

Sarsfield Park

EIA Screening Report

December 2023

Project number: 2023s1229

South Dublin County Council

JBA Project Manager

Conor O'Neill
Unit 8, Block 660
Greenogue Business Plaza
Rathcoole
Dublin
D24 YN81

Revision History

Revision Ref / Date Issued	Amendments	Issued to
S3-P01 / 21/04/2023	Draft Report	SDCC
A3-C01 / 09/11/2023	Final Report	SDCC
S3-P02 / 12/11/2023	Updated report	SDCC
S3-P03 / 18/12/2023	Final Report	SDCC

Contract

This report describes work commissioned by South Dublin County Council, by an email dated 07/09/2023. Justin Nangle and Conor O'Neill of JBA Consulting carried out this work.

Prepared by Justin Nangle B.Sc.
Environmental Analyst

Conor O'Neill B.A. (Mod) M.Sc. Adv. Dip.
Project Environmental Scientist

Reviewed by Bernadette O'Connell B.A. M.Sc. PG Dip MILI
Director

Purpose

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

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

Copyright

© JBA Consulting Engineers and Scientists Limited 2023

Carbon Footprint

A printed copy of the main text in this document will result in a carbon footprint of 115g if 100% post-consumer recycled paper is used and 147g if primary-source paper is used. These figures assume the report is printed in black and white on A4 paper and in duplex.

JBA is aiming to reduce its per capita carbon emissions.

Contents

1	Introduction	1
1.1	Purpose of this Report	1
2	Description of Proposed Works	2
2.1	Site Location	2
2.2	Proposed Development.....	2
3	Purpose of Screening	4
3.1	Legislative Context for EIAR in Ireland.....	4
3.2	The Planning and Development Act 2000 - Mandatory EIAR	4
3.3	Sub-threshold EIAR	5
4	Overview of Environmental Impacts	7
4.1	Population and Human Health	7
4.2	Biodiversity.....	7
4.3	Soils and Geology	7
4.4	Hydrology and Hydrogeology	8
4.5	Cultural Heritage	8
4.6	Air and Climate.....	8
4.7	Noise and Vibration.....	9
4.8	Landscape and Visual.....	9
4.9	Material Assets including Traffic, Utilities, and Waste	9
4.10	Cumulative Impacts.....	9
5	Screening Assessment	11
5.1	Characteristics of the Proposed Development	11
5.2	Location of the Proposed Development	13
5.3	Characteristics of Potential Impacts	15
6	Conclusions and Recommendations	17
	Appendix 1 - Proposed Site Layout	18

List of Figures

Figure 2.1: Site Location	2
---------------------------------	---

List of Tables

Table 4.1: Natura 2000 sites within 20km of the proposed development	7
Table 5.1: Characteristics of the proposed development	11
Table 5.2: Location of the proposed development	13
Table 5.3: Characteristics of potential impacts	15

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 an infill age-friendly social housing scheme at Sarsfield Park, Lucan, Co. Dublin (the 'proposed development'). The proposed development consists of 5 no. housing units at a small infill site.

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 Planning Derogation process for the proposed development.

2 Description of Proposed Works

2.1 Site Location

The location for the development is 62 Sarsfield Park, in Lucan, South Dublin. To the south is Lucan Road and to the north is Chapel Hill. The proposed housing development will be spread over one plot shown below in Figure 2.1, on an open space site surrounded on all sides by existing housing, and to the east by public green space. The site is approximately 0.047 hectares. situated in the area zoned as residential area - objective RES - To protect and/or improve residential amenity, under the current SDCC Development Plan 2022-2028.

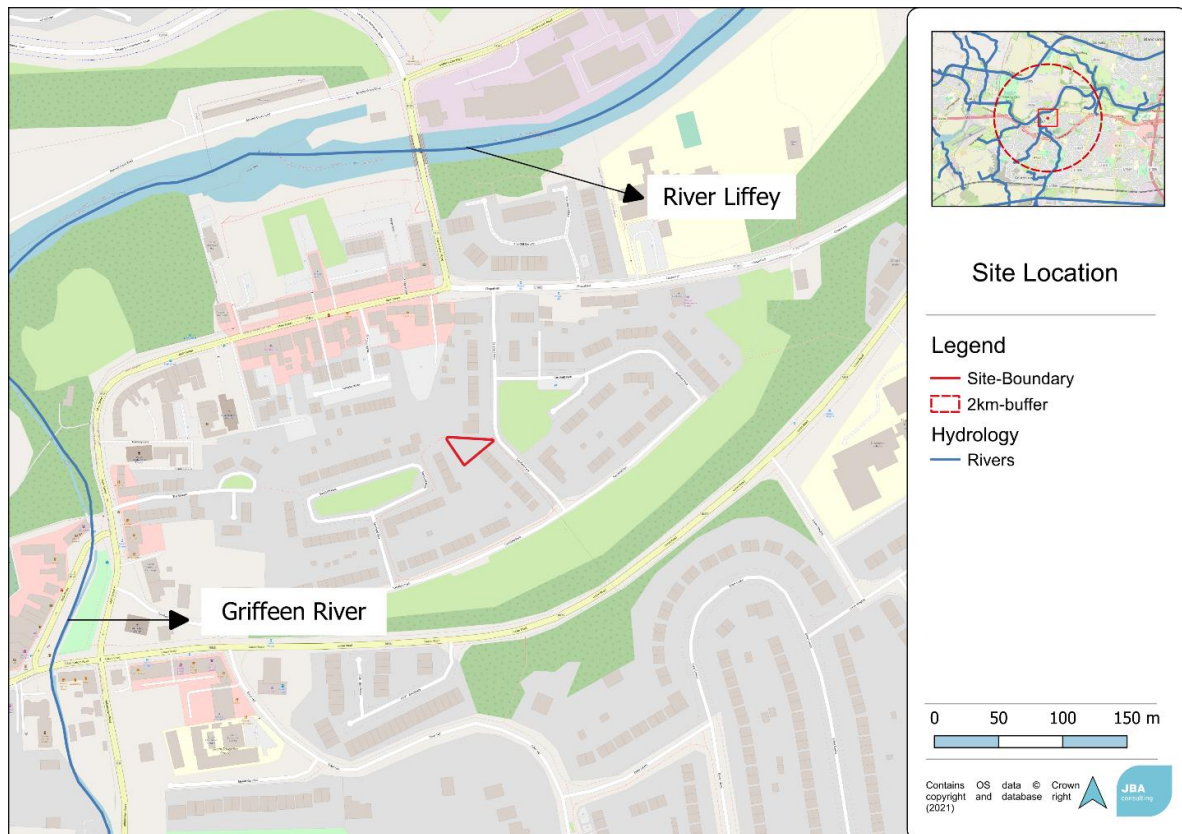


Figure 2.1: Site Location

2.2 Proposed Development

The proposed development comprises:

- Provision of 5 dwellings, in the following breakdown:
 - 2 No. 2 person 1 bed ground floor apartments,
 - 2 No. 2 person 1 bed first floor apartments
 - 1 No. 2 person 1 bed ground floor apartments;

The proposed dwellings are designed as infill housing and as a continuation of the existing terraced housing to the South-East.

The proposed site layout plan is shown in Figure 2.2.

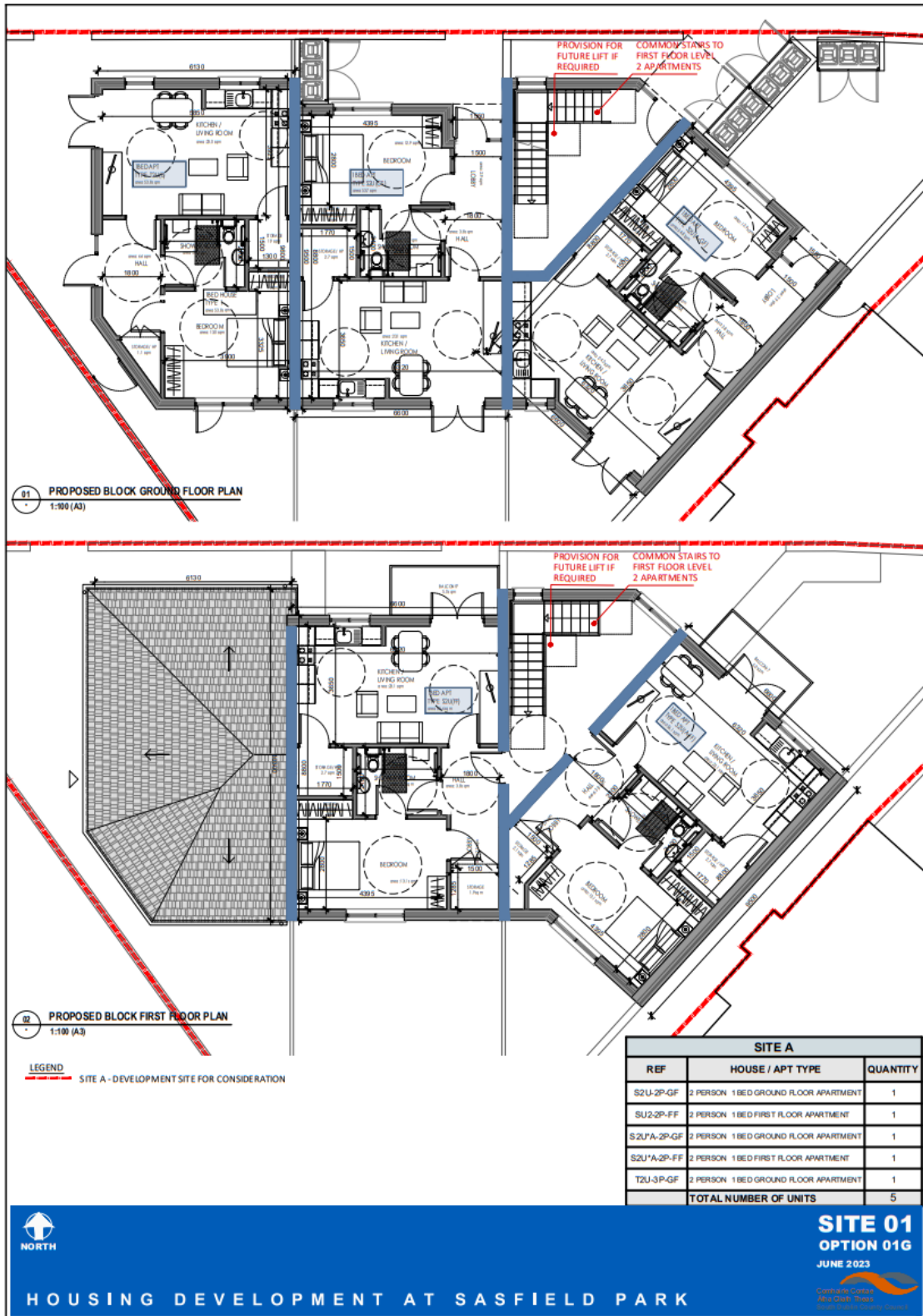


Figure 2.2: Proposed floor plan

3 Purpose of Screening

3.1 Legislative Context for EIAR in Ireland

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

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

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

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

3.2 The Planning and Development Act 2000 - Mandatory EIAR

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

An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

a. the proposed development would be of a class specified in

- i. Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either-
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
- ii. Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either-
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or

b.

- i. the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and
- ii. the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.

3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001 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) (i) Construction of more than 500 dwelling units.

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The proposed development will consist of 5 dwelling units (less than 500 dwelling units in 10(b)(i) above) and the site area is 0.047 ha (below the thresholds in 10(b)(iv) above). It does not fall under any of the other categories above. Therefore, an EIAR has not been automatically triggered for this proposed development. However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

3.3 Sub-threshold EIAR

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

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

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

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003, the Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development and the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG 2018b)

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

- i. Characteristics of Proposed Development

ii. Location of Proposed Development

iii. Characteristics of Potential Impacts

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

4 Overview of Environmental Impacts

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

4.1 Population and Human Health

The development will provide age-friendly housing, in keeping with the objectives of the South Dublin Development Plan (CDP) 2022-2028.

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.

No impacts to human health are expected as a result of the operation of the development.

4.2 Biodiversity

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

4.2.1 Proximity to Protected Sites

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

The AA Screening assessed those sites within 5km of the proposed development, or with downstream connections to the site. The sites assessed in the AA Screening 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 assessed in the AA Screening

Natura 2000 site	Site Code	Approximate distance from site	Hydrological Connection
Rye Water Valley/Cartron SAC	001398	2.9km	No Connection
North Dublin Bay SAC	000206	17.5km	Surface water (indirect)
South Dublin Bay SAC	000210	15.6km	Surface water (indirect)
North Bull Island SPA	004006	13.1km	Surface water (indirect)
South Dublin Bay and River Tolka Estuary SPA	004024	15.6km	Surface water (indirect)
North-West Irish Sea cSPA	004236	19.8km	Surface water (indirect)

4.2.2 Other Ecological Receptors

The site of interest is comprised of amenity grassland with 2/3 trees and a small area of scrub to the west of the site. The surrounding area is comprised of primarily urban built land including private dwellings, footpaths and access roads, with some amenity grassland areas with some hedging. Given the nature of the site location, significant impacts on ecological receptors are not anticipated. Green open space to the east and south of the site will remain in place following the development, providing a habitat for fauna using the area.

4.3 Soils and Geology

The underlying bedrock of the site is composed of dark grey to black limestone and shale. The Teagasc soil database indicates that the site is on made ground. The underlying quaternary sediment is composed primarily of limestone sand and gravels and limestone till.

Excavations for foundations may exceed 1.2m depth in places, to be confirmed during detailed design stage. Should excavations this deep be required, groundwater protections will be put in place by the appointed contractor, as outlined in Section 4.4.2. Significant impacts on soils and ecology are not anticipated.

4.4 Hydrology and Hydrogeology

4.4.1 Surface Water

The proposed site lies within the Water Framework Directive (WFD) Liffey and Dublin Bay catchment and Liffey_SC_090 sub-catchment (EPA, 2020). There are no watercourses within the site boundary; the closest to the site is the River Liffey, approx. 215m to the north, and the Griffeen River, approx. 290m to the west. Given the site surroundings, with roads and surface water drainage in place, direct overland flow pathways to either watercourse are not available.

During construction, there is the potential for emissions of dust and silt into surface waterways. This could therefore lead to a reduction in water quality if contamination reaches waterbodies. This is considered unlikely given the distance between the site and any surface watercourses, and the nature of the proposed development.

A Strategic Flood Risk Assessment (SFRA) was completed as part of the South Dublin CDP 2022-2028. The development site is outside Flood Zone A (greater than 1% chance or 1 in 100). The site is partially within Flood Zone B (between 0.1% and 1%, or between 1 in 100 and 1 in 1000 chance) as defined by the South Dublin SFRA. A Site-Specific Flood Risk Assessment (SSFRA) must be carried out to fully assess the risk of flooding to the proposed development, and to meet the requirements of the South Dublin SFRA, as per the OPW's (2009) Planning System and Flood Risk Management - Guidelines for Planning Authorities.

4.4.2 Groundwater

The proposed site is underlain entirely by the Dublin groundwater body (IE_EA_G_008). This groundwater body is at Good Status and Under Review.

Groundwater vulnerability, a measure of the likelihood of groundwater contamination occurring, within the site is classified as 'Extreme' by the Geological Survey Ireland (GSI, 2020). Mitigation measures to combat this, such as the preparation of a Construction Environmental Management Plan (CEMP), outlining best practice guidance regarding work near watercourses and the control of silt and sediments (i.e., C532 Control of water pollution from construction sites: Guidance for consultants and contractors, and C515 Groundwater control – design and practice, 2nd ed.), will be put in place by the appointed contractor. The CEMP will contain mitigation measures for the protection of groundwater during excavation works, such as the use of silt fences around excavations and an impermeable membrane in deep excavations exceeding 1.2m. With mitigation measures in place, significant impacts are not expected to occur.

In the operational stage an appropriate attenuation system for capturing surface water will be installed, which will then discharge to the existing surface drainage network in the area and will protect the groundwater body from contaminated water entering via percolation.

4.5 Cultural Heritage

There are no recorded archaeological features or protected structures within the proposed site, however the site is on the edge of an archaeological Zone of Notification. During construction, there is the potential for undiscovered archaeological features to be uncovered. Should this occur, the National Monuments Service should be notified immediately, to allow the feature to be preserved in situ.

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.

Once operational, impacts on air and climate will not be significant.

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.

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

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

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 create minor additional traffic and parking demand in the immediate area. Parking spaces are not included in the proposed development however, on-street parking is available in Sarsfield Park approx. 100m from the development site.

4.9.2 Utilities

Impacts to utilities are not anticipated due to the nature and location of works.

The development will facilitate sustainable drainage strategy (SUDS) to include; tree pits, bioretention areas, rain gardens and permeable paving. The development will use the available landscape spaces as well as the construction profile of buildings, limiting surface water run-off. The proposed development will be connected then to the SDCC surface water system.

4.9.3 Waste

Significant amounts of construction waste are not anticipated during construction, the generation of noise, dust and a small amount of waste is expected, typical of construction phase impacts.

During construction, a waste management plan will be devised and implemented by the contractor on site for approval of SDCC, before commencement on site.

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

4.10 Cumulative Impacts

4.10.1 Plans

South Dublin Development Plan 2022-2028

The South Dublin Development Plan 2022-2028 has been prepared in accordance with the Planning and Development Act 2000. The plan sets out the overall strategy for planning and sustainable development in the county.

The land use zoning of the site as per the CDP is Objective RES, to provide for residential use. The proposed development is in accordance with the approved land use zoning. The CDP also includes objectives for the promotion of infill development in existing urban areas.

4.10.2 Projects

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

Planning Application Reference	228014
Development address	Saint Joseph's College, Post Primary School and Soil Mhuire Girls National School, Lucan Road, Lucan, Co. Dublin
Description: (1) Demolition of existing single and two storey post primary school buildings (1050sq.m) to the east of the main school buildings. (2) Construction of a part two, part three storey post primary school extension (3346sq.m in total) configured as follows; (a) three storey extension (1817sq.m) north of main school building along the Lucan Road forming a new post primary school pedestrian entrance off the Lucan Road, (b) two storey extension (1340sq.m) to the east of main school buildings, (c) two storey extension (escape stairs 55sq.m) to the south of main school buildings on the west side of the two storey classroom block, (d) single storey extension (133sq.m) at first floor north of the existing PE hall. (3) Reconfiguration of the existing vehicular and pedestrian access off Lucan Heights to form the main post primary school vehicular entrance and secondary pedestrian entrance. (4) The reconfiguration of the existing primary school pedestrian entrance in its current location off the Lucan Road and the re-designation of the existing post primary school vehicular entrance as the primary school vehicular entrance. (5) All associated site works.	
Final Decision on Application	Grant permission
Decision Date	26-Jul-2021

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

5 Screening Assessment

5.1 Characteristics of the Proposed Development

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

Table 5.1: Characteristics of the proposed development

Characteristics of the Proposed Development - Screening Questions	Comment
Could the scale (size or design) of the proposed development be considered significant?	The proposed development is 0.047 hectares in size and is comprised of single storey homes housed in a two-storey building. The surrounding houses are all 2-storey terrace or semi-detached. The proposed development is in keeping with the scale of existing developments in the area. For the reasons outlined, the scale of the proposed development is not considered to be significant.
Considered cumulatively with other adjacent proposed developments, would the size of the proposed development be considered significant?	The size of the development is considered small, and will not add considerably to the existing residential area of Sarsfield Park. A number of planning applications have been granted permission in the area around the proposed development in the last three years. The applications are all small scale and are unlikely to lead to cumulative impacts with the proposed development. As such, the cumulative effect is not expected to be significant
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 (0.047ha). Scrub will be removed, however this will be offset by additional tree planting and landscaping in the garden areas. Therefore, there will not be a significant quantity of natural resources used.
Will the proposed development produce a significant quantity of waste?	No. A small amount of waste will be produced during the construction phase of the development. During this phase, should excavated materials require off-site removal, they will be tested to determine the most appropriate means of disposal, and disposed of at appropriately licenced or permitted sites. This will be detailed in the contractor's operating plans. During operation, the proposed development will produce household waste, which will be collected and disposed of at appropriate facilities.
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.
Will the proposed development create a significant amount of nuisance?	No. Temporary air and noise pollution may occur during the construction phase, but will be mitigated against by operational plans devised by the contractor

<p>Will there be a risk of major accidents having regard to substances or technologies used?</p>	<p>No. During construction, some noise will be created, however this will be temporary and short-term. Construction works will be limited to certain times of day to avoid nuisance to local residences. Once operational, the proposed development will not produce a significant amount of nuisance.</p>
<p>Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?</p>	<p>The proposed development is partially within the Flood Zone B extents as described in the South Dublin SFRA. There is likely to be a slight change in the localised flood depth profile at the 0.1% AEP HEFS Climate Change Flood Event (Flood Zone B as per the SFRA). This is unlikely to lead to a significant increase in risk, however a Site-Specific Flood Risk Assessment (SSFRA) must be carried out prior to development to ensure that the proposed development is not at risk of flooding, or likely to increase flood risk elsewhere.</p>
<p>Will there be a risk to human health (for example due to water contamination or air pollution)?</p>	<p>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.</p>
<p>Would any combination of the above factors be considered likely to have significant effects on the environment?</p>	<p>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.</p>

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 site is partially within Flood Zone B as per the South Dublin SFRA. As Flood Zone B in the South Dublin SFRA represents the 0.1% AEP HEFS Climate Change Flood Event, the risk of flooding associated with the proposed development is not considered significant. A Flood Risk Assessment will be carried out during the design process; any mitigation measures included in the FRA will be incorporated into the design. The proposed development is relatively small in extent. Any environmental or noise impacts will be during the construction phase and not during operation of the development. Construction will not require significant use of natural resources, nor will it generate significant amounts of waste.

5.2 Location of the Proposed Development

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

Table 5.2: Location of the proposed development

Location of the Proposed Development - Screening Questions	Comment
Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g., SAC, SPA, pNHA)?	No. The AA Screening for the site concluded that there are no Natura 2000 sites likely to be directly or indirectly impacted by the development.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on habitats listed as Annex I in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on habitats listed as Priority Annex I in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. The AA Screening for the site found no potential impacts on species listed as Annex II in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. The site is small and contains a small amount of vegetation which will be removed to facilitate the development. Existing larger green areas are in the immediate surroundings of the site.
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, to allow for residential development.
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. During construction, there is a risk of encounters with groundwater. Controls will be put in place by the appointed contractor to mitigate this risk. These will include: the erection of a bund or barrier around any excavated area until the drainage system is in place and the area made good, and the safe storage of any fuels or oils on site in a secure compound.
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. During construction, should uncovered archaeological features be discovered, the NMS will be notified in order to allow their preservation in situ.
Has the proposed development the potential to impact directly or indirectly on listed or scenic views or	No.

**protected landscapes as outlined in
the County Development Plan?**

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

Reasoning: The proposed development is located in an existing residential area, and is zoned appropriately for infill age-friendly housing. There are no Natura 2000 sites or designated ecological sites which will be impacted by the proposed development.

5.3 Characteristics of Potential Impacts

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

Table 5.3: Characteristics of potential impacts

Characteristics of Potential Impacts - Screening Questions	Comment
Will there be a large change in environmental conditions?	No. The area to be developed is small (0.047 hectares), with open space areas retained to facilitate a landscaping plan and SUDS measures.
Will new features be out of scale with the existing environment?	No. The proposed development is set to the same scale as the existing housing developments in the area and thus will not be out of place in the local environment.
Will the effect be particularly complex?	No. The primary environmental impacts are expected to occur during the construction phase, and will be mitigated by operational plans devised by the on-site contractor. These include temporary impacts to air quality, noise and vibration, and through the generation of waste.
Will the effect extend over a large area?	No. Given the small scale and nature of the proposed development this is highly unlikely.
Will there be any potential for trans-frontier impacts?	No.
Will many people be affected?	Only residents and business owners in the local vicinity will be affected by the construction phase, however such impacts will be temporary.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. Impacts on other receptors are expected to be temporary and limited to the construction phase. Once operational, impacts to receptors are expected to be negligible.
Will valuable or scarce features or resources be affected?	No. There will be no effect on scarce features or resources.
Is there a risk that environmental standards will be breached?	No. The appointed contractor will be contractually obligated to follow environmental guidance and standards, which will be outlined in the contract documents and operating plans devised for construction.
Is there a risk that protected sites, areas, features will be affected?	No.
Is there a high probability of the effect occurring?	No.
Will the effect continue for a long time?	No. Potential impacts would be brief to temporary, only occurring occasionally within the construction phase of the development or in the case of a breach of environmental standards.
Will the effect be permanent rather than temporary?	No. Potential impacts would be temporary.
Will the impact be continuous rather than intermittent?	No. Potential impacts would be intermittent.

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 infill age-friendly social housing scheme at Sarsfield Park, Lucan.

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.

A CEMP will be prepared by the appointed contractor and will include mitigation measures for the protection of water quality, particularly during excavations which may exceed 1.2m depth, subject to detailed design of the scheme.

Once operational, the proposed development will be low in environmental impact. There are similarly sized residential developments in the surrounding area, and the development will include landscape planting and SUDS measures.

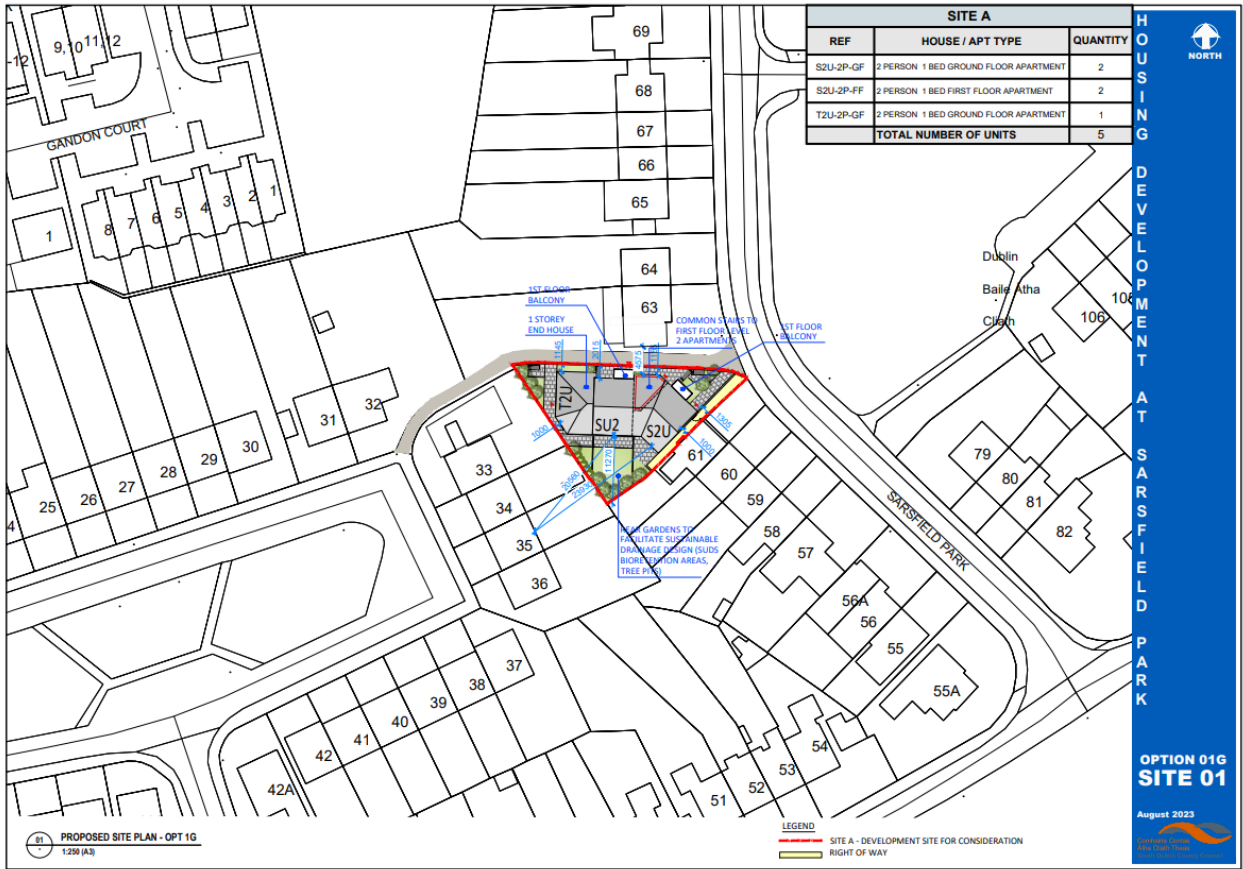
The proposed development is partially within Flood Zone B of the South Dublin SFRA. A Site-Specific Flood Risk Assessment must be carried out in order to fully assess the risk of flooding associated with the development. Any mitigation measures included in the FRA will be incorporated into the design of the development.

It has been determined that an EIAR is not required for the proposed development.

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.

Appendix 1 - Proposed Site Layout

A.1



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.

JBA
consulting

Offices at
Dublin
Limerick

Registered Office
24 Grove Island
Corbally
Limerick
Ireland

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

JBA Consulting Engineers and
Scientists Limited
Registration number 444752

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



Visit our website
www.jbaconsulting.ie