

**Environmental Impact Assessment  
Screening Report**

**for proposed development of**

**additional salt barn, new mechanical services depot  
and 2no. new diesel pumps with associated  
underground fuel storage tanks**

**at the Existing Palmerstown Depot, Adjoining the  
Deadman's Inn, Old Lucan Road, Dublin 20**

**for:** **South Dublin County Council**

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Co. Dublin



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## Document Control

	<b>Author/Reviewer</b>	<b>Date</b>
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## 1. Introduction

CAAS Ltd. has been appointed by South Dublin County Council to prepare this Environmental Impact Assessment Screening Report for the proposed site intensification of the existing salt storage facility at Deadman's Inn, Co. Dublin (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<sup>1</sup> including the EIA Directive, and Planning and Development legislation. 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 review of the project characteristics to find out if the project corresponds to any type which is subject to the EIA requirements as set out in the legislation. If it does correspond to any such type then the second step is to carry out 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 subsequent steps of the screening process which may involve sub-threshold project considerations and review against prescribed criteria for determining whether the development should be subject to EIA.

If required, 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.

Information on the development has been obtained from South Dublin County Council, including a brief written description and relevant drawings.

The following sections of this report cover:

- The proposed development (s2)
- The legislative basis for EIA (s3)
- Project Type (s4)
- Sub-threshold development (s4.2)

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<sup>1</sup> see section 3 for details

- Conclusion (s5)

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

## 2. The proposed development

### 2.1 Overview of the development

The proposed development involves the intensification of the existing road gritting salt storage facility at Deadman's Inn, Co. Dublin. The proposal includes the construction of an additional storage barn, new mechanical services depot and 2no. new diesel pumps with associated underground fuel storage tanks.

### 2.2 Project details

The proposed development comprises:

- Construction of an additional Salt Barn;
- New Mechanical Services Depot for servicing of SDCC vehicles and plant consisting of new vehicle maintenance workshop and ancillary support services including offices, canteen, storage and sanitary facilities.
- 2no. new diesel pumps with associated underground fuel storage tanks.
- Modifications to existing Salt barn site entrance.
- New site entrance and exit with security hut and entrance gates
- New Wastewater Treatment System and percolation area to EPA guidelines
- General site works, including new access and circulation driveways, landscaping, boundary walls and metal railings.

The site is approx. 0.75 ha in area.



Figure 1 - Site location map

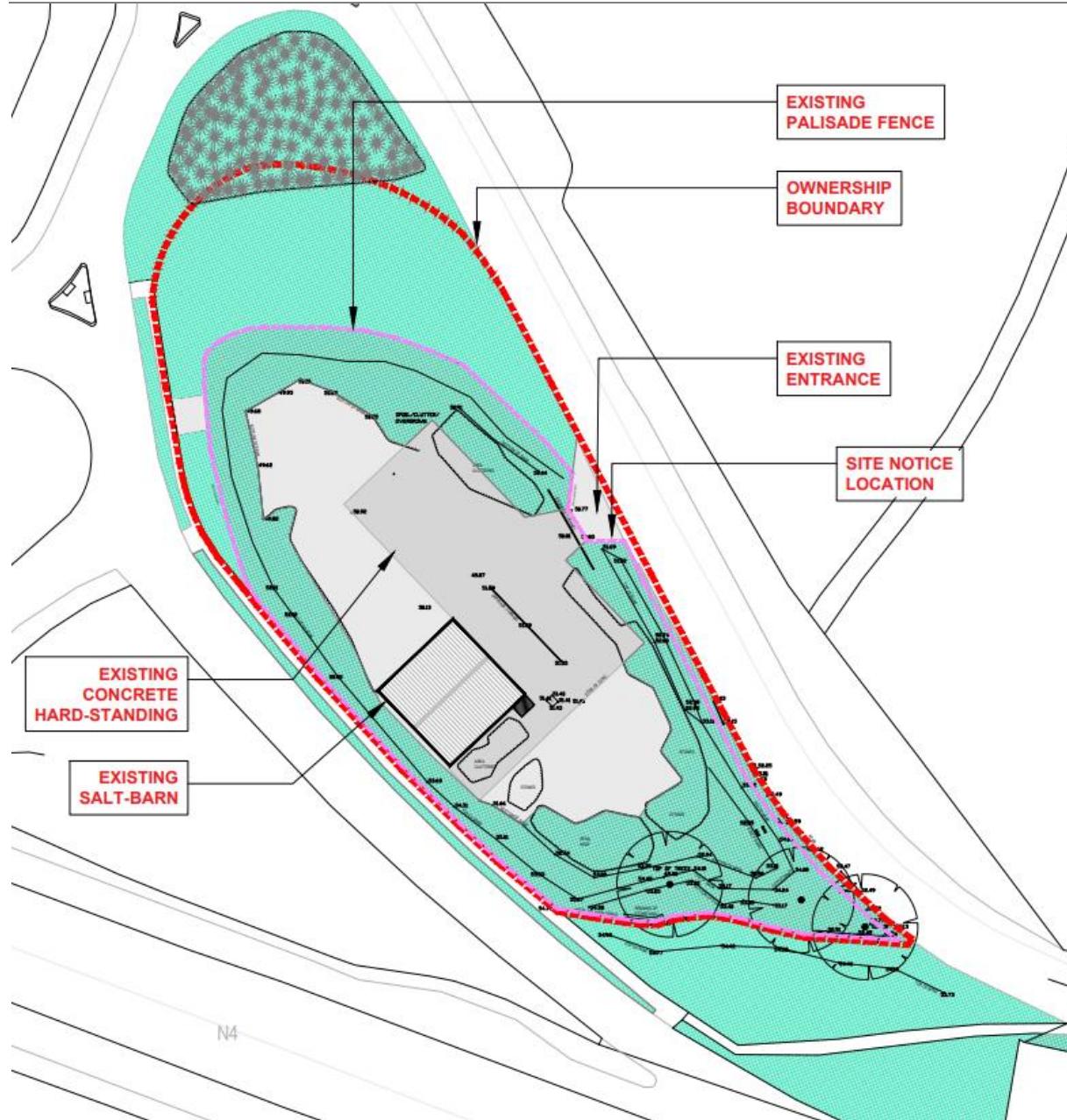
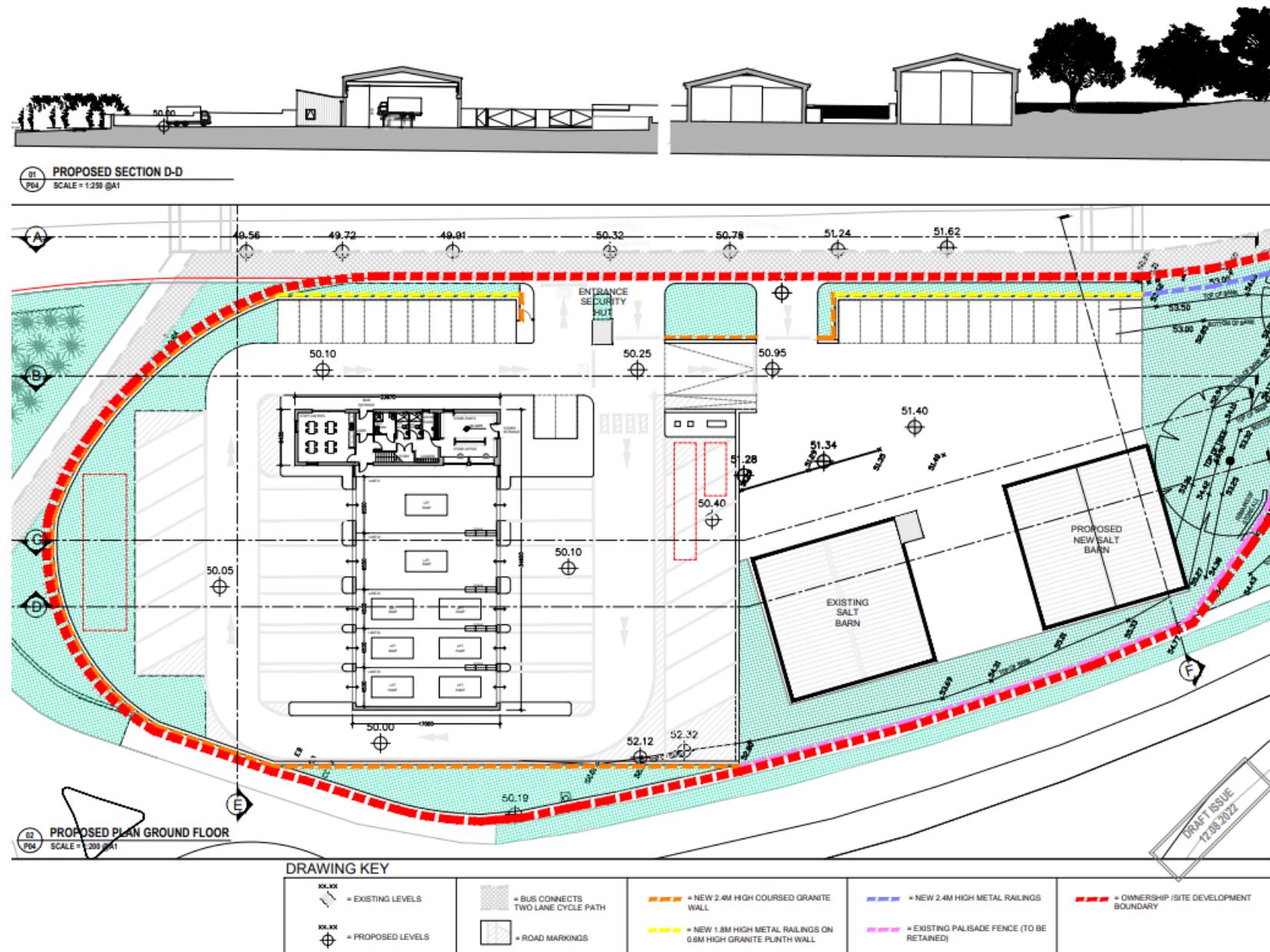
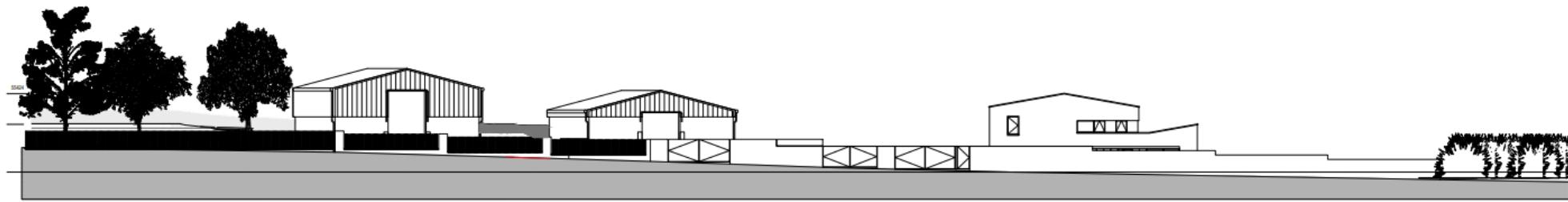
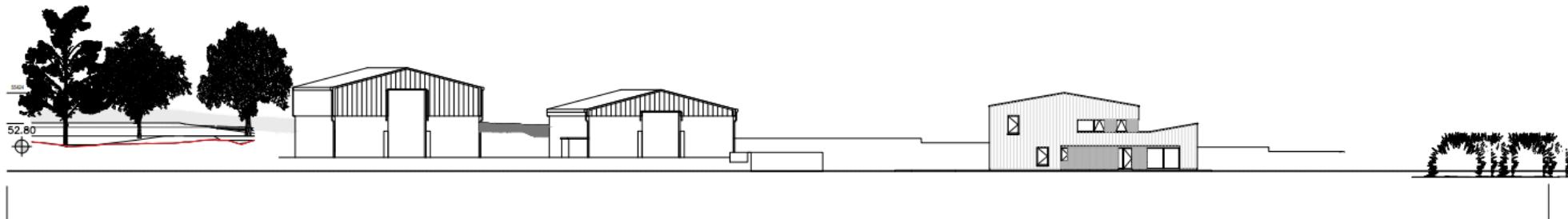


Figure 2 – Proposed site plan

**Figure 3 Proposed plan ground floor**



01 PROPOSED SECTION A-A  
P04 SCALE = 1:250 @A1



02 PROPOSED SECTION BB  
P04 SCALE = 1:250 @A1

Figure 4 - Proposed site elevations 1/2

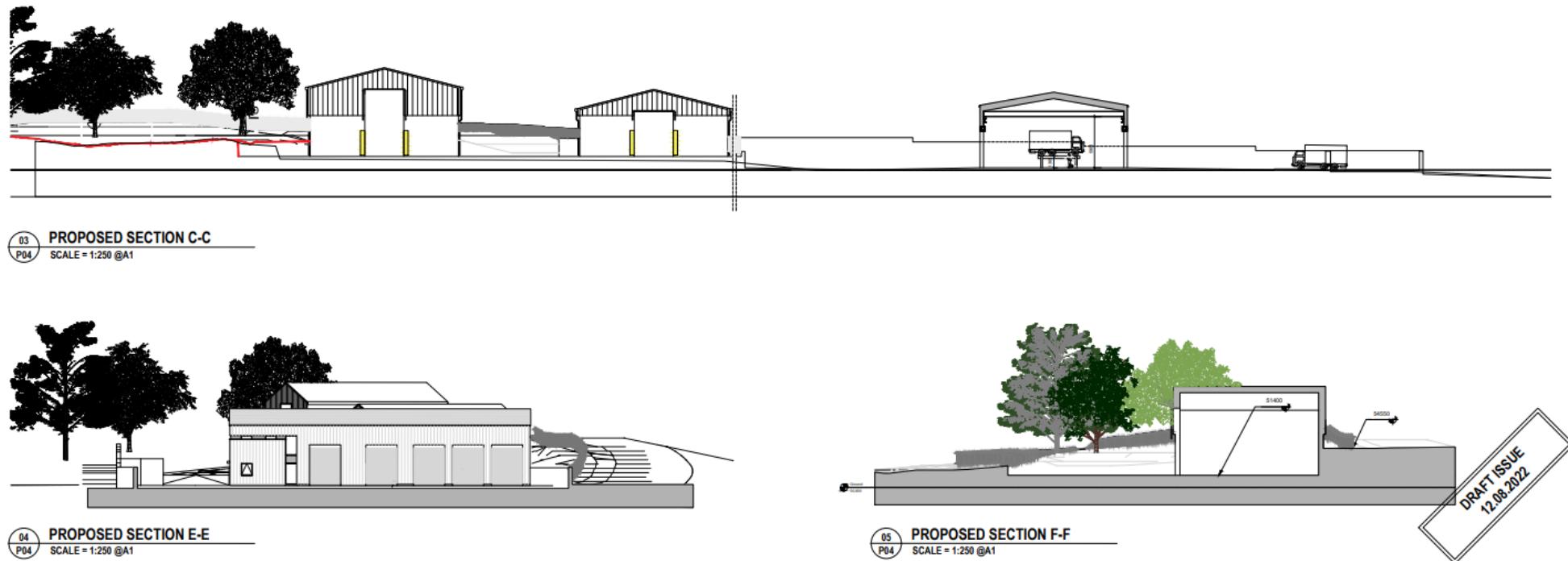
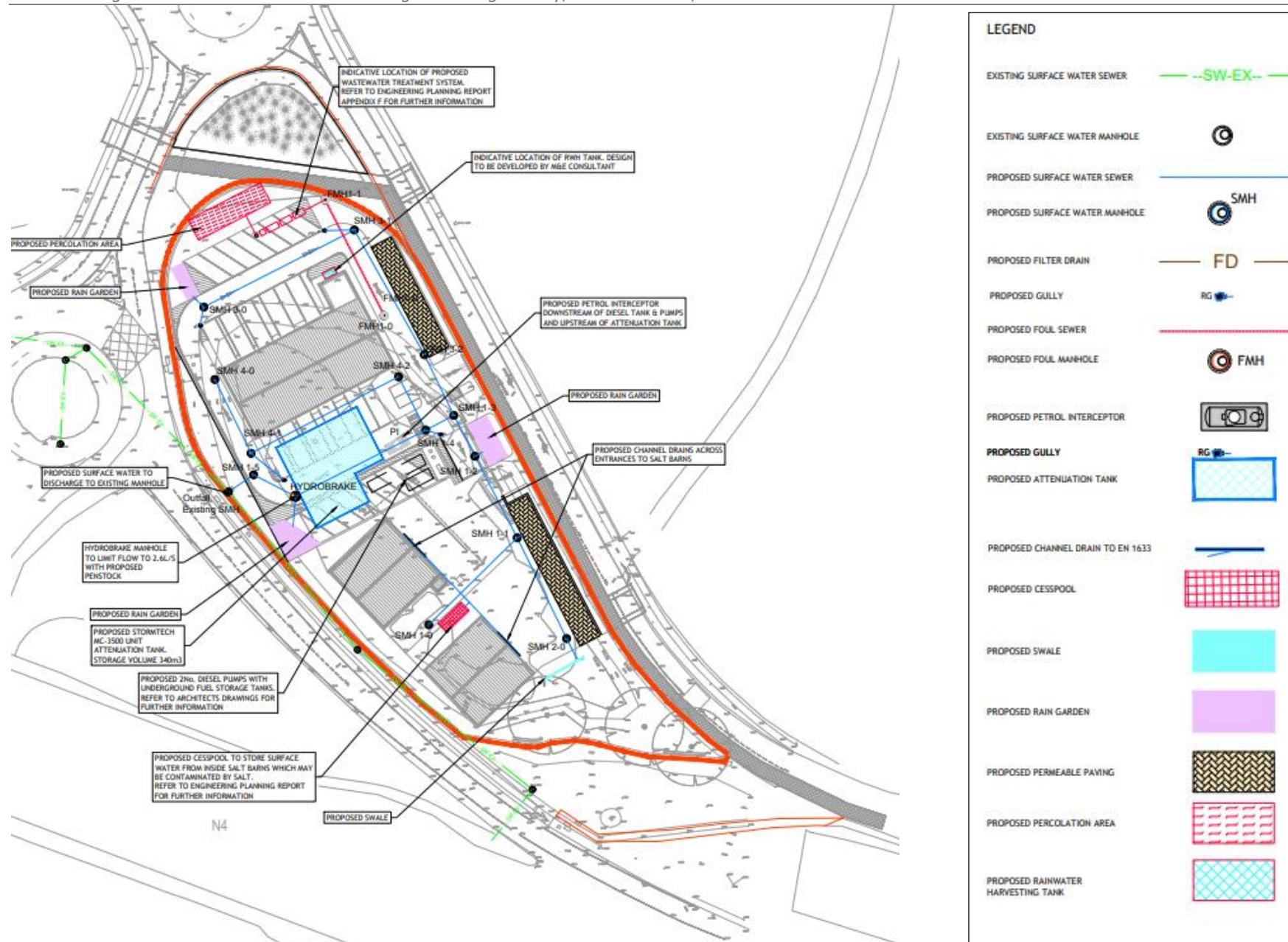


Figure 5 Proposed site elevations 2/2



**LEGEND**

PROPOSED WATERMAIN

WM

EXISTING WATERMAIN

WM

FIRE HYDRANT

H

SLUICE VALVE

SV

WATERMETER

WM

**Figure 7 Proposed watermain layout**

### 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. Criteria prescribed in the legislation for changes or extensions are included.

The proposed development does not correspond to any specific project type listed under the regulations. However, for the purpose of providing a robust assessment, the proposed development has been assessed under classes which it may correspond to most.

Project type / criteria	Comment	Is EIA required on this basis?
<b>Planning and Development legislation</b> 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 predominant land use is retail or commercial use.)</i>	<p>Commission guidance<sup>2</sup> lists a range of projects, stating that these or other projects with similar characteristics can be considered to be ‘urban development’. These include:</p> <ul style="list-style-type: none"> <li>• Shopping centres</li> <li>• Bus garages</li> <li>• Train depots</li> <li>• Hospitals</li> <li>• Universities</li> <li>• Sports stadiums</li> <li>• Cinemas</li> <li>• Theatres</li> <li>• Concert halls</li> <li>• Other cultural centres</li> <li>• Sewerage or water supply networks</li> </ul> <p>The proposed project does not correspond to or have similar characteristics to any of the above listed project types.</p>	No
<i>Chemical Industry (development not included in Part 1 of this Schedule)</i>	The proposed project does not correspond to this project type or does not exceed the storage capacity of petroleum.	

<sup>2</sup> 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?
<i>Storage facilities for petroleum, where the storage capacity would exceed 50,000 tonnes</i>		

#### 4.1 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.*

#### 4.2 Sub-threshold 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 review presented above (in s4 Project Type), the proposed development is considered as not corresponding to any project type contained in Schedule 5. Thus, 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.

As the subject proposal is not sub-threshold development it is not required to carry out any preliminary examination. It is also not required to provide the information set out in Schedule 7A or to review such information against the Schedule 7 criteria.

## 5. Conclusions

It is considered that the proposed site intensification of the existing salt storage facility at the Deadman's Inn in Co. Dublin 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 impacts. 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)

<b>Quality of Effects</b>  It is important to inform the non-specialist reader whether an effect is positive, negative or neutral	<b>Positive Effects</b>  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).
	<b>Neutral Effects</b>  No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
	<b>Negative/adverse Effects</b>  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).
<b>Describing the Significance of Effects</b>  "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.).	<b>Imperceptible</b>  An effect capable of measurement but without significant consequences.
	<b>Not significant</b>  An effect which causes noticeable <sup>2</sup> changes in the character of the environment but without significant consequences.
	<b>Slight Effects</b>  An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
	<b>Moderate Effects</b>  An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
	<b>Significant Effects</b>  An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
	<b>Very Significant</b>  An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
	<b>Profound Effects</b>  An effect which obliterates sensitive characteristics
<b>Describing the Extent and Context of Effects</b>  Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.	<b>Extent</b>  Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.
	<b>Context</b>  Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)

<p><b>Describing the Probability of Effects</b></p> <p>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.</p>	<p><b>Likely Effects</b></p> <p>The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.</p>
	<p><b>Unlikely Effects</b></p> <p>The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.</p> <p><b>Momentary Effects</b> Effects lasting from seconds to minutes</p> <p><b>Brief Effects</b> Effects lasting less than a day</p> <p><b>Temporary Effects</b> Effects lasting less than a year</p> <p><b>Short-term Effects</b> Effects lasting one to seven years.</p> <p><b>Medium-term Effects</b> Effects lasting seven to fifteen years.</p> <p><b>Long-term Effects</b> Effects lasting fifteen to sixty years.</p> <p><b>Permanent Effects</b> Effects lasting over sixty years</p> <p><b>Reversible Effects</b> Effects that can be undone, for example through remediation or restoration</p> <p><b>Frequency of Effects</b> Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)</p>
<p><b>Describing the Types of Effects</b></p>	<p><b>Indirect Effects (a.k.a. Secondary Effects)</b> 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.</p> <p><b>Cumulative Effects</b> The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.</p> <p><b>'Do-Nothing Effects'</b> The environment as it would be in the future should the subject project not be carried out.</p> <p><b>'Worst case' Effects</b> The effects arising from a project in the case where mitigation measures substantially fail.</p> <p><b>Indeterminable Effects</b> When the full consequences of a change in the environment cannot be described.</p>

<b>Irreversible Effects</b> When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
<b>Residual Effects</b> The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
<b>Synergistic Effects</b> Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SO <sub>x</sub> and NO <sub>x</sub> to produce smog).

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. No assessment is required pursuant to these Directives.
Floods Directive	2007/60/EC	South Dublin County Council confirm that a Flood Risk Assessment has been carried out for the assessment.
Habitats and Birds Directives	92/43/EEC and 2009/147/EC	An Appropriate Assessment screening report has been prepared for the proposed development. It finds that the proposed development is not likely to have significant effects on 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	
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 is being treated with a Wastewater 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 specific 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 – Cultural Heritage Features



Figure 8 National Inventory of Architectural Heritage in vicinity

Source: Historic Environment Viewer (National Monuments Service and National Inventory of Architectural Heritage)

#### Appendix IV - 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 Guidelines<sup>3</sup> and accompanying Advice Notes<sup>4</sup> 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.

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<sup>3</sup> *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022

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