

Environmental Impact Assessment Screening Report for proposed amenity facilities, at Corkagh Park, Clondalkin

for: BDP Design

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December 2021

Document Control

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checked by	Paul Fingleton	14 th December 2021
status	Revised 14 Dec to take account of client comments	

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1. Introduction

CAAS Ltd. has been appointed by DPD Design on behalf of South Dublin County Council to prepare this Environmental Impact Assessment Screening Report for proposed amenity facilities, at Corkagh Park, Clondalkin, Dublin 22 (the proposed development). This report has been prepared to form an opinion as to whether or not the proposed development should be subject to Environmental Impact Assessment (EIA) and if so, whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

The screening assesses the proposed development with reference to the EIA legislation including the EIA Directive, and Planning and Development legislation¹. It also has regard to relevant parts of:

- *EIA Guidance for Consent Authorities regarding sub-threshold development*, 2003, Department of the Environment, Heritage and Local Government
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, 2018, Department of Housing, Planning and Local Government
- *OPR Practice Note PN02 Environmental Impact Assessment Screening*, 2021, Office of the Planning Regulator
- relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, 2015, EU and *Environmental Impact Assessment of Projects - Guidance on Screening*, 2017, EU.

The first step involves a ‘preliminary examination’ to establish the likelihood of significant effects on the environment arising from the proposed development. The outcome of the preliminary examination determines the next steps of the screening process which may involve detailed review of project types, subthreshold project considerations and review against prescribed criteria for determining whether the development should be subject to EIA.

The consideration of potential effects covers all significant direct, indirect and secondary effects as relevant, with reference to the guidance and in compliance with the legislation. Where used, descriptions of effects follow the statutory EPA (draft) *Guidelines on the information to be contained in Environmental Impact Assessment Reports* (2017). For ease of reference, these standardised descriptions are reproduced in Appendix I of this report.

The information on the development that is used for purposes of this report has been obtained from South Dublin County Council, including a brief written description and drawings.

The following sections of this report cover:

- The proposed development (s2)
- The legislative basis for EIA (s3)
- Preliminary examination (s5)
- Screening considerations (s4)
- Conclusion (s9)

¹ see section 3 for details

An overview of the author's competency is provided in Appendix III.

2. The proposed development

2.1 Overview of the development

The proposed site is located to the west of the town of Clondalkin, lying North of the N7 and East of the R136 Outer Ring Road. Formerly part of Corkagh Demesne, Corkagh Park is approximately 120 ha (300 acres) in area. The park provides many amenities and activities to the area such as playparks, fairy woods, a rose garden, sports facilities, areas for walking and jogging, a cycle track and a picnic area.

The main aim of the proposed development is to provide and improve recreational facilities within Corkagh Park. This will be achieved by creating a new events space and café north of the Hub Zone, installing new wayfinding signage and branding that links the park's entrances and car parks with the new and existing destinations throughout the park, enhancing the park entrances, enhancements to walking and cycling infrastructure.

The area of the proposed development, per the red line marking the boundary of the planning application (ref Figure 1), is approximately 120 ha.

2.2 Project details

The proposed development comprises:

Activity Zones including Parkland Features, Spaces & Elements. Each of the following elements and activity zones are summarised below:

- (a) Family Fun Zone
 - A new fairy wood trail, incidental play area, a viewing platform, and a picnic area.
- (b) Engaging with Nature Zone
 - New pedestrian entrance with planting, wayfinding totem and entrance gate.
 - New lake viewing platforms/decks.
 - Wayfinding totem.
 - Picnic areas.
- (c) The Hub Zone
 - Upgrade and repurpose area in front of and adjacent to current depot area/courtyard buildings with landscaping and site service/infrastructure works to create a multi-functional plaza and outdoor space etc including a stand-alone café pavilion.
 - Creating a new events space and café north of the Hub Zone.
- (d) Other Elements
 - Installing new wayfinding signage and branding that links the park's entrances and car parks with the new and existing destinations throughout the park.
 - Enhancing the park entrances.
 - Enhancing walking and cycling infrastructure.
 - Playing pitches.



Figure 1 Aerial photograph of site area
N.B. The subject development is outlined in red.



Figure 2 Site context map



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NOTES

Key

- Site Boundary
- Site Notices

- 01 - The Hub Zone
- 02 - St. John's Wood Car Park and Entrance
- 03 - Outer Ring Road Entrance
- 04 - Green Isle Road Entrance and Car Park
- 05 - St. Johns Drive Entrance
- 06 - Kilcarbery Entrance
- 07 - Camac Valley Camping Park Link
- 08 - Fairy Woodland Trail
- 09 - Primary and Secondary Routes

Figure 3 Proposed works in Corkagh Park
 Drawing ref. CRP (90) LP 101. Full scaled version of the drawing is available separately.



Figure 4 Hub zone cafe and events space

Drawing ref. CRP (90) LP 201. Full scaled version of the drawing is available separately.

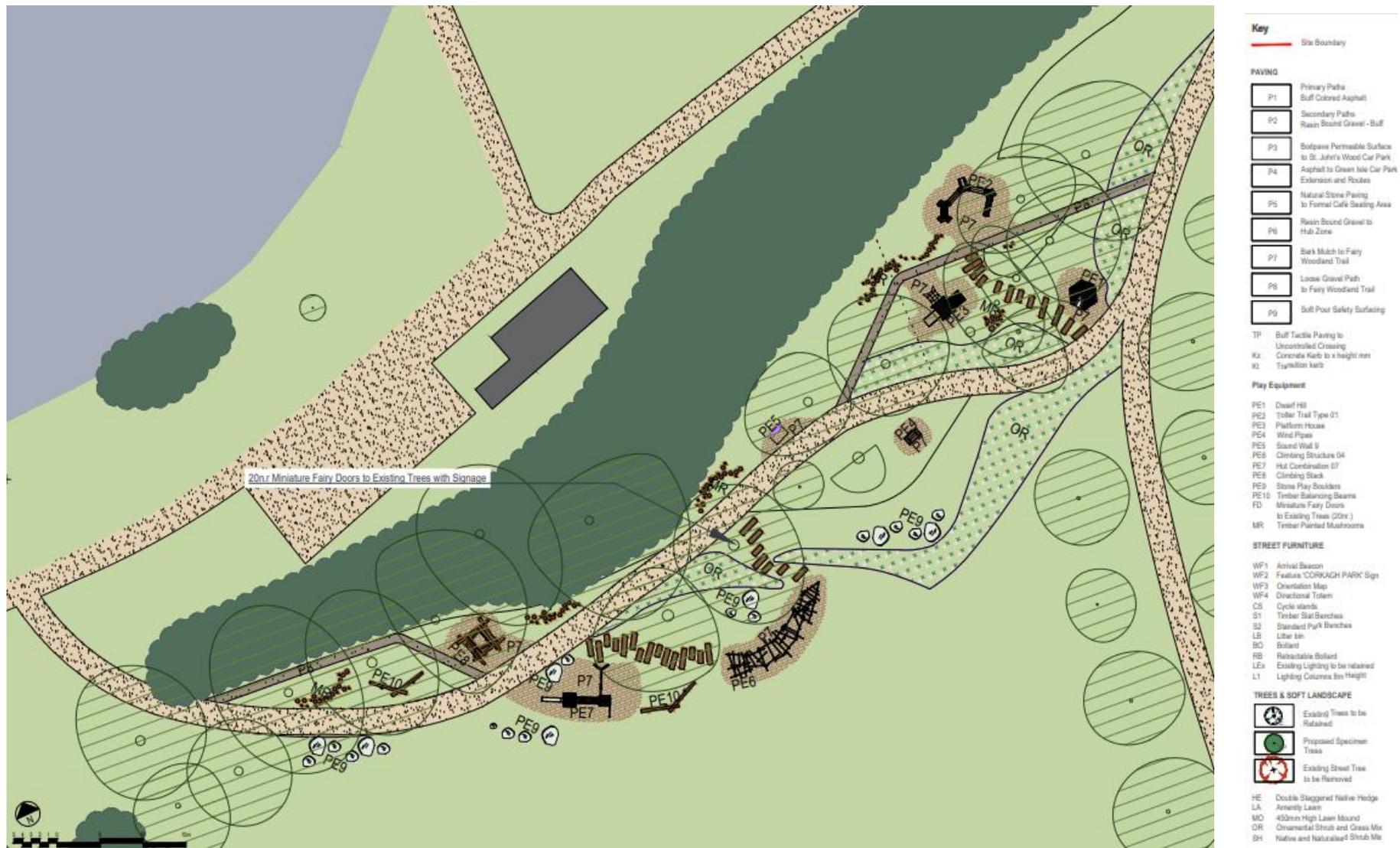


Figure 5 Fairy woodland trail

Drawing ref. CRP (90) LP 202. Full scaled version of the drawing is available separately.



Figure 6 Green Isle car park

Drawing ref. CRP (90) LP 203. Full scaled version of the drawing is available separately.



Figure 8 Outer Ring Road car park
Drawing ref. CRP (90) LP 205. Full scaled version of the drawing is available separately.



Figure 9 Kilcarbery and St. John's Drive pedestrian entrances
Drawing ref. CRP (90) LP 206. Full scaled version of the drawing is available separately.

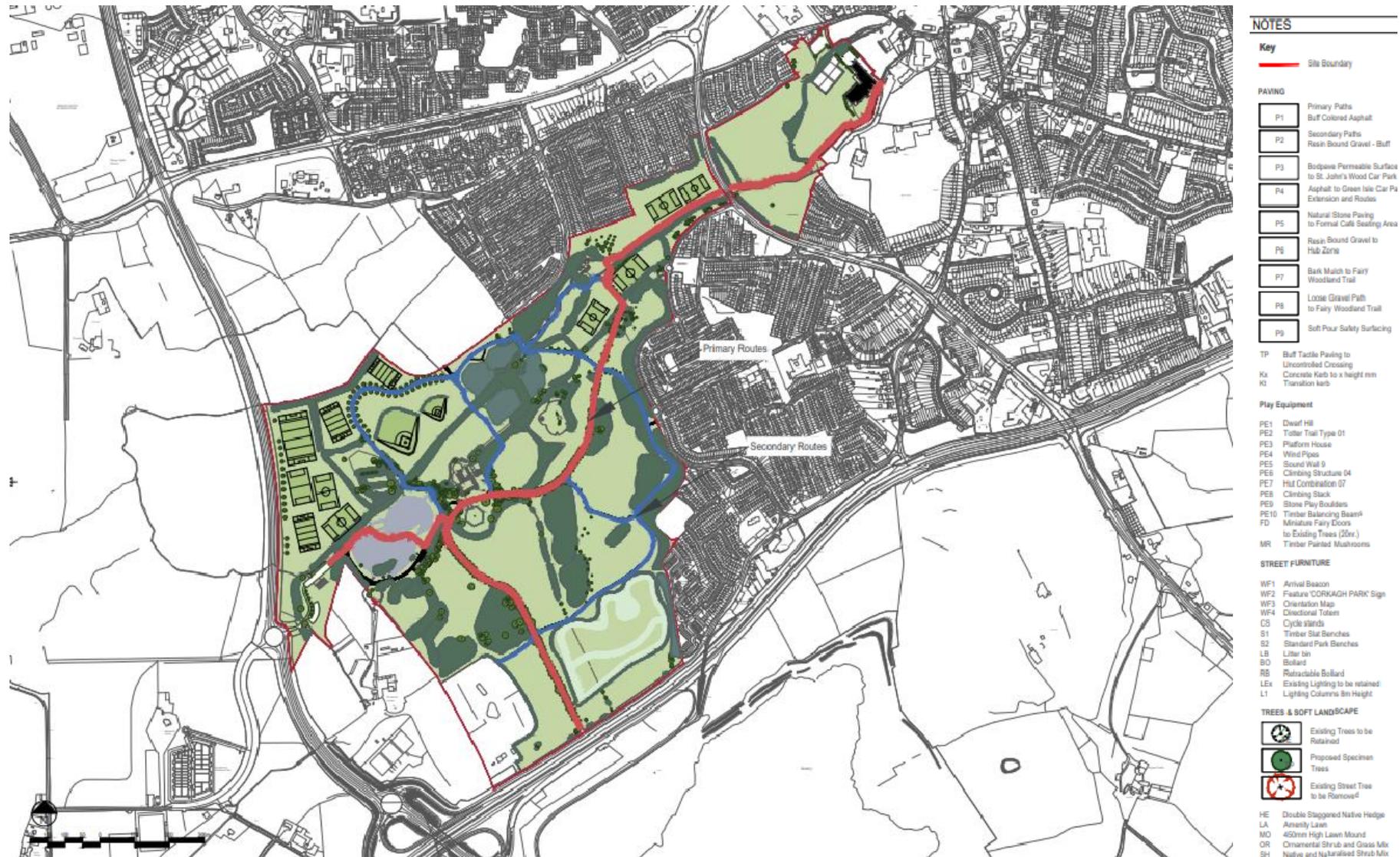


Figure 10 Primary and secondary paths
 Drawing ref. CRP (90) LP 210. Full scaled version of the drawing is available separately.

NOTES

Key

— Site Boundary

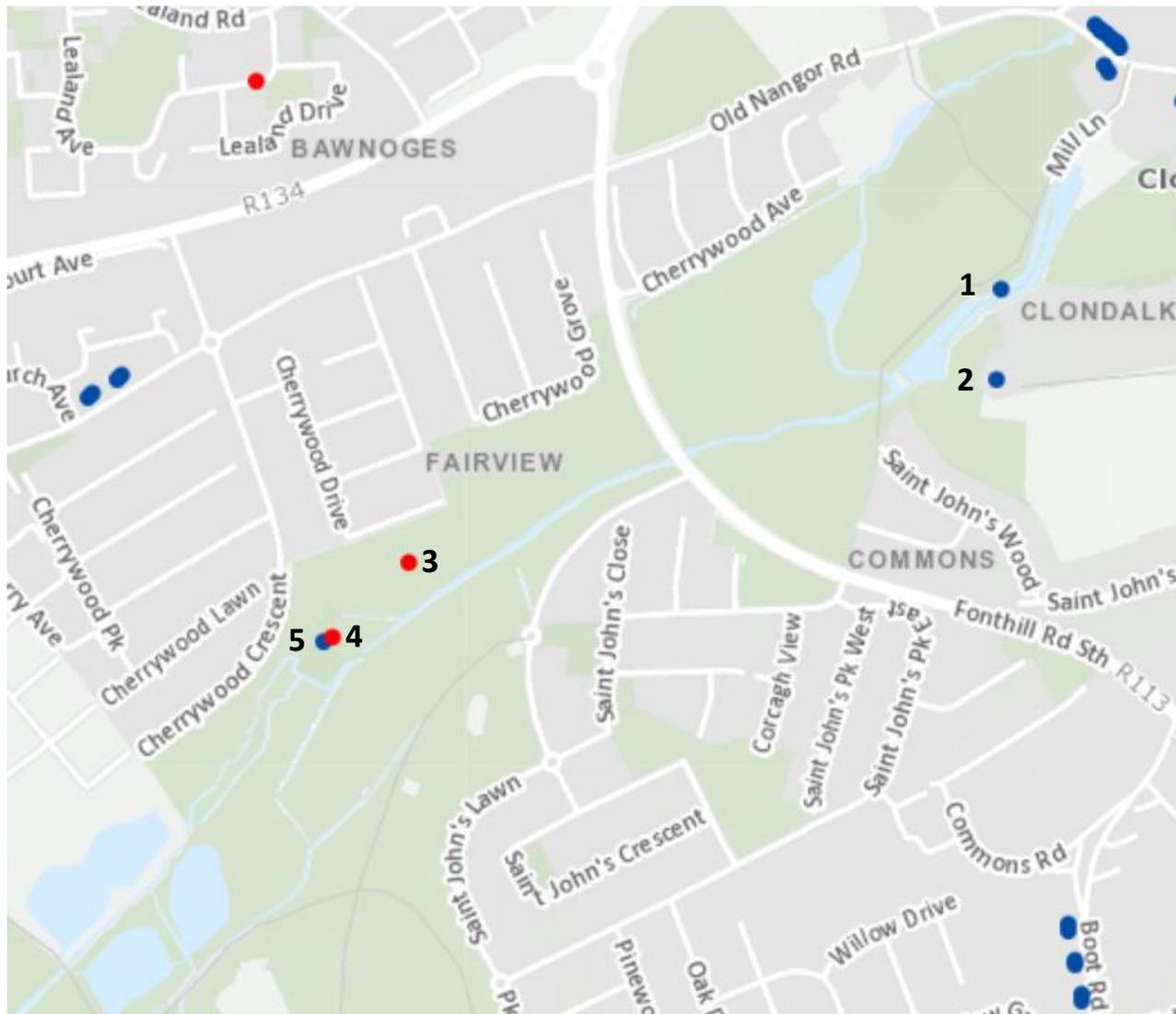


Figure 11 Wayfinding and signage

Drawing ref. CRP (90) LP 211. Full scaled version of the drawing is available separately.



Figure 12 Schematic map indicating the proposed activity zones

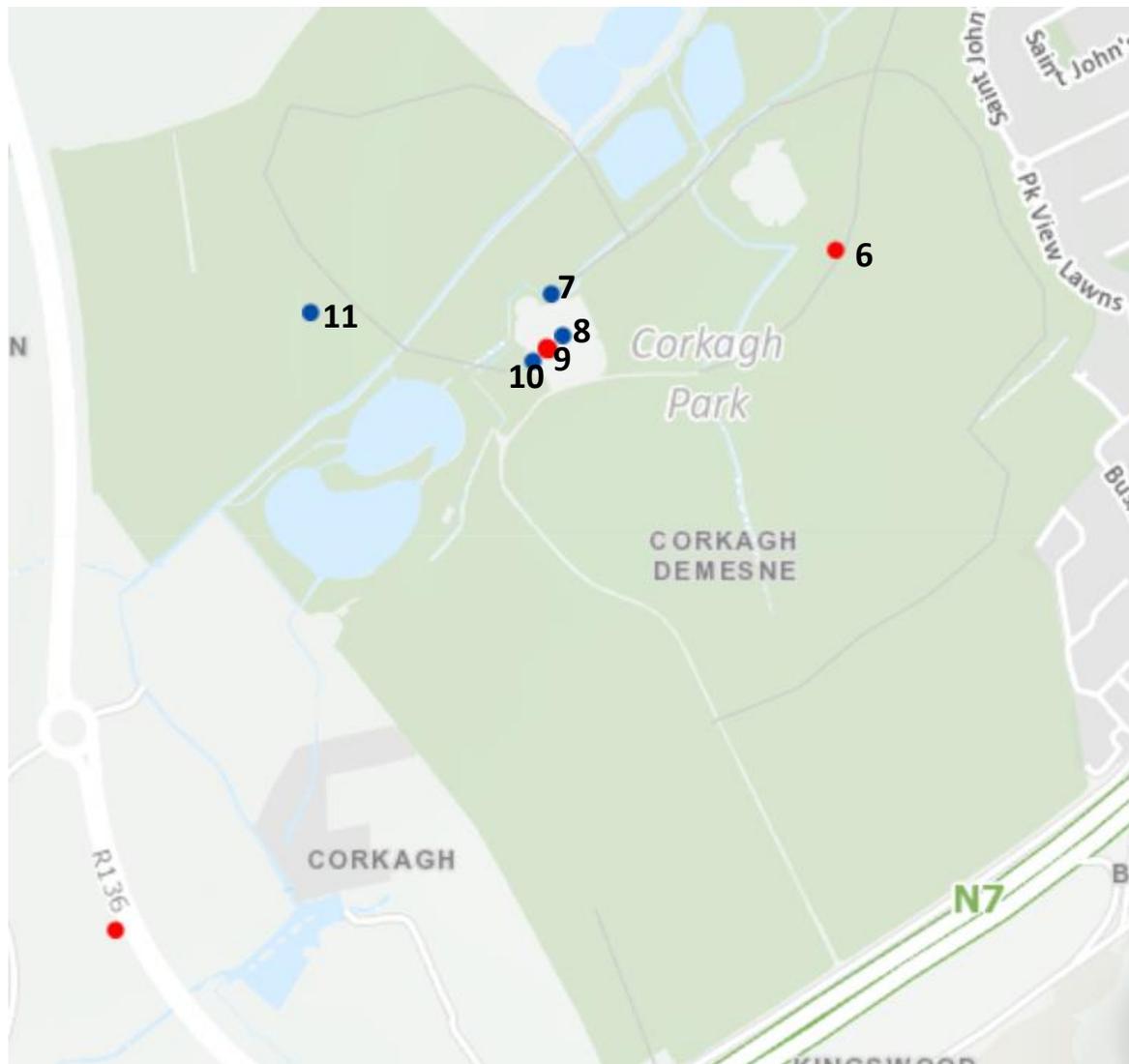


List of Structures:

- 1 – Mill (NIAH ref.11209042)
- 2 – Moyle Park House (NIAH ref. 11209044)
- 3 – Well (NIAH ref. DU021-009)
- 4 – Mill (NIAH ref. DU021-008)
- 5 - Fairview Oil Mills (NIAH ref. 11209010)

Figure 13 Protected Structures in Corkagh Park (map 1/2)

Source: National Inventory of Architectural Heritage

**List of Structures:**

- 6 - Habitation site (NIAH ref. DU021-012)
- 7 – Bridge (NIAH ref. 11209088)
- 8 – Outbuilding (NIAH ref. 11209087)
- 9 – Mill (NIAH ref. DU021-011003), Castle (NIAH ref. DU021-011001), Moated site (NIAH ref. DU021-011002)
- 10 – Workers House (NIAH ref. 11209086)
- 11 - Gunpowder Mills (NIAH ref. 11209089)

Figure 14 Protected structures in Corkagh Park (map 2/2)

Source: National Inventory of Architectural Heritage

3. Legislative basis for EIA

EIA requirements derive from EU Directive 2011/92/EU (as amended by Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment. The Directive has been transposed into various Irish legislation of which the following are the most relevant to this development.

- The Planning and Development Acts 2000-2020 (Part X), as amended by, *inter alia*, the:
 - Planning and Development Regulations 2001 (S.I. 600/2001)
 - European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018) (S.I. 296/2018)

Part 1 of Schedule 5 of these regulations lists projects included in Annex I of the Directive which automatically require EIA.

For projects included in Annex II of the Directive, Part 2 of Schedule 5 provides thresholds above which EIA is required.

4. Project type

In the first instance it is necessary to determine whether the project is of a type that requires EIA.

Potentially relevant project types prescribed for EIA purposes in the Planning and Development legislation are listed in the table below, with commentaries of their applicability to the proposed development. In this case there is only one potentially relevant project type.

Project type / criteria	Comment	Is EIA required on this basis?
Planning and Development legislation S.I. 600/2001, Schedule 5, Pt 2		
Project type 10. <i>Infrastructure projects (b) (iv)</i>		
<i>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.</i> <i>(In this paragraph, “business district” means a district within a city or town in which the</i>	Commission guidance ² lists a range of projects, stating that these or other projects with similar characteristics can be considered to be ‘urban development’. These include: <ul style="list-style-type: none"> • Shopping centres • Bus garages • Train depots • Hospitals • Universities • Sports stadiums 	No

² Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU

Project type / criteria	Comment	Is EIA required on this basis?
<p><i>predominant land use is retail or commercial use.)</i></p>	<ul style="list-style-type: none"> • Cinemas • Theatres • Concert halls • Other cultural centres • Sewerage or water supply networks <p>The closest of these to the subject proposal are ‘sports stadiums’, ‘theatres’ or ‘other cultural centres’. While the proposed project includes an events space, it is small in scale and does not include other typical characteristics of these types of developments such as large buildings, grandstand, indoor facilities or extensive new car parking. It can therefore be considered as not corresponding to or having similar characteristics to any of the above listed project types.</p> <p>The judgement of the High Court in the case of <i>Carvill & Flynn v Dublin City Council & Ors</i>. [2021] IEHC 544 took a broad interpretation of the ‘urban development’ project type. It found essentially that urban ‘development’ of any sort may be considered to fall within the provisions of the Directive as implemented in domestic law.</p> <p>On the basis of case law it is arguable that the ‘urban development’ project type can be considered to apply to developments in an urban areas that are not listed in the Commission guidance (ref <i>Carvill & Anor v Dublin City Council & Ors</i> [2021 No. 111 JR]).</p> <p>However, notwithstanding all of the above, the subject proposal is for development of new amenity facilities in a public park which is located adjacent to an urban area but is not itself an urban area. It is in keeping with the normal park management functions of the Council. It is considered that this proposal does not fall into the ‘urban development’ project type (type 10(b)(iv)).</p>	

5. Preliminary Examination

Article 120(a)(1)(a) of the Planning and Development Regulations 2001, as amended, requires that prior to screening a project for EIA: -

Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

The 'preliminary examination' is required to find out if: (i) there is any likelihood of significant effects on the environment arising from the proposed development; (ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment; or (iii) there is a real likelihood of significant effects on the environment. In instance (i) no EIA is required. In (ii) the project needs to be screened for EIA using prescribed screening criteria. In (iii) an EIA is required and no further screening is necessary.

In the case of the subject development, it can be seen on preliminary examination that the development is small in scale and will not give rise to any significant emissions. It could be concluded on this basis that there is 'no real likelihood of it causing significant effects on the environment' and that an EIA is not required.

It is notable however that the development involves construction of facilities in a public park which is of significant amenity value. Taking account of this context it is deemed appropriate to adopt a prudent approach and to take the view that there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development.

In accordance with the Regulations, it is thereby proper to proceed further and to screen the proposal in order to form an opinion as to whether or not the proposed development should be subject to Environmental Impact Assessment (EIA).

6. Subthreshold development

Article 92 of the Regulations of 2001, as amended define: 'sub-threshold development' as:

development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

On the basis of the comments made above (in s4 *Project Type*), the proposed development is considered as not corresponding to any project type contained in Schedule 5. On this basis it does not comprise 'sub-threshold development'.

Annex III of the EIA Directive (2011/92/EU, as amended) as transposed into Schedule 7 of the Planning and Development Regulations - sets out criteria for review of sub-threshold projects to determine if they should be subject to EIA. These criteria include characteristics, location and potential effects. Schedule 7A sets out information which is required to be provided for subthreshold projects to enable review against the Schedule 7 criteria.

Without prejudice to the above, out of an abundance of caution this report proceeds to review the proposed development against the Schedule 7 criteria. This includes provision of the Schedule 7A information.

7. Schedule 7A information

Schedule 7A of the Planning and Development Regulations sets out 'Information to be provided by the Applicant or Developer for the Purposes of Screening Sub-threshold Development for Environmental Impact Assessment'. Article 120 of the Regulations of 2001 (as amended) confirms that this requirement applies local authority developments (if the proposal were considered to be 'sub-threshold'). The specified information is listed below and the right-hand column shows where the information is provided in this report.

Schedule 7A requirement	Where this information is provided
1. A description of the proposed development	Section 2 of this report, also accompanying documents and drawings
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.	Section 8 of this report
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	Section 8 of this report
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7	Section 8 of this report
Additional requirement	
Any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.	Because no significant adverse effects are found to be likely, no further information on the characteristics of the proposed development and its likely significant effects on the environment is relevant or required. Relevant assessments of potential effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive are set out in Appendix II of this report.
Optional information	
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.	Because no significant adverse effects are found to be likely, no such features or measures are necessary.

8. Review against Schedule 7 criteria

The Schedule 7 criteria, listed in the table below, cover:

1. Characteristics of the proposed development
2. Location of the proposed development
3. Types and characteristics of potential impacts

The comments provided in relation to the category 1 and 2 criteria are factual and do not comment on the types or characteristics of impacts. In keeping with the intent of Schedule 7, commentary on impacts is provided in response to the items covered by category 3 (the third part of the table below). All comments, particularly regarding 'significance', are made in the context of the Directive and guidance. The review against the Schedule 7 criteria takes account of the environmental factors set out in of Schedule 6, 2(d), as relevant.

Schedule 7 Criteria	Commentary
<p>1. Characteristics of Proposed Development</p> <p>The characteristics of proposed development, in particular:</p>	
(a) the size and design of the whole of the proposed development	The area of the development site is approx. 120 ha.
(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	The context of the site is largely in amenity usage. The lands surrounding the park are in various uses including residential, transportation (road) and amenity use. There is a quarry to the south of the park.
(c) the nature of any associated demolition works	No demolition works are required.
(d) the use of natural resources, in particular land, soil, water and biodiversity	No significant natural resources will be used.
(e) the production of waste,	Waste generated during construction and operation can be anticipated to be typical for a small scale works project. No significant waste streams will be generated.
(f) pollution and nuisances,	During construction, the proposal is likely to generate localised and short-term noise and dust. It will also generate minor traffic. Post-construction, it can be anticipated to have negligible potential to cause any pollution or nuisance.

(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	There is no significant potential for the proposed development to give rise to significant adverse effects on the environment due to accidents and/or disasters. This applies to accidents/disasters arising from external factors as well as accidents arising from the development.
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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	The context of the site is largely in amenity usage. The lands surrounding the park are in various uses including residential, transportation (road) and amenity use. There is a quarry to the south of the park.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	Due to the scale of the proposed development the impact on natural resources in the area will be minimal.
(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	The existing site is a park.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	-
(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	The environs of the north eastern parts of the park are predominantly in low-density residential use.

(viii) landscapes and sites of historical, cultural or archaeological significance	<p>A number of protected structures are located in the vicinity of the proposed development. These include a bridge, moat site, castle, 3 mills, a worker's house, a gunpowder mill, a house, a well, an oil mill and a habitation site. These are listed below. The registration numbers for these sites were obtained from the National Inventory of Architectural Heritage Historic Environment Map Viewer. These structures are all located inside Corkagh Park and mapped on Figure 13 &14.</p> <p>Mill - NIAH ref.11209042 Moyle Park House - NIAH ref. 11209044 Well - NIAH ref. DU021-009 Mill - NIAH ref. DU021-008 Fairview Oil Mills - NIAH ref. 11209010 Habitation site - NIAH ref. DU021-012 Bridge - NIAH ref. 11209088 Outbuilding - NIAH ref. 11209087 Mill - NIAH ref. DU021-011003 Castle - NIAH ref. DU021-011001 Moated site - NIAH ref. DU021-011002 Workers House - NIAH ref. 11209086 Gunpowder Mills - NIAH ref. 11209089</p>
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<p>3. Types and characteristics of potential impacts</p> <p>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—</p>	
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	The site covers 120 ha. No significant effects are likely to extend beyond the site boundary.
(b) the nature of the impact	<p>Temporary to short term localised construction phase impacts are likely. These are likely to be small scale and localised.</p> <p>Once completed, the effects during operation will be insignificant within the meaning of the Directive and permanent.</p>
(c) the transboundary nature of the impact	-
(d) the intensity and complexity of the impact	The effects outlined at (b) above are likely to be low in intensity and complexity.

(e) the probability of the impact	The effects outlined at (b) above are likely to occur.
(f) the expected onset, duration, frequency and reversibility of the impact	Construction phase impacts will commence at start of construction, be of varying frequency and can be anticipated to be insignificant to slight and temporary to short-term. Once completed, effects will be insignificant and permanent.
(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	On the basis of their nature and scale, when considered in-combination with the proposed development, potential for other existing and/or permitted development to cause significant cumulative impacts can be considered to be negligible.
(h) the possibility of effectively reducing the impact	Not relevant as significant effects are considered unlikely to occur.

Based on review against the Schedule 7 criteria, the environmental impacts of the proposed project can be anticipated to be insignificant to slight during the temporary construction phase and insignificant and permanent during operation. These effects are not likely to be significant within the meaning of the Directive.

Article 120 of the Regulations of 2001, as amended, states that the Schedule 7A information:

- a) 'shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account' and
- b) '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.'

There is no relevant information arising from other assessments as described at (a) that needs to be taken into account. A list of requirements that can typically arise from other EU legislation is included as Appendix II. In relation to (b), as no significant adverse effects are likely to occur on the environment, no measures are envisaged or proposed to avoid or prevent such effects.

9. Conclusions

It is considered that the proposed amenity facilities, at Corkagh Park, Clondalkin does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it.

This conclusion is based on an objective review of the proposed development, including its characteristics, location and the likelihood of it causing significant environmental effects. The screening has followed the relevant legislation and has had regard to the relevant guidance.

Appendix I – Standard Descriptions of Effects

(from *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, 2018 draft, EPA)

<p>Quality of Effects</p> <p>It is important to inform the non-specialist reader whether an effect is positive, negative or neutral</p>	<p>Positive Effects</p> <p>A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).</p>
	<p>Neutral Effects</p> <p>No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.</p>
	<p>Negative/adverse Effects</p> <p>A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).</p>
<p>Describing the Significance of Effects</p> <p>“Significance” is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i> below.).</p>	<p>Imperceptible</p> <p>An effect capable of measurement but without significant consequences.</p>
	<p>Not significant</p> <p>An effect which causes noticeable² changes in the character of the environment but without significant consequences.</p>
	<p>Slight Effects</p> <p>An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p>
	<p>Moderate Effects</p> <p>An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</p>
	<p>Significant Effects</p> <p>An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.</p>
	<p>Very Significant</p> <p>An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.</p>
	<p>Profound Effects</p> <p>An effect which obliterates sensitive characteristics</p>
<p>Describing the Extent and Context of Effects</p> <p>Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.</p>	<p>Extent</p> <p>Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.</p>
	<p>Context</p> <p>Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)</p>

Describing the Probability of Effects Descriptions of effects should establish how likely it is that the predicted effects will occur – so that the CA can take a view of the balance of risk over advantage when making a decision.	Likely Effects The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.
	Unlikely Effects The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.
Describing the Duration and Frequency of Effects 'Duration' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.	Momentary Effects Effects lasting from seconds to minutes
	Brief Effects Effects lasting less than a day
	Temporary Effects Effects lasting less than a year
	Short-term Effects Effects lasting one to seven years.
	Medium-term Effects Effects lasting seven to fifteen years.
	Long-term Effects Effects lasting fifteen to sixty years.
	Permanent Effects Effects lasting over sixty years
	Reversible Effects Effects that can be undone, for example through remediation or restoration
	Frequency of Effects Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)
Describing the Types of Effects	Indirect Effects (a.k.a. Secondary Effects) Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	Cumulative Effects The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.
	'Do-Nothing Effects' The environment as it would be in the future should the subject project not be carried out.
	'Worst case' Effects The effects arising from a project in the case where mitigation measures substantially fail.
	Indeterminable Effects When the full consequences of a change in the environment cannot be described.

	<p>Irreversible Effects When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.</p> <p>Residual Effects The degree of environmental change that will occur after the proposed mitigation measures have taken effect.</p> <p>Synergistic Effects Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SO_x and NO_x to produce smog).</p>
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Appendix II - Relevant assessments of potential effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive

EU Legislation		Comments
Air Quality Directive	2008/50/EC	There will be no air emissions of significance from the proposed development during operation, construction impacts will be local short term and insignificant. As a result, no assessment is required pursuant to this Directive.
Energy Performance of Buildings and Energy Efficiency Directive	2010/31/EU and 2012/27/EU	The construction of the proposed development will be designed to meet all applicable current regulations. It does not require any building energy assessment. No assessment is required pursuant to these Directives.
Floods Directive	2007/60/EC	The development is not subject to the requirements of this Directive and no Flood Risk Assessment has been prepared for it.
Habitats and Birds Directives	92/43/EEC and 2009/147/EC	A Natura Impact Statement has been prepared for the proposed development. It finds that the proposed development will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects.
Noise Directive	2002/49/EC	There are no noise sources of significance associated with the proposed development during operation, construction impacts will be local short term and insignificant. As a result, no assessment is required pursuant to this Directive.
SEA Directive	2001/42/EC	Due to the absence of likely significant environmental impacts and compatibility with existing land use and zoning, the findings of Strategic Environmental Assessments of plans including County and local area level land-use plans are not relevant to the EIA screening of the proposed development.
Directive on Waste and repealing certain Directives (a.k.a Waste Framework Directive)	2008/98/EC	The proposed development will generate small quantities of construction and demolition waste and small quantities of food and packaging wastes when operational - as with all wastes generated at South Dublin County Council managed sites the aim will be to maximise recycling and minimise waste disposal. No assessment is considered to be required pursuant to this Directive.
Water Framework Directive	2000/60/EC	When operational, foul water from the proposed development will be treated by the existing waste water treatment system to ensure risks to the water environment are minimised. The development will not affect any watercourses and there is no requirement for any assessment pursuant to this Directive.

This review of assessments of potential effects on the environment carried out pursuant to the European Legislation finds that no results arising from such assessments affect the findings of this EIA screening.

Appendix III - Competency of Authors

Paul Fingleton, the lead author, has an MSc in Rural and Regional Resources Planning (with specialisation in EIA) from the University of Aberdeen. Paul is a member of the International Association for Impact Assessment as well as the Institute of Environmental Management and Assessment. He has over twenty-five years' experience working in the area of Environmental Assessment. Over this period, he has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs and EIA screening reports. He has also contributed to and supervised the preparation of numerous AAs and AA screenings.

Paul is the lead author of the current EPA Guidelines³ and accompanying Advice Notes⁴ on EIARs. He has been involved in all previous editions of these statutory guidelines. He also provides a range of other EIA related consultancy services to the EPA. Paul is regularly engaged by various planning authorities and other consent authorities to provide specialised EIA advice.

Clodagh Ryan, Environmental Assistant has a BSc in Environmental Management, Dublin Institute of Technology, 2021. Clodagh liaises with various government agencies and local authorities in order to assimilate the environmental baseline information that is used in EIAs and AAs and assists in the preparation of the various EIA and AA related documentation

³ *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2017 (Draft)

⁴ *Advice notes on current practice in the preparation of Environmental Impact Assessment Reports*, EPA, 2003