

Carrigmore Park Redevelopment, Co. Dublin

EIA Screening Report

September 2023

Project number: 2023s0994

South Dublin County Council

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Revision History

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This report describes work commissioned by Dylan O'Brien on behalf of South Dublin County Council by an email dated 5th of July 2023. Conor O'Neill of JBA Consulting carried out this work.

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Purpose

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Abbreviations

- AA - Appropriate Assessment
- CEMP - Construction 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 EIA Screening Report for the proposed refurbishment of Carrigmore Park in Citywest, Co. Dublin. (the 'proposed development'). The proposed development, which will be submitted under Part 8 of the Planning and Development Act (2000) as amended, consists of.

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 EIA 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 EIA 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 EIA 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 proposed site is located in Citywest, South Dublin, approximately 100m southwest of the Citywest Shopping Centre and approximately 520m north-west of the Blessington Road (N81). There is a watercourse that runs along the south-east border of the site, Corbally Stream which is part of the Camac_020 Water Framework Directive (WFD) waterbody. Throughout the centre of the site located under the hedgerows present, is a ditch that is fed from the Corbally and flows under the park. The location of the site is shown in Figure 2.1.

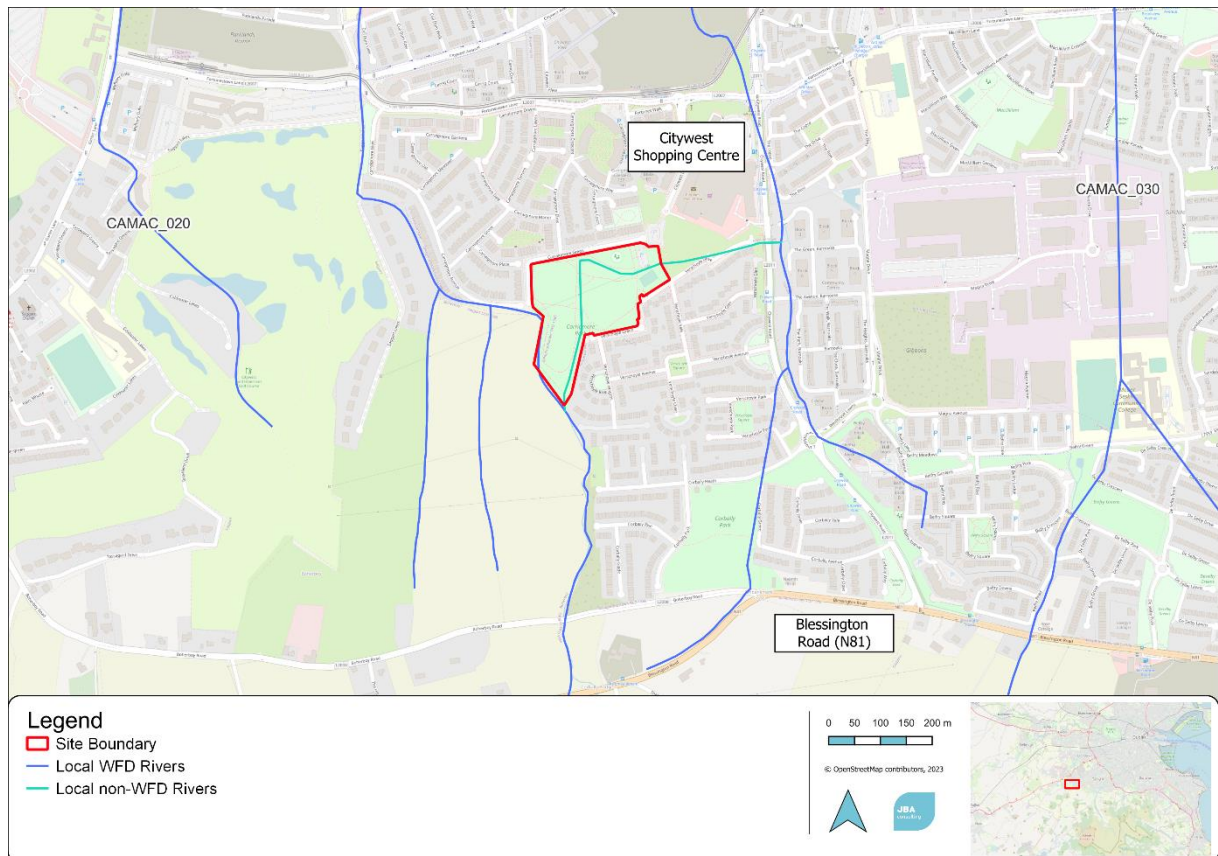


Figure 2.1: Site Location

2.2 Proposed Development

The proposed and preferred development of the project includes the redevelopment of the Carrigmore Park. The Masterplan Proposals of the project include:

- A proposed new Sports Pitch (65m x 40m)
- BMX Pump Track
- Footpath Realignment
- Creation of grasscrete footpaths
- Bench installations
- Two proposed wetland areas
- The retention and possible enhancement of all existing hedgerow
- A hedge bridge that will cut through an existing gap in the hedges
- Proposed planting of native trees including Hawthorn, Willow, Alder and Birch, which will be:
 - Along the north-west and north verge of the park,
 - Around the existing playground
 - Around the proposed Sports Pitch,

- Along the existing basketball court
- A mini woodland in the west of the site

Excavations throughout the site will be mixed to accommodate a range of proposed features:

- The proposed pitch will have a depth of 500mm, with the inclusion of a soakaway which will have excavations of up to 2m
- The BMX pump track will require a mixture of excavations of 300m and the creation of mounds
- The teen space and calisthenics area will have an estimated depth of 300mm, however there may be some deeper insertions of poles for the frame foundation
- Minor additional excavations may be required for the realignment of the footpath

2.2.1 Site Drainage Plan

Wastewater from the site will be treated through the use of two attenuation wetlands, located southwest and northeast of the existing soccer pitch.

An additional soakaway is currently proposed west of the proposed pitch excavation.

2.2.2 Site Landscape Plan

The project will involve the creation of a tree trail which will involve the planting of 4 native trees (Birch, Alder, Willow, and Hawthorn), with the rest already existing. The project also involves the planting of a number of trees across the site, including a mini-woodland. The mini-woodland species will be native Irish and may include Oak, Lime, Scots Pine, and Birch among others. A row of pleached limes will be planted along the basketball court.

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 as amended

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 development does not fall under Schedule 5, Part 1.

3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended

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

10. Infrastructure projects

(b) (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 area is approx. 4.3 hectares. The proposed development is not within a business district and is therefore under the 10 hectare limit outlined 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

Once operational, the development will provide a positive impact to population and human health, by providing an attractive amenity for recreation for the local area.

During construction, 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 and will not be significant.

Residences in the vicinity of the proposed development will experience some negative impacts during the construction phase of the development. These will be temporary and will be mitigated against by the operational plans devised by the contractor and adherence to standard best practice regarding control of noise and vibration, dust, and limitations on working hours.

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 5km of the proposed development, plus a 15km hydrological connection extension, are shown in Table 4.1.

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 5km of the proposed development, plus 15km hydrological extension

Natura 2000 site	Site Code	Approximate Distance from Site	Hydrological Distance from Site
Glenasmole Valley SAC	001209	4.3km	n/a
Wicklow Mountains SAC	002122	5.7km	n/a
Wicklow Mountains SPA	004040	9km	n/a
North Dublin Bay SAC	000206	18.3km	24.6km
South Dublin Bay SAC	000210	15.2km	22.7km
North Bull Island SPA	004006	15.6km	22.1km
South Dublin Bay and River Tolka Estuary SPA	004024	15.2km	22.7km
North-West Irish Sea cSPA	004236	19.6km	24.6km

4.2.2 Other Ecological Receptors

The site is currently composed mainly of amenity grassland, with sports pitches, footpaths and tree and hedgerow planting also present. A small stream runs along the southwestern boundary, and parts of the park contain dry meadows and grassy verges.

An Ecological Impact Assessment (EclA) was completed for this development by JBA. The EclA found potential for low-level impacts on several ecological receptors, including local habitats, and fauna such as amphibians, Fish species, ground-dwelling mammals, bats, and breeding birds.

The EclA outlines mitigation measures to be put in place for the development, which if strictly adhered to will reduce the potential impacts identified in that report to neutral. These measures, which are outlined in full in the EclA, are summarised as follows:

- General construction stage mitigation, such as the preparation of a Construction Environmental Management Plan (CEMP), adherence to best practice environmental guidance, and preparation of construction method statements to be submitted to SDCC prior to site works commencing;
- Measures pertaining to the location and setup of the site compound. The site compound is to be situated in the car park in the eastern part of the site, away from higher value dry meadow habitats, treelines and hedgerows and stream;
- Water quality measures for the prevention of watercourse pollution, spill prevention, and safe concrete management;
- Concrete management procedures;
- General avoidance measures and noise and vibration limits;
- Construction site lighting design, including for the protection of bats using the area;
- Remedial grassland sowing in areas damaged by machinery crossing post-construction.

With these mitigation measures put in place, the residual impacts of the proposed development on ecology will be neutral.

4.3 Soils and Geology

The underlying bedrock of the site is composed of dark grey to black limestone shale and till, with a small section of coarse greywacke and shale at the southern tip of the site.

The subsoils underlying the northern half of the site are limestone till, and sandstone and shale till under the southern half.

The deepest excavation will be 2m below ground for a soakaway. Most excavations will be much shallower than this, with 500mm expected for the sports pitch and some limited excavations elsewhere other proposed features. Excavated material will be reused as fill where appropriate. Material not required for fill will be exported from the site and disposed of at appropriate licensed facilities. The expected amount of material to be exported as waste is not significant.

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). The site sits within the Camac_020 river sub-basin, of which the Corbally Stream flows north along the western boundary of the site. The current WFD status (2016-2021) of the Corbally Stream and the rest of the Camac_020 waterbody is 'Moderate'; and it is also considered to be 'At Risk'.

The proposed development is outside the CFRAM Flood Zones A and B.

Significant impacts on surface waterbodies are not expected due to the proposed development. This is due to the nature of the proposed works and mitigation measures for the protection of water quality and silt and pollution control which are outlined in the EclA and summarised above in Section 4.2.2. These will be put in place by the appointed contractor and will ensure that risks of watercourse pollution and sedimentation are minimised further.

4.4.2 Groundwater

The site is underlain by the Kilcullen groundwater body, which is at Good WFD status and At Risk.

Groundwater vulnerability, a measure of the likelihood of groundwater contamination occurring, is Low across the site. The site is therefore at a low risk of groundwater contamination.

There are no Groundwater Zone of Contribution sites listed by the EPA near the development site, nor any drinking water sites with groundwater abstraction that are not on the groundwater quality monitoring network.

The risk of groundwater contamination will only be present during the construction phase of the development, and will be slight due to the low vulnerability and nature of the proposed works, and

mitigation measures to be put in place which are outlined in the EclA; once operational, the development is unlikely to result in groundwater impacts.

4.5 Cultural Heritage

There are no archaeological features or protected structures within or directly bordering the proposed development, and therefore no likely impacts on recorded cultural heritage features. During construction, there is the potential for undiscovered archaeological features to be uncovered. However, due to the lack of deep excavations and the development history of the surrounding areas, this is not very likely.

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 have no impact on air and climate once operational.

4.7 Noise and Vibration

There is potential for localised noise and vibration impacts in the vicinity of the proposed development 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.

No protected views or prospects are likely to be impacted by the proposed development.

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. Landscape proposals such as tree planting and the mini-woodland will result in long term positive impacts on landscape and visual amenity.

4.9 Material Assets including Traffic, Utilities, and Waste

4.9.1 Traffic

During construction, there will be temporary disruptions on local roads during deliveries or due to machinery operating. Alternative routes are available in the area, and it is expected that such disruptions will be temporary and limited.

Once operational, the proposed development will not have a significant effect on traffic.

4.9.2 Utilities

Impacts to utilities are not anticipated due to the nature of works and lack of deep excavations needed for the proposed development..

4.9.3 Waste

Excavated material generated from site clearance will be inert and or organic material and is expected to be redistributed or re-used within the site extents, and exported as a waste when not needed. Significant amounts of construction waste are not anticipated.

Once operational, the proposed development will not generate waste.

4.10 Cumulative Impacts

4.10.1 Plans

South Dublin County Development Plan 2022-2028

The development will provide an improved open space amenity that is in line with the follow objectives outlined in the South Dublin County Development Plan 2022-2028:

- COS5 - Community Infrastructure and Open Space:
 - Objective 1: To support a hierarchy of multi-functional, accessible parks and public open spaces across the County in line with Table 8.1, based on existing populations and planned growth in accordance with the overall standard of 2.4ha per 1,000 population;
 - Objective 2: To support the implementation of South Dublin County Parks and Open Space Strategy and to ensure that the provision, upgrade, design, and maintenance of public open space is in accordance with the Strategy;
 - Objective 3: To support the implementation and expansion of the Council's TeenSpace Programme (2021) and the implementation of the Sports Pitch Strategy (2020) or (any superseding documents);

The land is zoned as Objective OS, to preserve and provide for open space and recreational amenities. The proposed development is in keeping with the land use zoning objectives.

4.10.2 Projects

Several other projects dating back three years, which are not retention applications, home extensions, and/or internal alterations, are listed below.

Planning Reference	Address	Application Status	Decision date	Summary of development
SD22A/042 2	Citywest Shopping Centre, Fortunestown, Dublin 24	Permission Granted	11/01/2023	Amendments to the residential development permitted under An Bord Pleanála Reference ABP-305556-19 comprising of the omission of a permitted vehicular access ramp from ground to basement level of the existing Citywest Shopping Centre along the southern elevation; The permitted entrance to the ramp is proposed to be replaced at surface level with 5 car parking spaces, with associated amendments to the parking layout, pedestrian paths and landscaping in the immediate vicinity; An increase in the area of a permitted surface to basement level circulation core in the south-eastern corner of the existing Citywest Shopping Centre (to incorporate a lift and revised stairwell design), together with associated amendments to pedestrian paths and landscaping in the immediate vicinity; The relocation of permitted demountable bollards further eastwards along a permitted roadway to the south-east of the Citywest Shopping Centre; The enlargement of a permitted hammerhead circulation area to the south-east of the Citywest Shopping Centre and the provision of a standalone ESB Substation to the south-east of Block D; These amendments are provided to reprove the operational efficiency of the vehicle circulation and parking arrangement to service the permitted apartment buildings and to meet the requirements of ESB to serve the site.
SHD3ABP-310570-21	Site at Cooldown Commons & Fortunestown, Citywest, Dublin 24	Permission Granted	6/10/2021	Construction of a residential scheme comprising 421 units, offices, retail units x3 and residential amenity areas x2, within 9 blocks ranging in height from 1-13 storeys. The proposal will include 289 car parking spaces along with 650 cycle parking spaces. The development will provide public and communal open spaces throughout including a public plaza adjoining Fortunestown Luas stop. Provision of vehicular,

Planning Reference	Address	Application Status	Decision date	Summary of development
				pedestrian, and cyclist accesses to the site, including pedestrian bridge to the public park (under construction) to the east. The application includes for all landscaping, ESB substations, plant areas, bin storage, surface water attenuation and all other site development works, and site services required to facilitate the proposed development. The proposed development seeks to amend SHD permission ABP-302398 -18 (under construction to the west), replacing 32 permitted duplex apartments along with associated amendments to internal roads and open spaces. The current proposal also replaces permission SD16A/0078 previously granted on this site.
SD22A/0065	Magna Avenue and Magna Drive, Citywest, Dublin 24	Permission Granted	11/07/2022	Provision of a warehouse unit with ancillary office and staff facilities and associated development. The building will have a maximum height of 15.5m with a gross floor area of 13,604sq.m including a warehouse area (12,568sq.m), staff facilities (489sq.m) and ancillary office area (538sq.m). The development will also include a vehicular and pedestrian entrance to the site from Magna Avenue, a separate HGV entrance from Magna Drive; 69 ancillary car parking spaces; covered bicycle parking; HGV parking and yards; level access good doors; dock levellers; access gates; signage; hard and soft landscaping; lighting boundary treatments; ESB substation; sprinkler tank and pump house; and all associated site development works above and below ground.
SD19A/0393	Fortunestown Lane, Saggart, Co. Dublin	Permission Granted	7/10/2020	New educational campus of 2 new school buildings to be delivered on a phased basis including the demolition/removal of the existing 4 four storey educational/former short stay residential blocks (golf apartments) on the site; provision of 1 part three storey, 1000 pupil post primary school including 4 classroom special educational needs unit with a gross floor area of 11,331sq.m including a sports hall and all ancillary teacher and pupil facilities; 1 two storey 16 classroom primary school and 2 classroom special educational needs unit; a general purpose hall and all ancillary teacher and pupils facilities with a gross floor area of 2,820sq.m; vehicular access to the site will be from the existing Fortunestown Lane entrance, which is to be widened; fire tender and delivery access will be from the existing entrance to the northwest of the site, via Fortunestown Lane; cycle and pedestrian access to the site will be from a new entrance on Fortunestown Lane; provision of bicycle and scooter parking; new pedestrian crossing at Saggart Lakes Road, vehicle drop off/set down areas; internal access roads; hard and soft play areas; piped infrastructure and ducting; plant, landscaping and boundary treatments; PV panels; external courtyards; disabled car parking spaces; ESB substation and 1 substation access door to the site boundary wall on Fortunestown Lane; ancillary ramps and stairs; signage; 1 attenuation tank; flood mitigation measures; SUD's; changes in level and all associated site development and excavation works above and below ground.
SHD3ABP-300555-18-EP	Site bounded by Fortunestown Lane, Garters Lane and Bianconi	Granted Extension for Duration of Permission	10/11/2022	A residential development comprising: 526 residential units and all associated site and development works as follows: - 274 3-bed 2 storey terraced units, 185 4-bed 2 and 3 storey terraced and end of terrace units, 67 2-bed apartment/duplex units (37 2-storey, 2 bed terraced duplexes, 18 1-storey 2 bed terraced

Planning Reference	Address	Application Status	Decision date	Summary of development
	Avenue, Saggart, Co. Dublin			apartments and 12 1 storey 2 bed end of terrace apartments). The development also provides for a district park (4.58 ha) and a neighbourhood park (0.71 ha) in accordance with the Fortunestown Local Area Plan 2012. Permission is also sought for 789 car parking spaces, bin storage areas, ESB substations and all associated site development and infrastructural works. Vehicular access to serve the proposed development will be provided via two new access points off Garter Lane and via a new signalised junction at the southeastern corner of the site to replace the existing roundabout off Fortunestown Lane. Provision is made for a future access to Bianconi Avenue. In addition, an interim local square is proposed within the subject site providing a direct pedestrian link from the proposed development to the Saggart Luas stop. Two direct pedestrian links are proposed between the subject site and the adjoining school sites permitted under Reg Ref No SD16A/0255 providing a direct link between the school and the proposed district park and a direct link from the west of the school site to the proposed residential development. Lands identified for future development are located along the southern boundary of the current application site adjacent to Fortunestown Lane/Saggart Luas Stop. These areas will be subject of a future planning application (Phase 2) and will include the final design and layout of the local square.
SD20A/0232	The Former Embankment Site at Saggart Road & Blessington Road, Co. Dublin	Permission Granted	24/05/2021	Demolition of existing Public House building and of existing incomplete buildings on the east side of the site; construction of a three storey hotel comprising of 129 bedrooms, reception and ancillary bar (136sq.m) at ground floor, restaurant (311sq.m) in single storey building; associated waste storage to the west of the site; 3 three storey Aparthotel buildings comprising 15 units each (45 units in total) comprising of studios, one bed, two bed and three bed units to the south and south east; 3 small balconies with small terraces under on the north façade of the Aparthotel Block A & B and the west façade of Block C; new vehicular and pedestrian entrance at Boherboy/Saggart Road (L2008); new footpath along the Boherboy/Saggart Road (L2008); parking area for 120 cars and 30 bicycles; extensive tree planting throughout; substation together with all associated site works, boundary treatments and landscaping; total floor area of buildings is 8,313sq.m; existing vehicular entrance to the site on the Blessington Road will remain for emergency use only; An Ecological Impact Assessment is submitted as part of this application.

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
Could the scale (size or design) of the proposed development be considered significant?	The proposed development is composed of improvements and additions to an existing open space park at Carrigmore, Citywest. The scale and design of the proposed development are appropriate for the site and are not considered to be significant.
Considered cumulatively with other adjacent proposed developments, would the size of the proposed development be considered significant?	The development is small. No other proposed developments in the area are expected to interact with the proposed development or cause cumulative impacts.
Will the proposed development utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?	In terms of land area, the proposed development is small, with the area already in use as a park. Excavated material will be reused as fill where appropriate. No water is required for the development. Therefore, there will not be a significant quantity of natural resources used.
Will the proposed development produce a significant quantity of waste?	No. Significant excavations are not required. Debris or rubbish generated during construction will be disposed of at appropriately licenced agents.
Will the proposed development create a significant amount or type of pollution?	No. Temporary air and noise pollution may occur during the construction phase, but the amount will not be significant and will be mitigated against by operational plans devised by the contractor. Once operational, the proposed development will not cause pollution.
Will the proposed development create a significant amount of nuisance?	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. Therefore, there will not be significant nuisance created.
Will there be a risk of major accidents having regard to substances or technologies used?	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.
Will there be a risk of natural disasters which are relevant to the	The proposed development is outside the Flood Zone A and B extents as described in the SDCC

project, including those caused by climate change?	SFRA. Risk of natural disasters to the project is therefore low.
Will there be a risk to human health (for example due to water contamination or air pollution)?	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.
Would any combination of the above factors be considered likely to have significant effects on the environment?	No. The development is relatively small scale. The 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 development is relatively small in extent, and will enhance an existing public park. Most 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. With mitigation measures in place as described in the EclA, the impacts of the proposed development on ecological receptors are expected to be not significant.
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; Objective OS: To preserve and provide for open space and recreational amenities.
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?	No. The proposed development will not impact the relative abundance, availability, or regenerative capacity of natural resources.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are no recorded archaeological or architectural features on site or in the near vicinity of the proposed development which will be impacted.
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?	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 situated in an existing park with playing pitches. There are no Natura 2000 sites or designated ecological sites which will be impacted by the proposed development.

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 proposed development will be similar in appearance to the existing park and identical in use. The EclA for the development found the impact on ecology would be not significant.
Will new features be out of scale with the existing environment?	No. The proposed development will be similar in scale to other facilities.
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 and typical of those expected in a park.
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.

If it is intermittent will it be frequent rather than rare?	No. Potential impacts would be rare, occurring only in the case of accidental breach of environmental standards during the construction phase.
Will the impacts be irreversible?	No.
Will it be difficult to avoid, or reduce or repair or compensate for the effect?	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 amendments to Carrigmore Park, Co. Dublin.

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.

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.

An EclA completed by JBA found that, with mitigation measures put in place by the appointed contractor, no significant effects on ecology will result from the proposed development.

Once operational, the proposed development will be low in environmental impact. The site is zoned for open space and amenity in the SDCC CDP, and is an existing public park. The development will improve the park through landscape planting and other additions to facilities.

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 EIA Screening assessment should be reviewed.

The logo for JBA consulting, featuring the text "JBA" in a large, bold, white sans-serif font above the word "consulting" in a smaller, white sans-serif font. The text is set against a teal-colored rounded square background.

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