated and presented FRA.
8.	Will the project result in social changes, traditional lifestyles, employment etc.?	Yes/No. The proposed spectator sport viewing facility will present additional facilities for the watching of team sports for the local community and wider and provide a focal point for social interaction. The construction project will provide short-term positive employment benefits.	The type and characteristics of the proposed development will provide long term positive benefits to the local community and short term positive benefits in construction employment.

## 2. Location of Proposed Development – Sensitivity of Geographical Areas

9.	Is the proposed project in keeping with the existing and approved land uses locally?	The proposed new North Stand associated with the existing stadium on lands zoned for open space and recreational uses where Stadia are 'permitted in principle' will not raise elements subject to environmental impact.	The type and characteristics of the proposed development in keeping with existing development do not raise issues of environmental impact other than positive permanent benefits to the local community.
10.	Are there any Natura 2000 / EU Designated Sites in proximity or likely affected by the proposals?	No. The application accompanied by AA Screening demonstrates that there will be no risk of direct or indirect impacts on any Natura 2000 sites.	The type and characteristics of potential impacts could be associated with construction phase impacts to receiving waters and

			potential pathways to Natura sites but considered tenuous and low risk. Operationally wastewater will be discharged to local authority sewer network within capacity.
11.	Are there any proximate locally designated conservation sites or areas affected?	No. The land and proposals are suitably zoned with no significant conservation objectives. The AA Screening refers to Sean Walsh Park to the east and the Whitestown Stream, neither are classified as of high conservation concern.	The proposed new North Stand associated with the existing footprint of the Stadium is unlikely to present any negative impacts upon lower value local habitats associated with Sean Walsh Park.
12.	Are there any features or areas of high landscape value proximate as could be affected?	No. The subject lands and the surrounds are principally developed lands with no designation or Protected Views proximate.	The characteristics of the development not being within any designated landscape areas do not reflect or impact negatively on same.
13.	Are there any areas proximate of historic, cultural or archaeological significance affected?	No. The most proximate historic features are associated with protected structures in the Main Street of the old 'Village'. The proposed development is considered not to detract or impact negatively on same.	The proposed development is likely to present a permanent beneficial impact within the local urban context and road edge where no historic buildings of significance are either proximate and further remain unaffected.
14.	Is the carrying capacity of the existing available land mass, soil, water and biodiversity affected?	No. The proposed development is considered, able to be accommodated on the subject lands with no negative effects on the abundance, availability or regenerative effects of the receiving environment.	The proposed development associated with the wider stadium development and where development of same is anticipated on appropriately zoned lands currently under-utilised for same will potentially permanently positively impact on the sustainable use of existing urban lands.
15.	Are any recreational land masses affected by way of removal or access to same?	No. Recreational land masses will be enhanced and improved as part of the proposals and as a result will benefit from the proposed form of development.	The proposed North Stand represents to a degree the completion of the stadium and anticipated by the appropriate zoning objectives to enhance this area of Tallaght as associated with recreational uses active and passive built and open in nature. The enhancement and improvement of existing recreational provision will permanently positively enhance recreational opportunities.
16.	Is the development likely to affect by way of outlook any large densely populated areas?	No. The development is infill in nature, the stadium use has been established and the site is not associated negatively in terms of outlook or impact upon residential amenity.	The planned nature of the development to date and within the context of the site within a wider developed area is predicted to have a permanent moderate beneficial outlook to the wider populated area.
17.	Are any transport routes affected or as could lead to traffic congestion locally?	No. The proposed development and its location presents positive public transport associated access. There may be some occasional operational congestion associated with larger events.	Limited operational impacts of traffic congestion associated with major events can be managed, monitored and controlled.
18.	Are there any sensitive neighbouring land uses as could be affected by the development?	No. As referred previously the site falls within an 'island site' location within a parkland backdrop and a stronger urban context north and west.	The proposed new stand associated with the existing stadium has no greater sensitive uses in proximity to same and where a neutral permanent impact is predicted.

#### 4.4 Conclusions on Screening

It is concluded that the nature of the proposed development is not considered to have likely significant effects on the environment (direct or indirect).

The scale of the proposed development, when viewed individually and cumulatively, is small in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA.

The proposed development will involve the construction of a new North Stand (measuring 1,700 sqm footprint) in the context of an existing stadium as well as infrastructural enhancement of existing stands on a Class of development not directly referred under Annex I or Annex II (under EU Directives) Part 1 or Part 2 of the corresponding P&D Regulations.

Furthermore if considered as *Infrastructure under Class 10 (b) (iv.), Part 2, of Schedule 5 of the P&D Regs*, the development of a proposed stand with a footprint of 0.17 Ha on a 4.12 Ha site outside of the 'business district' where the threshold for **Infrastructure** projects would need to clearly exceed **10 hectares in the case of other parts of a built-up area** is not in this instance necessarily triggering any such requirements for EIA.

Therefore, the characteristics of the proposed development are not of a nature and scale that will give rise to significant effects on the environment by way of its size or design.

In terms of other environmental sensitivities, e.g. landscapes/sites of historical, cultural or archaeological significance, the proposed development will not give rise to any significant effects, given its established parkland and urban edge setting and location.

From a land use planning perspective, the proposed development is on appropriately zoned lands with provision and allowance specifically for 'stadia' and the development will be consistent with the relevant policy provisions of the *South Dublin County Development Plan 2016-2022* and consistent with the existing pattern of development in the general area. The proposed development is considered to represent a long-term and permanent positive impact in terms of the provision of sporting and recreational facilities in a suitable location.

The type of characteristics of the potential impacts are not considered likely to have significant effects on the environment during construction phase. Good construction site practices will be in place to prevent any risk of pollution to the receiving environment. Temporary disturbance in relation to noise levels, dust and traffic disturbance are typical of any construction phase, the proposed works will be confined to within the site of the proposed development and any potential impact on nearby sensitive receptors will be short-term and effectively managed through best practice construction methodology & measures.

The proposed development site can therefore accommodate the development without significant impact and a detailed EIAR is not required in this instance.

The associated and accompanying Appropriate Assessment Screening Report (**Flynn Furney Environmental**) confirms and concludes at Section 4.2 that there will be no significant effect to Natura 2000 sites as a result of the proposed development, alone or in combination with any other permitted or proposed project

## 5.0 CONCLUSION

The proposed development has been reviewed and considered under the terms of the requisite EU Directives, the respective transposition into Irish Legislation via the *P&D Act* and *P&D Regs.* and the consequential DHPLG, EIA Guidelines.

It is presented that the proposed new stand associated with an existing stadium, is a Class not clearly referred within the Irish Legislation and if considered as a Class of *Infrastructure* development falls significantly below the 10 hectare threshold for EIA as set out in Class 10(b) (iv.) in Part 2 of Schedule 5 of the P&D Regs.

In support of same and to definitively determine for the benefit of the competent authority, the planning authority, that the development would not give rise to significant environmental effects, the relevant screening exercise has been undertaken.

The exercise has been informed by the proposals and the scheme as supported by a suite of accompanying documentation by the Design Team as includes, *inter alia*, an *Architectural Design Rationale*, *Civil's Report*, *Flood Risk Assessment* and an *Appropriate Assessment Screening Report* and with necessary reference to the *South Dublin County Development Plan 2016-2022* and available on line sources of information regarding specific localised and environmental designations.

Accordingly, it has been found using the requisite professional judgement, as relying on the available information that, no significant negative effects have been found or identified as to cause the requirement for an Environmental Impact Assessment and whilst undertaking the requisite screening exercise.

**The Planning Partnership**  
**25<sup>th</sup> June 2020**