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# REPORT TO INFORM EIA SCREENING FOR PROPOSED 3G PITCH DEVELOPMENT AT GREENHILLS PARK

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## Report to Inform Environmental Impact Assessment (EIA) Screening

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Prepared for:

South Dublin County Council



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Unit 3/4, Northwood House, Northwood Crescent,  
Northwood, Dublin, D09 X899, Ireland

T: +353 1 658 3500 | E: [info@ftco.ie](mailto:info@ftco.ie)

**CORK | DUBLIN | CARLOW**

[www.fehilytimoney.ie](http://www.fehilytimoney.ie)

## Report to Inform EIA Screening for Proposed 3G Pitch Development at Greenhills Park, Greenhills, Dublin 12

### REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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**Abstract:** Fehily Timoney and Company is pleased to submit this Report to Inform EIA Screening to South Dublin County Council for the proposed 3G Pitch Development at Greenhills Park, Greenhills, Dublin 12.

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## 1. INTRODUCTION AND BACKGROUND

South Dublin County Council (SDCC) intends to carry out an Environmental Impact Assessment (EIA) Screening and Appropriate Assessment Screening for the proposed installation of a 3G Pitch and a single-storey pavilion building, and the realignment of an existing footpath, within the confines of Greenhills Park in Greenhills, Dublin 12.

Fehily Timoney and Company (FT) was commissioned by SDCC to prepare a report to inform their EIA Screening for the proposed development.

The proposed development is herein referred to as the 'project' or the 'development'.



## 2. RELEVANT EXPERIENCE AND EXPERTISE OF ASSESSOR AND REVIEWER

Eimear Daly and Sanghamitra Nidhi Dutta of FT were responsible for completing this assessment and report. Eimear is a Graduate Scientist working in the Circular Economy and Environment Team in FT. She holds a BSc. (Hons) in Zoology and Earth and Ocean Science from University of Galway (formerly National University of Ireland, Galway) and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. Sanghamitra is a Project Environmental Scientist working with the Circular Economy and Environment Team in FT, with five years of experience. She holds a BSc. in Environmental Science from St. Edmund's College, India and a MSc. in Global Change: Ecosystem Science and Policy from University College Dublin/Justus Liebig Universität, Gießen. Both Eimear and Sanghamitra have in-depth knowledge of environmental policy, legislation and assessment procedures.

Richard Deeney of FT was responsible for reviewing, checking and finalising the assessment and report. Richard is a Principal Environmental Scientist working as part of the Circular Economy and Environment Team at FT. Richard holds a B.Sc. First Class Honours degree in Environmental Management from Technological University Dublin (formerly Dublin Institute of Technology) and an Advanced Diploma in Planning and Environmental Law with the Honorable Society of King's Inns. Richard is a Chartered Environmentalist with the Society for the Environment and has 14 years' experience.

Richard has a vast amount of experience coordinating and completing Environmental Impact Assessment Reports and Reports to Inform EIA Screening for a wide variety of development projects including closed landfill remediation projects, materials recovery facilities, soil recovery facilities, healthcare waste management facilities, quarries, power generation facilities, industrial facilities, residential development 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.

Bernie Guinan was responsible for reviewing and approving the assessment and report. Bernie is Director with FT and is a Chartered Waste Manager. She has 25 years' experience in delivering and managing projects and infrastructure delivery for a wide variety of sectors. Bernie has extensive experience in all aspects of strategic management planning and infrastructure development in Ireland, the UK, KSA and UAE. She is an experienced planning policy analyst and strategic planner. She has in-depth knowledge of all environmental and planning policy, legislation and guidance. She has been providing environmental, planning and waste management consultancy services to public bodies for over 20 years. She has a vast amount of experience coordinating EIA, SEA and AA projects, including national, large-scale and complex projects.



### 3. DESCRIPTION OF THE EXISTING SITE AND THE RECEIVING ENVIRONMENT

#### 3.1 Existing Site

The overall development site is located in the western end of Greenhills Park in the townlands of Greenhills and Limekilnfarm, Dublin 12. The proposed development will occur at an existing playing pitch. A description of the characteristics of the wider area is provided in the following section.

#### 3.2 Receiving Environment

The proposed development site is situated within a built-up area consisting of housing estates, community facilities, educational institutions, greenfield sites and open spaces typical of suburban areas. The area surrounding the development site is urban in nature, consisting of housing estates, small businesses, community facilities and greenfield sites. The development site is bounded by occupied residential units to the west and south at St. Brendan's Crescent and St. James's Road, respectively, and amenity grassland to the north and east.

There are several human sensitive receptors screening or within proximity of the development site. The southern and western boundaries are screened by occupied residential units at St. James's Road and St. Brendan's Crescent. Other sensitive receptors in the vicinity of the development site include a Community College (Greenhills Community College, Dublin) to the east, a Community Centre (Greenhills Community Centre) to the northeast, a Church (Church of the Holy Spirit) to the northeast and a Secondary School (St. Paul's Secondary School, Greenhills) to the northeast.

The wider road network includes the R819 to the north of the development site, the R818 to the east of the development site, the R112 to the north and east of the development site, the M50 to the west of the development site and the R838 to the west of the development site. The M50 is accessible via Junction 10 approximately 1.27 km to the west of the development site.

The site is located within the Water Framework Directive (WFD) Catchment Liffey and Dublin Bay and Sub-Catchments Dodder\_SC\_010 and Liffey\_SC\_090. Groundwater WFD status at the development site is classified as 'Good'.

The development site is located between waterbodies Poddle\_010 and CAMAC\_040. The Poddle\_010 flows in an easterly direction approximately 362 m to the south of the development site. The Poddle\_010 then flows northwards and discharges into the Liffey Estuary Upper approximately 5.71 km to the northeast of the development site. The CAMAC\_040 flows in a north-westerly direction approximately 850 m to the north of the development site before entering the Liffey Estuary Upper approximately 5.17 km to the northeast of the development site. The latest WFD status of both the Poddle\_010 and CAMAC\_040 is 'Poor'.

As per CORINE land use (2018), the development site is classified as 'Artificial Surfaces'.

The site is identified to be underlain by a Locally Important Aquifer, described by GSI as 'Bedrock which is Moderately Productive only in Local Zones'. Groundwater vulnerability at the majority of the development site is classified as 'X - Rock at or Near Surface'. Groundwater status at the northern end of the development site is classified as 'Extreme'. Soils and Subsoils underlying the majority of the development site are classified as 'Black Shallow Well Drained Mineral' and 'Bedrock at Surface', respectively. Soils and Subsoils underlying the northern end of the development site are classified as 'Basic Deep Well Drained Mineral' and 'Till Type', respectively.



The proposed development site does not contain any features from the Sites and Monuments Records. The nearest recorded features are a Catholic Church of the Holy Spirit (11210004) located approximately 510 m to the east of the development site, a Flat Cemetery (DU022-002----) located approximately 730 m to the north of the development site, a cluster of features including a House, a Ceremonial Enclosure and a Stepped Barrow located approximately 1.78 km to the northwest of the development site, a cluster of features including a Graveyard, a Bawn and an Ecclesiastical Enclosure located approximately 1.23 km to the southwest of the development site, a Castle (DU022-007----) located approximately 1.04 km to the south of the development site, a Watercourse (DU022-003001-) located approximately 1.45 km to the southeast of the development site and a Mill (DU022-003002-) located approximately 1.45 km to the southeast of the development site.

The subject site is located within zoning classification 'OS', the objective of which is '*to preserve and provide for open space and recreational amenities*', as defined in the South Dublin County Development Plan 2022-2028. The site is located within the Suburban South Dublin Landscape Character Area (LCA), as defined within the South Dublin County Development Plan 2022-2028. The Landscape Character Sensitivity of this LCA is 'N/A'.

The site boundaries do not overlap with European Sites (Special Protection Areas or Special Areas of Conservation) or nationally protected sites (Natural Heritage Areas or Proposed Natural Heritage Areas). The nearest European Sites are as follows:

- Glenasmole Valley SAC (001209) located approximately 6 km to the south of the development site.
- Wicklow Mountains SPA (004040) located approximately 8.2 km to the south of the development site.
- South Dublin Bay and River Tolka Estuary SPA (004024) located approximately 8.8 km to the east of the development site.
- South Dublin Bay SAC (000210) located approximately 8.8 km to the east of the development site.
- Rye Water Valley/Carton SAC (001398) located approximately 11.8 km to the northwest of the development site.
- The North Bull Island SPA (IE0004006) is located approximately 11.8 km to the north-east of the development site
- The North-west Irish Sea SPA (IE0004236) located approximately 13.1 km to the north-east of the development site

The site is not within or directly adjacent to any proposed Natural Heritage Area (pNHA) or Natural Heritage Area (NHA). The nearest pNHA or NHAs are as follows:

- Dodder Valley pNHA (000991) located approximately 2.2 km to the south of the development site.
- Grand Canal pNHA (002104) located approximately 2.9 km to the north of the development site.
- Liffey Valley pNHA (000128) located approximately 5.1 km to the north of the development site.
- Lugmore Glen pNHA (001212) located approximately 6.2 km to the southwest of the development site.
- South Dublin Bay pNHA (000210) located approximately 8.9 km to the west of the development site.

The site is not located within an area designated for flood risk.

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

The location of the development site and principal features surrounding the site are presented in Figure 3-1 overleaf.





## 4. RELEVANT PLANNING HISTORY

Land use planning at the proposed development site is guided by the South Dublin County Development Plan 2022-2028.

A review of the planning history within the zone of potential impact of the proposed development has identified 10 no. relevant planning permissions within the previous 5 years (2020-2025):

- Planning reference SD24B/0076 - Permission was granted in 2024 for the conversion of an existing attic space to comprise a bedroom, ensuite, home office and playroom, a dormer roof to the rear of existing roof, new roof windows, relocation of solar panels and all associated site works at an existing residential dwelling approximately 266 m to the east of the proposed development site.
- Planning reference SD24B/0363W - Permission was granted in 2024 for the conversion of an existing attic space comprising of modification of existing roof structure, new access stairs, A-style roof dormer and 2 no. roof windows to the front and 4 no. roof windows to the rear at an existing residential dwelling approximately 270 m to the east of the proposed development site.
- Planning reference SD25B/0201W - Permission was granted in 2025 for the conversion of an existing attic space comprising of modification of existing roof structure to form a new bedroom and new study, new front window, new roof windows and new access stair from first floor at an existing residential dwelling approximately 288 m to the east of the proposed development site.
- Planning reference SD24A/0157 - Permission was granted in 2024 for the construction of 6 no. 3-storey residential dwellings comprising 2 no. semi-detached dwellings and 4 no. terraced dwellings approximately 339 m to the southeast of the development site.
- Planning reference (ACP Case Number) JA06S.306725 - Permission was granted in 2023 for flood alleviation works along and adjacent to the River Poddle approximately 365 m to the south of the proposed development site.
- Planning reference (ACP Case Number) HA29N.316828 - Permission was granted in 2024 for the progression of the Tallaght/Clondalkin to City Centre BusConnect Core bus Corridor Scheme. This development includes land approximately 478 m to the west of the development site.
- Planning reference SD22A/0099 - Permission was granted in 2023 for the construction of 5 no. warehouse/logistics units and 3 no. three-storey own-door office buildings, including ancillary office use and entrance/reception areas over two levels, car parking, service yards and 5 no. ESB substation buildings. This site is located approximately 773 m to the north of the proposed development site.
- Planning reference (ACP Case Number) LH29S.316176 - Permission was granted in 2023 for the construction of 208 no. social and affordable housing apartments and all associated site works approximately 1.56 km to the northeast of the proposed development site.
- Planning reference (ACP Case Number) HA29N.316272 - Permission was granted in 2024 for the progression of the Templeogue/Rathfarnham to City Centre BusConnect Core Bus Corridor Scheme. This development includes land approximately 1.92 km to the southeast of the proposed development site.
- Planning reference (ACP Case Number) HA29N.317660 - Permission was granted in 2025 for the progression of the Kimmage to City Centre BusConnect Core Bus Corridor Scheme. This development includes land approximately 2.48 km to the northeast of the proposed development site.

No additional planning applications or committed developments have been identified that may combine with the proposed development to create significant, cumulative effects on the environment.



## 5. PROJECT DESCRIPTION

### 5.1 Overview of the Proposed Development

SDCC is preparing a Part 8 Application for the development of a new artificial grass pitch and associated ancillary infrastructure, at Greenhill Parks in Co. Dublin. The proposals for this development are:

- The construction of a synthetic grass 3G all-weather sports pitch.
- The pitch will be surrounded by rebound panel fencing and a low kickboard.
- 13-metre-high ball-stop fencing at the rear of each goal
- 6 no. floodlighting columns
- 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.
- All associated ancillary works in adjacent areas including but not limited to foul & surface water drainage and utility supplies
- Realignment of existing footpath over a length of 112 metres
- All related hard and soft landscape works including connecting footpaths and associated planting
- Storage Areas
- CCTV

The footprint of the proposed pitch site is 1.45 hectares (ha). The proposed pitch will be lit by floodlighting along the pitch perimeter. The proposed pavilion (108.56 m<sup>2</sup>) will provide for changing and storage facilities with individual access.

The proposed development will involve the removal of eight existing trees<sup>1</sup> and an amendment (amounting to 112 m) to the existing footpath to the east of the proposed pitch. Trees will be felled using a chainsaw and stumps will be removed using a stump grinder, with resulting mulch used within the park.

Tree planting will be carried out at the park towards the end of the construction and installation works.

### 5.2 Purpose/Rationale of the Proposed Development

In accordance with the South Dublin County Development Plan 2022-2028, the zoning objective for the proposed development location is 'OS – to preserve and provide for open space and recreational amenities'. The proposed development will provide a 3G pitch for all-weather sports activities for local clubs, enhancing the recreational and amenity of the lands.

<sup>1</sup> Trees referenced as 1PHA, 15V7, 1PHB, 1PHC, 1PHD, 1PHE, 15V6, and 15V5 within *the Schedule of Tree Data Greenhills Park Co. Dublin* (South Dublin County Council, August 2025)



## 5.3 Construction Phase of the Proposed Development

### 5.3.1 Overview of Proposed Construction Works

The principal construction works will involve felling of the existing trees within the proposed pitch boundary and removal of stumps through the use of chainsaws and stump grinders, followed by the construction of an artificial pitch with 3G Artificial Turf. A section of the existing pathway to the east of the proposed development site will be removed, followed by the re-installation of a new section of tarmacadam pathway (totalling 112 m in length) to allow for the reconnection of pedestrian routeways.

This will then be followed by the installation of the 3G pitch. The pitch will be surrounded by rebound panel fencing and a low kickboard. The proposed development will also provide for ball stop nets and floodlighting columns in accordance with a detailed lighting design.

The proposed pavilion unit will be fabricated at an off-site industrial facility. Construction activities relating to the installation of this unit are as follows:

- 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 and water supply pipelines, in accordance with Electricity Supply Board and Uisce Éireann required depths and standards. Proposed connections for foul water and water supply will be along the eastern perimeter of the proposed pitch, connecting into existing services at Saint James Road to the south of Greenhills Park.
- Minor backfilling/reprofiling works.
- Fit out / ancillary works / mechanical and electrical works.

Installation of drainage infrastructure (See Drainage Strategy in Section 5.4.1 of this report) will be carried out.

Typical plant that will be utilised on-site during construction involves:

- Tractors
- Excavators
- Dumpers
- Rollers

A temporary construction compound will be located to the western end of the proposed development site over the construction phase. Approximately 10 no. construction workers will be employed for the proposed development over varying stages of works.

The planting of trees will be carried out towards the end stages of the construction and installation works.



### 5.3.2 Construction Hours

The construction phase will involve standard working hours, i.e., 08:00 to 18:00 on Monday to Friday.

### 5.3.3 Environmental Management during Construction

All works will be carried out in accordance with a prospective Construction and Environmental Management Plan (CEMP).

Fuel management on-site will be determined and undertaken by the appointed contractor at tender stage. Fuelling operations, if required, will be undertaken on bunded areas and any storage will be undertaken using bunded tanks.

A prospective Surface Water Plan will also be adopted, with appropriate barrier controls to prevent any polluted surface water runoff from entering the receiving environment.

The proposed development is not foreseen to produce a significant quantity of waste as significant excavations will not be required. Any waste generated will be managed at an appropriately authorised off-site waste management facility.

## 5.4 Operational Phase of the Proposed Development

### 5.4.1 Use and Maintenance of the 3G Pitch

The pitch will be used for all-weather sports activities for local clubs. Maintenance activities to be undertaken for the pitch over the operation of the proposed development will involve brushing, raking and sweeping of the artificial surfaces.

### 5.4.2 Use of Pavilion

The pavilion unit will be used by users of the 3G pitch, including local sports clubs, for changing and storage facilities. The pavilion unit will provide sanitary facilities for users.

### 5.4.3 Utilities

Water supply and foul water connections will be provided for sanitary facilities at the pavilion unit. The unit will be connected to the existing mains situated at Saint James Road, to the south of Greenhills Park.

### 5.4.4 Energy

The modular unit will be designed to achieve an A2 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards. Specifics of how this will be achieved will be explored with a Mechanical and Electrical (M&E) Engineer, once appointed post planning. Photovoltaic (PV) solar panels may potentially be used, subject to evaluation by the appointed M&E Engineer.



#### 5.4.5 Drainage Strategy

The drainage strategy, in line with SDCC policy, will consider the use of Sustainable Drainage System (SuDS) approach. Accumulation of surface water on the pitch over the operational phase will be managed to attenuate stormwater and prevent excess flows and potential discharge of silt. A lateral drainage system will be used, which involves directing surface water into a carrier drainage system before discharging through a silt trap chamber and a soakaway (to be agreed on-site). Where appropriate, additional SuDS features such as swales may be incorporated into the drainage strategy.



## 6. EIA SCREENING

### 6.1 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 the following:

*"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 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations'). Schedule 5, Part 1 of the 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. Any development that meets the above criteria requires 'Mandatory 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.

### 6.2 Relevant EIA Guidelines

This assessment was undertaken having regard to the following guidance:

- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR) (EPA, 2022).
- Guidance on EIA Screening (Directive 2011/92/EU as amended by 2014/52/EU), European Commission, 2017.
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development DEHLG (updated December 2020).



- Office of the Planning Regulator Practice Note (PN02) 'Environmental Impact Assessment Screening' (OPR, 2021).

### 6.3 Establishing if the Proposed Development is a Sub-Threshold Development

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.

The proposed development does not fall within the scope of Class 10(b)(iv) as the total site area of proposed development is substantially lower than the thresholds specified in the class. While the proposed development involves the realignment of an existing path to the east of the proposed pitch, the alignment amounts to 112 m in length which is well below the threshold for Class 10(dd).

### 6.4 Sub-Threshold EIA Screening

The proposed development has been screened in the context of the criteria set out in Schedule 7 and Annex III of the EIA Directive to confirm that there will be no significant impacts associated with the proposed development. 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<sup>2</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 project;*
- Cumulation with other existing and/or approved projects;*
- 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;*
- The risks to human health (for example due to water contamination or air pollution).*

<sup>2</sup> S.I. No. 646 of 2018.



## 2. Location of Projects

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

- a) The existing and approved land use;
- b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- c) The absorption capacity of the natural environment, paying particular attention to the following areas:
  - i. Wetlands, riparian areas, river mouths;
  - ii. Coastal zones and the marine environment;
  - iii. Mountain and forest areas;
  - iv. Nature reserves and parks;
  - v. Areas classified or protected under legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;
  - vi. Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
  - vii. Densely populated areas;
  - viii. Landscapes and sites of historical, cultural, or archaeological significance.

## 3. Type and characteristics of the potential impact

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

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

This assessment utilises the EIA Screening Checklist as detailed in the European Commission's Guidance on EIA Screening (2017) to screen the proposed development for Sub-Threshold EIA. This checklist encompasses the details required under Schedule 7 of the Regulation and Annex III of the EIA Directive. The results of the assessment are presented in Table 6-1.



**Table 6-1: EIA Screening Checklist**

Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
1. Will construction, operation, decommissioning, or demolition works of the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	No. The construction works proposed are modest in nature, extent and scale. The proposed development will not result in any significant physical changes in the locality and will not have impact on water bodies considering proposed mitigation during construction and design of the proposed development.	No.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	<p>A moderate quantum of standard construction materials will be used during construction of the proposed development. Water and energy is used to produce such materials. The proposed development will not utilise natural resources to an extent or magnitude that is likely to cause significant effects, however.</p> <p>The construction of the proposed development will involve excavation which will generate a small to moderate amount of material. Any soil/stone which will not be required for regrading and landscaping works will be dispatched from the site to an authorised waste facility for appropriate management.</p> <p>The proposed modular unit will be designed to achieve an A2 Building Energy Rating in accordance with the Nearly Zero Energy Building (NZEB) Standards.</p>	No likely, 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, or production of substances or materials which could be harmful to human health, to the	The construction phase will involve the use of plant which may be powered by fossil fuels, and which may generate tailpipe emissions.	The works involved with the proposed development are not likely to result in significant impacts on human health or the environment. A CEMP will be implemented during construction to



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
environment or raise concerns about actual or perceived risks to human health?	<p>The effects generated from this will be temporary and imperceptible given the scale of construction proposed, however.</p> <p>All fuels that may be present on-site, if required, will be stored in appropriately bunded containers. Appropriate spill prevention control procedures will be adopted on-site to prevent the loss of containment of any fuels that may be present. Refueling activities, if necessary, will be undertaken in a designated refueling area. Drip trays will be used during any on-site re-fueling that may take place to prevent the discharge of fuel to the receiving environment.</p> <p>Soils stripping will be undertaken during construction, which may generate material/waste that will need to be appropriately reused on-site or managed.</p> <p>Surface water generated at the development site will be managed using the nature-based SUDS features proposed as part of the development.</p> <p>Domestic wastewater will be generated during the operational phase of the proposed development. This will be directed to the existing foul water network at Saint James Road, south of the proposed development through a proposed connection.</p>	<p>mitigate potential effects on the environment that may occur during construction.</p> <p>All waste generated on-site will be managed in accordance with the Waste Management Act 1996. Construction wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment.</p> <p>The proposed construction works will be undertaken in accordance with Health and Safety standards and legislation and regulations.</p> <p>A comprehensive Health and Safety Management Plan and Construction Environmental Management Plan (CEMP) will be adopted and adhered to by the Contractor to ensure minimal risk in terms of human health and environment.</p>
4. Will the Project produce solid wastes during construction or operation or decommissioning?	<p>There will be moderate amounts of construction-related materials generated over the construction phase. Such material will be re-utilised on-site or</p>	<p>No significant effects are anticipated in relation to waste generation. The proposed development is not foreseen to produce a significant quantity of waste as significant excavations will not be</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	will be dispatched to an authorised appropriate waste facility for management.	required. Any waste generated will be managed at an appropriately authorised off-site waste management facility in accordance with the provision of the Waste Management Act (as amended).
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?	<p>Construction plant and vehicles, as well as vehicles used by site personnel will generate greenhouse gas emissions and pollutants from exhaust emissions over the construction phase.</p> <p>The effects of such emissions will be temporary and imperceptible given the scale of construction.</p> <p>The proposed development may generate some levels of dust generating localised nuisance. Construction phase dust management measures will be defined in the CEMP to be produced for the proposed development.</p> <p>Emissions relating to the operational phase of the proposed pavilion (that is, indirect emissions from energy use) will be permanent and imperceptible given anticipated levels of energy usage associated with the unit. The pavilion will be designed to achieve an A2 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 temporary and imperceptible to not significant, given the magnitude of construction to take place.</p> <p>No emissions of significance will be generated during the operational phase of the proposed development.</p>
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 because of mobile plant operation, material handling, etc. Such noise will be temporary and not significant in nature. Construction works will occur during standard working hours, from 08:00 to 18:00 Monday to Friday.	No. Noise emissions during construction will be temporary and it is unlikely that EPA comparative noise limits will be exceeded at any Noise Sensitive Location in the surrounding area, considering the scale of the works and the proximity of Noise Sensitive Locations to the development site. A



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>Noise generated at the pitch during the operational phase will be consistent with existing noise levels associated with sporting and recreational activities in the park.</p> <p>The proposed development will not cause any vibration, light, heat energy or electromagnetic radiation, which may result in likely, significant effects on the environment, given the scale of the development and construction works and the nature of the surrounding environment.</p>	<p>CEMP will be prepared to mitigate noise emissions during construction. Construction activities will not occur in early morning hours, nor late at night.</p> <p>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>Construction activities have the potential to result in contamination of environmental receptors such as soil and water through surface runoff containing silt or cement material.</p> <p>The operational phase of the proposed development will not result in any environmental contamination. Wastewater generated at the pavilion will be directed to the Uisce Éireann sewer network to the south of the site.</p> <p>A lateral drainage system will be used, which involves directing surface water into a carrier drainage system before discharging through a silt trap chamber and a soakaway.</p>	<p>No. Environmental risks associated with the construction phase will be managed under a CEMP. Standard construction drainage management techniques will be utilised at working areas during construction to prevent the discharge of silt laden run-off from the site to the receiving environment.</p> <p>The proposed development will not result in the discharge of polluting material to ground or waters during either the construction or operational phases of the development.</p> <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 3G pitch and the pavilion unit</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 Health and Safety Plan, the risk of accidents is low.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	have been designed to be safe and comfortable for the users of the facility.	
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 may impact employment numbers positively through the creation of opportunities for construction businesses and site workers. This will result in temporary and positive effects.</p> <p>The proposed pitch and the pavilion unit 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 will be long-term to permanent and positive.</p>	The proposed development will not have a significant impact on demography due to its scale and nature. Employment numbers at the development site may be impacted positively through the creation of employment opportunities.
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.</p> <p>A review of the SDCC planning portal<sup>3</sup> was undertaken to determine whether there is planned development that generates effects that may combine with the effects of the proposed development to create significant cumulative environmental effects. The proposed development, combined with other planned</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.

<sup>3</sup> SDCC Planning Maps Online (<https://planning.agileapplications.ie/southdublin/search-applications/>); Accessed 04/09/2025



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	development in the area does not have the potential to generate significant cumulative environmental effects due to the scale of the proposed developments, environmental mitigation measures defined for the proposed development and the environmental context at and surrounding the development site.	
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 any sites or features that are protected by international, EU, national or local legislation for their ecological, landscape, cultural or other values. The proposed development is not located within 5 km of any European Sites. The nearest European Site is Glenasmole Valley SAC (001209), located approximately 6 km to the south of the development site. There are no cultural heritage features at the proposed development site that could be impacted from the construction works.	No. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following: <i>'...it has been evaluated 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 any protected sites 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 said 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 fabric, consisting of housing estates, small businesses, community facilities and greenfield sites. The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following: <i>'...it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'</i>	No. Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the nature of the receiving environment; it is unlikely that the proposed will result in any likely, significant effects.



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g., for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	<p>No. The surrounding area is typical of urban fabric, consisting of housing estates, small businesses, community facilities and greenfield sites.</p> <p>The Appropriate Assessment (AA) Screening Report, which accompanies this report, concludes the following:</p> <p><i>'...it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'</i></p>	No. Given the nature and scale of the proposed development, mitigation to be adopted during construction, the design of the proposed development, and the nature of the receiving environment; it is unlikely that the proposed will result in any likely, significant effects.
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	<p>There are no inland, coastal or marine waters at or adjacent to the development site which could be impacted by the proposed development.</p> <p>The construction of the proposed development will be carried out in accordance with a CEMP, which will define appropriate mitigation measures for the protection of environmental resources surrounding and connected to the site, including groundwater.</p> <p>No operational phase impacts are anticipated. Appropriate stormwater attenuation/treatment and SuDS will be incorporated into the proposed development in accordance with Sustainable Drainage System principles and relevant standards and allowing for climate change considerations.</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 likely, significant 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 'Suburban South Dublin' Landscape Character Area (LCA).	No. Given the nature and scale of the proposed works and the nature of the receiving environment,



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>The proposed development is aligned with the character of the existing landscape and the zoning objective for the site defined in the South Dublin County Development Plan and will not affect the scenic value of the location.</p>	<p>it is unlikely that the proposed development will result in any likely, significant effects.</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>The road network surrounding includes the wider road network includes the R819, the R818, the R112, the M50 and the R838.</p> <p>The wider area surrounding the development site consists housing estates, small businesses, community facilities and greenfield sites. The wider road network will be capable of accommodating the modest amount of traffic to and/or from recreational facilities or amenities within reasonable proximity of the proposed development location.</p> <p>The construction phase of the proposed development will result in restriction of access to parts of Greenhills Park where works will be carried out. This will be short-term.</p> <p>The operational phase will not impact any surrounding facilities or routes at the location.</p>	<p>No. The wider road network will be capable of accommodating the modest amount of traffic to and/or from recreational facilities or amenities within reasonable proximity of the proposed development location. It is unlikely that the proposed development will result in any likely, significant effects given the scale and nature of the development, as well as environmental mitigation to be adopted and embedded in the design of the 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>The surrounding road network includes the R819, the R818, the R112, the M50 and the R838. The wider road network will be capable of accommodating the modest amount of traffic generated over the construction 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 operational impacts of the proposed development will not create significant additional traffic which will create congestion or environmental problems given the scale of the development, predicted traffic levels associated with the development and existing transport infrastructure serving the site. The development site is also situated in close proximity to a variety of public transport routes, which will encourage sustainable travel.</p>	<p>A Construction Traffic Management Plan will be implemented to prevent adverse impacts on the receiving traffic and transport environment.</p>
18. Is the Project in a location in which it is likely to be highly visible to many people?	<p>No. The southern and western boundaries of the development site are screened by urban form.</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.</p> <p>The proposed development will not generate any significant effects on landscape character or visual amenity as it is in alignment with the existing character of the receiving landscape, that is, existing sports pitches within parks and recreational infrastructure.</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. The nearest recorded feature from the Sites and Monuments Record is a Catholic Church of the Holy Spirit (11210004) located approximately 510 m to the east of the development site.</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 proposed development site or surrounding area.</p>
20. Is the Project located in a previously undeveloped area where there will be a loss of greenfield land?	<p>The proposed development will occupy amenity grassland historically used for recreational sports pitches. The footprint of the proposed pitch itself is of low ecological value in terms of flora and fauna diversity.</p>	<p>There will be a minimal loss of greenfield land as a consequence of the proposed development. This will not result in any significant impacts due to the scale of the development.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	The proposed development will provide a 3G pitch for all-weather sports activities for local clubs, enhancing the recreational and amenity of the lands.	
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 the preservation and provision of open space and recreational amenities.	Existing land uses will not be affected by the proposed works given the design, nature and scale of the development, and the environmental control and mitigation measures that will be in place during the construction and operational phases of the proposed development.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	<p>There are no plans for future land uses within or around the location that could be affected by either the construction or operational phase of the proposed development.</p> <p>The site and its surrounding area has been zoned 'OS' by SDCC, and the proposed development is complimentary to and aligned with the zoning objective.</p>	No.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	No. The proposed development is not likely to have a significant effect on the densely populated areas, considering the nature, scale and design of the development, and the nature and character of the surrounding environment.	No.
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g., hospitals, schools, places of worship, community facilities, that could be affected by the Project?	<p>The proposed development is located in an urban area. There are some sensitive land uses in the wider area and a number of sensitive human receptors within close proximity to the site.</p> <p>While there will be some slight effects generated from the construction phase of the proposed</p>	<p>The scale and the nature of the proposed development will not result in the likelihood of likely, significant effects.</p> <p>A Construction Traffic Management Plan will be implemented to prevent adverse impacts on the receiving traffic and transport environment.</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
	<p>development, these will be minimized through the implementation of a CEMP, which will contain measures for environmental protection, nuisance prevention, traffic management and working hours. These effects will be temporary and not significant.</p>	
<p>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>	<p>There are no areas of scarce natural resources within or in the vicinity of the development site. The site is underlain by a Locally Important Aquifer, described as 'Bedrock which is Moderately Productive only in Local Zones'. The construction of the proposed development will be carried out in accordance with a CEMP, which will define appropriate mitigation measures for the protection of environmental resources surrounding and connected to the site, including soil, surface water and groundwater.</p> <p>The impacts of the tree felling works proposed as part of the development have been assessed in an accompanying EcIA, and mitigation in the form of tree planting and timing of clearance activity has been provided. Moreover, a lighting arrangement in accordance with relevant guidelines in relation to lighting impacts on bats has been suggested to minimise any significant effects on receiving biodiversity.</p> <p>With the implementation of these mitigation measures, no significant impacts are anticipated.</p>	<p>No. There will be no impacts on high quality or scarce natural resources.</p>
<p>26. Are there any areas within or around the location which are already subject to pollution or</p>	<p>No historic activities have been identified which could have contributed to pollution or</p>	<p>The proposed development will not impact on any area affected by pollution or environmental</p>



Checklist Questions	Yes/No/Briefly describe	Is this likely to result in a significant impact? Yes/No/Why?
environmental damage e.g., where existing legal environmental standards are exceeded, that could be affected by the Project?	environmental damage on the site. No environmental damage has been identified at the site.	damage and will not generate likely significant environmental effects which could cause any exceedance of environmental quality standards. A CEMP will be implemented during construction to mitigate potential effects on the environment that may occur during construction. All waste generated on-site will be managed in accordance with the Waste Management Act 1996. Construction wastes will be dispatched to appropriately authorised waste management facilities for appropriate treatment.
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g., temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	<p>The project is not susceptible to any natural disasters or adverse climatic conditions. OPW flood mapping indicates that there have been no past flood events within or in proximity to the proposed site.</p> <p>A review of OPW Flood Mapping<sup>4</sup> indicates that the site is clear of any fluvial or coastal flood risk within the low, medium and high probability categories.</p> <p>One event dated October 24 2011 (ID- 11623) was recorded approximately 833 m to the north of the site and was attributed to flood waters overtopping the River Poddle.</p> <p>Appropriate stormwater attenuation will be incorporated into the proposed development in accordance with Sustainable Drainage System</p>	No. The proposed development, as designed and sited, is not susceptible to natural disasters or major accidents.

<sup>4</sup> OPW Flood Maps (<https://www.floodinfo.ie/map/floodmaps/>); Accessed 12/08/2025



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



## 6.5 Schedule 7A Sub-Threshold Development Screening

### 6.5.1 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:
  - a) The expected residues and emissions and the production of waste, where relevant, and
  - b) The use of natural resources, in particular soil, land, water and biodiversity.
4. 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 for evaluating the significance of environmental impacts of the proposed development under Schedule 7A is referred to in Table 6-2. A description on how each criterion has been considered and assessed in this report is also provided.



**Table 6-2: 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 provided in Section 5 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
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 provided in Section 5 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
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 provided in Section 2 and has been assessed with regard to Schedule 7 criteria in Table 6-1.
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 6-1.
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 6-1.
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 6-1.
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 are addressed in Section 5 and compilation of information in paragraphs (1) to (3) is in Section 6. This information has been assessed with regard to Schedule 7 in Table 6-1 of this report.

When assessing the proposed development with relation to Schedule 7A criteria listed in Section 6.5.1 and Table 6-2, 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.



## 6.6 Impact Characterisation

The proposed development has the potential to result in some environmental effects on receiving environmental components, such as the water, soils, noise, or air environments.

It is unlikely however that the proposed development will have a likely significant environmental effect, given the nature and scale of the proposed development and the mitigation measures embedded and integrated into the proposed development. Potential adverse environmental effects associated with the proposed development have been appropriately avoided, prevented and minimized.

There is no potential for the environmental effects associated with the proposed development to combine with the environmental effects of other existing or planned development, to generate cumulative effects that are likely to have a significant effect on the environment.

The proposed development will not have a likely, significant effect on the integrity of any European site.

The development of a state-of-the-art 3G pitch at this location will create positive effects relating to population and human health and material assets.



## 7. CONCLUSION

Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations').

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 Regulations and therefore, does not require a Mandatory EIA.

It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 and 7A of the Regulations, was carried out.

Having regard the characteristics of proposed development, the criteria in Schedule 7 of the Regulations, the information provided in accordance with Schedule 7A of the Regulations and the following:

- the nature, scale and extent of the proposed development;
- the design/embedded mitigation measures to avoid, prevent and minimise adverse environmental effects associated with the proposed development;
- the additional environmental mitigation measures proposed to avoid, prevent and minimize adverse environmental effects associated with the proposed development; and
- the characteristics of the receiving environment in the context of the development site.

It can be concluded that the proposed development would not be likely to have significant effects on the environment and that an EIA is not required.



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