

# EIA Screening Report

Part 8 Housing development at Clonburris Subsector  
Kishogue South West, Dublin 22 – Stage 1 B

17 May 2024



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# 1. INTRODUCTION

## 1.1 Background

This report has been prepared by MacCabe Durney Barnes on behalf of South Dublin County Council, to support it in undertaking a screening determination for Environmental Impact Assessment in respect of a Part 8 housing development consisting of an area of land measuring 1.5 ha located at Clonburris predominately in subsector Kishoge Southwest, which is located on Lynch's Lane to the east of R136, Dublin 22. The Part 8 process is being pursued by South Dublin County Council. South Dublin County Council are the Competent Authority (CA) responsible for formal screening and scoping decisions.

This report has been prepared in respect of the proposed social housing scheme of 15 no. residential units, homework room and amenity space.

This document has been prepared in order to assist South Dublin County Council in the determination of the proposed works at the subject site.

## 1.2 Legislation and Guidance

The EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 as amended
- Planning and Development Regulations 2001 as amended
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development
- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening- Practice Note

### 1.3 Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents.

Where the local authority concludes, based on such preliminary examination, that—

- I. there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,
- II. there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
- III. there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

### 1.4 Data Sources

The information is obtained from review of several online databases and public sources including:

- Geological Survey of Ireland (GSI) online dataset - <https://www.gsi.ie>
- Clonburris Strategic Development Zone Planning Scheme 2019
- South Dublin County Council Planning Application Portal
- An Bord Pleanála Planning Applications
- EPA - <https://gis.epa.ie/EPAMaps/>
- GeoHive – <http://map.geohive.ie/mapviewer.html>.
- Office of Public Works (OPW) - <http://www.floodinfo.ie/map/floodmaps>

In addition to the above an Appropriate Assessment Screening dated 12th May 2023, prepared by Aecom was used to inform this document.

## 2. THE SITE AND SURROUNDINGS

### 2.1 Site Context

The site known as Kishoge Park, currently accommodates traveller accommodation and is located at Clonburris, Dublin 22, within the Clonburris Strategic Development Zone (SDZ) lands, in the west of the Dublin Greater Metropolitan Area. The overall area of the SDZ lands is 281 ha with a net development area of 151 ha resulting in the potential of to deliver a target of c. 9,500 new homes. The site is located predominately in subsector Kishoge Southwest, which is located on Lynch’s Lane (L5128) to the east of R136, Dublin 22. The lands immediately surrounding it are greenfield and undeveloped. The railway line lies to the north of the site beyond which is the residential area of Adamstown Avenue. The Grand canal is c. 300 m to the south. On the west of the site is a Council depot (structure and yard). Kishoge Railway station (not operational) is located to the northeast of the site. The site is served by Kishoge Road, which runs north from Lynch’s Lane.

Population data was extracted from the Central Statistics Office (CSO) Census of Population 2016. The site forms part of Small Area no. 267100003 where the population in 2016 was 390 persons.

The Part 8 process is being pursued by South Dublin County Council, who are the competent authority (CA) responsible for formal screening and scoping decisions.

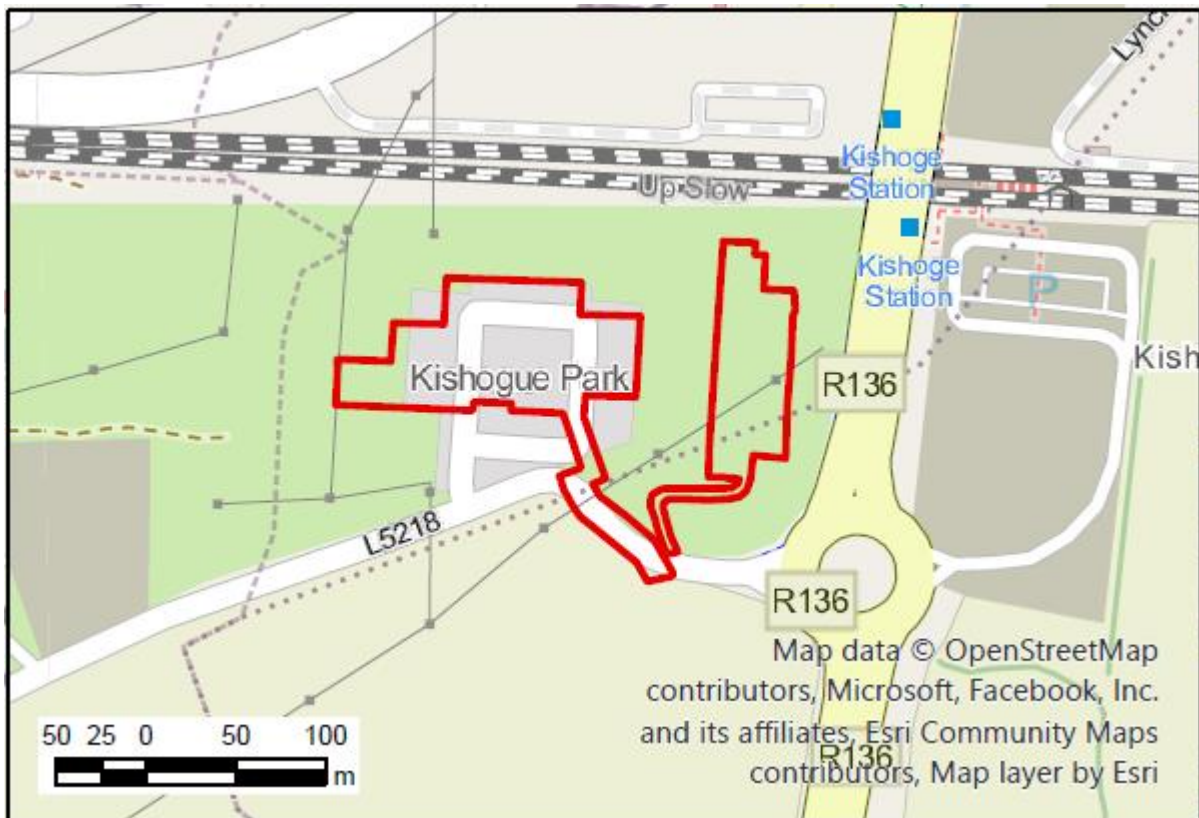


Figure 1 Site Location

## 2.2 Site Description

The site totals c. 1.5 ha in area. The site currently accommodates 17 no. single storey-built structures and hard standings. The boundary of the site in the vicinity of Kishoge Park consists of a wall topped with a railing and a footpath linking to the R126 junction (roundabout). There exists a derelict cottage to the south west of the site.

A 20 kV ESBN power line abuts the site predominantly in a north/south direction.



**Figure 2: Current access to Kishoge Park from Lynches Lane** (Source: Google Street View)

## 2.3 Environmental Sensitivities of the Site

The information set out below was derived from the data available within the EPA Mapping Tool, the South Dublin County Council Planning Application Portal, and the relevant local statutory planning documentation, including the South Dublin County Development Plan 2022-2028 and the Clonburris Strategic Development Zone Planning Scheme 2019.

### 2.3.1 Bedrock

According to Geological Survey Ireland, the site is located on the 'Lucan Formation', which consists of Dark Limestone & Shale.

### 2.3.2 Soils and Hydrogeology

EPA maps indicate that the subsoil is Limestone till (Carboniferous).

Site investigations undertaken in 2019 indicated the presence of soft to firm grey mottled brown slightly sandy gravelly clay below a layer of 200mm of made ground and stiff black slightly sandy clay at 1.45m depth, with ground water encountered at 1.90m BGL.

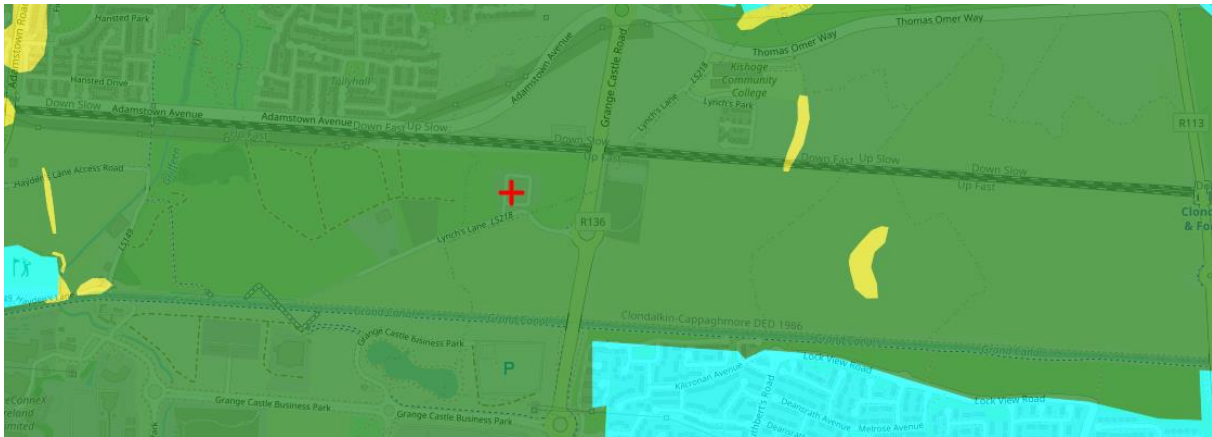


Figure 3: Subsoils in the context of the Subject site (Source: EPA Mapping)

### 2.3.3 Hydrology

There are no watercourses recorded on the site in the EPA mapping. However, the Clonburris SDZ Water Strategy Report 2017, OSI mapping and site inspection confirms the Kilmahuddrick Stream flows south/north to the west of the site. It flows north-west into the Griffeen River located approximately 720 m downstream of the Site, followed by the River Liffey which outfalls at Dublin Bay more than 18 km east of the Site downstream (AWN Consulting, 2020). Additionally, a second stream/ditch is located west of the existing traveller accommodation.

Flood maps do not indicate any flooding designations.

The Groundwater WFD status for the waterbody [IE\_EA\_G\_008] is “Good” under the latest status report.

The Griffeen River [IE\_EA\_09L012100] has a WFD risk status “At Risk” under the latest status report.

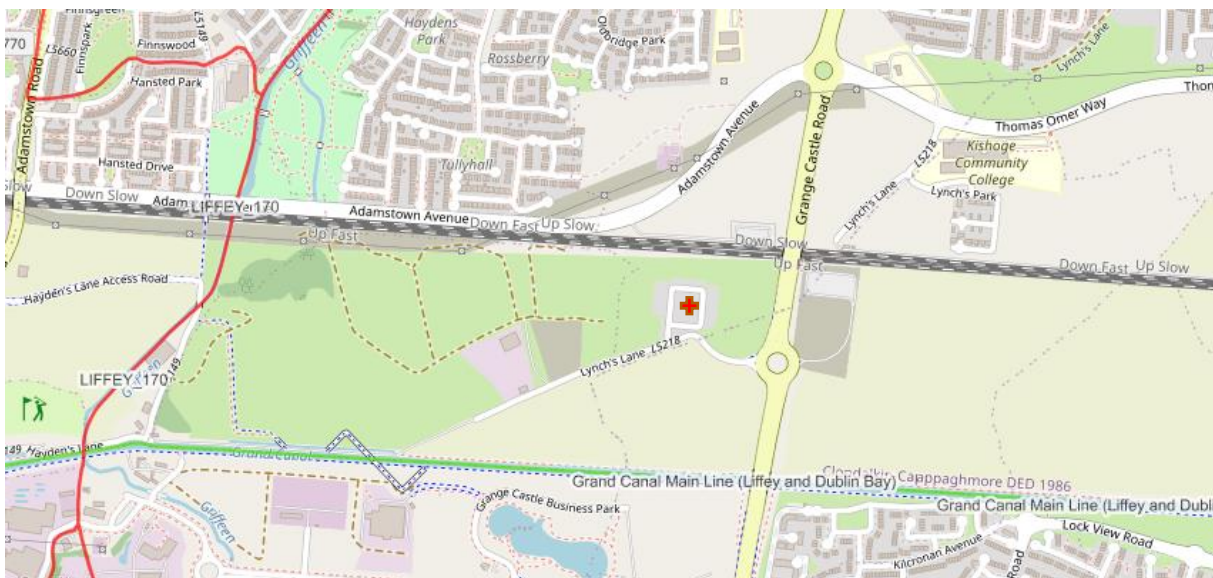
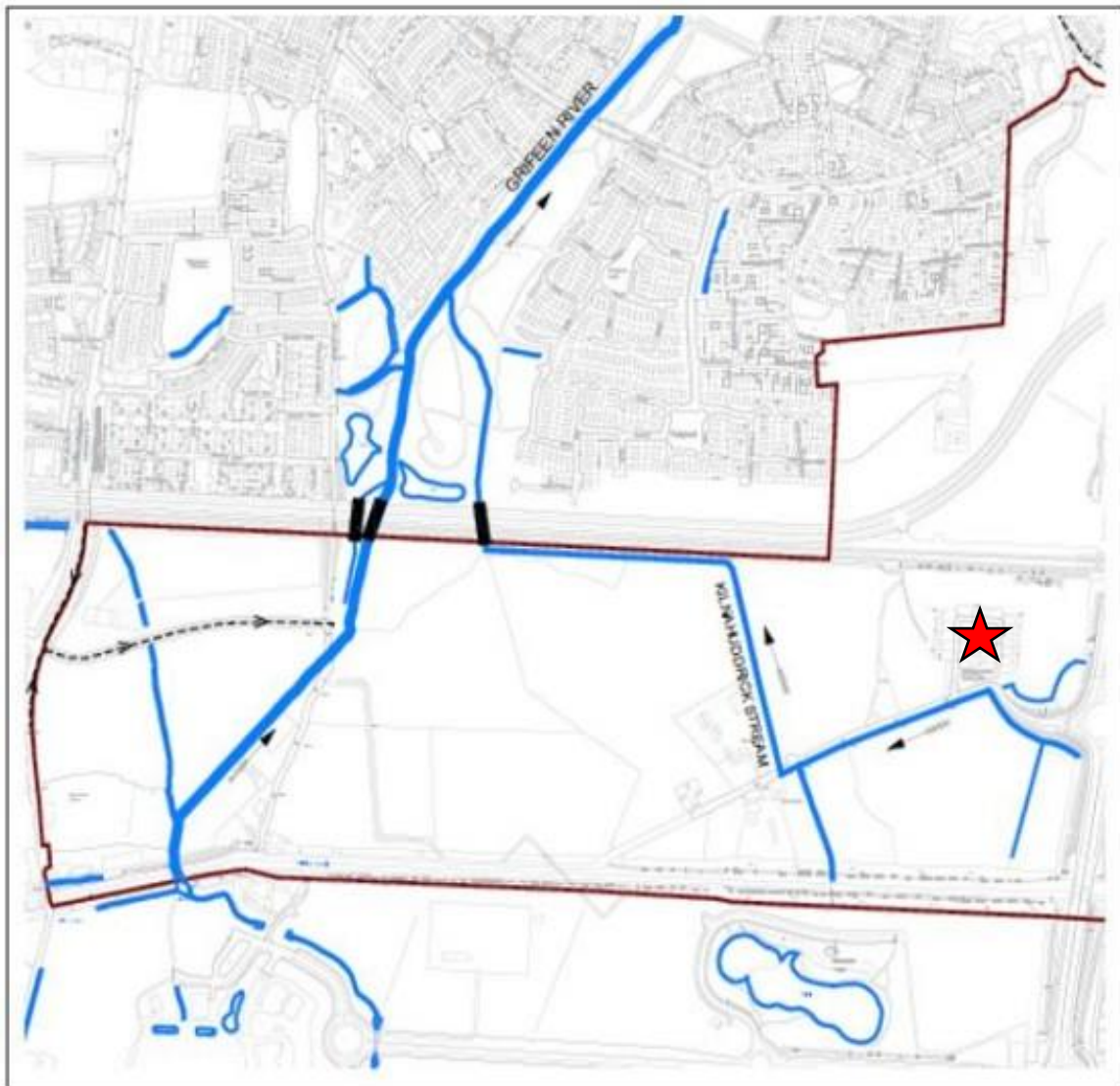


Figure 4: River Waterbodies Risk in the context of the subject site (Source: EPA Maps)





**Figure 5 Extract from Clonburris SDZ Water Strategy Report 2017 Illustrating Kilmahuddrick Stream**

#### 2.3.4 Aquifer and Groundwater

The site is located over “Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones” [L].

The GSI vulnerability is defined as “High” [H].

Subsoil Permeability is classified as Low [L].

Site investigation was carried out in December 2021 on the Phase 1 lands surrounding the site and 3 no. infiltration tests were carried out as part of this investigation.

2 no. infiltration tests did not return an infiltration rate. An infiltration rate of  $9.2 \times 10^{-5}$  m/min was recorded in the east of the site in the second cycle (a rate of  $9 \times 10^{-5}$  m/min was recorded in the first cycle).

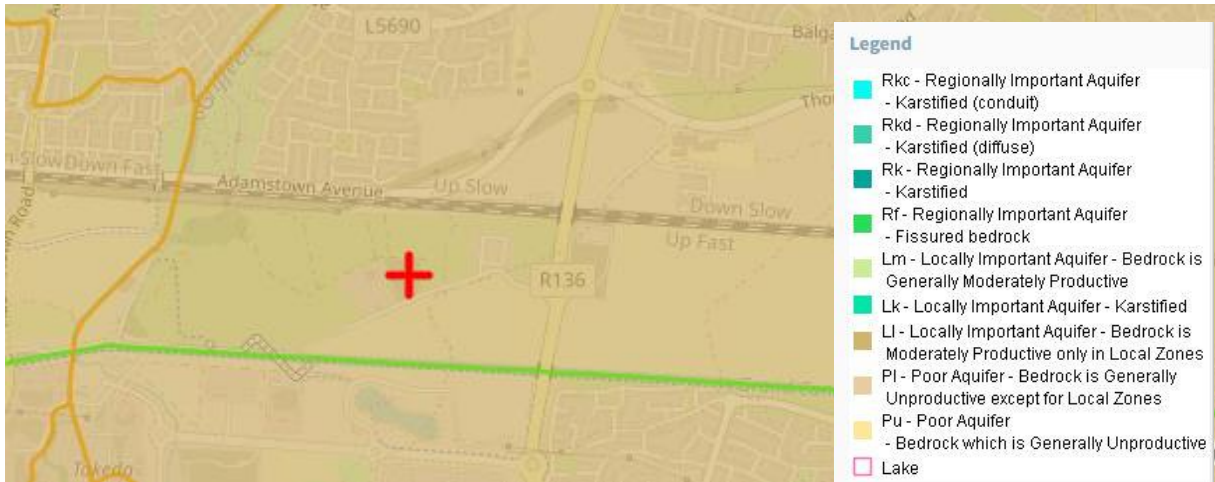


Figure 6: Aquifers in the vicinity of the Site (Source: EPA Maps)

### 2.3.5 Ground Water Vulnerability

The EPA Mapping Tool shows that the groundwater vulnerability at the subject site is of high vulnerability.

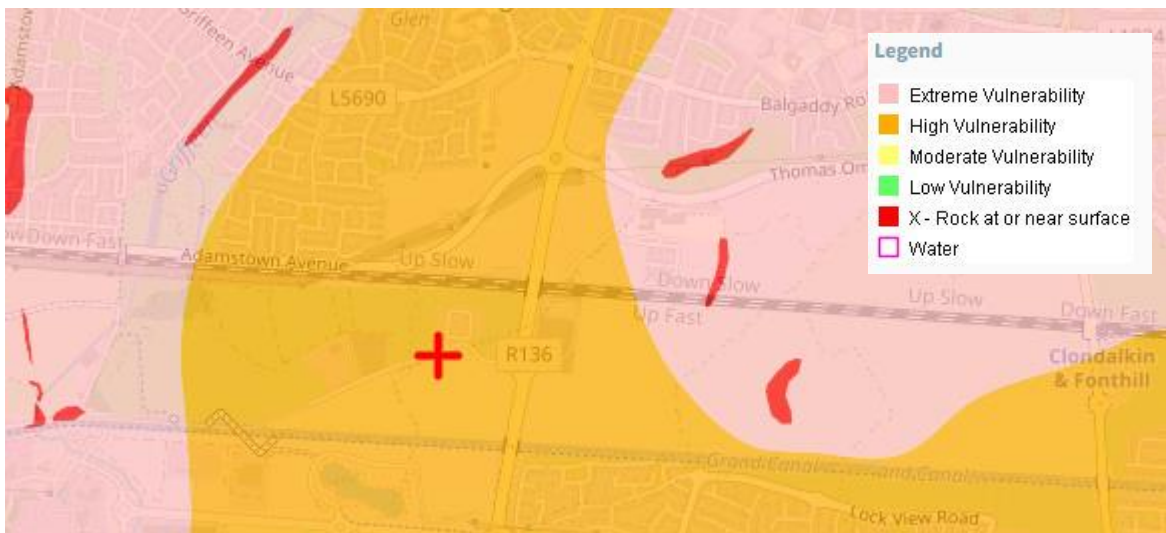


Figure 7: Ground Water Vulnerability (Source: EPA Maps)

### 2.3.6 Radon

About 1 in 20 homes in this area is likely to have high radon levels.



Figure 8: Radon Levels in the Context of the Subject Site (Source: EPA Maps)

### 2.3.7 Air quality

The site falls within Air Quality Index Region where the Index indicates that the air quality is 'Good'. According to EPA Maps, the site is situated in Zone 1 Dublin City.

### 2.3.8 Designated sites

The site is located c 300 m from a proposed Natural Heritage Area (002104 Grand Canal).

The nearest Natura 2000 sites are as follows:

- Rye Water Valley/Carton SAC [1398] – 4.6km to the north west
- Glenasmole Valley SAC [1209] - 9.4km to the south
- Wicklow Mountains SAC [2122] – 11.3km to the south-east
- Wicklow Mountains SPA [4040] - 13.8 km to the south-east
- South Dublin Bay and River Tolka Estuary SPA [4024] – 13.8km to the east
- South Dublin Bay SAC [0210] - 14.6km to the east

Table 1: European Sites in the Context of the Subject Site

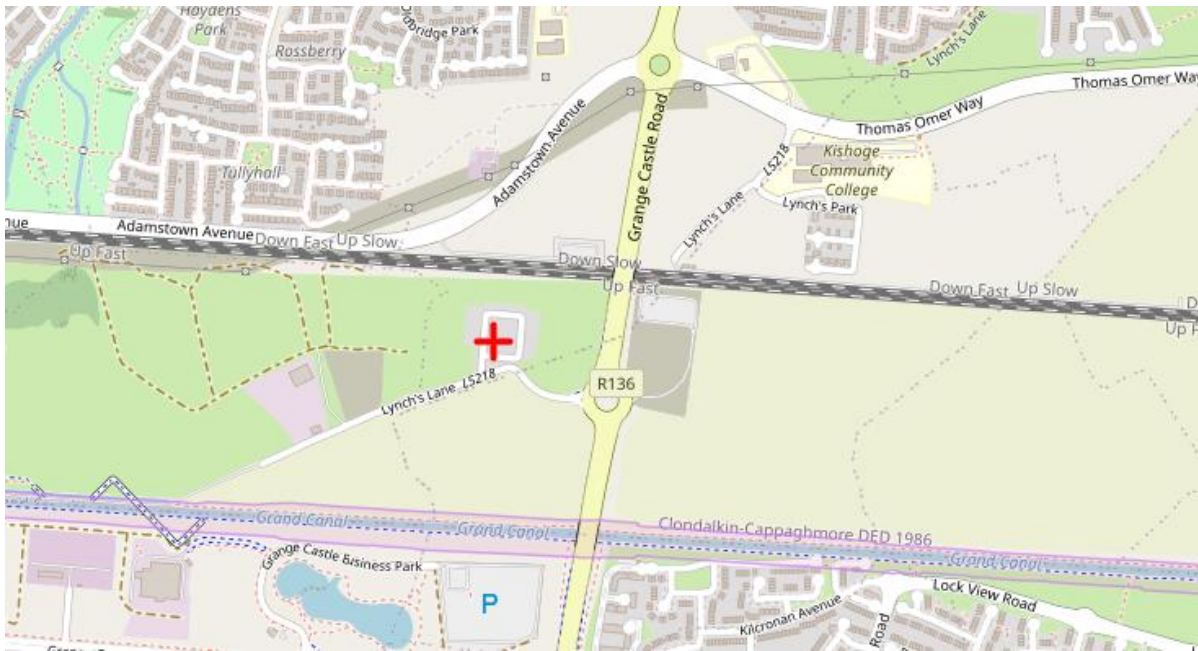
European Site	Distance	Reason for Designation
Special Area of Conservation and Special Protection Area		
Rye Water Valley/Carton SAC [1398]	4.6 km	<u>Qualifying Interests:</u> <ul style="list-style-type: none"> <li>• Petrifying springs with tufa formation (Cratoneurion) [7220]</li> <li>• Vertigo angustior (Narrow-mouthed Whorl Snail) [1014]</li> <li>• Vertigo moulinsiana (Desmoulin's Whorl Snail) [1016]</li> </ul>

European Site	Distance	Reason for Designation
Glenasmole Valley SAC [1209]	9.4 km	<p><u>Qualifying Interests:</u></p> <ul style="list-style-type: none"> <li>• Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210]</li> <li>• Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410]</li> <li>• Petrifying springs with tufa formation (Cratoneurion) [7220]</li> </ul>
Wicklow Mountains SAC [2122]	11.3 km	<p><u>Qualifying Interests:</u></p> <ul style="list-style-type: none"> <li>• Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110]</li> <li>• Natural dystrophic lakes and ponds [3160]</li> <li>• Northern Atlantic wet heaths with Erica tetralix [4010]</li> <li>• European dry heaths [4030]</li> <li>• Alpine and Boreal heaths [4060]</li> <li>• Calaminarian grasslands of the Violetalia calaminariae [6130]</li> <li>• Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230]</li> <li>• Blanket bogs (* if active bog) [7130]</li> <li>• Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110]</li> <li>• Calcareous rocky slopes with chasmophytic vegetation [8210]</li> <li>• Siliceous rocky slopes with chasmophytic vegetation [8220]</li> <li>• Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0]</li> <li>• Lutra lutra (Otter) [1355]</li> </ul>
Wicklow Mountains SPA [4040]	13.8 km	<p><u>Qualifying Interests:</u></p> <ul style="list-style-type: none"> <li>• Merlin (Falco columbarius) [A098]</li> <li>• Peregrine (Falco peregrinus) [A103]</li> </ul>

European Site	Distance	Reason for Designation
South Dublin Bay and River Tolka Estuary SPA [4024]	13.8 km	<p><u>Qualifying Interests:</u></p> <ul style="list-style-type: none"> <li>• Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046]</li> <li>• Oystercatcher (<i>Haematopus ostralegus</i>) [A130]</li> <li>• Ringed Plover (<i>Charadrius hiaticula</i>) [A137]</li> <li>• Grey Plover (<i>Pluvialis squatarola</i>) [A141]</li> <li>• Knot (<i>Calidris canutus</i>) [A143]</li> <li>• Sanderling (<i>Calidris alba</i>) [A144]</li> <li>• Dunlin (<i>Calidris alpina</i>) [A149]</li> <li>• Bar-tailed Godwit (<i>Limosa lapponica</i>) [A157]</li> <li>• Redshank (<i>Tringa totanus</i>) [A162]</li> <li>• Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179]</li> <li>• Roseate Tern (<i>Sterna dougallii</i>) [A192]</li> <li>• Common Tern (<i>Sterna hirundo</i>) [A193]</li> <li>• Arctic Tern (<i>Sterna paradisaea</i>) [A194]</li> <li>• Wetland and Waterbirds [A999]</li> </ul>
South Dublin Bay SAC [0210]	14.6km	<p><u>Qualifying Interests:</u></p> <ul style="list-style-type: none"> <li>• Mudflats and sandflats not covered by seawater at low tide [1140]</li> <li>• Annual vegetation of drift lines [1210]</li> <li>• Salicornia and other annuals colonising mud and sand [1310]</li> <li>• Embryonic shifting dunes [2110]</li> </ul>

### 2.3.9 Proposed Natural Heritage Areas (pNHA)

The site is located c 300 m from a proposed Natural Heritage Area (002104 Grand Canal).



**Figure 9: Proposed Natural Heritage Areas** (Source: Myplan.ie)

### 2.3.10 Archaeology

There are no recorded monuments within the site.

The Archaeological and Cultural Heritage Report by Aecom concludes that the desk-based assessment has predicted moderate to high potential for the presence of archaeological remains of the later prehistoric, early medieval, medieval and later periods to survive within the Proposed Development. There is the potential that unexpected archaeological remains of all periods maybe discovered within the Proposed Development.

There are no protected structures on site. Grange House which is located towards the west of site along Lynch's Lane, is c. 350 m to the southwest of the proposed development. The house is marked on the 1st Edition OS map (1843) and the original detached farmhouse survives as a two-storey dwelling with a rear return and a single storey extension on its east side which was added during the second part of the 19th century.

### 2.3.11 Zoning at the subject site

The South Dublin County Development Plan 2022- 2028 applies. The site is zoned Objective SDZ "To provide for strategic development in accordance with approved planning schemes" The zoning of this site is primarily residential within the SDZ. A Road Proposal for 6 years abuts the site.

The site is located in the approved Clonburris SDZ Planning Scheme. The area surrounding the subject site for the proposed Part 8 scheme is largely undeveloped.

Part IX of the Planning and Development Act 2000 as amended governs SDZs. Following designation of a SDZ, a draft planning scheme is prepared and goes through a series of assessments and public consultation. Chapter 3 of the adopted Planning Scheme sets out the Development Areas. An Bord Pleanála approved the Clonburris Strategic Development Zone (SDZ) Planning Scheme, with amendments in May 2019 Area 8, Kishoge South West type provides for “Low to medium density residential development with community space and a primary school, that will capitalise on the extension of the Griffeen Valley Park”. There are 4 subsectors applicable to the application area Kishoge Urban Centre KUC-S3, Kishoge South West KSW-S3, and Kishoge South West KSW-S4.

The Kishoge South West Development Area is planned to deliver a minimum of 200 sqm non-retail commercial development, a maximum of 550 sqm of retail development and a minimum of 600 sqm of community use. The development area has a designated Local Node to the west end of Lynch’s Lane which is anticipated to deliver most of the non-residential uses. Therefore, the rest of the development area is anticipated to deliver primarily low to medium density residential development.

The proposed development of 15 no. units of social housing for traveller accommodation is compatible with the uses described for the Kishoge South West Development Area and is complying with the Clonburris SDZ Planning Scheme.



**Figure 10: Kishoge South West Development Area** (source: Clonburris Strategic Development Zone May 2019)

### 2.3.12 Ecological nature in the Vicinity of site

The ecological survey undertaken by Aecom in August 2021 for Phase 1 indicates the following habitats on adjoining lands:

- FW2 Depositing/lowland rivers
- FW4 Drainage ditches
- GA1 Improved agricultural grassland
- GS2 Dry meadows and grassy verges
- WD1(Mixed)broadleaved woodland
- WD2 Mixed broadleaved/conifer woodland
- WS2 Immature woodland
- WL1 Hedgerows
- WL2 Treelines
- ED3 Recolonising bare ground

The site itself is presently occupied by dwellings, hardstanding and roads. There are no ecological features of note.

While the ecological survey of the broader area indicated foraging bats, particularly along the Grand Canal, the subject site is currently well lit and is unsuited for bat feeding.

### 2.3.13 Other Site Environmental Sensitives

The proposed development includes the clearance of the site and the construction of 15 no. new social residential units and a homework room. All works will be undertaken in accordance with best practice protocols. Grange House which is located towards the west of site along Lynch's Lane, is c. 325 m to the southwest of the Proposed Development. The house is marked on the 1st Edition OS map (1843) and the original detached farmhouse survives as a two-storey dwelling with a rear return and a single storey extension on its east side which was added during the second part of the 19th century. The development will not have any adverse impact upon Grange House.



### 3. PROPOSED DEVELOPMENT

#### 3.1 Summary of Proposed Development

A Traveller accommodation site known as Kishoge Park, consisting of single storey-built structures and hard standings, are accessed from Kishoge Road which runs north of Lynch’s Lane. This is within the confines of the Clonburris SDZ. The proposal comprises the following:

- Demolition of existing structures on site
- Construction of 15 no. dwellings, 13 no. 4 bedrooms, 2 no. 2 bedrooms
- Homework room
- Provision of public amenity space
- Temporary accommodation to the east of the main site

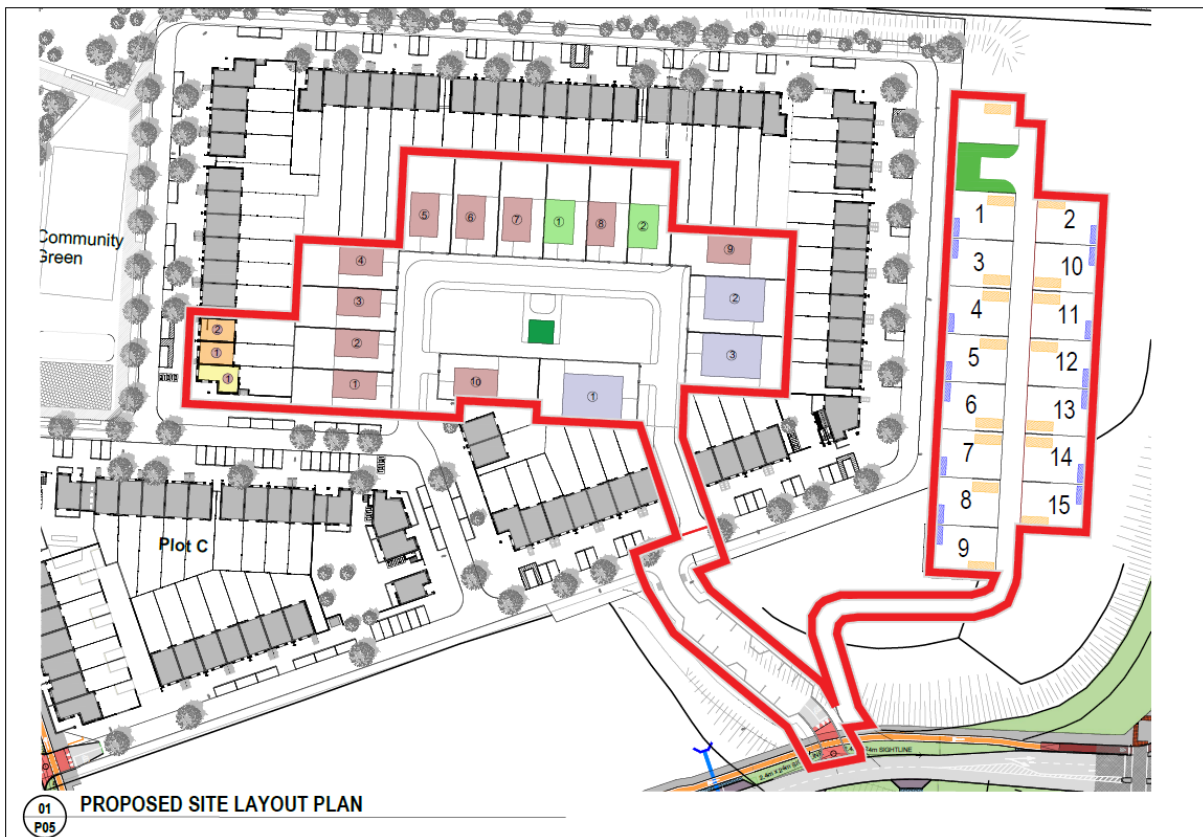


Figure 11: Site Layout Plan

## 4. PRELIMINARY EXAMINATION

### 4.1 Guidance on Environmental Impact Assessment Screening

The Office of the Planning Regulator (OPR) has issued guidance on EIA screening in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids planning authorities as the Competent Authority (CA) in this area.



Figure 12: Extract from OPR EIA Screening Guidance Note

This report has had regard to the OPR guidance and methodology.

The proposed application is a project for the purpose of Environmental Impact Assessment (EIA) under Stage1 stage (a) of the OPR guidance.

### 4.2 Sub-threshold Development

A list of the types or classes of development that require EIA or screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. 'Sub-threshold development' comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

In Part 2 of schedule 5, the following is the relevant to assessment of sub-threshold development.

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.

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

In relation to proposed development none of the thresholds above are exceeded, but those highlighted in bold indicate the thresholds of relevance to the subject proposal.

Accordingly, the project is sub-threshold development with reference to the above thresholds and under Step 1(c) of the OPR guidance a preliminary examination is required under Step 2.

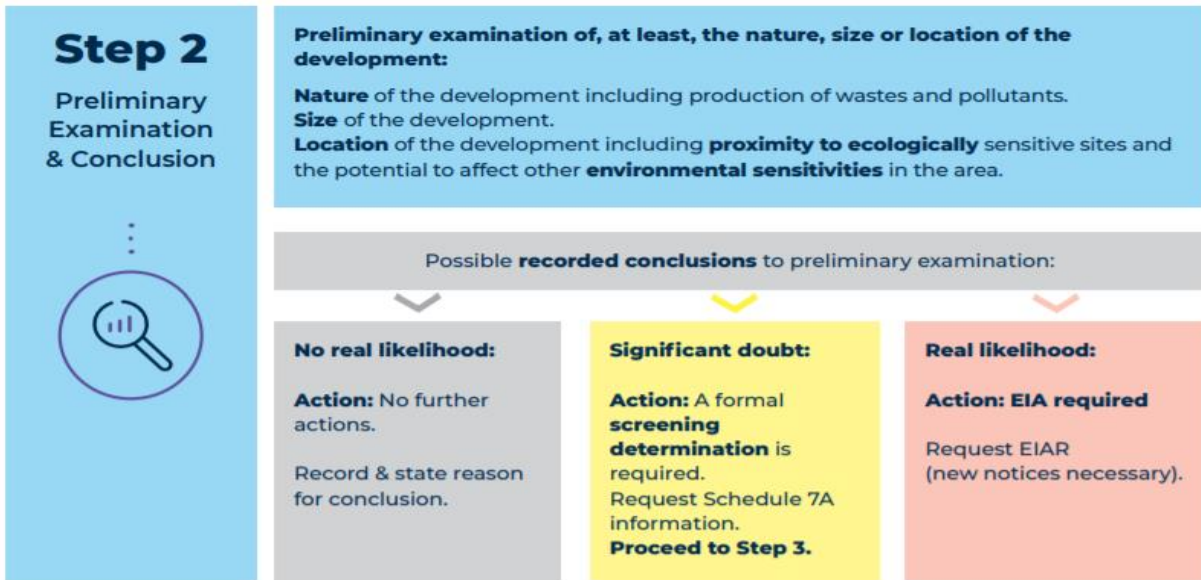


Figure 13: Extract from OPR EIA Screening Guidance Note

### 4.3 Preliminary Examination considerations

Preliminary examinations must consider at least the following:

- The nature of the development including the production of wastes and pollutants;
- The size of the development; or
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

The OPR guidance states a number of questions to assist the preliminary examination.

This overlaps with the submitted Appropriate Assessment (AA) screening report and consideration of hydrological and other connections to European sites.

### 4.4 Nature of the development:

**i) *Is the nature of the proposed development exceptional in the context of the existing environment?***

The nature of the development is consistent with and does not detract from the objectives of Clonburris Strategic Development Zone 2019. The site is within the Kishoge South West

Development Area which is planned for low to medium density residential development. Therefore, the proposed development is consistent with the zoning objectives on site. The proposed construction of 15 no. social residential units provides a redevelopment of a site currently in use for low density, traveller accommodation. This is an established use on site, therefore the proposed development is not exceptional in the context of the existing urban environment.

**ii) Will the development result in the production of any significant waste, or result in significant emissions or pollutants?**

The proposed development will involve the clearance of the site, which will give rise to waste during demolition works. During the construction phase, any waste generated from the proposed development will be dealt with in the appropriate manner in accordance with the appropriate standards and best practice methodology. The proposed residential development by its nature will not cause any significant waste, emissions, or pollutants during operation.

**iii) Is the size of the proposed development exceptional in the context of the existing environment?**

The size of the development is not exceptional in the context of the existing environment. The development will result in the construction of 15 no. social residential units on site and a homework room and amenity space. The site is a redevelopment of an existing social housing development; therefore, the proposed development is not considered exceptional in the Kishoge area.

**iv) Are there cumulative considerations having regard to other existing and/or permitted projects?**

There has been one recent application for consent for residential development on the adjoining lands. The application was a Part 8 for Phase 1 by South Dublin County Council for “Development of a Social, Affordable Rental and Affordable Purchase Housing project consisting of 263 new homes, new community facilities, three landscaped open spaces and associated site works”.

A recent application in the vicinity of the site was submitted and consented in 2021 for the installation of road and drainage infrastructure by Clonburris Infrastructure Limited. This application includes a road that will be c. 150 metres from the site. It is noted, cumulative effects have the potential to negatively impact the environment. Relevant planning applications in the vicinity of the area included in the table below.

**Table 2: Applications in the Vicinity of the Subject Site**

South Dublin County Council Reg. Ref	Lodged	Planning Status	Description of Development Summary	Development Address	Distance from Site (KM)	Applicant
SD228/0003	27/04/22	Permission Granted 11/07/22	Part 8 for Proposed Social and Affordable housing development comprising of 263 residential	Kishogue South West, Lynches Lane, East of R136 Outer Ring Road, Dublin	On the site	South Dublin County Council (Housing)
SDZ20A/0021	22/12/20	Permission Granted 12/08/21	10 year permission for roads and drainage infrastructure works as approved	In the townlands of Adamstown, Grange, Kishoge, Clonburris Little & Cappagh, Co. Dublin	c. 150 m	Clonburris Infrastructure Limited
SDZ23A/0004	10/02/23	Request Additional Information 06/04/23	385 dwelling units	In the townland of Adamstown, Lucan, Co. Dublin	c. 1 km	Clear Real Estate Holdings Limited
SD20A/0062	04/03/20	Permission Granted 30/07/20	Revision of previously approved planning SD09A/0313 including increase the number of children attending the playschool to 16	58, Cappaghmore, Clondalkin, Dublin 22	c. 1.8 km	Cappaghmore Playschool
SD20A/0109	07/05/20	Permission Granted 19/08/20	2 storey modular classroom building and a single storey toilet building, steel framed covered walkway structure linking to the existing school,	Kishoge Community College, Thomas Omer Way, Lucan, Co. Dublin	c. 450 m	Dublin & Dun Laoghaire ETB

South Dublin County Council Reg. Ref	Lodged	Planning Status	Description of Development Summary	Development Address	Distance from Site (KM)	Applicant
			relocation of existing bicycle shelters and all associated site development works.			
SDZ21A/0006	30/03/21	Permission Granted 08/11/21	Wastewater pumping station comprising of (a) below ground 24-hour emergency storage tank; (b) below ground inlet, wet well, flow meter and valve chambers; (c) control and welfare building with green roof and 2 odour control units; (d) boundary wall, fencing, entrance gate and landscaping; (e) site drainage system including a swale; (f) all associated ancillary and enabling works including hardstanding and access, located within the Clonburris Strategic Development Zone.	Lands to the east of Fonthill Road (R113) and west of Cappaghmore, Cappagh, Clondalkin, Co. Dublin	c. 1.6 km	Irish Water

South Dublin County Council Reg. Ref	Lodged	Planning Status	Description of Development Summary	Development Address	Distance from Site (KM)	Applicant
SDZ21A/0022	02/12/21	Permission Granted 23/08/22	The construction of 569 dwellings, a creche, innovation hub and open space...	Within the Townlands of Cappagh, Clonburris Little & Kishoge, Co. Dublin	c. 250 m	Cairn Homes Properties Ltd
SDZ22A/0010	04/07/22	Request for Clarification of Additional Information	The proposed development consists of the construction of 294 no. dwellings, creche and retail / commercial unit	The proposed development is located west of the Ninth Lock Road, south of the Dublin-Cork railway, line, north of Cappaghmore housing estate and whitton Avenue, and east of an existing carpark/park, & ride facility at the Clondalkin, Fonthill train station	c. 1.9 km	Kelland Homes
SDZ22A/0011	02/08/22	Granted Permission 16/02/23	The proposed primary school will extend to c3,355sq.m will be 2 storey's in height and will comprise 16 no. classrooms with an additional 2 classroom Special Educational Needs Unit; a General Purpose Hall and all	Thomas Omer Way, Balgaddy, Lucan, Dublin	c. 725 m	Department of Education

South Dublin County Council Reg. Ref	Lodged	Planning Status	Description of Development Summary	Development Address	Distance from Site (KM)	Applicant
			ancillary teacher and pupil amenities and facilities. The proposed development also provides for hard and soft play areas, including 2 no. outdoor ball courts, bicycle parking, staff car parking, vehicle drop off and set down areas.			
SDZ22A/0017	02/12/22	Further Information Request: Received  Decision Due 16/05/23	Construction of 157 dwellings within the Clonburris South-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019	Within the townland of Cappagh, Clonburris, Dublin 22	c. 1.2 km	Cairn Homes Properties Limited
SDZ22A/0018	15/12/22	Further Information Requested on 17/02/23	Construction of a mixed-use development comprising 594 apartments, office floorspace, 4 retail units, a creche and urban square in the Clonburris Development Areas CUCS3 & CSWS3 of the Clonburris SDZ Planning Scheme 2019 as follows,	Within the townland of Cappagh, Clonburris, Dublin 22	c. 1.5 km	Cairn Homes Properties Ltd.



South Dublin County Council Reg. Ref	Lodged	Planning Status	Description of Development Summary	Development Address	Distance from Site (KM)	Applicant
			594 apartments (255 one bedroom apartments, 307 two bedroom apartments and 32 three bedroom apartments (all apartments to have terrace or balcony; ancillary communal amenity spaces for residents)			
SDZ23A/0016	28/04/23	Decision Due 22/06/23	Construction of a temporary logistics and storage facility within the Clonburris North-West Development Area of the Clonburris Strategic Development Zone (SDZ) Planning Scheme 2019. The facility includes the provision of a logistics facility comprising a warehouse (single story pitched roof c.11.356 meters in height) and adjoining unit with a combined Gross Floor Area of 1,411sq.m	In the townland of Neillstown, Clonburris, Dublin 22	c. 1.6 km	Cairn Homes Properties Limited

## 4.5 Location

***i) Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?***

The Site is not located within or adjacent to any European sites. Potential indirect impacts were considered using the source-pathway-receptor model, a ditch to the south of the site flows to the west into the Kilmahuddrick Stream. It flows north-west into the Griffeen River located approximately 720 m downstream of the Site, followed by the River Liffey which outfalls at Dublin Bay more than 18 km east of the Site downstream. The grand Canal is c 350 metres to the south.

Planning permission has been granted under Ref. SDZ20A/0021 for infrastructural works for the broader SDZ lands and the infrastructure traverses the site. A regional pond ('ATN-02') is proposed by the infrastructure works approx. 300 m downstream of the site, to attenuate the sub-catchment, which includes the subject site.

AECOM compiled an Infrastructure Report for the wider Clonburris Phase 1 lands. The report indicates that the surface water network will connect the surface water network for the site into the proposed 1500 mm diameter drainage spine, proposed under the planning permission SDZ20A/0021. Attenuation is to be provided in open space on the Phase 1 site and it has been confirmed that the majority of the site can be attenuated in the regional pond, 'ATN-02', as set out in the SWMP for the SDZ and that no flow controls are required to restrict flow from the subject site.

The SuDS features that are considered suitable based on the site layout for the wider area as follows:

- Permeable Paving
- Bio-Retention / Rain Gardens / Tree Pits
- Swales
- Oil Separators

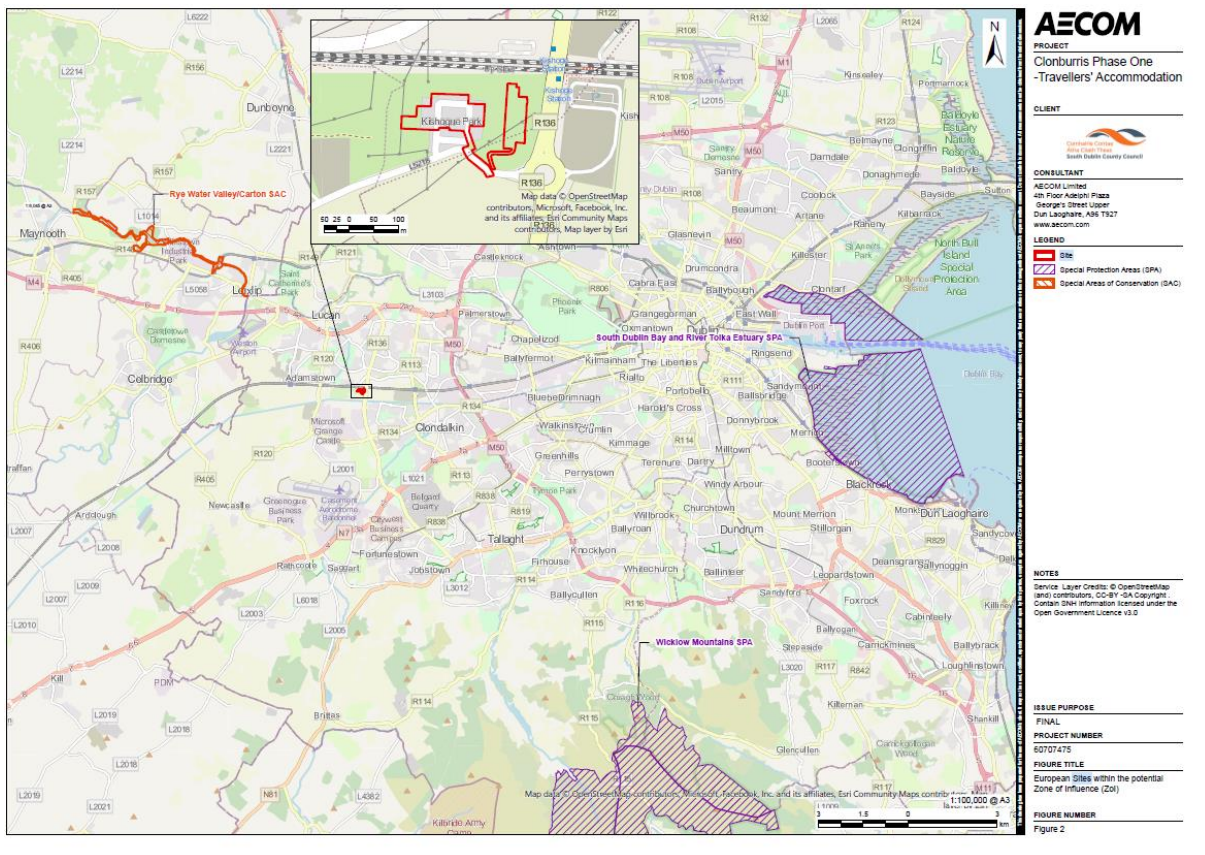


Figure 14: European Sites located in the context of the site (Source: Figure 2 AA Screening Report, Aecom)

**ii) Does the proposed development have the potential to affect other significant environmental sensitivities in the area?**

The works consist of the clearance of the site and the construction of 15 no. new dwellings and associated works. Grange House is to the southwest along Lynch’s Lane. This is a 19<sup>th</sup> Century farm house that is currently derelict.

**4.6 Preliminary Examination Conclusion**

Following the preliminary examination, it is concluded that there are doubts regarding the likelihood of significant effects on the environment arising from the proposed development owing to the cumulative effects other permitted development and to proceed to a Step 3 assessment as per the OPR Guidelines.

## 5. SCREENING DETERMINATION - SCHEDULE 7 ASSESSMENT AND SCHEDULE 7A INFORMATION

Where the requirement to carry out EIA is not excluded at preliminary examination stage, because there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, the planning authority must carry out a screening determination.

In making its screening determination, the competent authority must have regard to:

- Schedule 7 criteria,
- Schedule 7A information,
- Any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant,
- Any mitigation measures proposed by the applicant,
- The available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account, and
- The likely significant effects on certain sensitive ecological sites


<p><b>Step 3</b></p> <p>Formal Screening Determination</p> 	<p><b>Screening Exercise:</b> <b>Is the proposal likely to have significant effects on the environment?</b></p> <p>In making the determination, the planning authority must have regard to Schedule 7 criteria, Schedule 7A information, results of other relevant EU assessments, the location of sensitive ecological sites, or heritage or conservation designations. Mitigation measures may be considered.</p> <p><b>Screening Determination:</b> Recorded outcomes to screening determination must state main reasons and considerations, with reference to the relevant criteria listed in Schedule 7 of the Regulations and mitigation if relevant.</p>
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Figure 15: Extract from OPR EIA Screening Guidance Note

### 5.1 Schedule 7 criteria for determining whether development should be subject to an environmental impact assessment

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development', groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three headings which correspond to the updated Schedule 7.

**Schedule 7 criteria for determining whether development listed in part 2 of Schedule 5 should be subject to an environmental impact assessment.**

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

5.1.1 1. Characteristics of proposed development

OPR guidance –“If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):

**(a) the size of the proposed development**

The proposed works at the site include the clearance of the site and the construction of 15 no. new residential units, a homework room on a site c. 1.5 ha. Each unit will have a private rear garden, and public amenity space provision of 3,600 sqm. The proposed development provides an appropriate and compatible form of development within the context on lands which are planned for the Clonburris Strategic Development Zone. Development Area 8, Kishoge South West has a character area that provides for “Low to medium density residential development with community space and a primary school, that will capitalise on the extension of the Griffeen Valley Park”. There are 4 subsectors applicable to the application area Kishoge Urban Centre KUC-S3, Kishoge South West KSW-S3, and Kishoge South West KSW-S4. The size and design of the proposed development is not likely to cause significant effects on the environment and has been cognisant of the surrounding environment and existing buildings.

**(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,**

Section 4.4 (iv) of this report identifies relevant applications for the assessment of cumulative effects. Together, with the proposed development at the subject site and the other permitted development in the vicinity of the site are not likely to give rise to significant effects. In arriving to this conclusion, other permitted development has been taken into account.

**(c) the nature of any associated demolition works,**

The proposed development includes the demolition of the existing structures on site. All works will be undertaken in accordance with best practice protocols to ensure no impacts on the environment as a result of the proposed development.

**(d) the use of natural resources, in particular land, soil, water and biodiversity**

The nature of the proposed use and scale of the development is such that its development would not result in a significant use of natural resources. The proposed development makes efficient use of lands and is aligned with development patterns in the vicinity. There will be no use of natural resources at the site given the nature of works proposed.

The scale and quantity of construction materials used will not be such that would impose significant effects on the environment. The development will generate water demands during the construction and operational phases of the development.

During construction the contractor will be required to implement standard measures during the construction phase.

The operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. Storm water from roofs and hard surfaces will be directed to soakaways, and other hard surfaces will be permeable, allowing rainwater to soak to ground. The potential impact of climate change has been considered in the design of the surface drainage network and storage system.

The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment. The overall environmental impact under these headings is considered to be low. In addition, the AA Screening report accompanying this application concludes that there clearly no likelihood of direct or indirect impacts of any European sites.

**(e) the production of waste,**

All inert material and non-hazardous waste will be disposed of from the site in accordance with the categorisation of waste and in accordance with the relevant licencing and regulatory requirements. Normal builders waste (rubble, excess building materials) will be generated during the construction phase.

It is proposed to connect the development by gravity, into the main gravity trunk foul line along the Link Road which will be serviced by Pump Station 02, which is proposed under Ref. SDZ20A/0021. Wastewater will then be treated in Ringsend Wastewater Treatment Plant.

**(f) pollution and nuisances,**

It is not considered that the construction of 15 units would give rise to pollution and nuisances. Noise, vibration, lighting, and dust arising from construction activities and construction traffic have the potential for pollution or nuisance. Any risk of surface water pollution can be avoided by adherence to best practice construction and environmental management during the construction phase which will ensure that the development would not result in pollution of groundwater or surface water. Dust nuisance during construction can be controlled by a dust minimisation plan.

No operational impacts in this regard are anticipated. The proposed development is for residential and a craft facilities development. Accordingly, there are no significant expected residues or emissions. Significant negative effects on the environment are not likely to arise due to pollution or nuisance.

**(g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and**

Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso site. There are no technologies or substances to be used in the

development which may cause concern for having likely significant effects on the environment. There is no significant risk of accidents or disasters.

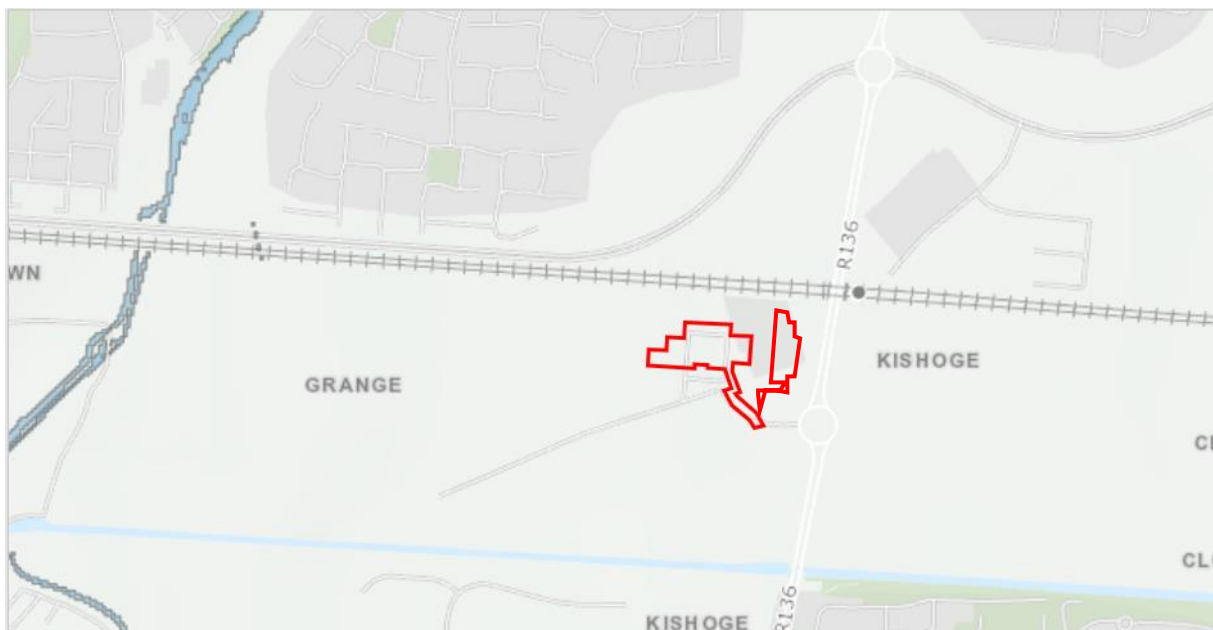
The site is not prone to fluvial flood risk. While there is a risk of pluvial flooding, this can be mitigated through an effective surface water and SuDS strategy which should be supplemented with a drainage maintenance inspection checklist which should be regularly updated by the management agency.

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect. Designated European Sites are considered below.

The SFRA accompanying the Planning Scheme confirms that the site falls within Flood Zone C site and is not prone to fluvial flood risk. While there is a risk of pluvial flooding, this can be mitigated through an effective surface water and SuDS strategy which should be supplemented with a drainage maintenance inspection checklist which should be regularly updated by the management agency.

The Surface Water Strategy in the SDZ indicates that at detailed design stage, infiltration testing in accordance with BRE365 will be required to ascertain the co-efficient of permeability of the soils throughout the site. The Aecom Drainage Report for the Phase 1 development to which the subject development will be connected refers to the provision of interception storage as per GSDSDS Table 6.3. Sub-Criterion 1.1 needs to be clarified when the results of the ground investigation results are received, and an understanding of the on-site infiltration is examined. It also indicates SuDS measures for the proposed wider site layout are as follows:

- Permeable Paving
- Bio-Retention / Rain Gardens
- Swales / Filter Drains
- Oil Separators
- Attenuation tanks



**Figure 16: Extract from floodinfo.ie showing extent of river and fluvial risks (source: OPW), approximate site location outlined in red.**

***h) the risks to human health (for example, due to water contamination or air pollution).***

The nature of the proposed development and the engineering provisions will not lead to the likelihood of any risk to human health. Any risk arising from construction will be localised and temporary in nature. The proposed development is of standard construction method and of appropriate scale and does not require the use of particular substances or use of technologies which of themselves are likely to give rise to significant environmental effects. There are no Seveso / COMAH sites in the vicinity of this location. Foul water will discharge to the public sewer. Surface water will discharge to the public sewer following attenuation. With appropriate mitigation during construction there will be no risk of contamination of any watercourses or groundwater. There is no risk to human health within the meaning of the Directive. Flood risk on the site will be addressed through mitigation.

### 5.1.2 Location of Proposed Development

***(a) the existing and approved land use,***

The land use surrounding the site is mostly undeveloped. Under the South Dublin County Development Plan 2022-2028 the site is zoned for a Strategic Development Zone. The Clonburris Strategic Development Zone Planning Scheme 2019 applies to the site. The site is within the Kishoge South West Development Area which is planned for low to medium density residential development.

In determining the zoning of the subject site, the Planning Authority will have thoroughly assessed the nature of the site as part of the Strategic Environmental Assessment, Strategic Flood Risk Assessment and Appropriate Assessment for Clonburris to ascertain its capacity to accommodate such development and merit a zoning as designated.

There are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment. The addition of this development is not considered to have a significant impact on the environmental sensitivities of the area.

***(b) the relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,***

The nature of the proposed development is such that the natural resources used in its development are limited and there would be minimal ongoing use of natural resources from the proposed use of the site.

The subject lands are well serviced by infrastructure and public transport via the Kishoge Railway Station which is scheduled to open in 2023. The Clonburris SDZ Planning Scheme includes details for social and community infrastructure within walking distance of the site to maximise its development potential in the interests of sustainable development and compact growth.

The ecological survey undertaken by Aecom in August 2021 for the Phase 1 area indicates the following habitats:

- FW2 Depositing/lowland rivers



- FW4 Drainage ditches
- GA1 Improved agricultural grassland
- GS2 Dry meadows and grassy verges
- WD1(Mixed)broadleaved woodland
- WD2 Mixed broadleaved/conifer woodland
- WS2 Immature woodland
- WL1 Hedgerows
- WL2 Treelines
- ED3 Recolonising bare ground

A stream is located to the west of the site and this is not indicated on the EPA mapping. The Aecom AA Stage 1 draft report indicates that this stream flows north into the Griffeen River located approximately 700 m northwest, followed by the River Liffey which outfalls at Dublin Bay more than 18 km east. Currently surface water does enter the stream. The Grand canal is c. 240 m to the south.

It is proposed to provide a dedicated surface water drainage system throughout the development and also providing attenuation on the site, prior to discharging the runoff downstream, to the west, as set out in the Surface Water Management Plan. A pond is proposed downstream to attenuate the sub-catchment as part of the infrastructure works for the full SDZ. In accordance with the Greater Dublin Strategic Drainage Study this project will incorporate sustainable drainage systems (SUDS) that will appreciably reduce the run-off rate.

The site is not prone to fluvial flood risk. While there is a risk of pluvial flooding, this can be mitigated through an effective surface water and SuDS strategy which should be supplemented with a drainage maintenance inspection checklist which should be regularly updated by the management agency.

The nature of the proposed development will generate demand for water, but this is for residential and craft facility use and given the scale of this development is not considered significant.

In addition, during construction all appropriate best practice construction methods and measures are being employed at the subject site. The construction of the project will be managed and carried out by a suitably qualified and experienced nominated contractor who will ensure that best practice measures are used in terms of the subject site and its environs to ensure the safeguarding of natural resources (such as soil, land and water).

**c) *the absorption capacity of the natural environment, paying particular attention to the following areas:***

**(i) *wetlands, riparian areas, river mouths;***

The closest watercourse is the Kilmahuddrick Stream which flows along the west of the subject site. Following the application of mitigation measures, the proposed development is not likely to give rise to significant effects on wetlands, riparian areas, and river mouth.

The Surface Water Strategy in the SDZ indicates that at detailed design stage, infiltration testing in accordance with BRE365 will be required to ascertain the co-efficient of permeability of the soils throughout the site.

**(ii) coastal zones and the marine environment;**

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

**(iii) mountain and forest areas;**

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect. There are trees and shrubs habitats on the site, but these would not be categorised as a forest area.

**(iv) nature reserves and parks;**

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

**(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;**

The following sites are identified as within 15 K of the application site.

- Rye Water Valley/Cartron SAC [1398] 4.6 km, north-west
- Glenasmole Valley SAC [1209] 9.4 km, south
- Wicklow mountains SAC [2122] 11.3 km, south-east
- Wicklow Mountain SPA [4040] 13.8 km, south- east
- South Dublin Bay and River Tolka Estuary SPA [4024] 13.8 km, east
- South Dublin Bay SAC [0210] 14.6 km, east

The AA Screening Report prepared by AECOM concludes *“Therefore, in view of best scientific knowledge and on the basis of objective information, it is concluded that likely significant effects from the Proposed Development on any European site, whether individually or in-combination with other plans or projects, beyond reasonable scientific doubt, can be excluded. There is consequently no requirement to proceed to the next stage of Appropriate Assessment.”*

**(vi) in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;**

This does not apply.

**(vii) densely populated areas;**

Given the quantum of units and proposed density in an undeveloped area this does not apply.

**(viii) landscapes and sites of historical, cultural or archaeological significance**

The National Monuments Service Archaeological Survey Database does not indicate any specific designations to this site or in the immediate vicinity.

The closest recorded structure is Hayden’s Bridge located c 800m to the north east of the site (NIAH Reg. No. 11204059). This is described as a “Single- arch road bridge over railway, c.1915. Three- centred arch with dressed voussoir stones”.

The proposed development will not have to have any impact on the structure. No protected structures exist on the site and the site is not located in a conservation area.

An Archaeological Assessment by Aecom for the Phase 1 element has concluded that there is a potential for unknown archaeological assets within the site and has made a number of recommendations. It is anticipated that as there are no existing identified upstanding remains or recorded monuments, there are no significant likely effects will be associated with this criteria.

### 5.1.3 3. Types and characteristics of Potential Impacts

The likely significant effects on the environment of proposed development relate to those criteria set out in paragraph (b)(i)(l) to (V) of section 171A of the Act, taking into account—

- a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
- b) the nature of the impact,
- c) the transboundary nature of the impact,
- d) the intensity and complexity of the impact,
- e) the probability of the impact,
- f) the expected onset, duration, frequency and reversibility of the impact,
- g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- h) the possibility of effectively reducing the impact.

The OPR’s Practice Note on EIA Screening considers what are **likely significant effects**. Refer to Box 1 below.

### Box 1: Likely Significant Effects

**1. Are the effects identified likely to occur?**

This refers to the effects that are expected to occur, those that can be reasonably foreseen as normal consequences of project construction and operation, including where relevant associated demolition, remediation and/or restoration.

**2. Are the effects, which are likely to occur, significant?**

EPA draft guidelines define a '*significant effect*' as an effect, which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. The same draft guidelines provide useful definitions in relation to quality of effects, significance of effects, context of effects, probability of effects and duration and frequency of effects.

**3. Will identified likely significant effects impact the environment?**

Likely significant effects should cover the direct and indirect, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project.

The factors of the environment to be described and assessed are:

- **population and human health;**
- **biodiversity, with particular attention to protected species and habitats;**
- **land, soil, water, air and climate;**
- **material assets, cultural heritage and the landscape; and**
- **the interaction between the factors.**

The following table summarises the likelihood of effects on the environmental factors listed in the box above, having regard to the analysis set out in sections 2 and 4 of this assessment.

## Screening Considerations

Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effect	Quality of Effect	Duration
<b>Landscape</b>	C	Demolition of structures on site and replacement with modern housing and private amenity space	Local	Likely	Moderate	Positive	Permanent
	O	Provision of private amenity space for each unit (private rear garden)	Local	Likely	Moderate	Positive	Permanent
<b>Visual</b>	C	Perceived negative changes due to emergence of plant and machinery and site clearance works	Local	Likely	Moderate	Negative	Short Term
	O	Changes to existing character of Kishoge with residential development	Local	Likely	Moderate	Positive	Permanent
<b>Biodiversity</b>	C	None Predicted	-	-	-	-	-
	O	Planting selection comprises mix of various species and provision of measures to enhance natural habitats and biodiversity	Local	Likely	Moderate	Positive	Permanent
<b>Land &amp; Soil</b>	C	Potential contamination due to accidental spillage.	Local	Not Likely	Imperceptible	Neutral	Brief
	O	Residential development	Local	Likely	Moderate	Positive	Permanent
<b>Human Health</b>	C	None Predicted	-	-	-	-	-
	O	None predicted	-	-	-	-	-
<b>Water</b>	C	Accidental pollution events occurring to nearby stream or the groundwater table	Local	Not Likely	Imperceptible	Neutral	Brief - Temporary
	O	Discharge of treated attenuated surface water to existing surface water network	Local	Likely	Imperceptible	Neutral	Permanent
		Discharge of foul and wastewater to existing waste water network	Local	Likely	Imperceptible	Neutral	Permanent

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<b>Air Quality &amp; Climate</b>	C	Reduction of air quality as a result of construction traffic and HGVs, and emissions from construction and plant machinery	Local	Likely	Not significant	Neutral	Temporary
	O	None predicted	-	-	-	-	-
<b>Noise</b>	C	Increase in noise as a result of construction activity, and operation of plant and machinery.	Local	Likely	Slight	Negative	Temporary
	O	Increase in noise level as a result of vehicular movements in and out of residential development	Local	Likely	Imperceptible	Neutral	Permanent
<b>Cultural Heritage: Built Heritage</b>	C	None predicted	-	-	-	-	-
	O	None predicted	-	-	-	-	-
<b>Cultural Heritage: Archaeology</b>	C	None predicted	-	-	-	-	-
	O	None predicted	-	-	-	-	-

**I. Interaction of Effects**

There is potential for interaction of effects during the construction phase in relation to soil, water and biodiversity, built heritage. The negative impacts arise from potential risk of pollution, dust and noise. However, best practice construction measures will be put in place during the construction phase and these measures will continue to be employed in the completion and construction of the remaining elements of the proposed development which will ensure that there are no significant effects on the environment. Section 5.4 of this report outlines mitigation measures in respect of the proposed development.

**II. Cumulative effects**

It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment.

No significant adverse effects have been identified, no measures are recommended to avoid or prevent such impacts.

**III. Transboundary effects**

Owing to the scale, nature, and location of the development there will be no transboundary effects. No mitigating measures are required.

**IV. Residual Effects**

Having regard to the nature and scale of the proposed development, it is considered that there are no residual effects, as a result of the works at the subject site.

## 5.2 Schedule 7A information

**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***

Response

Refer to Section 5.1.1 of this report.

***(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.***

Response

Refer to Section 5.1.2 of this report.

**2. A description of the aspects of the environment likely to be significantly affected by the proposed development.**

Response

Refer to Section 5.1.3 of this report.

**3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—**

***(a) the expected residues and emissions and the production of waste, where relevant,***

Response

The development will include mitigation measures that will ensure there is no likely significant effects on the environment. Waste and emissions arising during the operational phase are not considered to be significant within the meaning of the Directive.

**(a) the use of natural resources, in particular soil, land, water and biodiversity.**

Response

Refer to 5.1.1. of this report.

**4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.**

Response

Please refer to section 5.1 of this report.

### 5.3 Any further relevant information

Response –

The Part 8 is accompanied by a suite of documentation to support the conclusions included in this report, this includes an Appropriate Assessment Screening Report

A suite of architectural, engineering and landscape drawings and reports also accompanies the documentation detailing the proposed development

### 5.4 Any mitigation measures

- Any contaminated soils will be removed from the site and hazardous and non-hazardous wastes arising will be disposed of at licenced facilities.
- A detailed Construction Environmental Management Plan (CEMP) will be prepared in advance of construction.
- Bats sensitive lighting techniques will be incorporated into the public lighting.
- A bat roosting survey of the existing buildings will be undertaken prior to demolition. Appropriate derogation procedures will be followed if any roosting bats are recorded.
- Monitoring of groundworks by a qualified archaeologist. Planting of native trees and hedgerows within the Site.

### 5.5 Available Results under other EU Environmental Legislation

Other relevant EU environmental legislation may include:

- SEA Directive [2001/42/EC]
- Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]
- Water Framework Directive [2000/60/EC]



- Marine Strategy Framework Directive
- Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive
- Industrial Emissions Directive
- Seveso Directive
- Trans-European Networks in Transport, Energy and Telecommunication
- EU Floods Directive 2007/60/EC

**Table 3: EU Legislation**

Directive	Results
SEA Directive [2001/42/EC]	The proposed development is located on lands which have been zoned under the South Dublin County Development Plan 2016-2022 and the Clonburris SDZ Planning Scheme. These have been subject to Strategic Environmental Assessment. The SEA for the Clonburris SDZ Planning Scheme indicates that appropriate mitigation measures will be implemented, including Green and Blue Infrastructure provisions, SUDS and phasing. The subject proposal takes these into account.
Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	An appropriate assessment (AA) screening report accompanies this part 8 submission. An Ecological Impact Assessment (EclA) was also completed. The AA concludes that <i>“Therefore, in view of best scientific knowledge and on the basis of objective information, it is concluded that likely significant effects from the Proposed Development on any European site, whether individually or in combination with other plans or projects, beyond reasonable scientific doubt, can be excluded. There is consequently no requirement to proceed to the next stage of Appropriate Assessment.”</i> The EclA for Phase 1 identifies a number of measures to minimize impacts on wildlife.
Water Framework Directive [2000/60/EC]	The main surface water feature in the area is the Griffin River. It is assigned under the Water Framework Directive status assessments 2013 – 2018, with status of ‘Moderate’. With mitigation, there is no likely significant effects on the status.
Marine Strategy Framework Directive	The site is located c. 12km from the MSFD assessment area. There is no likely impact given the distance.
Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive	n/a to proposed development
Industrial Emissions Directive	n/a to proposed development
Seveso Directive	There are no Seveso sites in the vicinity
Trans-European Networks in Transport, Energy and Telecommunication	n/a to proposed development
EU Floods Directive 2007/60/EC	A flood risk assessment has been undertaken

## 5.6 Likely significant effects on certain sensitive ecological sites

Sensitive areas include:

***i) a European site,***

Response

An appropriate assessment (AA) screening report accompanies this application. An appropriate assessment (AA) screening report accompanies this part 8 submission. The AA concludes that there will be no potentially significant effects on a designated European site and that a Stage 2 NIS is not required.

***ii) an area which is the subject of a notice under Section 16(2)(b) of the Wildlife (Amendment) Act 2000 (No. 38 of 2000),***

Response

It is not subject to a notice under Section 16(2)b of the Wildlife Act 2000.

***iii) an area designated as a Natural Heritage Area (NHA) under Section 18 of the Wildlife (Amendment) Act 2000),***

Response

The Grand Canal to the south is a proposed NHA. The EclA for Phase 1 concludes: "With the intervening distance, lack of connectivity (including hydrological connectivity which could facilitate a pollution impact) and mitigation measures included in the management plans in place, direct effects on the Grand Canal are highly unlikely. Effects on ecological features which may occur in the Site which also contribute to the value of the Grand

***iv) land established or recognised as a nature reserve within the meaning of Section 15 or 16 of the Wildlife Act 1976 (No. 39 of 1976),***

Response

No likely significant effects on a nature reserve have been identified.

***v) land designated as a refuge for flora or as a refuge for fauna under Section 17 of the Wildlife Act 1976,***

Response

No likely significant effects on a refuge for flora or a refuge for fauna have been identified.

***vi) a place, site or feature of ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan, draft development plan or draft local area plan, or proposed variation of a development plan, for the area in which the development is proposed,***

Response

The EclA for Phase 1 has not identified any likely significant effect on a place, site or feature of ecological interest, the preservation, conservation or protection of which is an objective of the South County Development Plan 2016-2022.

***vii) a proposed Natural Heritage Area (pNHA).***

Refer above.

## 6. SCREENING CONCLUSION

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.



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