
**Environmental Impact Assessment Screening Report, Infill (Age Friendly)
Housing, site at Deansrath Green & Melrose Green, Clondalkin, Dublin 22**

REPORT FOR SOUTH DUBLIN CO. COUNCIL

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Environmental Impact Assessment Screening Report for Infill (Age Friendly) Housing Development, site at Deansrath Green & Melrose Green, Dublin 22

Mary O'Connor Environmental Scientist 27/10/2023

1. Introduction

The EIA Directive 85/337/EEC, as amended aims to determine the likely significant effects of a project on the environment. EIA Screening determines whether an EIA is required for a specified project. Projects requiring mandatory EIA are listed in Schedule 5 of the Planning and Development Regulations 2001, as amended. In the case of development, which is under these thresholds, planning authorities are required under Article 103 of the 2001 Regulations, (as amended) to request an EIS where it considers that the proposed development is likely to have a significant effect on the environment. Screening involves appraisal of impacts from the proposed development according to three main criteria:

1. Characteristics of the project
2. Location of proposed project
3. Characteristics of potential impacts.

Schedule 6 of the Planning and Development Regulations, 2001 (as amended), outlines the aspects of the environment likely to be significantly affected by a proposed development. These are: human beings, flora and fauna, soil and geology, water, air & climate, landscape, material assets, cultural heritage and the inter-relationships between the range of environmental criteria.

Sources Used

Plans and specifications for the proposed development including the Report for Screening for Appropriate Assessment for Proposed residential infill development for site at Deansrath Green and Melrose Green, Clondalkin, Dublin 22 (2023)

Bedrock, soil, subsoil, surface water and ground water maps from the Geological Survey of Ireland web mapping service (www.gsi.ie/mapping.htm),

National Biodiversity Data Centre (<http://maps.biodiversityireland.ie/>),

Environmental Protection Agency web viewer (<http://gis.epa.ie/EPAMaps/>)

Clondalkin Framework Plan 2011

The South Dublin County Development Plan 2022-2028, and details of permitted or proposed developments from the local authority's online planning records.

Statement of Authority

The assessment is carried out by Mary O' Connor, who has a PhD. in plant ecology and over 20 years professional experience as an ecologist/environmental scientist. She has worked for public and private sector clients and has several years' experience of

ecological/environmental assessment and input into Environmental Impact Assessment and Appropriate Assessment Report

2. Project Description The proposed development comprises of the following works:

The site is in a suburban setting, northwest of Clondalkin Town. It is situated in on an open green space, a green area which is a spur to the north of St. Cuthbert's Park which lies directly south of the proposed development site. The site is bounded by the residential areas of Deansrath Green lie to the west, Melrose Green to the east and Melrose Avenue to the north.

The broader surroundings consist mainly of housing estates, roadways and urban infrastructure, with some parkland with scattered trees and amenity grassland. Scrub and hedgerows/treelines are located in St. Cuthberts Park and are associated with the old, ruined church of St. Cuthbert of Lindisfarne located circa 200m south of the proposed development site.

The project at Deansrath Green and Melrose Green, Clondalkin, Dublin 22 involves the building of 27 new age-friendly residential units, mix of one- and two-storey buildings (single-storey houses and two-storey apartments), which will include SUDs and making good works to neighbouring park area, additional road and car parking, connection to exist drainage/utilities, an upgrade to the surface water drainage system and all other ancillary site and development works.

The surface water design of the site shall ultimately connect into the existing surface water network on Deansrath Green and Melrose Green. The surface water design shall be designed to utilise sustainable drainage systems (SuDS) and nature-based drainage, prioritising infiltration where suitable. SuDS will be implemented in the form of swales, bio-retention rain gardens, bio-retention tree-pits and permeable paving within curtilage areas. The surface water network will be sized for up to a 1:100-year storm event + 20% climate change allowance.

The foul water shall connect into the existing regional foul water sewer located in Melrose Avenue and Melrose Green via a new foul water gravity sewer. Foul water from the site will ultimately discharge at the Ringsend Wastewater Treatment Works which discharges into Dublin Bay. The treated waters are treated to a Tertiary standard, which is in compliance with the Urban Wastewater Treatment Directive.

Site location map is included as Appendix 1.

Geology and soils

The Site is underlain by limestone (peloidal calcarenitic limestone), which is a regionally-important gravel aquifer.

Soils and subsoils

Soils are similar to those which occur in the wider locality and area greyish-brown, clay loam. Subsoils are limestone till. It is expected that the site is well drained.

Hydrology There are no significant rivers, streams within or adjacent to the proposed development site.

Habitats of the proposed Development Site

The habitats of the development site are entirely of an urban character, comprising an area of amenity grassland, roadways and artificial surfaces, low boundary concrete wall, a low and gappy boundary hedgerow (beech).

Ecological Value

The site is highly modified and urban a small area of gappy beech hedgerow and low concrete wall around the perimeter. These overall have a low local ecological value.

Overall Ecological Value

The location of the proposed development is in a highly modified urban area which is of low habitat and species diversity and of low ecological interest.

No annexed habitats or species of conservation interest occur within the footprint of the development.

The proposed redevelopment is located at *circa* 8km from nearest SAC and impact to any European Site i.e. SAC or SPA was screened out in the Screening for Appropriate Assessment Document included with this application, which concluded no significant impact to any European Site as a result of this work.

Description of the proposed development

The project at Deansrath Green and Melrose Green, Clondalkin, Dublin 22 involves the building of 27 new age-friendly residential units, mix of one- and two-storey buildings (single-storey houses and two-storey apartments), which will include SUDs and making good works to neighbouring park area, additional road and car parking, connection to exist drainage/utilities, an upgrade to the surface water drainage system and all other ancillary site and development works.

The surface water design of the site shall ultimately connect into the existing surface water network on Deansrath Green and Melrose Green. The surface water design shall be designed to utilise sustainable drainage systems (SuDS) and nature-based drainage, prioritising infiltration where suitable. SuDS will be implemented in the form of swales, bio-retention rain gardens, bio-retention tree-pits and permeable paving within curtilage areas. The surface water network will be sized for up to a 1:100-year storm event + 20% climate change allowance.

Foul water will be discharged to an Uisce Eireann foul-sewer and conveyed to the Ringsend Waste Water Treatment Plant.

Location and Layout

See Site Layout and Architectural Drawings attached in **Appendix 1**.

3. Screening Assessment

Table 1. Characteristics of proposed development

Is the size and design of the proposed works significant?	No
Potential for impacts from project in cumulation with other existing and/or approved projects	No
Use of natural resources in particular land, soil, water and biodiversity?	No
Will the works produce waste?	Yes a small amount of excess soil will be generated on site. However, any excess soil not required for regrading and landscaping works on will be removed from the site to a licenced disposal site. Therefore there will be no adverse impact to the environment resulting from the project.
Will the works create a significant amount of pollution or nuisance?	No
Risk of major accidents and/or disasters relevant to the project including those caused by Climate Change in accordance with scientific knowledge?	No
Risks to human health (water contamination, air pollution)	No
Potential for cumulative impacts with other existing and/or approved projects?	No

Table 2. Location of Proposed Development

Environmental Sensitivity of project in relation to existing and approved land use.	No impact envisaged
Relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	Development will not impact on site regenerative capacity for natural resources (including soil, land, water and biodiversity) in the area and its underground
Absorption capacity of the natural environment including wetlands, riparian areas, river mouths, coastal zones and the marine environment, mountain and forest area	Not Applicable
Potential of works to impact directly or indirectly on sites designated for nature conservation (NHA/SAC/SPA)	A detailed report on Screening for Appropriate Assessment included with this application found that having considered the particulars of the proposed development, it was concluded there is no risk of direct or indirect impacts on any Natura 2000 sites. Also it was found that on the basis of objective scientific information following screening, that the plan or project, individually or in combination with other plans or projects, will not have a significant effect on a European site.
Potential for impacts directly or indirectly on Habitats or Species listed on Annex I, II and IV of the Habitats Directive	None (no annexed habitat or species occurs within the proposed development site)
Potential for impacts on breeding places of any species protected under the Wildlife Act?	None
Potential to impact directly or indirectly on any listed ACA in the County Development Plan?	None
Potential to impact directly or indirectly on any protected structure or recorded monuments and places of	None

Archaeological Interest	
Potential to impact directly or indirectly on listed or scenic views or protected landscape in the County Development Plan?	None
Potential to impact on areas in which there has already been a failure to meet the environmental quality standards and relevant to the project, or in which it is considered that there is such a failure	None
Potential to impact on densely populated areas.	None

Table 3. Characteristics of Potential Impacts

Human Beings	No impacts are identified
Flora and Fauna	No habitat loss will be incurred by the proposed development
Soils and Geology	No impact on existing soil characteristics by the proposed development
Water	The site development will upgrade drainage systems for surface water on site. Foul water will be directed to the local sewage foul drain and hence to the Ringsend Waste Water Treatment Plant. The treatment plant will be of sufficient capacity to cater for the 27 infill residential units and therefore there will not be a deleterious impact to water quality as a result of the proposed development (Ringsend WWTP will be upgraded by 400,000 population equivalents by 2024.
Air and Climate	No impact on air quality by the proposed development
Noise and Vibration	Noise and Vibration levels will be restricted during the works, no potential impacts following construction
Landscape	The site is within the urban area of Clondalkin and the proposed development will not have a negative impact on the existing landscape.

Material Assets	The proposed development will not have any significant impact on material assets including public utilities and natural resources
Cultural Heritage	None
Interaction of Foregoing	No significant effects likely to arise associated with the characteristics of the potential impacts or their interactions as outlined.

Table 4. Discussion of Potential Impacts

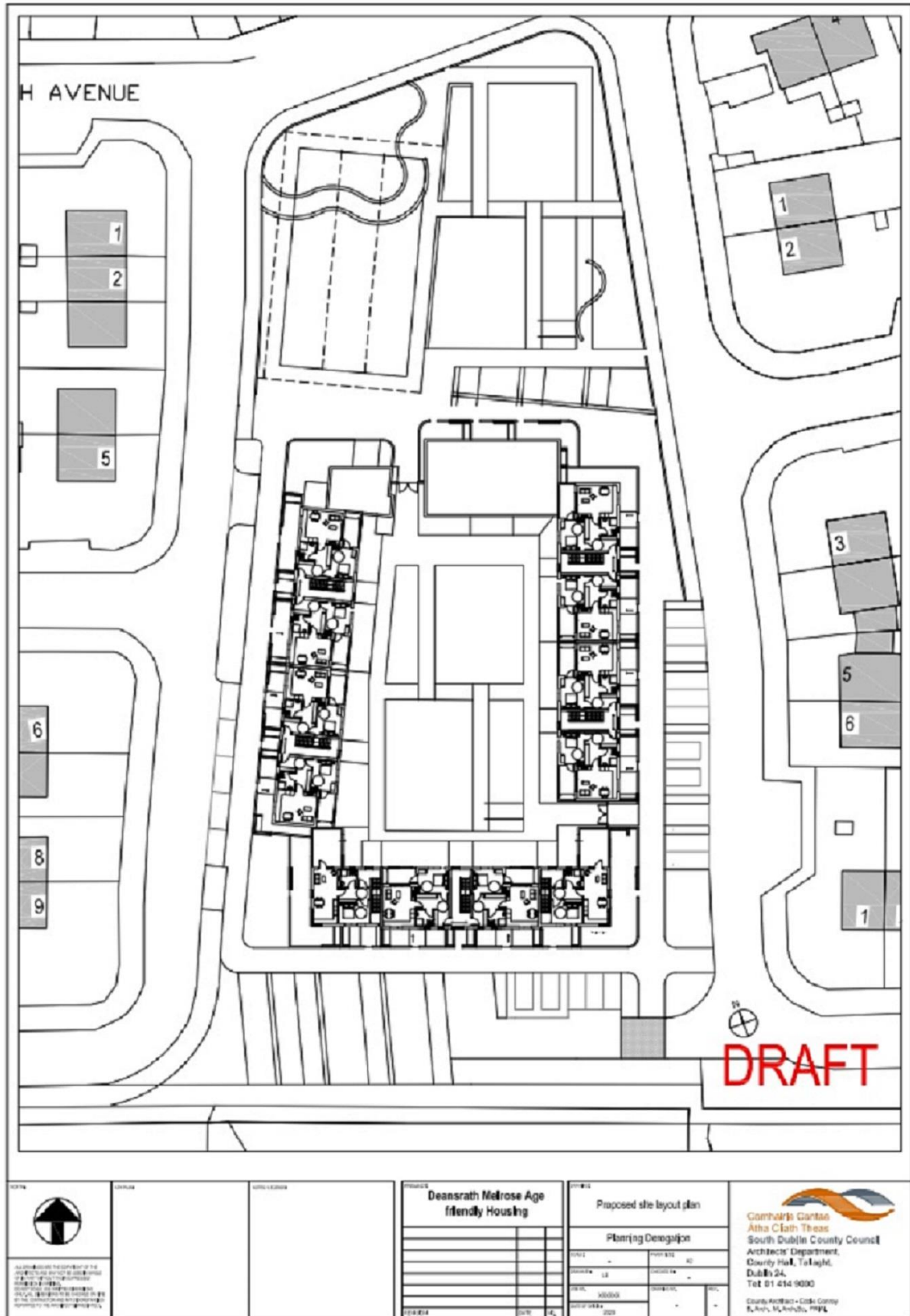
Will a large geographical area be impacted as a result of the proposed works?	No
Will a large population be impacted as a result of the proposed works?	No
Are any trans-frontier impacts likely to arise from proposed works?	No
Is the intensity and complexity of impacts associated with the proposed works considered significant?	No
Is there a high probability that the impacts will occur?	Conservation led design will provide safeguards in relation to potential impacts ensuring low probability that impacts will occur
What is the expected onset, duration, frequency and reversibility of the impact?	Conservation led design will provide safeguards in relation to potential impacts ensuring low probability that impacts will occur
Cumulation of the impact with the impact of other existing and/or approved projects?	It is considered that no significant cumulative effects will arise
Will it be difficult to avoid, or reduce or repair or compensate for the effects?	The proposed plan aims to reduce effects of any potential impact

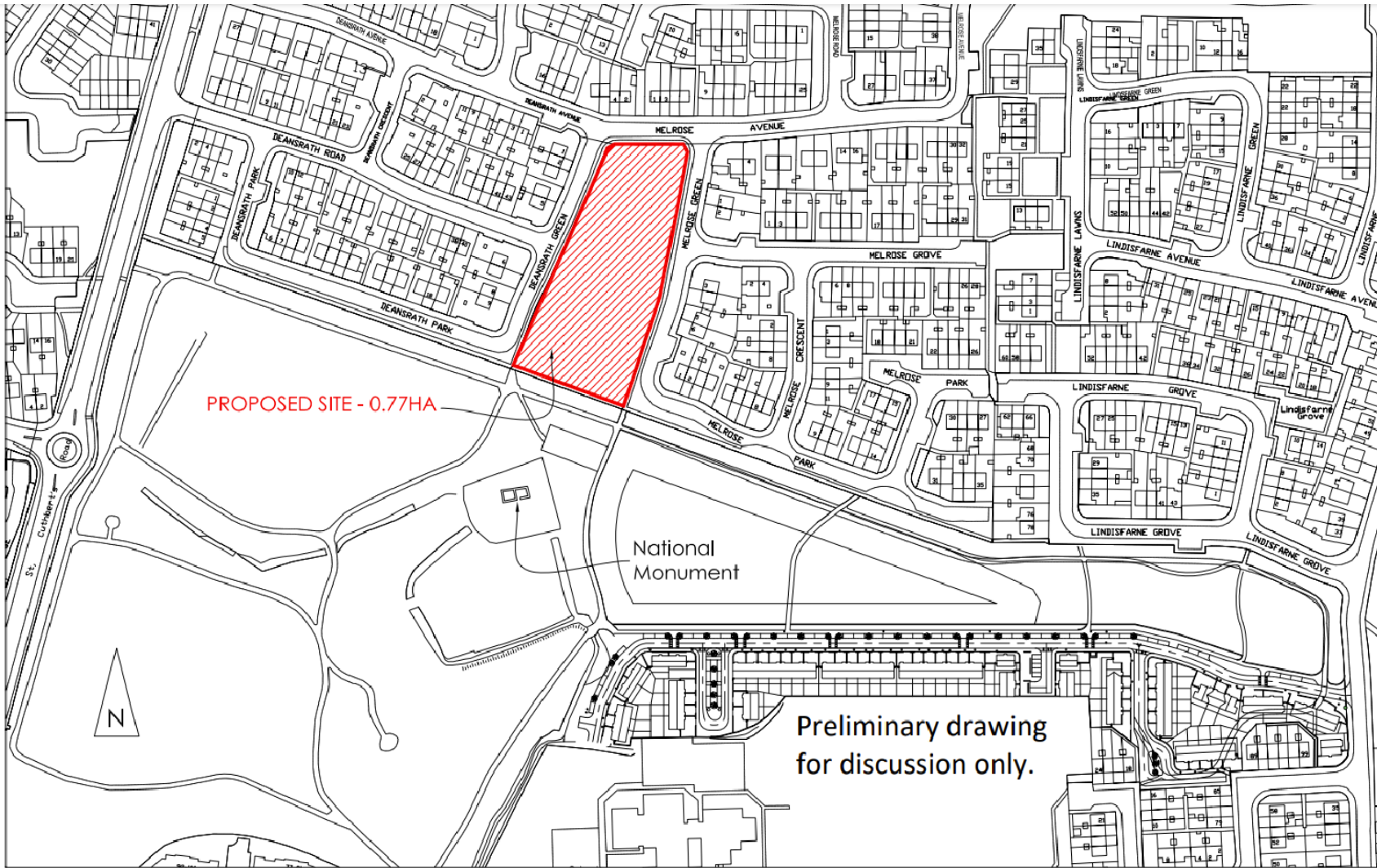
4. Conclusion

The DoEHLG Guidance Document “Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development” notes that “The greater the number of different aspects of the environment which are likely to be affected and the greater the links between the effects, the more likely it is that an EIS should be carried out. Where 5 complexity of impacts is deemed to apply in the case of a specific sub-threshold development proposal, there should be a predisposition towards the preparation of an EIS”.

In consideration of the above involving appraisal of characteristics and location of proposed development and characteristics of potential impacts and having regard to Annex III criteria of the EIA Directive it is concluded that an EIAR (EIS) is not required for the proposed development for residential infill development at Melrose Avenue, Clondalkin, Co. Dublin 22.

Appendix 1: Location and Layout of Proposed Development – not to scale.





No.	DATE	DESCRIPTION

SCALE: 1:2000 @ A3
 DATE: NOV 2022
 DRAWING: LB

PROJECT TITLE: PROPOSED INFILL SITE AT DEANSRATH MELROSE, CLONDALKIN, DUBLIN 22
 DRAWING TITLE: SITE LOCATION PLAN
 SENIOR ARCHITECT: Cian Harro RIAI PROJECT ARCHITECT:

DRAWING NO:
 ACM