

**Infill age-friendly housing  
scheme,  
Saint Ronan's Crescent,  
Dublin 22**

EIAR Screening Report

April 2021

Project number: 2021s0471

South Dublin County Council

Final

# JBA Project Manager

Bernadette O'Connell  
Unit 8, Block 660  
Greenogue Business Plaza  
Rathcoole  
Dublin  
D24 YN81

## Revision History

Revision Ref / Date Issued	Amendments	Issued to
S3-P01	Draft Report	SDCC
S4-P01	Final Report	SDCC

## Contract

This report describes work commissioned by South Dublin County Council, by a letter dated 12/04/2021. Conor O'Neill of JBA Consulting carried out this work.

Prepared by .....Conor O'Neill B.A. (Mod.) M.Sc.  
Assistant Environmental Scientist

Reviewed by .....Emily Rick BSc (Env) MSc  
Environmental Scientist

## Purpose

This document has been prepared as a Final Report for South Dublin County Council ('the Client'). JBA Consulting accepts no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared.

JBA Consulting has no liability regarding the use of this report except to South Dublin County Council.

## Copyright

© JBA Consulting Engineers and Scientists Limited 2021

## Carbon Footprint

A printed copy of the main text in this document will result in a carbon footprint of 140g if 100% post-consumer recycled paper is used and 178g if primary-source paper is used. These figures assume the report is printed in black and white on A4 paper and in duplex.

JBA is aiming to reduce its per capita carbon emissions.

# Contents

1	Introduction .....	1
1.1	Purpose of this Report .....	1
2	Description of Proposed Works .....	2
2.1	Site Location .....	2
2.2	Proposed Development.....	2
3	Purpose of Screening .....	4
3.1	Legislative Context for EIAR in Ireland.....	4
3.2	The Planning and Development Act 2000 - Mandatory EIAR .....	4
3.3	Sub-threshold EIAR .....	5
4	Overview of Environmental Impacts .....	7
4.1	Population and Human Health .....	7
4.2	Biodiversity.....	7
4.3	Soils and Geology .....	7
4.4	Hydrology and Hydrogeology .....	8
4.5	Cultural Heritage .....	8
4.6	Air and Climate.....	8
4.7	Noise and Vibration.....	9
4.8	Landscape and Visual.....	9
4.9	Material Assets including Traffic, Utilities, and Waste .....	9
4.10	Cumulative Impacts.....	9
5	Screening Assessment .....	12
5.1	Characteristics of the Proposed Development .....	12
5.2	Location of the Proposed Development .....	14
5.3	Characteristics of Potential Impacts .....	16
6	Conclusions and Recommendations .....	18
7	References .....	19
	Appendices .....	I

## List of Figures

Figure 2.1: Site Location.....	2
Figure 2.2: Proposed floor plan .....	3

## List of Tables

Table 4.1: Natura 2000 sites within 15km of the proposed development .....	7
Table 5.1: Characteristics of the proposed development .....	12
Table 5.2: Location of the proposed development .....	14
Table 5.3: Characteristics of potential impacts.....	16

## Abbreviations

AA - Appropriate Assessment
CEMP - Construction and Environmental Management Plan
EIAR - Environmental Impact Assessment Report
LAP - Local Area Plan
NIAH - National Inventory of Architectural Heritage
NMS - National Monuments Service
SDCC - South Dublin County Council
SFRA - Strategic Flood Risk Assessment
WFD - Water Framework Directive

# 1 Introduction

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) has been commissioned by South Dublin County Council to prepare an EIAR Screening Report for a proposed infill age-friendly housing scheme: St Ronan's Crescent, Dublin 22 (the 'proposed development'). The proposed development, which will be submitted under Part 8 of the Planning and Development Act (2000) as amended, consists of age-friendly single storey houses and 2-storey apartment units (9 dwellings total) and Community Consultation Facility.

## 1.1 Purpose of this Report

The purpose of this report is to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed development.

Schedule 5 (Parts 1 and 2) of the Act lists the groups of development projects which are subject to EIAR screening under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. Part 1 lists those projects which are automatically subject to an EIAR due to the scale and nature of the project. Part 2 lists projects which are also likely to have significant environmental effects based on the nature and size of the development set out by threshold criteria.

An additional group of projects, which are considered sub-threshold developments under Part 2, may fall below the thresholds set but may, under further analysis, be deemed to have significant effects due to their location within a catchment, size, or proximity to sensitive areas.

This report documents the methodology employed to determine whether the proposed development falls under any of these groups, and therefore will have significant environmental impacts. Rationale has been given for the decision made in reference to the relevant legislation, and additional documents have been referenced where required.

This report is intended for the project as described below. Any significant changes to the project description or location would require preparation of a new EIAR screening report.

An Appropriate Assessment (AA) Screening Report has been prepared by JBA Consulting and has identified any potential impacts to Natura 2000 sites and protected landscapes. This EIAR Screening document, along with the AA Screening Report, will be submitted as part of the Part 8 planning process for the proposed development.

## 2 Description of Proposed Works

### 2.1 Site Location

The location for the development is Saint Ronan's Crescent, Dublin 22. The proposed housing development will be spread over one plot shown below in Figure 2.1, on an open space site surrounded on all sides by existing housing, and to the southwest by an electricity station. The site is approximately 0.38 hectares. The land is zoned Objective OS: 'To preserve and provide for open space and recreational amenities'.

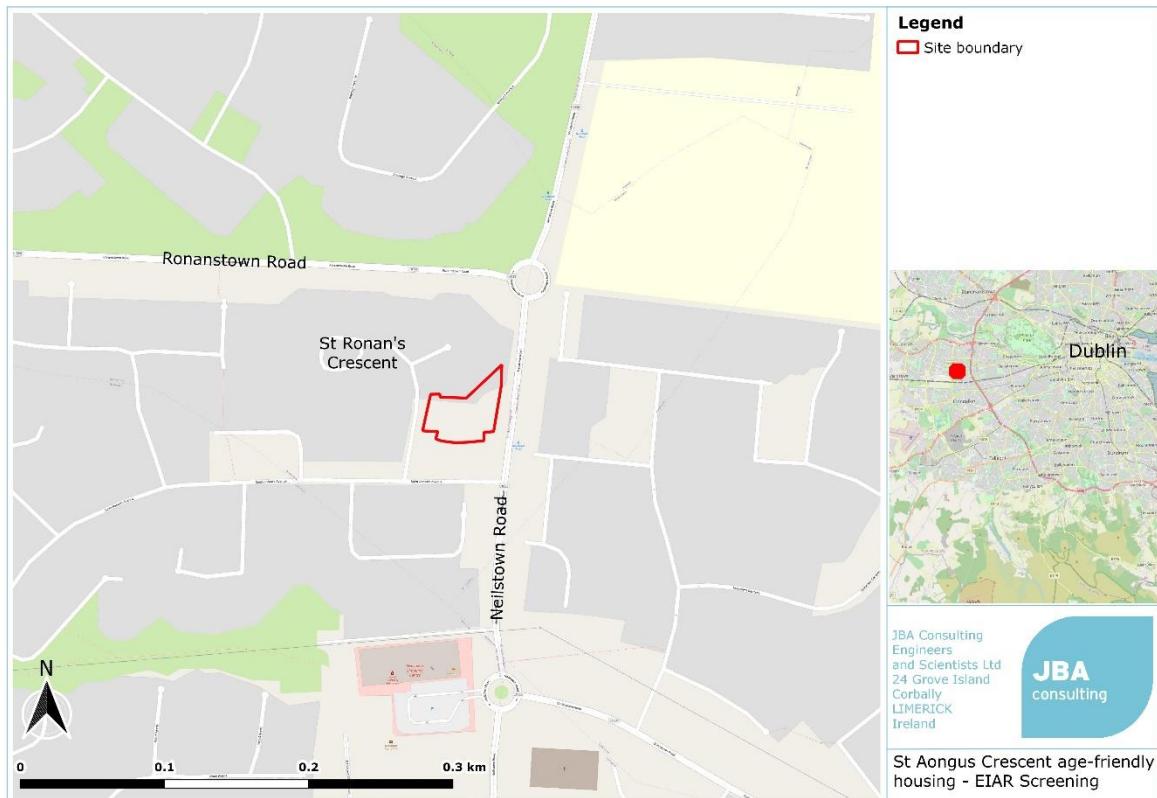


Figure 2.1: Site Location

### 2.2 Proposed Development

The proposed development comprises:

- Provision of 9 dwellings, in the following breakdown: 5 No. 2 person 1 bed single storey houses, 4 No. 3 person 2 bed apartments;
- Footpaths linking into existing pedestrian pathways, and the provision of new car parking (12 no. spaces);
- Hard landscaping including; homezone areas front and rear garden walls, and internal courtyard;
- Soft landscaping including internal secure courtyard and planting of trees;
- Construction of and/or remedial works to boundaries with adjacent sites;
- Construction of foul and surface water and associated drainage works;
- All associated site works.

The proposed site layout plan is shown in Figure 2.2.



NORTH

S A I N T R O N A N ' S C R E S C E N T

P A R T - 8

2 0 2 1

SHEET 04  
PART 8Comhairle Contae  
Ailt an Chaitheamain  
South Dublin County Council

Figure 2.2: Proposed floor plan

## 3 Purpose of Screening

### 3.1 Legislative Context for EIAR in Ireland

The EU has set out mandatory requirements for Environmental Impact Assessments under the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU). The Directive identifies certain project types, described under Annex I, that will always have significant environmental effects due to their nature and size. These projects are required to undergo an EIAR in every Member State.

For projects listed under Annex II, the EIA Directive gives Member States discretion to decide the limits of projects requiring an EIAR. In Ireland, mandatory thresholds have been set for projects that would otherwise fall under Annex II, which are described in Schedule 5 of The Planning and Development Regulations 2001 as amended. These thresholds are based on project characteristics including size and location. Projects within these thresholds are always subject to an EIAR. In some circumstances, projects considered below the thresholds set under Schedule 5 Part 2 may still be considered by the Planning Authority to have significant effects on the environment, such as in cases where the projects are in a location of particular environmental sensitivity and may also be subject to an EIAR. These sub-threshold projects are reviewed by the Planning Authority on a case-by-case basis.

The principal piece of legislation under which an EIAR may be undertaken for various developments is The Planning and Development Act 2000, as amended. Further regulations are explained in The Planning and Development (Environmental Impact Assessment) Regulations 2001-2018.

Legislation is examined below as to whether an EIAR will be required for this project.

### 3.2 The Planning and Development Act 2000 - Mandatory EIAR

The Planning and Development Act 2000, as amended, Section 172 sets out the types of projects that require an Environmental Impact Assessment Report (EIAR):

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 exceed 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 exceed 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 exceed the relevant quantity, area or other limit specified in that Part, and
- ii. the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.

#### 3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001-2018

Projects which fall under Schedule 5, Part 1 are typically large infrastructure and energy projects and by their nature will always have significant environmental effects. The proposed residential development does not fall under Schedule 5, Part 1.

### 3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2018

With regards to Part 2 projects, the categories and thresholds were examined for the following category:

#### 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.)

The proposed development will consist of 9 dwelling units (less than 500 dwelling units in 10(b)(i) above) and the site area is 0.38 ha (below the thresholds in 10(b)(iv) above). It does not fall under any of the other categories above. Therefore, an EIAR has not been automatically triggered for this proposed development.

However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

### 3.3 Sub-threshold EIAR

In accordance with the requirement to submit an EIAR with sub-threshold planning application (Article 103 of the Planning and Development Regulations 2001-2018), where a planning application for sub-threshold development is not accompanied by an EIAR, and the Planning Authority considers that the development is likely to have significant effects on the environment it shall, by notice in writing, require the applicant to submit an EIAR. This process therefore occurs after submission of an application, if that application is not accompanied by an EIAR.

The decision as to whether a development is likely to have ‘significant effects’ on the environment must be taken with reference to the criteria set out in Schedule 7A of the Planning and Development Regulations 2001-2018. Schedule 7A requires that the following information be provided for the purposes of screening sub-threshold development for EIAR:

1. A description of the proposed development, including in particular—
  - a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
  - b) a description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—
  - a) the expected residues and emissions and the production of waste, where relevant, and
  - b) the use of natural resources, in particular soil, land, water and biodiversity.
  - c) The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2018 (DHPLG 2018).

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003, the Environmental Impact Assessment (EIA) Guidance for Consent

Authorities regarding Sub-threshold Development and the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG 2018b)

The criteria, as transposed in Irish legislation, are grouped under three headings:

- i. Characteristics of Proposed Development
- ii. Location of Proposed Development
- iii. Characteristics of Potential Impacts

For the purposes of assessing if the development is likely to have significant effects on the environment in reference to these three parameters, the project is examined below in further detail.

## 4 Overview of Environmental Impacts

An overview of the potential environmental impacts of the development, according to theme presented in an EIAR, is provided below.

### 4.1 Population and Human Health

The development will provide age-friendly housing for older people, in keeping with the objectives of the South Dublin County Council Development Plan (CDP) 2016-2022.

There is a risk to the health and safety of workers on the development, as with any construction project. This will be mitigated against by the operational plans devised by the contractor. No impacts to human health are expected as a result of the operation of the development.

### 4.2 Biodiversity

Ecological receptors that must be examined include protected Natura 2000 sites under the Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC), as well as species protected under the Wildlife Act (1976), and any ecological receptors which may be negatively impacted by the proposed development, both directly and indirectly.

#### 4.2.1 Proximity to Protected Sites

An Appropriate Assessment (AA) Screening has been completed by JBA Consulting for this project to determine whether there is a potential for impacts on nearby Natura 2000 sites.

Those sites within 15km of the proposed development are shown in Table 4.1. Of those sites, the AA Screening determined that eight Natura 2000 sites are within the Zone of Influence (ZoI). This is either due to a surface water pathway between the proposed development and the site (South Dublin Bay and River Tolka Estuary SPA, South Dublin Bay SAC, North Bull Island SPA, and North Dublin Bay SAC), or the close proximity of the proposed development to the site (Glenasmole Valley SAC and Wicklow Mountains SAC and SPA). All other Natura 2000 sites were screened out.

The AA Screening determined that there are no likely significant impacts on any Natura 2000 sites as a result of the proposed development.

Table 4.1: Natura 2000 sites within 15km of the proposed development

Natura 2000 site	Site Code	Approximate distance from site
<b>Rye Water Valley/Carton SAC</b>	003000	6.5km
<b>Glenasmole Valley SAC</b>	001209	9.2km
<b>Wicklow Mountains SAC</b>	002122	11.5km
<b>South Dublin Bay and River Tolka Estuary SPA</b>	004015	11.6km
<b>South Dublin Bay SAC</b>	000210	12.5km
<b>Wicklow Mountains SPA</b>	004040	13.1km
<b>North Bull Island SPA</b>	004006	14.7km
<b>North Dublin Bay SAC</b>	000206	14.7km

#### 4.2.2 Other Ecological Receptors

An ecological walkover survey was conducted by JBA ecologists to assess the presence of protected or other notable species. No species of note were identified during this survey.

Joe Freijser BA MSc ACIEEM carried out an invasive species survey on April 20th, 2021. No invasive species were recorded – a specific check was done for Japanese knotweed, Giant Hogweed, Himalayan Balsam, and Gunnera Tinctoria, none of which were recorded at the site.

### 4.3 Soils and Geology

The underlying bedrock of the site is composed of dark grey to black limestone and shale.

The Teagasc soil database indicates that the site is on made ground. The underlying quaternary sediment is composed primarily of limestone gravels, with a small section of limestone till to the southeast.

A small amount of material will be excavated during installation of the attenuation system. This material will be disposed of at an appropriate licensed facility.

## 4.4 Hydrology and Hydrogeology

### 4.4.1 Surface Water

The proposed site lies within the Water Framework Directive (WFD) Liffey and Dublin Bay catchment and Liffey\_SC\_090 sub-catchment (EPA, 2020). There are no watercourses within the site boundary; the closest to the site is the Grand Canal, 1.15km to the south.

A Strategic Flood Risk Assessment (SFRA) was completed as part of the South Dublin CDP 2016-2022. The development site is outside Flood Zones A (1 in 100 chance in any given year) and B (1 in 1000 chance) according to the South Dublin SFRA.

### 4.4.2 Groundwater

The groundwater body underlying the site is Good status and under Review. Groundwater vulnerability, a measure of the likelihood of groundwater contamination occurring, within the site is classified as 'Extreme' by the Geological Survey Ireland (GSI, 2020). Following a SUDS study, an appropriate attenuation system for capturing surface water will be installed, which will then discharge to the existing surface drainage network in the area, and will protect the groundwater body from contaminated water entering via percolation.

### 4.4.3 Hydrological Impacts

During construction, there is the potential for emissions of dust and silt into surface waterways. This could therefore lead to a reduction in water quality if contamination reaches waterbodies. This is considered unlikely given the distance between the site and any surface watercourses, and the nature of the proposed development. Groundwater vulnerability underlying the site is extreme, indicating a high likelihood of groundwater contamination by human activities. However, mitigation measures to combat this, such as following best practice guidance regarding work near watercourses and the control of silt and sediments (i.e., C532 Control of water pollution from construction sites: Guidance for consultants and contractors, and C515 Groundwater control – design and practice, 2nd ed.), will be outlined in the operating plans to be developed on-site by the appointed contractor. The risk of groundwater contamination will only be present during the construction phase of the development; once operational, the development is unlikely to result in hydrological impacts.

Drainage design for the proposed development is shown in Appendix 1. Surface water will drain to an appropriate attenuation system. From there, it will connect to existing surface drains at St Ronan's Avenue. Surface water from the homezone area and car parking will drain to a filter drain running along the southern edge of the proposed development. Foul water will connect to existing foul water sewer at Neilstown Road.

## 4.5 Cultural Heritage

There are no archaeological features or protected structures within or directly bordering the proposed site.

## 4.6 Air and Climate

There is potential for impacts to air quality through emissions during the construction phase of the development, due to the operation of machinery on site and transport of materials to and from the site. These impacts will be mitigated against with measures outlined in the contractor's operating plans.

The proposed development will not give rise to any significant impacts on air quality or climate during operational period.

## 4.7 Noise and Vibration

There is potential for localised noise and vibration impacts during the construction phase due to operation of machinery on site. These impacts would be temporary and only during the construction phase. Mitigation measures against such impacts will be outlined in the operating plans to be devised by the contractor.

The proposed development will not lead to any significant noise or vibration impacts during operational period.

## 4.8 Landscape and Visual

The proposed development will give rise to temporary landscape or visual impacts to residents living in proximity to the development during the construction phase.

There are no protected landscapes or views in proximity to the site.

When constructed, the proposed development will be low in landscape and visual impact for surrounding landowners, and will be in character with the surrounding landscape. A landscape design scheme has been prepared for the proposed development, the planting proposals will mitigate visual impacts of the development and enhance the overall residential amenity of the area.

## 4.9 Material Assets including Traffic, Utilities, and Waste

### 4.9.1 Traffic

There may be some localised impacts on traffic associated with the construction phase of the development. These will be temporary and limited in duration.

Once operational, the proposed development may create minor additional traffic and parking demand in the immediate area. There is sufficient car parking included in the proposed development to accommodate this demand.

### 4.9.2 Utilities

Foul water drainage will, subject to confirmation from Irish Water, connect into the existing foul sewer on Neilstown Road.

Surface water from roofs, pavements and gardens shall be conveyed to the underground attenuation area beneath the internal courtyard, and from there to existing surface drains. Surface water from the homezone and parking areas will drain to a filter drain.

Gas and electricity services are subject to applications which will be made to An Bord Gáis and the ESB. Existing gas, electricity, and telephone infrastructure is shown in Appendix A.1.3.

### 4.9.3 Waste

During construction, a waste management plan will be devised and implemented by the contractor on site.

Once operational, the proposed development will generate household waste, which will be collected and disposed of at appropriate licensed facilities.

## 4.10 Cumulative Impacts

### 4.10.1 Plans

#### South Dublin County Development Plan 2016-2022

South Dublin County Development Plan 2016-2022 has been prepared in accordance with the Planning and Development Act 2000. The plan sets out the overall strategy for planning and sustainable development in the county.

The land the site is on is zoned Objective OS: To preserve and provide for open space and recreational amenities. However, the CDP outlines a Housing for Older People strategy, which this development is in line with. H3 Objective 3 is to support community-led housing developments for older people in established areas on lands designated Objective OS, where the quality and quantity of remaining public open space is deemed to be adequate, and the amenities of the area are preserved. The area surrounding the proposed development has a large quantity of public open

spaces, including similar small greens in the surrounding housing estates (at Saint Ronan's Avenue, Ronanstown Road, and to the east of Neilstown Road), as well as the larger Balgaddy Park approximately 700m to the west.

#### 4.10.2 Projects

There are several other recent developments or planning applications in the vicinity of the proposed project. Larger development planning applications in the near vicinity from the last three years that have been granted permission are listed below. Applications for home extensions, internal alterations and retention are not considered.

Planning Application Reference		SD17A/0397
Development address	Cloverhill Road, Raheen, Dublin 22	
Description:	Residential development of 85 dwellings consisting of: 65 houses and 20 apartments comprised of 4 no. 2 bed, 2 storey terraced houses, 1 no. 4 bed, 2 storey semi-detached house, 17 no. 3 bed, 2 storey semi-detached houses, 43 no. 3 bed, 2 storey townhouses in 10 terrace blocks, 1 no. 4 storey apartment block accommodating 12 no. 2 bedroom apartments and 1 no. 2 storey apartment block accommodating 8 no. 2 bedroom apartments, all on a site area of 2.91 ha. The proposal also provides for a single storey crèche (207.11sq. m) and all associated site development and infrastructural works, car parking, open spaces and landscaping. Proposed access to the development will be via permitted access (Ref. SD15A/0192) off Cloverhill Road.	
Final Decision on Application	Grant permission	
Decision Date	10-May-2018	

Planning Application Reference		SD19A/0008
Development address	Site at Balgaddy, South Lucan, Co. Dublin	
Description:	Demolition of two existing unoccupied, unused and dilapidated single storey buildings and the construction of a Community Centre and Place of Worship (Mosque) in a detached three storey over basement building (basement, ground, first and second floors), part pitched and part flat roofed, incorporating solar PV panels and a feature minaret and dome on/over roof levels and including: (a) at basement level - circulation spaces, car parking, bicycle parking, exercise room, service rooms, service plant and bin storage; (b) at ground floor level - main entrance and circulation spaces, administrative spaces, toilets and ablutions areas, storage rooms, tea stations, mortuary, prayer room with supporting service rooms, 2 classrooms, a library/book store, 3 retailing/services units, child minding rooms; (c) at first floor level - circulation spaces, administrative spaces, toilets and ablutions areas, 2 apartments, community health rooms, events room, kitchen/servery, prayer gallery overlooking the prayer room; (d) at second floor level - circulation spaces, administrative spaces, toilets, restaurant, kitchen; external to the building will be main vehicular and pedestrian site entrances including gates in the new northern boundary, limited car and bicycled parking, ramp entrance/exit to & from the underground basement car park, service yard, external circulation, children's play space, hard and soft landscaped areas, boundary treatments including walls and metal fencing; the areas and locations of each use will be shown on the drawings proposed to be lodged with the planning application and the times of use and occupancy of each are listed within written documents to be lodged with the planning application.	
Final Decision on Application	Grant permission	
Decision Date	23-Jan-2020	

Planning Application Reference		SD19B/0307
Development address	97 Rowlagh Avenue, Ronanstown, Clondalkin, Dublin 22	

Description: Conversion of existing attic space comprising of modification of existing roof structure, new access stairs, new gable window and construction of flat roof dormer to the rear.

Final Decision on Application	Grant permission
Decision Date	26-Sep-2019

The potential for cumulative impact of the plans and projects identified above are assessed in the Screening section below in combination with the currently proposed project.

## 5 Screening Assessment

### 5.1 Characteristics of the Proposed Development

To determine whether the characteristics of the proposed development are likely to have significant impacts on the environment, the following questions are answered in Table 5.1, following guidelines set out in Guidance for Consenting Authorities regarding Sub-Threshold Development (DoEHLG 2003).

Table 5.1: Characteristics of the proposed development

Characteristics of the Proposed Development - Screening Questions	Comment
<b>Could the scale (size or design) of the proposed development be considered significant?</b>	The proposed development is 0.38 hectares in size and is comprised of single storey homes and 2 storey apartments. The surrounding houses are all 2-storey terrace or semi-detached. For the reasons outlined, the scale of the proposed development is not considered to be significant.
<b>Considered cumulatively with other adjacent proposed developments, would the size of the proposed development be considered significant?</b>	The size of the development is considered small. An existing development of similar extent is situated to the west of the site. A number of planning applications have been granted permission in the area around the proposed development in the last three years. The applications are all small scale. As such, the cumulative effect is not expected to be significant.
<b>Will the proposed development utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?</b>	In terms of land area, the proposed development is small (0.38ha), and much of the area will be dedicated to open space. Four existing trees and a small portion of hedgerow along Neilstown Road will be removed. This will be offset by additional planting in the internal courtyard and public open space to the south of the site. Therefore, there will not be a significant quantity of natural resources used.
<b>Will the proposed development produce a significant quantity of waste?</b>	No. Waste will be produced during the construction phase of the development. During this phase, should excavated materials require off-site removal, they will be tested to determine the most appropriate means of disposal, and disposed of at appropriately licenced or permitted sites. This will be detailed in the contractor's operating plans. During operation, the proposed development will produce household waste, which will be collected and disposed of at appropriate facilities.
<b>Will the proposed development create a significant amount or type of pollution?</b>	No. Temporary air and noise pollution may occur during the construction phase, but will be mitigated against by operational plans devised by the contractor.
<b>Will the proposed development create a significant amount of nuisance?</b>	No. During construction, some noise will be created, however this will be temporary and short-term. Construction works will be limited to certain times of day to avoid nuisance to local residences.

	Once operational, the proposed development will not produce a significant amount of nuisance.
<b>Will there be a risk of major accidents having regard to substances or technologies used?</b>	No. The risks of this development will be those typically associated with normal construction practices.  Construction machinery will be used during the construction phase and will be operated by licensed contractors, and following best practice guidance.
<b>Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?</b>	The proposed development is outside the Flood Zone A and B extents as described in the SDCC SFRA. Risk of natural disasters to the project is therefore low.
<b>Will there be a risk to human health (for example due to water contamination or air pollution)?</b>	No. Any potential risk to human health will be as a result of the construction phase of this project. All contractors will be subject to best practice methodologies and risk assessments in order to minimize any risk to human health.
<b>Would any combination of the above factors be considered likely to have significant effects on the environment?</b>	No. The development is relatively small scale. Environmental impacts are predictable and easily mitigated through the use of best practice guidelines during the construction phase. As such, significant impacts on the environment are not expected as a result of the proposed development.

**Conclusion:** The characteristics of the proposed development are not considered likely to result in a significant impact on the environment by virtue of its size, nature or operational activities.

**Reasoning:** The proposed housing development is relatively small in extent. Any environmental or noise impacts will be during the construction phase and not during operation of the development. Construction will not require significant use of natural resources, nor will it generate significant amounts of waste.

## 5.2 Location of the Proposed Development

The following questions are answered below in Table 5.2 to determine whether the geographical location of the proposed development can be considered ecologically or environmentally sensitive.

Table 5.2: Location of the proposed development

Location of the Proposed Development - Screening Questions	Comment
Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g., SAC, SPA, pNHA)?	No. The AA Screening for the site concluded that there are no Natura 2000 sites likely to be directly or indirectly impacted by the development.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on habitats listed as Annex I in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on habitats listed as Priority Annex I in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on species listed as Annex II in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. A walkover survey by JBA ecologists found no evidence of the breeding places of species protected under the Wildlife Act.
Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?	No. The proposed development is in line with the approved land use under the SDCC CDP, in which Objective OS land can be used to facilitate the development of infill age-friendly housing.
Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?	<p>No. The proposed development will not impact the relative abundance, availability, or regenerative capacity of natural resources. There will be a small amount of surface runoff, however this will be countered by the retention of a large green area in the centre of the site and to the south of the site, beneath which will be an underground attenuation area.</p> <p>During construction of the underground attenuation area, there is a risk of encounters with groundwater. Controls should be put in place by the appointed contractor in case this occurs. These should include: the erection of a bund or barrier around the excavated area until the attenuation system is in place and the area made good, the storage of fuel oils on site should be located in a compound as far from the excavated area as possible, and no washout of concrete trucks or material should take place in the area.</p>

<b>Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?</b>	No. There are no recorded archaeological or architectural features on site or in the near vicinity of the proposed development.
<b>Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?</b>	No.

**Conclusion:** The location of the proposed development is not considered likely to result in a significant impact on the environment.

**Reasoning:** The proposed development is located in an existing residential area, and is zoned appropriately for infill age-friendly housing. There are no Natura 2000 sites or designated ecological sites which will be impacted by the proposed development. The possibility of impacts to groundwater can be mitigated by the implementation of groundwater protections during construction by the appointed contractor.

### 5.3 Characteristics of Potential Impacts

The following questions were answered in Table 5.3, in line with Guidance on EIA Screening - June 2001, prepared for the European Commission by ERM (UK), to determine whether the environmental impacts of the development can be considered significant.

Table 5.3: Characteristics of potential impacts

Characteristics of Potential Impacts - Screening Questions	Comment
Will there be a large change in environmental conditions?	No. The area to be developed is small (0.38 hectares), with approximately half of the site to be retained as green open space.
Will new features be out of scale with the existing environment?	No. The proposed development is set to the same scale as the existing housing developments in the area and thus will not be out of place in the local environment.
Will the effect be particularly complex?	No. The primary environmental impacts are expected to occur during the construction phase, and will be mitigated by operational plans devised by the on-site contractor. These include temporary impacts to surface water quality, air quality, noise and vibration, and through the generation of waste.
Will the effect extend over a large area?	No. Given the small scale and nature of the proposed development this is highly unlikely.
Will there be any potential for trans-frontier impacts?	No.
Will many people be affected?	Only residents and business owners in the local vicinity will be affected by the construction phase, however such impacts will be temporary.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. Impacts on other receptors are expected to be temporary and limited to the construction phase. Once operational, impacts to receptors are expected to be negligible.
Will valuable or scarce features or resources be affected?	No. There will be no effect on scarce features or resources.
Is there a risk that environmental standards will be breached?	No. The appointed contractor will be contractually obligated to follow environmental guidance and standards, which will be outlined in the contract documents and operating plans devised for construction.
Is there a risk that protected sites, areas, features will be affected?	No.
Is there a high probability of the effect occurring?	No.
Will the effect continue for a long time?	No. Potential impacts would be brief to temporary, only occurring occasionally within the construction phase of the development or in the case of a breach of environmental standards.
Will the effect be permanent rather than temporary?	No. Potential impacts would be temporary.
Will the impact be continuous rather than intermittent?	No. Potential impacts would be intermittent.

<b>If it is intermittent will it be frequent rather than rare?</b>	No. Potential impacts would be rare, occurring only in the case of accidental breach of environmental standards during the construction phase.
<b>Will the impacts be irreversible?</b>	No.
<b>Will it be difficult to avoid, or reduce or repair or compensate for the effect?</b>	No. Mitigation measures to be put in place during construction will be sufficient to avoid or reduce potential impacts.

Conclusions: The characteristics of the potential impacts as a result of the proposed development are unlikely to be significant and are easily mitigated.

Reasoning: The potential impacts from this development would be primarily during the construction phase. It is easy to predict these impacts and mitigate them through the use of standard environmental procedures.

## 6 Conclusions and Recommendations

The purpose of this report was to identify whether there is a need under The Planning and Development Act 2000, as amended, for an EIAR for the proposed housing development at St. Ronan's Crescent, Dublin 22.

The proposed development consists of age-friendly single storey houses and 2-storey apartment units (9 dwellings total) and Community Consultation Facility.

It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.

During construction, typical impacts such as noise, dust, traffic disruption, and the generation of small amounts of waste are to be expected. These are typical construction phase impacts, and will be mitigated against by environmental operating plans devised by the on-site contractor, following best practice guidance.

There is the potential for encounters with groundwater during construction of the surface water attenuation system. It is recommended that controls be put in place by the appointed contractor in case this occurs. These should include:

- the erection of a bund or barrier around the excavated area until the attenuation system is in place and the area made good
- the storage of fuel oils on site should be located in a compound as far from the excavated area as possible
- no washout of concrete trucks or material should take place in the area.

An AA Screening Report completed by JBA for the proposed development determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development and the distance and lack of pathways to Natura 2000 sites.

Once operational, the proposed development is expected to be low in environmental impact. There are similarly sized residential developments in the surrounding area, and the development includes open green spaces.

It has been concluded that the proposed development does not fall under the category of sub-threshold development, and thus an EIAR is not required.

The overall conclusion is based on the details of the scheme available at the time of preparation of this report. If the extent of the scheme or the construction methods for the scheme are changed then the EIAR Screening assessment should be reviewed.

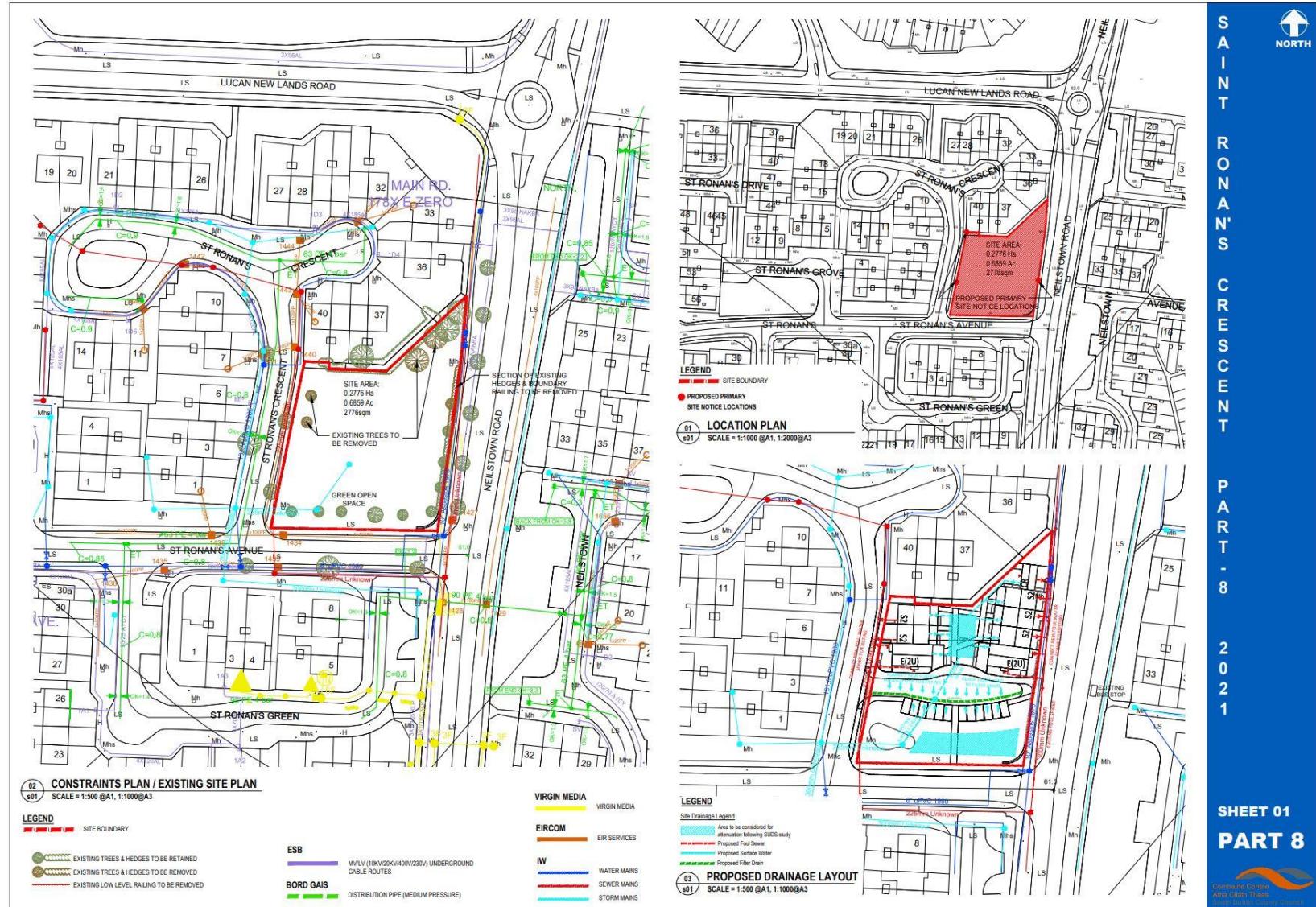
## 7 References

Environmental Protection Agency (EPA) (2020) EPA Maps, Next Generation EPA Maps, available: <https://gis.epa.ie/EPAMaps/> [accessed 01 Apr 2021]

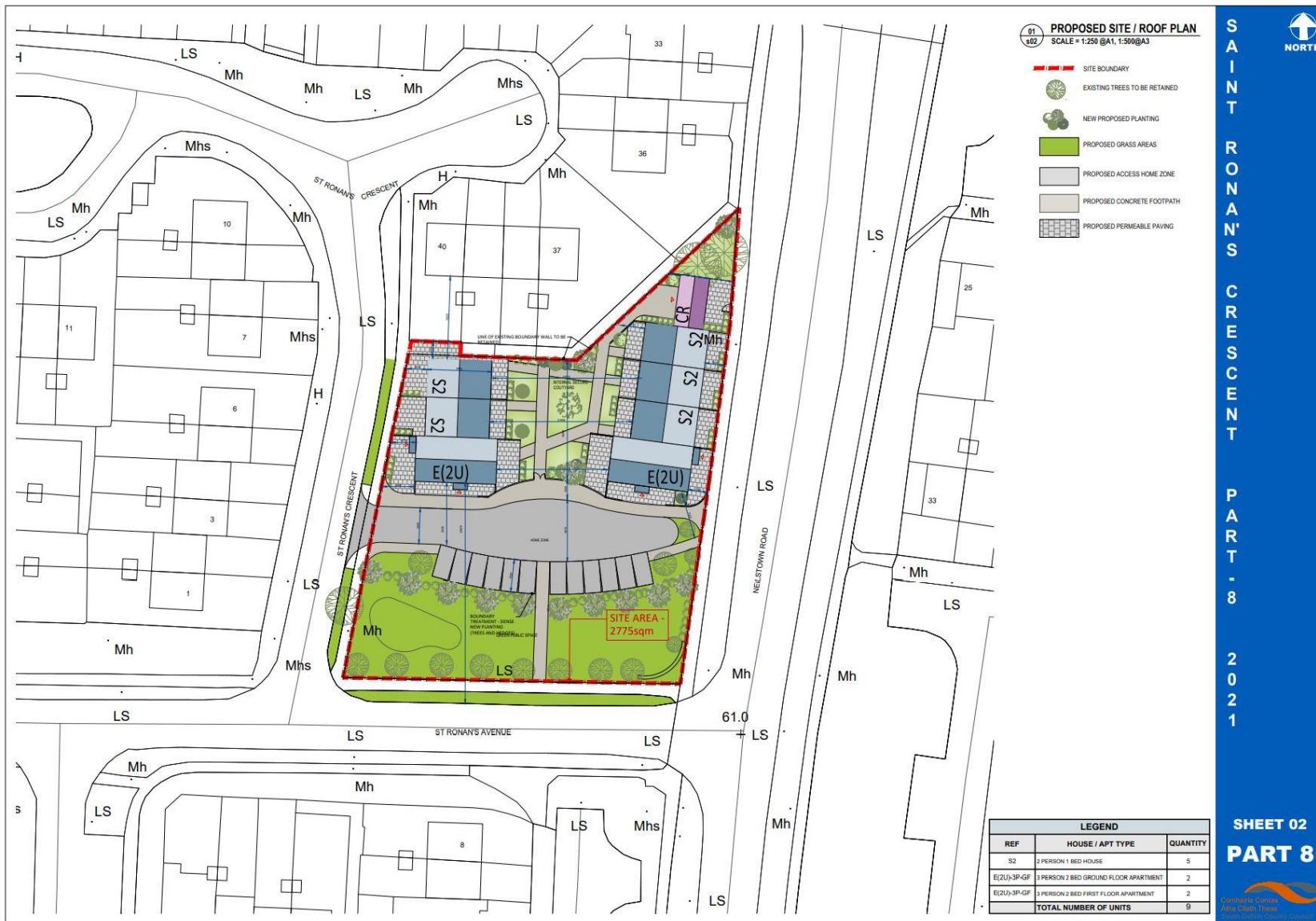
South Dublin County Council (2016) 'South Dublin County Development Plan 2016-2022', available: <https://www.sdcc.ie/en/download-it/publications/south-dublin-county-council-development-plan-2016-2022-written-statement.pdf> [accessed 01 Apr 2021]

# Appendices

## A: Proposed drainage and existing services



## B: Proposed site plan





**JBA**  
consulting

Offices at  
[Dublin](#)  
[Limerick](#)

Registered Office  
24 Grove Island  
Corbally  
Limerick  
Ireland

t: +353 (0) 61 345463  
e: [info@jbaconsulting.ie](mailto:info@jbaconsulting.ie)

**JBA Consulting Engineers and  
Scientists Limited**  
Registration number 444752

JBA Group Ltd is certified to:  
ISO 9001:2015  
ISO 14001:2015  
OHSAS 18001:2007



Visit our website  
[www.jbaconsulting.ie](http://www.jbaconsulting.ie)