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PLANNING

SOCIAL AND AFFORDABLE PURCHASE MIXED TENURE HOUSING DEVELOPMENT AT CASTLEFIELD AVENUE AND OLD KNOCKLYON ROAD, DUBLIN 16

Environmental Impact Assessment Screening Report

Prepared for:

South Dublin County Council



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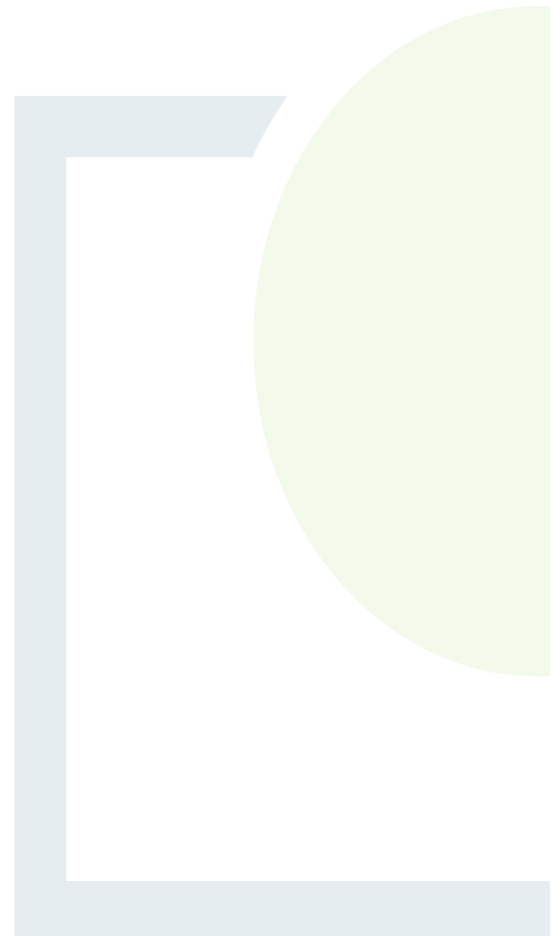
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ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

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Abstract: This report comprises an Environmental Impact Assessment Screening of Social and Affordable Purchase Mixed Tenure Housing Development at Castlefield Avenue and Old Knocklyon Road, Dublin 16, South Dublin County Council.

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1. INTRODUCTION AND BACKGROUND

South Dublin County Council (SDCC) wishes to develop a Social and Affordable Purchase Mixed Tenure Housing Development located at Castlefield Avenue and Old Knocklyon Road, Dublin 16.

In accordance with the SDCC Development Plan 2022-2028, the proposed project is zoned for existing residential (RES) use, reflecting a commitment to the preservation and enhancement of residential amenities. SDCC seeks to develop a Social and Affordable Purchase Mixed Tenure Housing Development, offering affordable and secure accommodation to individuals and families.

SDCC has appointed Fehily Timoney and Company (FT) to prepare an Environmental Impact Assessment (EIA) Screening Report for this development.

1.1 Description of the Site

The overall development site is 0.8 ha in extent and is located in the townland of Knocklyon, Dublin 16, South Dublin County.

The overall development site consists of two triangular shaped sites which are currently greenfield, intersected by the Old Knocklyon Road in the centre. The western and northern boundaries of the northern section of the site adjoin Homeville Road. The eastern section of the site is surrounded by the M50 and the southern area is located the Castlefield Avenue. The southern triangular area features a steep slope, descending approximately 7 meters from south to north.

Ecological surveys undertaken by FT at the site have described the surrounding area to consist of residential units and open spaces typical of suburban areas. The site itself is composed of rank grassland, scrub and is bordered by treelines and walls. No watercourses or drains have been recorded at the site. The site is largely flat, with moderate sloping towards the centre of the site.

A surface water drain/culvert is situated along the eastern boundary of the site, adjacent to the M50, with a 10-meter wayleave on both sides. As a result, the eastern section of the site is not feasible for development, prompting the proposed units to be located on the western side.

The majority of the site is classified as 'Road and rail networks and associated land', with an area to the west designated as 'Discontinuous urban fabric'. While the site itself does not have any features from the Sites and Monuments Record, a tower house (DU022-019----) can be found c.70m to the south-west of the site. The feature is screened by residential dwellings between it and the proposed development site.

The site is located within WFD Catchment Liffey and Subcatchment Dodder_SC_010. The historical route of the now culverted Orlagh watercourse flows in a northerly direction, approximately 50m west of the site, merging into the Dodder River, which is approximately 350m north-west of the site. The Dodder River flows easterly before draining into Dublin Bay.



Part of the Dodder upstream has been designated a Proposed Natural Heritage Area (pNHA). The Dodder additionally has been audited as a County Geological Site - the Dodder Terraces¹ comprise a series of flat-topped, elevated terraces much higher than the current Dodder River, but which form what was the river floodplain during the last deglaciation at the end of the last Ice Age. The Dodder Terraces are located approximately 150m to the north of the proposed development site.

The soils underlying the proposed development site are classified as 'Urban' (Soil concreted over). Groundwater vulnerability at the site ranges from 'Low' (to the northern portion of the site) to 'High' (southern end of the site). The aquifer underlying the site is 'Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones'. The subsoils in this area comprise Limestone till, sands and gravels (Carboniferous), and the proposed development is underlain by Fine loamy drift with limestones.

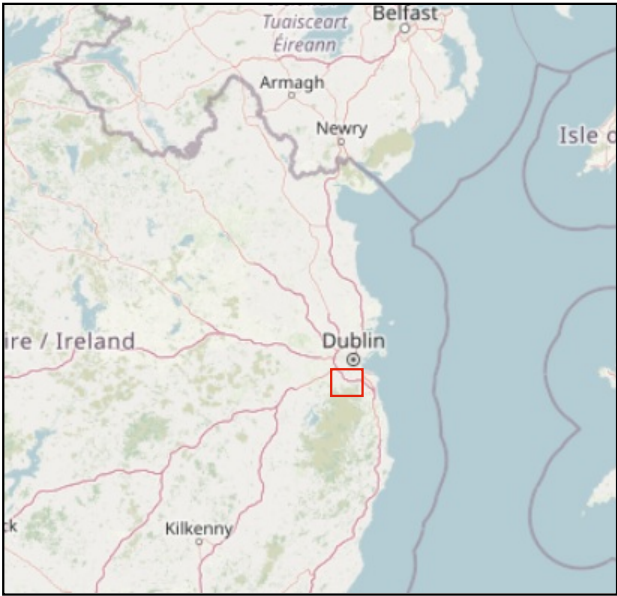
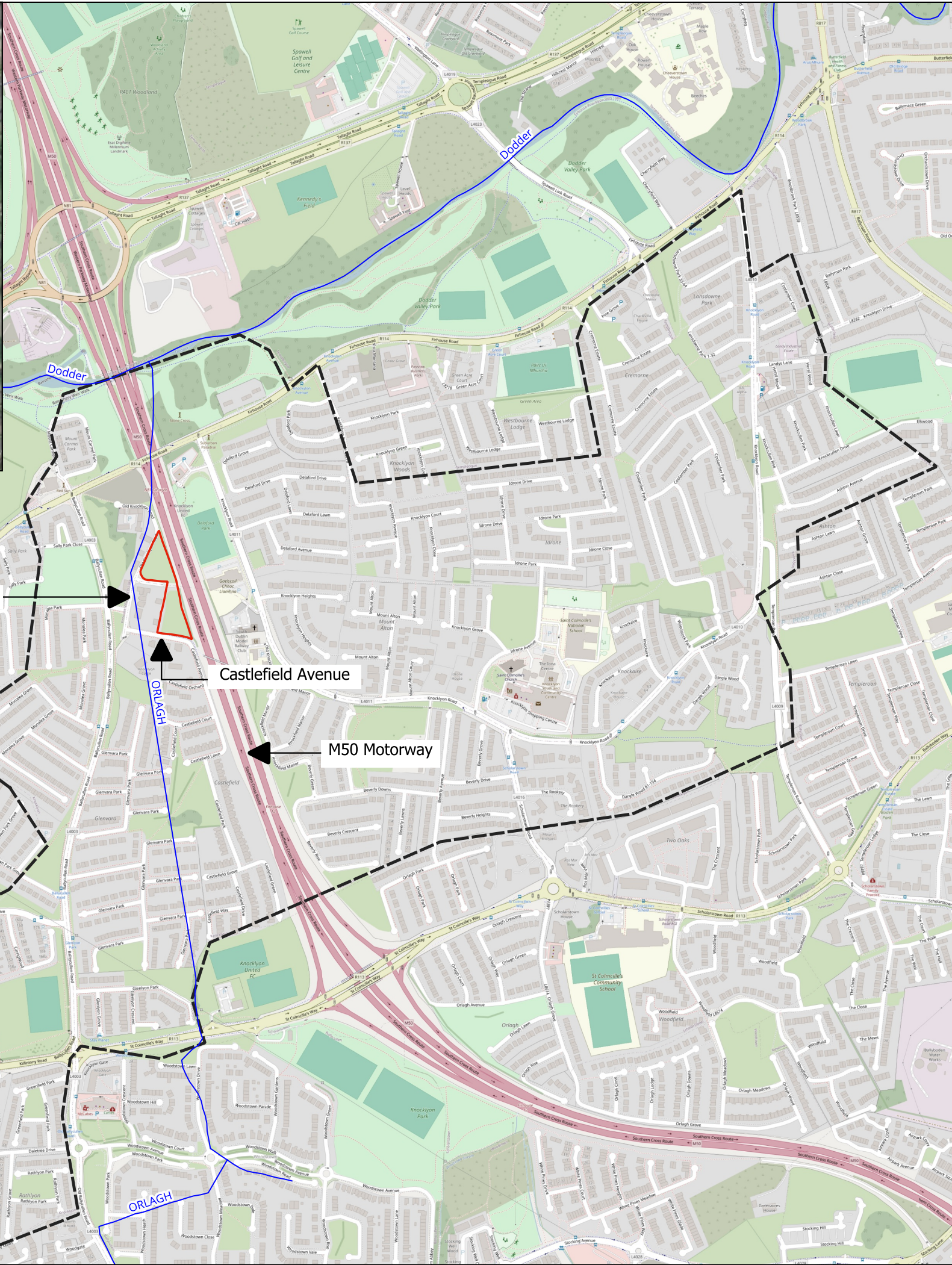
Planning history at the site comprises of a permitted application (SD04A/0596) for the development of '*a special need school/day care facility with associated Group Residence and on site Management Facility, Ground flood approximately 874 sq. metres, first floor approximately 162 sq. metres, pergola to rear, wheelchair ramps and associated ground works, boundary walls and site entrance gates, 12 no. car parking spaces and set down area for mini bus*'. The grant of permission was passed on 22nd June 2005 to the Applicant (Cheeverstown House) and the Agent (DGI Architects Limited). However, given that the site remains greenfield in nature, it is inferred that the planning application was not progressed.

The site is not located near any waste facilities, dump sites, or historic landfills.

The subject site is located within the 'Urban' Landscape Character Area, as defined within the South Dublin County Development Plan 2022-2028. The 'Urban' LCA covers a significant portion of the county and is classified as an urbanised area radiating from the east. The area has historically functioned as the hinterland to Dublin City, with extensive housing estates alongside industrial and commercial developments. The settlements of Rathfarnham, Templeogue and Clondalkin have important historical legacy and remnants. Landscape sensitivity for this LCA remains unclassified ('N/A').

The location of the site and principal features surrounding the site are presented in Figure 1-1.

¹ South Dublin County Geological Site Report - Dodder Terraces
https://gsi.geodata.gov.ie/downloads/Geoheritage/Reports/SD004_Dodder_Terraces.pdf



Legend

- Indicative Site Boundary
- WFD Watercourses
- Knocklyon Townland

Site Location and Context

Social Housing Development
at Castlefield Avenue and Old Knocklyon Road,
Dublin 16

Figure No.	1-1
Client	South Dublin County Council
Date	02/07/2024



Scale 1:15,000



1.2 Relevant Experience and Expertise of Assessor and Reviewer

Sanghamitra Nidhi Dutta of Fehily Timoney and Company (FT) was responsible for completing the EIA Screening Assessment in this case. Sanghamitra is a Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with four years of experience. She holds a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin.

The report has been reviewed by Richard Deeney of FT. Richard is a Principal Environmental Scientist working as part of the Circular Economy and Environment Team in FT. Richard holds a B.Sc. First Class Honours degree in Environmental Management from Dublin Institute of Technology. Richard is a Chartered Environmentalist with the Society for the Environment. Richard has 11 years' experience working in environmental assessment/management.

Richard is vastly experienced in project managing and coordinating Planning Applications, Environmental Impact Assessment Reports and Environmental Assessment.

Richard has a vast amount of experience coordinating and completing Environmental Impact Assessment Reports and EIA Screening Reports for a wide variety of development projects including landfill facilities, material recovery facilities, soil recovery facilities, healthcare waste management facilities, quarries, power generation facilities, metal processing facilities and tourism development. Richard has a wide and thorough understanding of the various environmental factors that need to be considered during the EIA process and has an in-depth understanding of the legislation and up-to-date case law governing EIA practice in Ireland and the EU. Richard has an in-depth understanding of every stage of the EIA process from the Screening Stage to the Scoping Stage, up to the EIAR completion stage.



2. PROJECT DESCRIPTION

2.1 Overview Description of the Proposed Development

South Dublin County Council (SDCC) are using Section 179A of the Planning and Development Act (as amended) to progress the development of a social and affordable purchase mixed tenure housing development at Castlefield Avenue and Old Knocklyon Road, Dublin 16. The footprint of the development site is 0.8 ha. The proposed housing development will consist of 31 homes, associated open spaces, and all site and development works necessary to facilitate the proposed development and will include:

- i. Construction of 10 x three storey, three bedroom, houses in two terraced buildings and one semi-detached building.
- ii. Construction of 4 x two-bedroom apartments in a two storey building.
- iii. Construction of a two and three storey apartment building which will comprise: 1 x studio apartment, 8 x one-bedroom apartments, 4 x two-bedroom apartments and 4 x three bedroom apartments.
- iv. New boundary treatment to neighbours and roads, associated upgrading of roadways and paths, provision of car and cycle parking spaces, all hard and soft landscape works, lighting, boundary structures and all associated infrastructure, site and development works necessary to facilitate the proposed development.

2.2 Purpose of/Rationale for the Proposed Development

In accordance with the SDCC Development Plan 2022-2028, the proposed project is zoned for existing residential (RES) use, reflecting a commitment to the preservation and enhancement of residential amenities. SDCC seeks to develop a social and affordable purchase mixed tenure housing development, offering affordable and secure accommodation to individuals and families.

SDCC seeks to unlock the potential of this housing development promoting social inclusion and stability within communities.

2.3 Construction Phase of the Proposed Development

2.3.1 Overview of Proposed Construction Works

The Principal Construction Works for the proposed development will entail the following:

- Construction of 10 x three storey, three bedroom, houses in two terraced buildings and one semi-detached building.
- Construction of 4 x two-bedroom apartments in a two storey building.
- Construction of a two and three storey apartment building which will comprise: 1 x studio apartment, 8 x one-bedroom apartments, 4 x two-bedroom apartments and 4 x three bedroom apartments.

Construction employee numbers and arrangements will be determined by the appointed Contractor. The expected numbers of employees will be commensurate with a project of similar scope.



Construction plant to be used would be commensurate with a project of similar nature and scale. A list of typical plant that will be utilised on-site is provided below:

- Tracked excavators
- Mobile crane
- Grader
- Front loader
- Dumper
- Ride-on roller
- Tipper lorry

The materials to be used will consist of common construction finishes, including brick and plaster. Construction methods are anticipated to be of a common system, commensurate of a project of similar scope, such as blockwork, light gauge steel or timber frame.

2.3.2 Construction Duration and Programme

Construction works are expected commence from December 2024 and last approximately fifteen months.

2.3.3 Construction Hours

Expected construction hours will be standard working hours, from 07:00 to 19:00 Monday to Friday, and 08:00 to 16:30 on Saturdays.

Works other than the pumping of excavations, security, and emergency works will not normally be permitted at night, Sundays and on public holidays. Works outside of these hours may be carried out in exceptional situations and only with the Authority's approval.

2.3.4 Environmental Management during Construction

Construction Phase Drainage Management will be determined by the appointed Contractor. The Drainage Management will seek to prevent run-off from working areas on-site during construction and discharges to surrounding areas.

Given steep nature of site, it is expected that some level of cut and fill construction will be required. A small amount of excess soil will potentially be generated on site during construction works. Any excess soil not required for regrading and landscaping works will be removed from the site to a licenced disposal site.

Prior to commencement of construction - a comprehensive Site Investigation (SI) will be undertaken to establish the underlying geology of the site and filtration properties of the soil. As part of the SI, soil contamination testing will be undertaken on any made ground to establish if any soil contamination is present. The level of contamination (if any) will be assessed, and the material Waste Acceptance Criteria established as either inert, non-hazardous or hazardous. Following the classification of the material, any material to be removed from site will be disposed of to an appropriate licenced facility.



Fuel management on-site will be commensurate with a project of a similar nature and scale. All fuels that may be present on-site will be stored in appropriately bunded containers. Spill prevention control procedures will be adopted on-site to prevent loss of containment of any fuels that may be present.

A Construction Environmental Management Plan (CEMP) will be developed in order to manage, prevent and control potential environmental impacts associated with Construction Phase activities. This document will define the environmental control and mitigation measures to be adopted during construction works to prevent adverse impacts on the environment due to these construction activities.

2.4 Operational Phase of the Proposed Development

2.4.1 Energy

All residential units will be designed to achieve a A2 Building Energy Rating. Specifics of how this will be achieved will be explored with a Mechanical & Electrical Engineer once appointed post planning. It is likely that air source heat pumps will be utilised for all units. Photovoltaic (PV) panels might potentially also be utilised, subject to BER evaluation by the appointed Mechanical and Electrical (M&E) Engineer .

2.4.2 Drainage Strategy

The Drainage Strategy for the proposed development can be viewed in Engineering Drawings (Ref. C-104 and C-105). New foul sewer lines are proposed to be laid along Homeville Road and Castlefield Avenue, which will connect into the existing Uisce Éireann Network. Swales have been proposed to the north of the site and along the eastern boundary. Runoff from the proposed development will be discharged to Swale 3 and Basin 1 (to the north of the site), which will provide a storage of 175 m³, to Swale 2 (providing a capacity of 25 m³), and Swale 3 (50 m³) of storage, to the south-east of the site.

All permeable paving will have storage in sub-base for runoff from units and hardstanding, which amounts to a total combined storage of 80m³. Proposed roadway and car parking runoff will infiltrate through the permeable paving onto drainage stone, before discharging to perforated pipes and then onto the mainline.

Surface water run-off at the site will be suitably attenuated in accordance with Sustainable Drainage System (SuDS) principles.



3. EIA SCREENING

3.1 EIA Project Types

The European Union Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment, requires member states to ensure that a competent authority carries out an assessment of the environmental impacts of certain types of projects, as listed in the Directive, prior to development consent being given for the project.

The EIA Directive requires that, *“in order to ensure a high level of protection of the environment and human health, screening procedures and EIA assessments should take account of the impact of the whole project in question, including where relevant, its subsurface and underground, during the construction, operational and, where relevant demolition phases”*.

The Requirement for the EIA of various types of development are transposed into Irish legislation under the Planning and Development Act and the Planning and Development (Amendment) Regulations 2001-2023. Schedule 5, Part 1 of the Planning Regulations includes a list of projects which are subject to EIA based on their type. Part 2 of the same schedule includes a list of projects which by reason of scale also fall into the EIA category for example, wind farms with more than 5 no. turbines or having a total output greater than 5 megawatts or waste handling facilities that handle more than 25,000 tonnes of waste per annum all fall into Part 2. Schedule 5 also includes a section on extensions or changes to developments for example, any change or extension to existing projects which would result in the development being of a class listed in Schedule 5 or result in an increase in size greater than 25% or 50% of the appropriate thresholds would fall into Schedule 5 and thus require an EIA.

The EIA criteria above are quite clear and prescriptive however in addition to the above Schedule 5 also includes a section relating to ‘sub threshold’ (discretionary) EIA. This is where any project listed in Schedule 5 Part 2 which does not exceed a quantity, area or other limit specified in respect of the relevant class of development (e.g., waste facility handling 20,000 tonnes per year or two turbines having an output less than 5 megawatts) should be subject to EIA where the project would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 of the Regulations.

The proposed development does not fall into a class of development set out in Schedule 5, Part 1 and therefore an EIA is not mandatory.

Classes of development from Schedule 5, Part 2 which can be considered to be somewhat related to the proposed development and the subject site are as follows:

- 10(b)(i) Construction of more than 500 dwelling units
- 10(b)(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.
- 10(b)(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
- 10(dd) All private roads which would exceed 2000 metres in length.
- 15: *‘Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.’*



The proposed development does not fall within the scope of Class 10(b)(i) as the number of dwellings associated with the proposed development is less than 500.

The proposed development does not fall within the scope of Class 10(b)(ii) as the car parking proposed is an inherent part of the proposed development.

The proposed development does not fall within the scope of Class 10(b)(iv) as the total site area of proposed development is lower than the thresholds specified in the class.

The proposed development does not fall within the scope of Class 10(dd) as private roads forming part of proposed development are less than 2,000 metres in length.

In the circumstances, although a mandatory EIA is not triggered for the proposed project, an assessment of the likelihood of the proposed works to have a significant effect on the environment having regard to the criteria set out in Schedule 7 will be undertaken. If it is likely that the project will have a significant effect on the environment having regard to the criteria set out hereunder, an EIA will be required.

3.2 Sub-Threshold EIA Screening

This section of this report screens the project in the context of the criteria set out in Schedule 7 and Annex III of the EIA Directive. The screening demonstrates that there will be no significant impacts associated with the proposed development on the receiving environment in isolation or cumulatively with other projects or proposals in the area. This EIA Screening considers the 'whole project' including all secondary ancillary/subsidiary elements essential to the construction and operation of the proposed development.

Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 implements this Directive in Ireland.

These criteria are as follows:

1. Characteristics of the proposed development

The characteristics of proposed development, in particular:

- *The size and design of the whole of the proposed development*
- *Cumulation with 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.*
- *The nature of any associated demolition works*
- *The use of natural resources in particular land, soil, water and biodiversity.*
- *The production of waste.*
- *Pollution and nuisances.*
- *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*
- *The risks to human health (for example due to water contamination or air pollution).*



2. Location of Projects

The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:

- *The existing and approved land use.*
- *The relative abundance, quality and regeneration capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.*
- *The absorption capacity of the natural environment, paying particular attention to the following area:*
 - *Wetlands, riparian areas, river mouths.*
 - *Coastal zones and marine environment.*
 - *Mountain and forest area.*
 - *Nature reserves and parks.*
 - *Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.*
 - *Areas 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.*
 - *Densely populated areas.*
 - *Landscapes and sites of historical, cultural, or archaeological significance.*

3. Characteristics of potential impacts

The potential significant effects on the environments of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in the definition of 'environmental impact assessment report' and taking into account-

- *The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected).*
- *The nature of the impact.*
- *The transboundary nature of the impact.*
- *The intensity and complexity of the impact.*
- *The probability of the impact.*
- *The expected onset, duration, frequency and reversibility of the impact.*
- *The cumulation of the impact with the impact of other existing and/or approved projects.*
- *The possibility of effectively reducing the impact.*

This assessment utilises the Screening Checklist as detailed in the European Commission Guidance on EIA Screening, June 2001, to screen the proposed development with regard to EIA requirements and this checklist encompasses the details required under Annex III of the EIA Directive and in Schedule 7 of the 2018 EIA Regulations – refer to Table 3.1. Any potential impacts are then assessed with regard to their characteristics.



In completing this screening assessment regard has also been had to EIA Screening Guidelines contained in the Office of the Planning Regulator's Practice Note PN02 Environmental Impact Assessment Screening.



Table 3-1: EIA Screening Checklist

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	No. The construction works proposed are modest in nature, extent and scale. The proposed development will not result in any significant physical changes in the locality and will have no impact on water bodies.	No.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	<p>A moderate quantum of standard construction materials will be used during construction of the proposed development. Water and energy is used to produce such materials. The proposed development will not utilise natural resources to an extent or magnitude that is likely to cause significant adverse effects, however.</p> <p>The construction of the proposed development will involve excavation which will generate a small to moderate amount of material. Any soil/stone which will not be required for regrading and landscaping works will be dispatched from the site to an authorised waste facility for appropriate management.</p> <p>All residential units forming part of the proposed development will be designed to achieve a A2 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards.</p>	No adverse significant impacts are expected to occur on the site or in the vicinity of the site through the use of natural resources owing to the scale of the development.
3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	<p>The construction phase will involve the use of plant which may be powered by fossil fuels and which may generate tailpipe emissions.</p> <p>The effects generated from this will be short-term and imperceptible given the scale of construction activity proposed, however.</p>	<p>The works involved with the proposed development are not likely to result in significant impacts on human health or the environment.</p> <p>The proposed construction works will be undertaken in accordance with Health and Safety standards and legislation and regulations.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>All fuels that may be present on-site will be stored in appropriately bunded containers. Spill prevention control procedures will be adopted on-site to prevent loss of containment of any fuels that may be present. Refuelling activities will be undertaken in a designated refuelling area. Drip trays will be used during any on-site re-fuelling that may take place to prevent the discharge of fuel to the receiving environment.</p> <p>Excavation activities will be undertaken during construction. As with any excavation being undertaken in a built up area - there is risk excavated material may be contaminated in nature. Prior to commencement of construction - a comprehensive Site Investigation (SI) will be undertaken to establish if any soil contamination is present. The level of contamination (if any) will be assessed, and the material Waste Acceptance Criteria established as either inert, non-hazardous or hazardous. Following the classification of the material, any material to be removed from site will be dispatched to an appropriately authorised facility. Any contaminated materials will be managed at an appropriately authorized hazardous waste management facility.</p> <p>Domestic wastewater will be generated during the operational phase of the proposed development.</p> <p>This wastewater will be collected by a dedicated wastewater drainage system and conveyed to a Wastewater Treatment Plant for appropriate treatment.</p>	<p>A comprehensive Health and Safety Management Plan and Construction Environmental Management Plan (CEMP) will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health and environment.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
4. Will the Project produce solid wastes during construction or operation or decommissioning?	<p>There will be moderate amounts of construction and demolition related materials generated over the construction phase. Such material will be re-utilised on-site (where testing determines such reuse is acceptable) or will be dispatched to an authorised appropriate waste facility for management (depending on SI testing).</p> <p>Domestic type waste will be generated at residential dwellings during the operational phase of the proposed development. Such waste will need to be collected from residences by authorised waste collectors and sent to authorised waste facilities for management.</p>	<p>No significant effects are anticipated in relation to waste generation. The level of construction waste generated onsite will be relative moderate in nature given the scale and nature of the construction works. Waste generated during both phases will be collected and managed by appropriately authorised waste collectors/facilities in accordance with the provision of the Waste Management Act (as amended).</p>
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?	<p>Construction plant and vehicles, as well as vehicles used by site personnel will generate greenhouse gas emissions and pollutants from exhaust emissions over the construction phase. The effects of such emissions will be short-term and not significant.</p> <p>The proposed development may generate some levels of dust generating localised nuisance. Comprehensive construction phase dust management measures will be defined in the CEMP to be produced for the proposed development.</p> <p>Emissions relating to the operational phase of the proposed development (that is, emissions from vehicular use of residents) will be permanent and not significant. EV Charging provisions will be provided at the development to accommodate the transition to zero emission vehicles.</p>	<p>No. The effects of construction phase related emissions will be short-term and not significant, given the magnitude of construction to take place.</p> <p>No emissions of significance will be generated during the operational phase of the proposed development. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	All residential units forming part of the proposed development will be designed to achieve a A2 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards.	
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	<p>Noise emissions will occur during construction works, as a result of mobile plant operation, material handling, etc. Such noise will be temporary and not significant in nature.</p> <p>Noise emissions over the operational phase will be typical of residential buildings and can be considered negligible.</p> <p>The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation.</p>	No. Noise emissions during construction will be temporary and it is unlikely that EPA prescribed noise limits will be exceeded at any Noise Sensitive Location in the surrounding area. A CEMP will be prepared to mitigate noise emissions during construction. The project is unlikely to cause significant noise impacts on the receiving environment.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>Construction activities have the potential to result in contamination of environmental receptors such as soil and water through silt runoff.</p> <p>The operational phase of the proposed development will not result in any environmental contamination. Wastewater generated during the operational phase will be directed to the Uisce Éireann sewer network.</p>	<p>No. Environmental risks associated with the construction phase will be managed under a CEMP. Standard construction drainage management techniques will be utilised at working areas during construction to prevent the discharge of silt laden run-off from the site to the receiving environment.</p> <p>The proposed development will not result in the discharge of polluting material to ground or waters during either the construction or operational phases of the development.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		The proposed development will not affect the achievement of water quality objectives defined under the Water Framework Directive (i.e. to maintain and improve water quality as appropriate).
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	Construction phase activities have the potential to create risks to human health and safety. There are no particular risks to health and safety during the operational phase of the proposed development. The proposed residences have designed to be safe and comfortable for residents. Access road and parking arrangements have designed to ensure traffic safety.	No. Construction works will be undertaken safely and in accordance with the Safety, Health and Welfare at Work Act, and associated Regulations. Given the implementation and adherence to a Health and Safety Plan, the risk of accidents is low.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	The construction phase of the proposed development will impact employment numbers positively through the creation of opportunities for construction businesses and site workers. This will result in short-term and positive effects. The construction of social and affordable housing in the area will contribute to the availability of affordable and secure housing for individuals and families. The nature of the effects will be long-term to permanent and positive.	The proposed development will not have a significant impact on demography or employment due to its scale and nature.
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	The proposed development will not lead to any additional consequential development. There is no existing development in the vicinity of the subject development site that generates effects that may combine with the effects of the proposed development to create significant environmental effects.	No. The proposed development will not give rise to significant impacts in combination with any other existing or permitted development projects in the surrounding area.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	A review of the SDCC planning portal was undertaken to determine whether there is permitted development that generates effects that may combine with the effects of the proposed development to create significant environmental effects. No such development was identified.	
11. Is the Project located within or close to any areas which are protected under international, EU or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	<p>The proposed development is not located within or close to any sites or features that are protected by international, EU, national or local legislation for their ecological, landscape, cultural or other values.</p> <p>The closest protected site is the Dodder pNHA (Proposed Natural Heritage Area), located c.315m to the north-west of the proposed development site.</p> <p>There are no cultural heritage features within the site boundary that could be impacted from the construction works.</p>	<p>No. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes that <i>'that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'</i></p> <p>The proposed development will have no impact on the Dodder pNHA given the nature and magnitude of the development, its area of influence having regard to identified potential environmental effects, and the distance from the development to the pNHA.</p>
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project	No. The surrounding area is typical of suburban areas with green open spaces comprising of rank grassland, tree lines and scrub. These habitats are common in the wider landscape and are not considered 'sensitive' in their ecological value. The AA Screening Report notes that the works during the construction phase will not result in habitat destruction, fragmentation or deterioration.	No. Given the nature and scale of the proposed development and the nature of the receiving environment, it is unlikely that the proposed will result in any significant adverse effects.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	No. The surrounding area is typical of suburban areas with green open spaces comprising of rank grassland, tree lines and scrub. These habitats are common in the wider landscape and are not considered 'sensitive' in their ecological value. The AA Screening Report notes that the works during the construction phase will not result in habitat destruction, fragmentation or deterioration.	No. Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed will result in any significant adverse effects.
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	There are no inland, coastal or marine waters on or around the subject location which could be impacted by the proposed development. During the construction phase, earthworks will occur over a temporary period of time; however, these will not be deep enough to affect groundwater yield, flow or quality. No operational phase impacts are anticipated. Appropriate stormwater attenuation will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.	No. Given the design, nature and scale of the proposed works, proposed mitigation measures and the nature of the receiving environment, it is unlikely that the proposed will result in significant adverse effects on any receiving waters.
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	No. The project development site is located within the 'Urban' Landscape Character Area, which covers the core built up areas of the Local Authority functional area. This LCA has historically functioned as hinterlands to Dublin City, with housing estates alongside industrial and commercial developments. The proposed development is aligned with the character of the existing landscape and will not affect the scenic value of the location.	No. Given the nature and scale of the proposed works and the nature of the receiving environment, it is unlikely that the proposed will result in any significant adverse effects.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	The proposed development site is accessed off Knocklyon Road and Castlefield Avenue. The wider area of the site has residential developments and small-scale businesses (personal training and electrician). There are no recreational facilities or amenities within reasonable proximity of the proposed development location that could be impacted by the construction or operational phase .	No. The location of the proposed development does not contain any recreational facilities or amenities that could be affected by the proposed development.
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	No. The site is accessed through Castlefield Avenue and Homeville Road and is well-connected to the wider road network by Ballycullen Road and Regional Road R114, which will be able to accommodate the modest amount of additional traffic generated over the construction phase. The operational impacts of the proposed development will not create significant additional traffic which will create congestion or environmental problems given the capacity of the existing road network. The development site is also situated in close proximity to a variety of public transport routes.	No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase.
18. Is the Project in a location in which it is likely to be highly visible to many people?	The site is currently screened to the east by vegetation and fencing off the M50, which extends and bounds the northern section of the site. The southern portion of the site is screened partially by vegetation to the northern and western boundaries. The site can be accessed from the south off Castlefield Avenue.	There will be no significant visual impacts during the construction phase due to the scale and nature of the proposed development. The works will be temporary and visual screening will be provided in the form of hoarding to prevent views into the construction site.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
		The proposed development will not generate any significant effects on landscape character or visual amenity as it is in alignment with the existing character of the receiving landscape, that is, low-density residential dwellings.
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	No features from the Sites and Monuments records are present on the proposed development site. A tower house (DU022-019----) can be found c.70m to the south-west of the site. Residential dwellings separate the proposed development site and the feature. The proposed development will not have any effects on the aforementioned feature as works will be contained within its site boundary.	The proposed development will not impinge on or adversely affect the settings of any protected monuments. All works will occur away from the tower house. A suitably qualified archaeologist will be engaged to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping and groundworks during the development. Identified archaeological remains will be preserved in accordance with National Monuments Service requirements.
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	The proposed development is proposed to be located on an open green space. The site is of low ecological value however and is surrounded by urban fabric. The proposed development will maximise the use of lands which are underutilised in their current state to address housing needs within South Dublin - in accordance with Compact Growth principles defined in the National Planning Framework.	While there will be loss of greenfield space, the scale and nature of the proposed development will not result in any adverse significant effects on the receiving environment. The proposed development will have a positive effect on the local demography by providing accessible housing.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
21. Are there existing land uses within or around the location e.g., homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	The proposed development is consistent with the land use and land use zoning within the area, which pertains to residential use.	Existing land uses will not be affected by the proposed works given the design, nature and scale of the development, the environmental control and mitigation measures that will be in place during the construction and operational phases of the proposed development.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	There are no plans for future land uses within or around the location.	No. The site and its surrounding area has been zoned 'Residential' by SDCC, and the proposed development is aligned with the zoning objective.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	The area and land use of the receiving environment is consistent with the proposed development, that is, low density residential developments within suburban areas. The proposed development is not foreseen to impact the receiving environment .	No.
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, that could be affected by the Project?	The proposed development is located in a relatively built up area with residential dwellings and small businesses. While there will be some effects generated from the construction phase of the proposed development, these will be minimised through the implementation of a CEMP, which will contain measures for environmental protection, nuisance prevention, traffic management and working hours. These effects will be short-term and not significant.	The scale and the nature of the proposed development will not result in the likelihood of significant adverse effects.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g., groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Project?	<p>There are no areas of scarce natural resources within or in the vicinity of the site.</p> <p>The site is underlain by a Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones.</p> <p>There is no hydrological connectivity between the site and any Natura 2000 sites.</p>	No. There will be no impacts on high quality or scarce natural resources.
26. Are there any areas within or around the location which are already subject to pollution or environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?	<p>No historic activities have been identified which could have contributed to pollution or environmental damage on the site. No environmental damage has been identified at the site.</p> <p>Given the site's proximity to the M50 - which would have constitutes a major construction project - it is plausible that sections of the site could be comprised of made ground. All material excavated at the site will be tested prior to management to ensure it is appropriately managed.</p>	The proposed development will not impact on any area affected by pollution or environmental damage and will not generate likely significant environmental effects which could cause any exceedance of environmental quality standards.
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	<p>The project is not susceptible to any natural disasters or adverse climatic conditions. OPW flood mapping indicates that while there was one flood event recorded near the proposed development site, the site itself was not impacted by the event.</p> <p>OPW Flood Mapping indicates that the site is clear of any fluvial or coastal flood risk within the low, medium and high probability categories. There is no pluvial flooding information available for the site.</p>	No. The proposed development as designed and sited is not susceptible to natural disasters or major accidents.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>Appropriate stormwater attenuation will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.</p> <p>The proposed development is not within the area of influence of any Seveso site. The siting of the proposed development in this location will not increase the risk or consequences of a major accident.</p>	



3.3 Schedule 7A Sub-Threshold Development Screening

3.3.1 Information Required

Directive 2014/52/EU contains guidance for Member States on the information that should be provided by developers and applicants for the purposes of screening sub-threshold developments for EIA.

The guidance is provided by way of criteria set out in Annex III of the Directive and are included in Schedule 7A of the Planning and Development Regulations, 2001 as amended, under the heading: *'Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact assessment'* and are grouped under four headings.

The requirements are as follows:

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 particular 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:
 - c) The expected residues and emissions and the production of waste, where relevant, and
 - d) The use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.

3.3.2 Sub-Threshold Development Screening Under Schedule 7A

The criteria for evaluating the significance of environmental impacts of the proposed development under Schedule 7A was used in Table 3-2.



Table 3-2: Schedule 7A Environmental Impact Assessment Screening Criteria

Schedule 7A Requirement	Description
A description of the proposed development, including in particular –	A detailed description of the proposed development is in Section 2 and has been assessed with regard to Schedule 7 criteria in Table 3.1.
A description of the physical characteristics of the whole proposed development, and, where relevant, of demolition works, and	A description of the physical characteristics of the whole proposed development is in Section 2 and has been assessed with regard to Schedule 7 criteria in Table 3.1.
A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected is in Section 1.1 and has been assessed with regard to Schedule 7 criteria in Table 3.1.
A description of the aspects of the environment likely to be significantly affected by the proposed development.	A description of the aspects of the environment likely to be significantly affected by the proposed development has been assessed with regard to Schedule 7 criteria in Table 3.1.
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: The expected residues and emissions and the production of waste, where relevant, and	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 the expected residues and emissions associated with the proposed development has been assessed with regard to Schedule 7 criteria in Table 3.1.
The use of natural resources, in particular soil, land, water and biodiversity.	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 the use of natural resources, in particular soil, land, water and biodiversity has been assessed with regard to Schedule 7 criteria in Table 3.1.
The compilation of the information at paragraphs (1) to (3) shall take into account, where relevant, the criteria set out in Schedule 7.	The criteria as set out in Schedule 7 is addressed in Section 3.2 and compilation of information in paragraphs (1) to (3) is in Section 2. This information has been assessed with regard to Schedule 7 in Table 3.1 of this report.

When assessing the proposed development with relation to Schedule 7A criteria listed in Section 3.3.2 and Table 3.2, it was noted that all aspects were already covered in the information provided under Schedule 7 and as such no additional assessment under Schedule 7A was considered necessary.



3.4 Impact Characterization

The proposed development has the potential to result in some degree of adverse environmental effect in the absence of appropriate environmental mitigation - on population and human health, the soils environment, the water environment.

Potential adverse environmental effects have been avoided, prevented and minimized (as appropriate) however through good design and the intended adoption of a variety of environmental mitigation measures the construction and operation of the proposed development.

The proposed development is unlikely to have a significant adverse impact on the receiving environment with the adoption of the proposed mitigation measures.

The proposed development will not generate or contribute to any significant secondary, interacting or cumulative impacts.

The proposed development will not have an adverse impact on any European site or other protected site or feature.

The proposed development will generate the following positive environmental effects:

- The proposed residential dwellings will be designed to be in accordance with Net Zero Building Standards. The development will be designed to accommodate GHG emission reductions commensurate with targets defined in the Climate Action and Low Carbon Development Act 2021. This will result in positive effects on climate.
- The construction of social and affordable housing in the area will contribute to the availability of affordable and secure housing for individuals and families. The nature of the effects will be long-term to permanent and positive - for population and human health.
- The development of residential dwellings within the existing footprint of a built up area aligns with Compact Growth principles defined in the National Planning Framework and contributes to sustainable development.



4. CONCLUSION

The Requirement for the EIA of various types of developments are transposed into Irish legislation under the Planning and Development Act and the Planning and Development (Amendment) Regulations 2001-2024.

The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Planning and Development Regulations 2001 - 2024 (as amended) and therefore, the requirements for a mandatory EIA can be screened out.

However, sub-threshold EIA may be required where the project would be likely to have significant effects on the environment. Criteria for the consideration of sub-threshold EIA is set out in Schedule 7 and Schedule 7A of the Planning and Development Regulations 2001 - 2024 (as amended). These criteria have been set out within this document with respect to the subject development.

Having regard to 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 minimal and limited impact of the proposed development on the receiving environment.
- The design/embedded mitigation measures to avoid, prevent and minimize adverse environmental effects associated with the proposed development.
- The additional environmental mitigation measures proposed to avoid, prevent and minimize adverse environmental effects associated with the proposed development.

It is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an EIAR is not required.



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