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# UPGRADE AND EXTENSION TO BALLYROAN COMMUNITY & YOUTH CENTRE, RATHFARNHAM, DUBLIN

**14**

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## Environmental Impact Assessment Screening Report

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Prepared for:

South Dublin County Council



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# Environmental Impact Assessment Screening Report

## REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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**Abstract:** Fehily Timoney and Company is pleased to submit this Environmental Impact Assessment Screening Report to South Dublin County Council for a Part 8 Application in Rathfarnham in Dublin 14.

# TABLE OF CONTENTS

1. INTRODUCTION AND BACKGROUND.....	1
1.1 Description of the Site and Receiving Environment.....	1
1.1.1 Description of the Existing Community and Youth Centre .....	2
1.2 Relevant Experience and Expertise of Assessor .....	5
2. PROJECT DESCRIPTION .....	6
2.1 Overview.....	6
2.2 Construction Phase.....	6
2.3 Operational Phase .....	7
3. ENVIRONMENTAL IMPACT ASSESSMENT SCREENING.....	8
3.1 EIA Project Types .....	8
3.2 Sub-Threshold Screening.....	9
3.3 Schedule 7A Sub-Threshold Development Screening .....	25
3.3.1 Information Required.....	25
3.3.2 Sub-Threshold Development Screening Under Schedule 7A.....	25
3.4 Impact Characterisation .....	27
4. CONCLUSION .....	28

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## LIST OF FIGURES

	<u>Page</u>
Figure 1-1: Site Location Map.....	4

## LIST OF TABLES

	<u>Page</u>
Table 3-1: EIA Screening Checklist .....	11
Table 3-2: Schedule 7A Environmental Impact Assessment Screening Criteria .....	25



## 1. INTRODUCTION AND BACKGROUND

South Dublin County Council (SDCC) intend to carry out an Environmental Impact Assessment Screening and Appropriate Assessment Screening for a proposed development at the existing Ballyroan Community & Youth Centre at Marian Road, Rathfarnham, Dublin 14, in the curtilage of the Church of the Holy Spirit (Protected Structure), and minor works to the existing storage unit at Ballyroan Public Library, Orchardstown Villas, Rathfarnham, Dublin 14. A Part 8 Application is being made by the Council for both development components (i.e. at the Ballyroan Community & Youth Centre and the Storage Unit at the Ballyroan Public Library).

Fehily Timoney and Company (FT) were commissioned by SDCC to prepare Environmental Impact Assessment (EIA) Screening Report for the proposed development.

### 1.1 Description of the Site and Receiving Environment

The proposed development is situated within the Ballyroan Parish lands, which cover an area of 0.77 hectares (ha). The existing Ballyroan Community & Youth Centre, including an external enclosed play area, covers an area of 0.08 ha. The proposed extension, including permeable paving and rain planters, covers an area of 0.01ha. The proposed development site is located in the townland of Oldorchard, Dublin 14 in the functional area of South Dublin County Council. It can be accessed off Marian Road to the east and Orchardstown Villas/Anne Devlin Park road to the south/west via the Ballyroan Parish Church lands.

The site does not have severe contours and is generally level, averaging at c.60 m in elevation.

The site is located within the Water Framework Directive (WFD) Catchment Liffey and Dublin Bay and Subcatchment Dodder\_SC\_010. The nearest waterbodies proximate to the proposed development site include the Dodder (IE\_EA\_09D010620), located c. 680 m to the north and the Owenadoher (IE\_EA\_09O011700), located c. 600 m to the south.

The subject site is not located within 5 km of any European Site (Special Areas of Conservation or Special Protection Areas). The nearest nationally-protected site is the Dodder Valley pNHA (located c.2.07 km to the west). The closest EU Site include the Wicklow Mountains SPA and Wicklow Mountains SAC, both of which are located c.5.7 km to the south of proposed development site. No hydrological connectivity to any European Site has been identified.

Land-use at the subject site and the wider area is classified as 'Discontinuous urban fabric' under CORINE 2018. Underlying soils are classified as 'Urban' and subsoils are 'Made', which indicate that the soils have been formed from human construction and industrial activities.

Sensitive receptors include housing estates to the west and south of the subject site. The Rosemount Shopping Centre borders the proposed development site to the north, with the Ballyroan Parish Church to the south.

The wider road network includes the R817 approximately 90 m to the south exiting Marian Road. The site has bus connectivity at Marian Road to the east and R817 to the south. The M50 is located approximately 2 km to the west.

The site is identified to be a Locally Important Aquifer (bedrock which is Moderately Productive only in Local Zones). Groundwater vulnerability at the site is classified as 'Low' (defined as '10m depth of low permeability till (boulder clay)').



The site boundary does not contain any features from the Sites and Monuments Records. A cluster of these features (DU022-038001- Burial Ground; DU022-038004- Habitation Site; DU022-038003- Enclosure; and DU022-038002- Ecclesiastical enclosure) exist to c.460 m to the north-west of the proposed development site.

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 site is located on 'LC' Zoning under the SDCC County Development Plan 2022-2028, the objective of which is "To protect, improve and provide for the future development of Local Centres". The proposed development is aligned with this objective.

The existing building for the Ballyroan Youth & Community Centre was constructed c.1965 by the Roman Catholic Church as a Parish Hall, and was subsequently upgraded and extended by SDCC under Planning Reference SD088/0003 (See below). Planning applications at and around the proposed development site include a number of applications as follows:

- Planning Reference SD238/0005 (dated 2023) - Part 8 Application for the Rosemount District Centre Enhancement Scheme, described as: *Upgrade the urban space to make the area more inviting to residents, businesses, and visitors. Reconfigure the carpark to maximise its functionality whilst also improving pedestrian links to and through the District Centre. The footpath fronting the businesses is to be rearranged to create a plaza. Green space is created around the car park and some of this space has been considered for the implementation of biodiversity measures / SUDS and/or landscaping. Marian Road is to incorporate traffic calming measures along it within the area of the district centre.*
- Planning Reference SD088/0003 (dated 2008) - Part 8 Application for refurbishing and extending the Ballyroan Library and Community Hall (dated 2008)
- Planning Reference SD03A/0133 (dated 2003) - Single storey extension to rear of shop to include extra retail space, a store room and office.

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

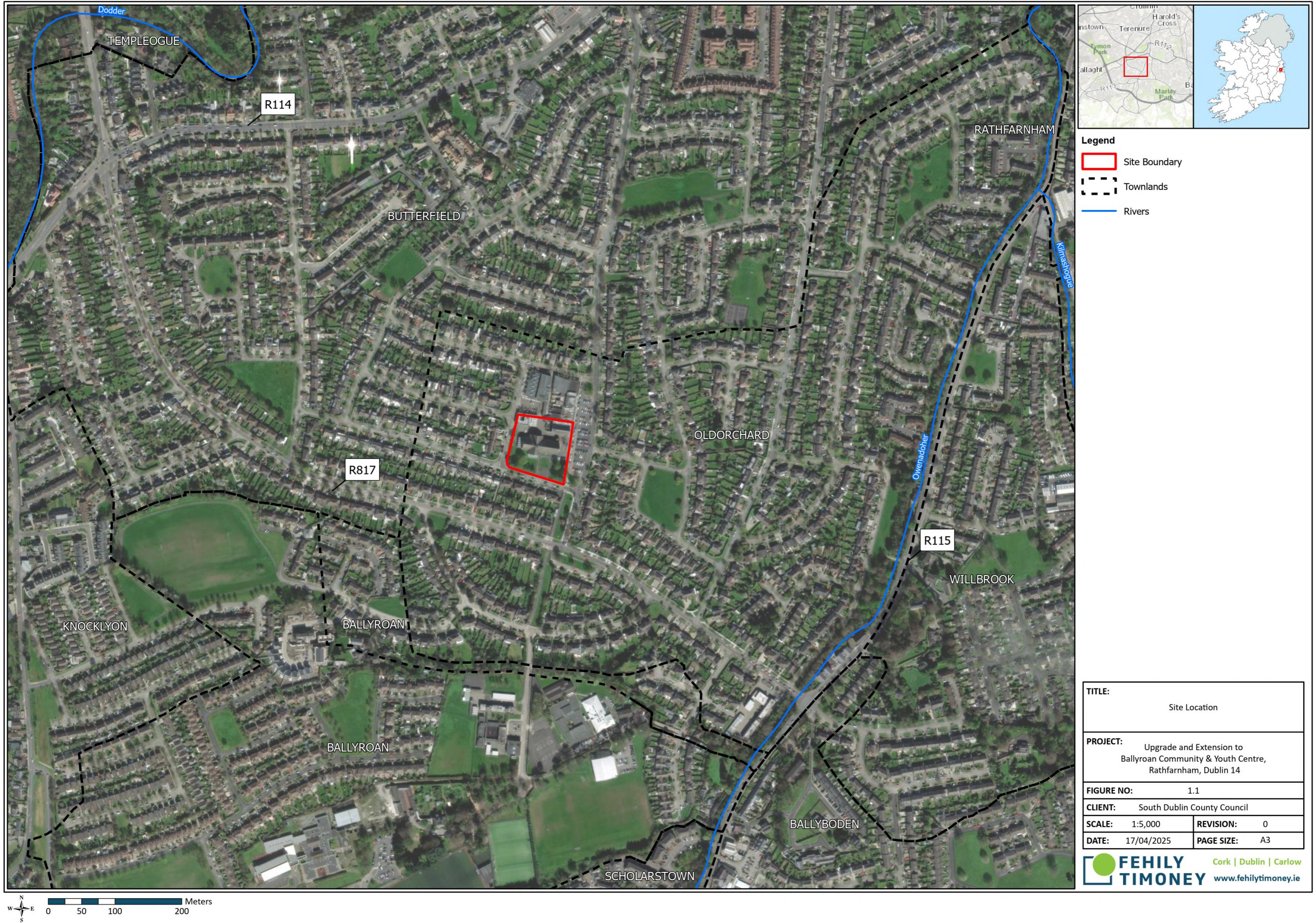
### 1.1.1 Description of the Existing Community and Youth Centre

The existing Ballyroan Community & Youth Centre provides essential community services for the Ballyroan community and includes a community hall; community café; 2no. meeting rooms; childcare facilities including external play area; staff offices and a meals-on-wheels kitchen.

The community centre site is located within Ballyroan parish lands. The parish land has a total site area of approximately 0.77 hectares and is bounded to the east by the Rosemount District Centre Plaza (currently undergoing enhancement works by SDCC); to the south by the Anne Devlin Park Road; to the north by the commercial units of the Rosemount District Centre and the Ballyroan Library (including public car park); and to the west by Orchardstown Villas Road.



The parish land site is occupied by the Ballyroan Church of the Holy Spirit [Protected Structure] located centrally on the site; the Ruah Pastoral Centre to the north-west corner of the site and the Ballyroan Community & Youth Centre and subject of this Part 8 application on the north-east corner. The southern section of the parish site is landscaped with mature trees, mown lawns, asphalt pathways and carparking bays serving the Church, while the northern section includes a paved pedestrian pathway linking the Rosemount District Centre Plaza and Orchardstown Villas to the west, with a branch to the north, which extends into the Ballyroan Library site.





## 1.2 Relevant Experience and Expertise of Assessor

Sanghamitra Nidhi Dutta of Fehily Timoney and Company (FT) was responsible for completing the EIA Screening Assessment. 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.

Richard Deeney of Fehily Timoney and Company (FT) was responsible for checking, peer reviewing and finalising the EIA Screening Assessment. 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 13 years' experience working in environmental assessment/ management.

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, residential development, healthcare waste management facilities, quarries, power generation facilities, industrial 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

Due to a growing demand for community services and an increase in population in the Ballyroan area, the Ballyroan Community and Youth Centre requires upgrade works, with space needed for additional community meeting rooms, staff offices and childcare accommodation. The objective of the proposed development, therefore, is to extend, rearrange and upgrade the existing community centre to improve the functionality and potential of the centre for building users.

The proposed development is situated within the Ballyroan Parish lands, which covers an area of 0.77 hectares (ha). The existing Ballyroan Community & Youth Centre, including an external enclosed play area, covers an area of 0.08 ha. The proposed extension, including permeable paving and rain planters, covers an area of 0.01ha.

The proposed development will comprise of the following components:

- Rearrangement/upgrade of the community centre interior
- New single-storey flat roof extension
- Accessibility enhancement works to the existing community centre entrance, and new accessible entrance to the rear of the centre (subject to landowner consent)
- Minor alterations to existing parish boiler house
- New external screened community centre bin store
- New solar panels to south facing pitched roof
- Refurbishment/upgrade of the existing concrete pavers to the south and west of the community centre building (subject to landowner consent and final details to be agreed with the relevant SDCC internal departments)
- All associated ancillary site works as may be required in adjacent lands but not limited to foul and surface water drainage and utility supplies.

### 2.2 Construction Phase

An overview of the construction works relating to the proposed extension and upgrade works to the existing community centre building is provided below:

- Installation of temporary construction site area.
- Breaking of hard-standing areas, as required.
- Minor excavation to formation levels.
- Laying of building foundations
- Backfilling of excavated material and any imported fill required will take place.
- Construction/modification of buildings and structures, as per the development description.
- Installation/modification of site services, as set out below:
- The construction of a wastewater connection to the existing wastewater sewer.



- An existing rainwater harvesting system will be relocated, and new rain planters and permeable paving will be developed as part of the proposed development.
- Electrical power for the new extension will be sourced from the electricity system in the existing building.
- Construction of new hardstand areas, as necessary.
- Solar panels will be installed on-site.
- Building furnishings will be completed.
- Site clean-up and commissioning will be carried out.

The sequencing of the project programme will be planned and managed by the appointed Contractor at the tender stage. The construction phase is expected to occur over a 9- to 12-month period, commencing in Q4 of 2025. Construction works will occur between the following hours:

- 07.00 to 19.00 on Monday to Friday;
- 08.00 to 16.30 on Saturdays.

## 2.3 Operational Phase

The proposed development relates to the upgrade and extension works to the existing Ballyroan Community & Youth Centre and will form part of the overall community infrastructure at Ballyroan for community activities and services. The proposed works will connect into and extend the existing utilities at the centre.

Domestic Hot water for the existing building is fed from the existing solar thermal collectors (on south facing pitched roof of community hall), with supplementary heating provided to the hot water calorifiers by an LPHW circuit. It is SDCC's intention to extend this provision to the new extension.

The water supply will be provided by the existing mains water connection.

Wastewater generated by the proposed upgrade and extension will be discharged to the existing wastewater system serving the area.

Surface water runoff generated by the proposed extension (roof and hardstanding areas) will be suitably attenuated in accordance with Sustainable Drainage System (SuDS) principles. Greenfield runoff rates will be maintained at the site. The rainwater collected on the right side of the proposed flat roof extension will connect into the existing repositioned rainwater harvesting tank, while the left side will drain into the new rain planter. The overflow from the rain planter and the permeable paving will connect into the outlet of the rainwater harvesting tank, which will in turn connect with the existing surface water systems.

Heating at the Ballyroan Community and Youth Centre is currently provided by a natural gas heating system. The existing building is an airtight structure with a mechanical ventilation heat recovery system. Heating at the extension will be provided by either a natural gas heating system or an electrical heat pump (to be confirmed at detailed design stage).

The existing community centre building has an A3 BER rating. The proposed extension will be designed to meet Nearly Zero Energy Building (NZEB standards). The BER rating for the overall, extended building will either be A2 or A3. Solar panels will be installed at the south facing pitched roof of the existing community centre building as part of the proposed development and will provide renewable electricity to the overall building.



### 3. ENVIRONMENTAL IMPACT ASSESSMENT 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.
- 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.’*

Class 10(b)(iv) is not applicable as the proposed development footprint does not exceed the thresholds specified in the class.

Class 15 is not applicable as the proposed development is not a type of development that is listed in Schedule 5, Part 1 of the Planning Regulations, nor does it qualify as a change to or extension of listed projects that meet any applicable thresholds.



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 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) (Amended) Regulations 2018<sup>1</sup> 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.*

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<sup>1</sup> S.I. No. 646 of 2018



- *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.

The assessment has also considered 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?	<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 utilize natural resources to an extent or magnitude that is likely to cause significant adverse effects..</p> <p>The construction of the proposed development will involve some excavation. Any soil/stone which will not be required for backfilling will be dispatched from the site to an authorised waste facility for appropriate management. This will be done in accordance with the Contractor Proposal, which will be prepared at the tender stage.</p> <p>The proposed extension to the Ballyroan Community and Youth Centre will be designed to an A2/A3 BER rating to keep energy demand and usage low.</p>	No significant adverse 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.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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.</p> <p>Off-site refuelling of construction plant will take place and no fuels will be stored on site during the construction phase.</p> <p>Minor 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.</p> <p>Domestic type wastewater will be generated during the operational phase of the proposed development. This will be directed to the existing foul water network north of the site through a proposed connection.</p>	<p>The proposed development will not utilize or produce substances or materials which could be harmful to 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> <p>Method Statements and a Site Management Plan will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health.</p>
4. Will the Project produce solid wastes during construction or operation or decommissioning?	<p>There will be small amounts of construction-related materials generated over the construction phase. Excavated material will be re-utilised on-site where possible or will be dispatched to an authorised appropriate waste facility for management. All other incidental construction and demolition waste material will be managed at appropriately authorised waste management facilities.</p>	<p>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.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>A modest amount of municipal waste will be generated from the facilities during the operational phase of the proposed extension. Such waste will be collected from the proposed development by authorised waste collectors and sent to authorised waste facilities for management.</p>	<p>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>
<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>	<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 imperceptible. The proposed development is not expected to cause any dust nuisance given the very limited scale of construction works. Standard dust control measures over the construction phase will be utilised, including road sweeping, dust netting and misting and damping of areas as required. 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/A3 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards.</p>	<p>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.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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 imperceptible in nature given the limited scale of construction activities to take place. Furthermore, construction phase noise mitigation measures will apply, including the prevention of idling of vehicles or equipment, no works outside of designated hours, and a noise complaint management procedure (i.e. a system for recording and responding to any noise complaints).</p> <p>Noise emissions over the operational phase will be negligible due to the scale and nature of the proposed development.</p> <p>The proposed extension will be used as Meals-on-Wheels kitchen and childcare accommodation, which fits into the nature of the Community and Youth Centre. This type of use is consistent with existing activity in the area.</p> <p>The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation.</p>	<p>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.</p>
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>There is limited potential for construction activities to result in contamination of environmental receptors given the scale, nature and extent of construction activities.</p>	<p>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.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>It is not envisaged significant volumes of surface water run-off will be generated at construction working areas given the extent of the works.</p> <p>No fuels will be stored on-site during construction.</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 existing piped infrastructure at the Ballyroan Community and Youth Centre.</p>	<p>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).</p>
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	<p>Construction phase activities have the potential to create risks to human health and safety.</p> <p>There are no particular risks to health and safety during the operational phase of the proposed development. The proposed development has been designed to be safe and comfortable for users of the facility.</p>	<p>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 Method Statements which will be prepared by the appointed Contractor, the risk of accidents is low.</p>
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	<p>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, slight positive effects.</p> <p>The proposed development at the Community and Youth Centre, inclusive of the enhancement and alteration works, in the area will contribute positively to the local community by upgrading and extending the existing community facilities and community-centred services. The nature of these effects will be slight, positive and long-term.</p>	<p>The proposed development will not have a significant impact on demography or employment due to its scale and nature.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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?	<p>The proposed development will not lead to any additional consequential development.</p> <p>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.</p> <p>A review of the SDCC planning portal<sup>2</sup> 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.</p>	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.
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 Valley pNHA located c.2.07 km to the west. The closest European Sites, the Wicklow Mountains SPA and the Wicklow Mountains SAC, are located over 4 km to the south of the proposed development site.</p>	<p>No. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes that 'that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'</p> <p>The proposed development will have no impact on the Dodder Valley pNHA, the Wicklow Mountains SAC or the Wicklow Mountains SPA, given the nature and magnitude of the development, its zone of influence having regard</p>

<sup>2</sup> SDCC Planning Maps Online (<https://sdublincoco.maps.arcgis.com/apps/webappviewer/index.html?id=004b5a1a557a4c1a91b4629923f9d4b7>); Accessed 05/03/2025



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	There are no cultural heritage features within the site boundary or in the vicinity that could be impacted from the construction works.	to identified potential environmental effects, and the distance from the development to the protected sites.
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 community infrastructure. Neighbouring features include a church and a shopping complex, with some landscaped features such as a manicured lawn at the church entrance and sparse treelines. 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 be no habitat loss.	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 urban community infrastructure. Neighbouring features include a church and a shopping complex, with some landscaped features such as a manicured lawn at the church entrance and sparse treelines. These habitats are common in the wider landscape and are not considered 'sensitive' in their ecological value.  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.	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?
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?	<p>There are no inland, coastal or marine waters on or around the subject location which could be impacted by the proposed development.</p> <p>The nearest EPA waterbodies include the Dodder (IE_EA_09D010620), located c. 680 m to the north and the Owenadoher (IE_EA_09O011700), located c. 600 m to the south.</p> <p>Both watercourses are at significant distances from the proposed development site and will not be affected by construction activities.</p> <p>During the construction phase, limited earthworks will occur over a temporary period of time. However, these will not be deep enough to affect groundwater yield, flow or quality. Groundwater vulnerability at the site is recorded to be 'Low' and excavations will occur on already 'Made' grounds.</p> <p>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 flood risk allowances.</p>	<p>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.</p>
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?	<p>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.</p>	<p>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.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>This LCA has historically functioned as hinterlands to Dublin City, with housing estates alongside industrial and commercial developments.</p> <p>The proposed development is limited in scale, 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.</p>	
<p>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?</p>	<p>No. The site will be accessed off Marian Road to the east of the proposed development site.</p> <p>The wider area surrounding the site is typical of suburban fabric, with housing estates, a church and a shopping complex.</p> <p>The construction phase of the proposed development may result in the temporary restriction of access to facets of the Ballyroan Community and Youth Centre, where works will be carried out. This will however be short-term.</p> <p>The operational phase of the development will not impact any surrounding facilities or routes in the location.</p>	<p>No. The scale of the proposed development works is modest and will be contained in their extent at the community centre. Furthermore, the location of the proposed development does not contain any recreational facilities or amenities that could be affected by the proposed development.</p>
<p>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?</p>	<p>No. During construction, the site will be accessed off Marian Road to the east of the proposed development site.</p> <p>The proposed development is not foreseen to generate additional vehicular traffic due to its intended use by local residents over the operational phase.</p>	<p>No. The proposed development will not create any environmental problems pertaining to traffic or transportation over either construction or operational phase.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>The modest amount of additional traffic generated over the construction phase will be accommodated by the wider road network which feeds into the R817 to the south of the proposed development site.</p>	
18. Is the Project in a location in which it is likely to be highly visible to many people?	<p>The site is not located in a highly visible location. It is not elevated and is currently screened from the road network by the shopping complex to the east and north and partially concealed by Church property to the south and west.</p> <p>The works will be temporary and visual screening will be provided in the form of hoarding to prevent views into the construction area.</p>	<p>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.</p> <p>The proposed development will not generate any significant effects on landscape character or visual amenity due to its minuscule size in the context of the surrounding landscape/visual environment.</p>
19. Are there any areas or features or cultural importance on or around the location that could be affected by the Project?	<p>No features from the Sites and Monuments records are present on the proposed development site. The nearest features are located approximately c.460 m to the north-west of the proposed development site and are separated by residential dwellings on Marian Crescent, Silverwood Road and Orchardstown Avenue.</p> <p>The site is located adjacent to the Ballyroan Church of the Holy Spirit [Protected Structure]. There will be no impacts to the church, given the nature and the scale of the proposed works and their location relative to the church.</p>	<p>The proposed development will not impinge on or adversely affect the settings of any protected monuments, as there are no recorded features within the site boundary or within its surroundings.</p> <p>The proposed development is sited on Made ground, which suggests that the possibility of unrecorded archaeological features or artefacts is low. Moreover, the scale and extent of excavation works is modest and unlikely result in negative effects on cultural heritage receptors.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	Standard construction phase mitigation measures will be put in place to ensure that there are no impacts to this structure.	
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	<p>The proposed development is proposed to be located adjacent to the existing Ballyroan Community and Youth Centre at Marian Road, Dublin 14. The lands on and around where the community centre is sited are not greenfield as the surface is concreted over.</p> <p>The site is of low ecological value and is surrounded by suburban fabric.</p> <p>The proposed development is aligned with the zoning objectives of the lands, which is <b>LC</b> ('To protect, improve and provide for the future development of Local Centres'), and the proposed development is aligned with this objective.</p> <p>The proposed development will provide childcare facilities and a kitchen for the Meals on Wheels programme.</p>	<p>The proposed works will occur on lands that are concreted over. No loss of greenfield space will occur. The scale and nature of the proposed development will not result in any adverse significant effects on the receiving environment or ecology.</p> <p>The proposed development will have a positive effect on the local community by upgrading and extending the existing community facilities and community-centred services.</p>
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 is 'to protect, improve and provide for the future development of Local Centres' in the SDCC Local Authority Area.	Existing land uses will not be affected by the proposed works given the design, nature and scale of the 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 'LC' by SDCC, and the proposed development is aligned under this designation.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	<p>The area and land use of the receiving environment is chiefly residential. This is consistent with the proposed co-location of the proposed development, which will protect and/or improve Local Centres in the area.</p> <p>The proposed development is not foreseen to impact the receiving environment.</p>	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?	<p>The proposed development is located in a relatively built up area with residential dwellings, small businesses and community institutions including a church and a shopping complex.</p> <p>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.</p>	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?	<p>There are no areas of scarce natural resources within or in the vicinity of the site. The proposed development is modest in nature, scale and extent.</p> <p>The site is underlain by a designated Locally Important Aquifer ('Bedrock which is Moderately Productive only in Local Zones'). The extent of excavation works carried out over the construction phase of the proposed development will not impact the groundwater regime.</p>	No. There will be no impacts on high quality or scarce natural resources.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
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.	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.</p> <p>The proposed development constitutes water compatible development under the Department of Environment, Heritage and Local Government guidelines entitled "The Planning System and Flood Risk Management, Guidelines for Planning Authorities" (2009)</p> <p>A review of OPW Flood Mapping<sup>3</sup> indicates that the proposed development site is not at risk of flooding. No flood events within a 500m radius of the proposed development have been identified.</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.

<sup>3</sup> <https://www.floodinfo.ie/map/floodmaps/#> ; Accessed 05/03/2025



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 through rain planters and permeable paving. Rainwater is proposed to be collected on the proposed flat roof, which will drain into a repositioned rainwater harvesting tank and a new rain planter. The overflow from the rain planter and the permeable paving will connect into the outlet of the rainwater harvesting tank to avoid cross-contamination. This will ultimately connect into the existing pipe infrastructure.</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 considered 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 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.



Schedule 7A Requirement	Description
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 1.1 and Section 2. This information has been assessed with regard to Schedule 7 in Table 3.1 of this report.



### 3.4 Impact Characterisation

The proposed development does not have the potential to result in any negative, significant effect which, by its character, magnitude, duration or intensity, alter any sensitive aspect of the environment. The quality of its interactions with most environmental receptors has been qualified to be neutral and not significant in their magnitude due to the limited extent and scale of the works.

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 sites or features.

The proposed development will result in some slight positive effects for population and human health over the construction phase from the generation of employment, and over the operational phase by enhancing community facilities in the Ballyroan area.



## 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 2001-2023. Schedule 5 lists the different project types, and this is not a project type that mandatorily requires an EIA.

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.

It is concluded however that sub-threshold EIA is not required for the proposed development, due to its minimal and limited impact on the receiving environment with respect to Schedule 7 and 7A of the Planning and Development Regulations 2001-2024 (as amended), Annex II of the EIA Directive and the screening checklist provided in the EC guidance document for EIA Screening, as set out in this document.



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