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ENVIRONMENTAL SCIENCE &
PLANNING

WILLSBROOK PARK PAVILION DEVELOPMENT

Environmental Impact Assessment Screening Report

Prepared for:

South Dublin County Council



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ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

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Abstract: This report comprises an Environmental Impact Assessment Screening for the development of a Pavilion in Willsbrook Park, Ballyowen, Lucan, Co. Dublin, South Dublin County Council.

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1. INTRODUCTION AND BACKGROUND

South Dublin County Council (SDCC) propose developing a modular pavilion at Willsbrook Park located in the townland of Ballyowen, Lucan, County Dublin. The unit will be used as changing rooms/storage area and will be utilised by local sports clubs that use the playing pitches situated in the park.

SDCC have prepared a 'Part 8' planning application for this development and have 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 development site is 0.0226 hectares (ha) in extent and is located in Willsbrook Park, Lucan, Dublin, south of the Lucan Bypass, beside Esker Park, Lucan.

The overall area consists of a soccer pitch, footpaths and a walled garden with play areas and adjacent woodlands.

The site will be accessed off Esker Park, north of the proposed pavilion location.

The site is classified as 'Discontinuous urban fabric'. There are no features from the Sites and Monuments Records (SMR) within or in the vicinity of the site.

The site is located within WFD Catchment Liffey and Dublin Bay and WFD Sub catchment Liffey_SC_090. There are no waterbodies crossing the site or in near reasonable proximity of it. The nearest waterbodies include the Griffeen to the south-west (c.740m), and the Hermitage_09 (c.780m) and the Annfield (c.805m) to the north-east. All waterbodies drain into the Liffey River which is also a protected site (Liffey Valley pNHA), located c.770m to the north of the study area. No direct hydrological conduits have been observed between the study area and the Proposed Natural Heritage Area (pNHA).

The soils underlying the proposed development site are classified as 'Elton' (Luvisol: Well drained mineral soils). Groundwater vulnerability at the site is designated as 'High'. The aquifer underlying the site is 'Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones'. The subsoils in this area comprise Limestone till (Carboniferous), and the proposed development is underlain by fine loamy drift with limestones.

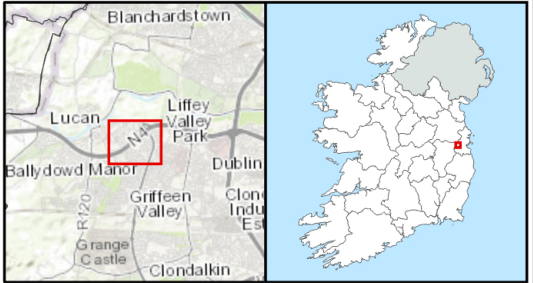
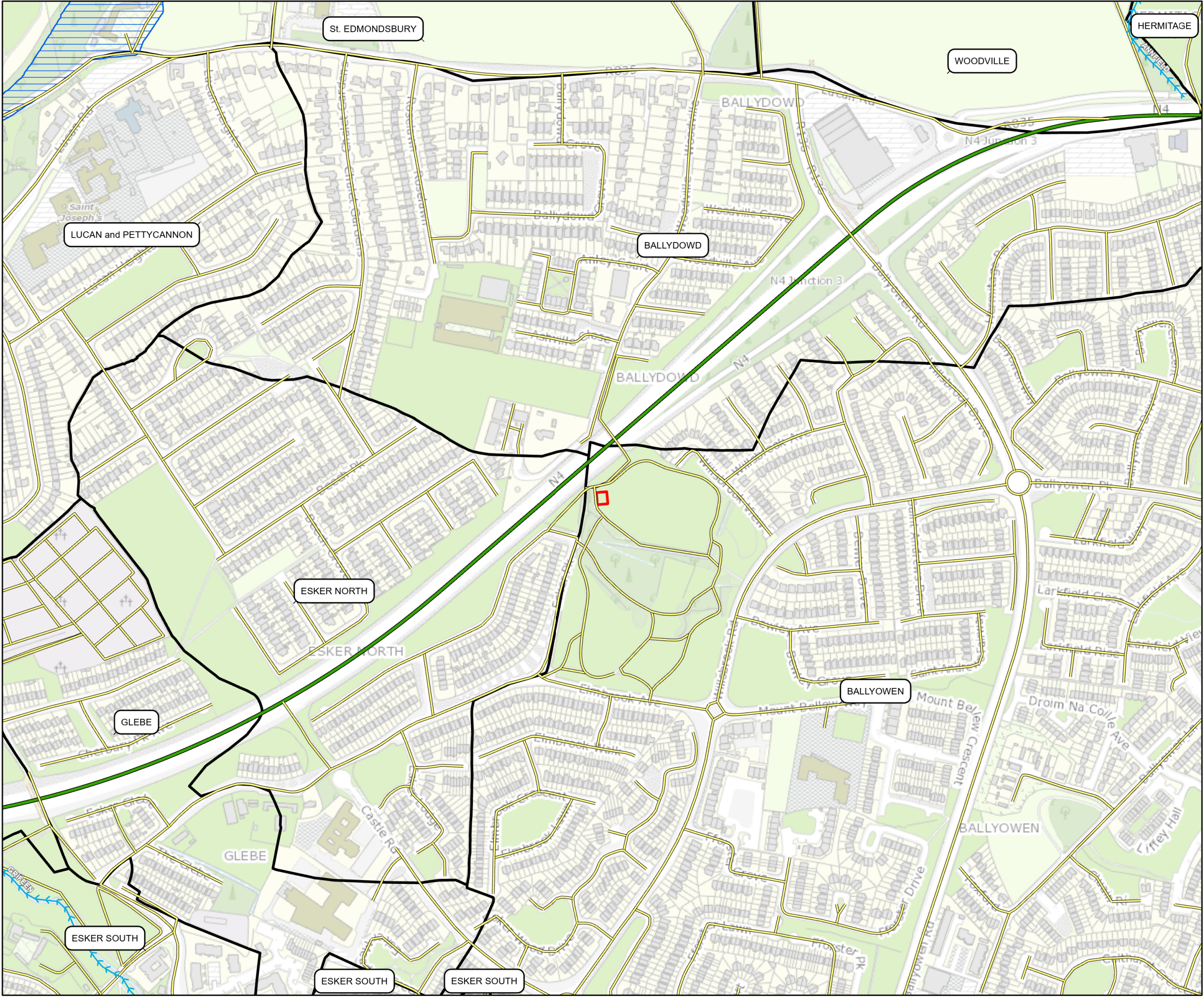
There are no prior planning applications on the subject site. Planning applications from the surrounding area comprise largely of residential dwelling houses or modifications to existing dwelling houses. An approved Part 8 application (Ref. SD138/0007, dated 2013) has been recorded to the south-east of the proposed pavilion location, for proposed works for the open space at Bewley Grove, Mount Bellew Way and the provision of car parking at Willsbrook Park, Mount Bellew Way and the R136 (Outer Ring Road).

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.



Legend

Site Boundary

Proposed Natural Heritage Areas

Townlands

Rivers

Regional and Local Roads

National Primary and Secondary Roads

National Primary

TITLE:	Site Location and Context		
	Willsbrook Park Pavilion Development		
PROJECT:	Multi-Party Framework Agreement Environmental Consultancy Services for 7 Projects		
FIGURE NO:	1.1		
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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

The proposed development will consist of the following:

- One single storey pavilion building consisting of two individual team changing rooms each with one WC area, one club storage area, and one plant room, all with individual access.
- 1 No. Storage facility for equipment with a Plant room.
- Ancillary landscaping works adjacent to the pavilion building
- All associated ancillary works in adjacent areas including but not limited to foul & surface water drainage and utility supplies
- Installation of CCTV for security

2.2 Purpose of/Rationale for the Proposed Development

SDCC are progressing their pavilion programme to deliver changing room facilities in public parks. The intention behind the programme is to encourage and accommodate local sports club activities by providing long-term, safe and appropriate changing and storage facilities for parks users.

In accordance with the SDCC Development Plan 2022-2028, the proposed project site is zoned for objective open space (OS), reflecting a commitment to preserve and provide good quality open spaces and recreational amenities. SDCC recognises and embraces the positive impacts on health and wellbeing arising from establishing communities that are healthy, inclusive and sustainable. These communities can offer people of all ages local access to social, community and recreational facilities as well as parks and green areas, suited to their needs.

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:

- Development of temporary site entrance and access route
- Stripping of top-soil.
- Excavation of ground to formation level to accommodate laying of modular unit base. The typical foundation dig for the proposed modular units would be approximately 0.8 – 1m in depth.
- Laying of the modular unit base.
- Craneage of the modular unit.
- Placement/installation of modular unit on-site.
- Installation of external finishes.
- Minor trenching for and laying of foul water, surface water and water supply pipelines. Connections points for surface water and water supply will be to the east of the site on Esker Road and foul water will be connected to existing mains north of the proposed development site.



- Installation of small-scale stormwater attenuation area to the south-west of the proposed pavilion location.
- Minor backfilling/reprofiling works.
- Placement of topsoil and grass seeding.
- Fit out / ancillary works / mechanical and electrical works.

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 and scale.

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:

- A tracked excavator
- A telehoist
- A front loader
- A ride-on roller
- A tipper lorry

Construction activities are expected to consist of standard in nature. The modular unit itself will be fabricated at an industrial facility off-site.

2.3.2 Construction Duration and Programme

Construction works are expected commence in late 2024/early 2025 and last approximately seven months in total. Civil works will take place over approximately 3 months. Installation of the modular unit will take place over approximately 4 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 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 approval of the appropriate section of SDCC.

2.3.4 Environmental Management during Construction

Construction Phase Drainage Management will be determined by the appointed Contractor. The Drainage Management will generally seek to prevent run-off from working areas on-site during construction and discharges to surrounding areas. It is not envisaged surface water run-off will be generated at construction working areas given the extent and permeable, soft ground characteristics at these areas.

A small amount of excess soil will potentially be generated on-site during construction works. Any excess soil not required for on-site backfilling will be removed from the site to an appropriately authorised waste management facility.



Off-site re-fuelling of construction plant will take place. No fuels will be stored on-site during construction.

2.4 Operational Phase of the Proposed Development

2.4.1 Energy

The modular unit will be designed to achieve an 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 possible that air source heat pumps will be utilised for all units. Photovoltaic (PV) panels might potentially also be utilised, subject to evaluation by the appointed Mechanical and Electrical (M&E) Engineer.

2.4.2 Drainage Strategy

New foul water and surface water pipelines will be laid, connecting the unit with existing mains located to the north-west and north-east of the site.

A stormwater attenuation system serving the modular unit will be developed, to the east of the proposed pavilion location. Surface water run-off at the site will be suitably attenuated in accordance with Sustainable Drainage System (SuDS) principles. Greenfield run-off rates will be maintained at the site.



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)(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)(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 the temporary access route for the proposed development will be 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. Only a small quantum of excavation will be carried out within a limited footprint. 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?	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. 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 backfilling will be dispatched from the site to an authorised waste facility for appropriate management. The proposed modular unit will be designed to achieve an A2 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards.	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?	The construction phase will involve the use of plant which may be powered by fossil fuels and which may generate tailpipe emissions. The effects generated from this will be short-term and imperceptible given the scale of construction activity proposed, however.	The proposed development will not utilize or produce substances or materials which could be harmful to human health or the environment. The proposed construction works will be undertaken in accordance with Health and Safety standards and legislation and regulations.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Off-site refuelling of construction plant will take place and no fuels will be stored on site during the construction phase. Excavation activities will be undertaken during construction. It is expected excavated material will consist of soil and stone. This material will be reutilized on-site or dispatched to an appropriately authorised facility. Domestic wastewater will be generated during the operational phase of the proposed development. This will be directed to the existing foul water network north-east of the site through a proposed connection.	A comprehensive Health and Safety Management Plan will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health.
4. Will the Project produce solid wastes during construction or operation or decommissioning?	There will be small amounts of construction and demolition related materials generated over the construction phase. Excavated soil and stone material will be re-utilised on-site where possible or will be dispatched to an authorised appropriate waste facility for management (depending on SI testing). All other incidental construction and demolition related waste material will be managed at appropriately authorised waste management facilities. A modest amount of sanitary waste will be generated from the sanitary facilities during the operational phase of the proposed development. Such waste will be collected from the proposed development by authorised waste collectors and sent to authorised waste facilities for management.	No significant effects are anticipated in relation to waste generation. The level of construction waste generated onsite will be relatively small 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).



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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?	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 Imperceptible. The proposed development is not expected to cause any dust nuisance given the very limited scale of construction works and the lack of nearby sensitive receptors. Emissions relating to the operational phase of the proposed development (that is, indirect emissions from energy use) will be permanent and imperceptible given anticipated levels of energy usage associated with the unit. The proposed development will be designed to achieve an A2 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards.	No. The effects of construction phase related emissions will be short-term and imperceptible, given the magnitude of construction to take place. 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.
6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	Noise emissions will occur during construction works, as a result of mobile plant operation, material handling, etc. Such noise will be temporary and imperceptible in nature given the limited scale of construction activities to take place. Noise emissions over the operational phase will be negligible due to the scale and nature of the proposed development. The unit will be used occasionally by local sports and exists in the context of an amenity parkland. This type of use is consistent with existing activity in the area.	No. Noise emissions during construction will be limited and temporary and it is unlikely that comparative EPA noise limits will be exceeded at any Noise Sensitive Location in the surrounding area. The project is unlikely to cause significant noise impacts on the receiving environment.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	There are no noise sensitive locations in close proximity to the proposed development. The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation.	
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?	There is limited potential for construction activities to result in contamination of environmental receptors given the scale, nature and extent of construction activities. It is not envisaged surface water run-off will be generated at construction working areas given the extent and permeable, soft ground characteristics at these areas. No fuels will be stored on-site during construction. 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.	No. 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. 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 modular unit has been designed to be safe and comfortable for users of the facility.	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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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 the modular unit in the area will contribute positively to the local community by providing appropriate and safe changing and storage facilities for local sports clubs. The nature of these effects 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. The proposed development is consistent with and complimentary to existing land use activities at the site. A review of the SDCC planning portal was undertaken to determine whether there is potential or 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.	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?
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?	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. The closest protected site is the Liffey Valley pNHA (Proposed Natural Heritage Area), located c.770m to the north of the proposed development site. There are no cultural heritage features within the site boundary or in the vicinity that could be impacted from the construction works.	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> The proposed development will have no impact on the Liffey Valley 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.
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 urban green open spaces comprising of grassland, tree-lines and hedgerows. These habitats are common in the wider landscape and are not considered 'sensitive' in their ecological value. The AA Screening Report notes that there will only be a minor loss of Amenity Grassland as a result of the proposed development.	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.
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 an urban park situated in a suburban area, with green open spaces comprising of rank grassland, tree lines and scrub. The park is well-established with play areas, a walled garden and urban woodlands. These habitats are common in the wider landscape and are not considered 'sensitive' in their ecological value.	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?
	There are no important or sensitive species of fauna or flora situated at or around the proposed development, or in the wider area, which will be impacted by the development. The AA Screening Report notes that there will only be a minor loss of Amenity Grassland as a result of the proposed development.	
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. No waterbodies or streams are present near the proposed development site. 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 (LCA), 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.	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?
	The proposed development is miniscule in size relative to the scope of the surrounding landscape and is aligned with the character of the existing landscape and will not affect the scenic value of the location.	
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 will be accessed through a temporary access route and site entrance to the north off Esker Park over the construction phase. The wider area surrounding Willsbrook Park has residential developments and small-scale businesses, including a driving school and a veterinarian. The construction phase of the proposed development will result in restriction of access to parts of Willsbrook Park where works will be carried out. This will however be short-term. The operational phase of the development will not impact any surrounding facilities or routes in the location.	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 proposed development will be accessed through a temporary access route and site entrance to the north off Esker Park over the construction phase. Esker Park is connected to Esker Lane South to the south-west and Willsbrook road to the south-east. Both roads have public transport connections and will be able to accommodate the modest amount of additional traffic generated over the construction phase.	No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	The operational impacts of the proposed pavilion will not create any significant additional traffic due to the nature of the development. No traffic congestion or environmental problems are foreseen.	
18. Is the Project in a location in which it is likely to be highly visible to many people?	Willsbrook Park is largely screened from the public road network by tree-lines along its boundary.	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. The proposed development will not generate any significant effects on landscape character or visual amenity due to its miniscule size in the context of the surrounding landscape/visual environment.
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.	The proposed development will not impinge on or adversely affect the settings of any protected monuments, as there are no recorded features within the proposed development site boundary or within surroundings. 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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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 suburban fabric. The development will only result in a minor loss of Amenity Grassland. The proposed development is aligned with the zoning objectives of the lands, which is OS ('To preserve and provide for open space and recreational amenities'), and will provide safe and appropriate facilities for local sports clubs to use.	While there will be loss of greenfield space at a miniscule scale, the scale and nature of the proposed development will not result in any adverse significant effects on the receiving environment or ecology The proposed development will have a positive effect on the local community by providing safe changing and storage facilities for the local sports clubs.
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 recreational and amenity 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 for 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 that could be affected by the proposed development.	No. The site and its surrounding area has been zoned 'OS' by SDCC, and the proposed development is aligned with the zoning objective, which permits 'Sports Club/Facility' in principle.
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, open spaces for recreation and amenity, which permits sports clubs and/or facilities in principle. The proposed development is not foreseen to impact the receiving environment.	No.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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. It is unlikely the construction phase of the development will result in any adverse effects given the very limited scale of construction activities to take place.	The scale and the nature of the proposed development will not result in the likelihood of significant adverse effects.
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?	There are no areas of scarce natural resources within or in the vicinity of the site, or in the wider area, that could be affected by the proposed development. The proposed development is modest in nature, scale and extent. The site is underlain by Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones. The extent of excavation works carried out over the construction phase of the proposed development will not impact the groundwater regime.	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?	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. Given the site's proximity to the N4 - 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.	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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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?	The project is not susceptible to any natural disasters or adverse climatic conditions. 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. 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.	No. The proposed development as designed and sited is not susceptible to natural disasters or major accidents.



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 - conceptually - has some limited potential to result in adverse environmental effects in the absence of good design and/or appropriate environmental mitigation - on population and human health, the soils environment, or the water environment, for example.

Potential adverse environmental effects have been avoided, prevented and minimised (as appropriate) however through good and proper design. Overall, the proposed development is unlikely to result in significant adverse effects on the receiving environment given the limited nature, scale and extent of the proposed development, the nature of the receiving environment, and given the development is consistent and harmonious with existing land use at and around the site and the land use zoning objective for the area.

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 pavilion unit 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, albeit at a very small scale.
- The construction of the pavilion will have positive effects on the community by providing local sports clubs with safe and appropriate changing and storage facilities. The nature of these effects will be long-term to permanent and positive for population and human health.



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 limited nature, scale and extent of the proposed development.
- The nature of the receiving environment at and around the development site.
- The consistency of the proposed development with existing land use existing land use at and around the site and the land use zoning objective for the area.
- The design/embedded mitigation measures 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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