

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

for

SAGGART COMMUNITY CENTRE

for: South Dublin County Council

County Hall,
Belgard Square North,
Tallaght,
Co. Dublin



by: CAAS Ltd.

1st Floor,
24-26 Ormond Quay,
Dublin 7



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Prepared by	Clare O'Doherty & Paul Fingleton	various dates to 14 February 2020
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1 Introduction

CAAS Ltd. have been engaged by South Dublin County Council to prepare this Environmental Impact Assessment Screening Report for the proposed Community Centre at St. Mary's old National School, Saggart, to establish whether or not it requires Environmental Impact Assessment (EIA) and as a result, if an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

The screening takes account of:

- The relevant legislation (ref s.4)
- The plans and other information on the proposal which were provided to CAAS.

It also has regard to relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, EU, 2015 and *Environmental Impact Assessment of Projects Guidance on Screening*, EU, 2017.

It covers:

- Competency of author (s.2)
- Summary description of the proposed development (s.3)
- The legislative basis for EIA (s.4)
- Screening considerations (s.5)
- Conclusions (s.6)

2 Competency of Author

The author, Paul Fingleton, has an MSc in Rural and Regional Resources Planning (with specialisation in EIA) from the University of Aberdeen. Paul is a member of the International Association for Impact Assessment as well as the Institute of Environmental Management and Assessment. Paul has over twenty-five years' experience working in the area of Environmental Assessment. Paul has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs and EIA screening reports. He has also contributed to and supervised the preparation of numerous AAs and AA screenings.

Paul is the lead author of the current EPA Guidelines¹ and accompanying Advice Notes² on EIARs. He has been involved in all previous editions of these statutory guidelines. He also provides various EIA related consultancy services to the EPA. Paul has been engaged by numerous consent authorities to assist at various stages of EIA and AA processes, particularly in reviewing EIARs and AAs.

¹ *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2017 (Draft)

² *Advice notes on current practice in the preparation of Environmental Impact Assessment Reports*, EPA, 2003

3 Summary Description of the Proposed Development

3.1 Site Location

The proposed community centre is located on site of a protected structure, the old St.Mary's National School, Boherboy, Saggart. The site is located on the southern end of Saggart town, South of the N7, with its immediate surroundings largely residential in nature.

3.2 Brief Description

The proposed development will include refurbishment and extension of the old school building.

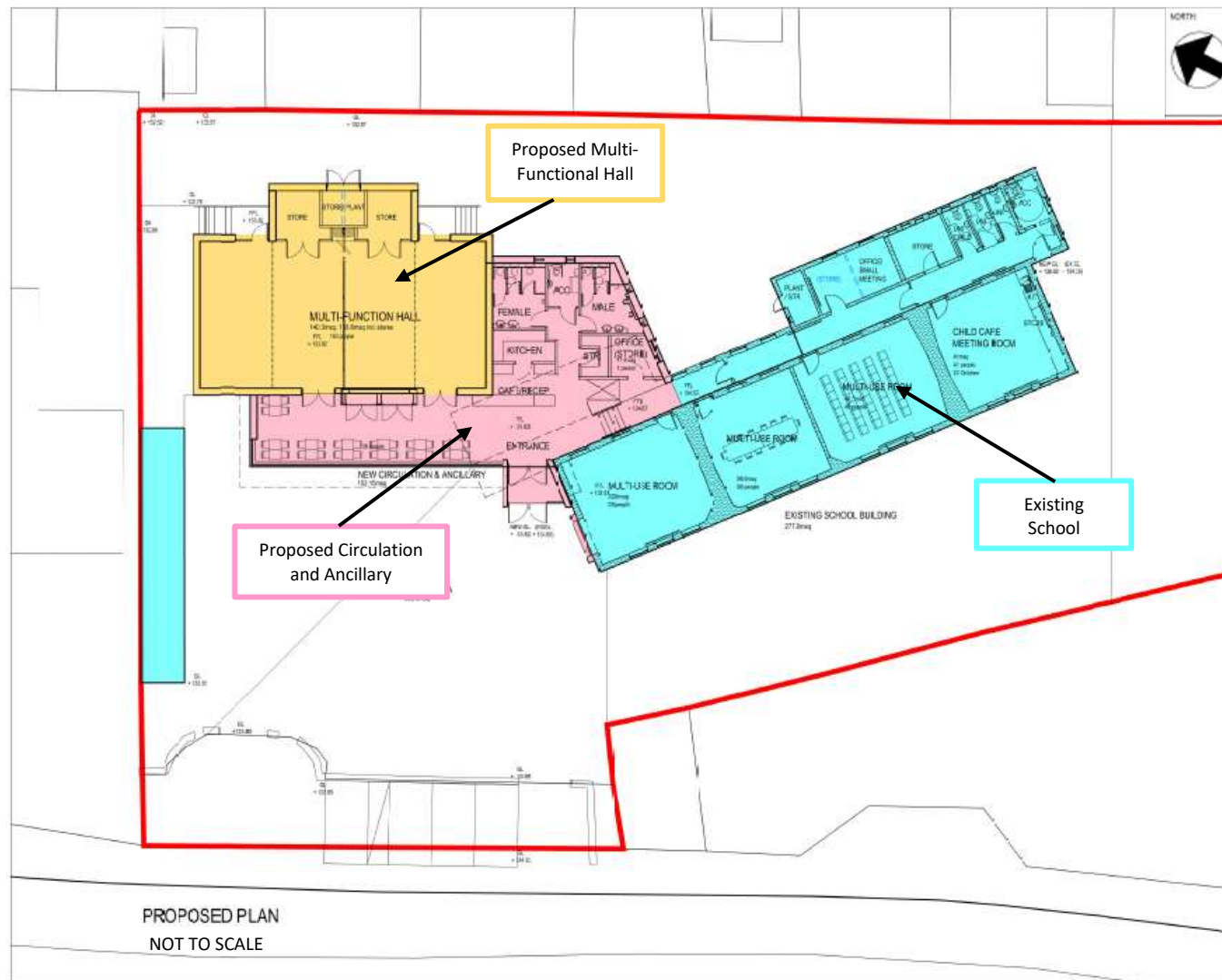
The key elements include:

- Refurbishment of the old St. Mary's National School building, to provide four multi-use rooms (including sessional childcare), an office, two storage areas, plant room, four toilets.
- Extension providing new circulation and ancillary, including main entrance, café/reception, seating, kitchen, storage, male and female toilets.
- Extension providing 155.8 m² multi-use hall, including storage and plant room.
- All ancillary works.

The nature and extent of the proposed development is described in the accompanying drawings and other Part VIII documents. This EIA Screening Report should be read in conjunction with the drawings and other documents.



Figure 1 - Location Map

**Figure 2 - Proposed Site Layout**

4 Legislative Basis for EIA

EIA requirements derive from the EIA Directive (Directive 2011/92/EU (as amended)). These requirements have been transposed into domestic planning legislation in Part X of the Planning and Development Acts 2000-2010 and Part 10 and Schedules 5, 6 and 7 of the Planning and Development Regulations 2001, as amended³.

Part 1 of Schedule 5 of the Planning and Development Regulations lists project types included in Annex I of the Directive which automatically require EIA.

Part 2 lists project types included in Annex II. Corresponding developments automatically require EIA if no threshold is given or if they exceed a given threshold. Developments which correspond to Part 2 project types but are below the given threshold must be screened to determine whether they require EIA or not. This is done by consideration of criteria set out in Schedule 7.

5 Screening Considerations

In the first instance it is necessary to determine whether the project is of a type (or 'class') that requires an EIAR. These classes of development are set out in Parts 1 and 2 of Schedule 5 of the Planning and Development Regulations.

Part 1

The classes in part 1 are generally for large scale infrastructural and industrial developments. The project does not correspond to any of these classes.

Part 2

The classes listed in part 2 are more wide-ranging and include categories for infrastructural and for certain types of leisure projects. The project does not correspond to any of these classes. Furthermore, at approximately 156 m², the scale of the project is far below the level of thresholds for classes of development which do require EIA.

6 Conclusion

Environmental Impact Assessment is not required because the proposed development is not of a class listed in Schedule 5 and is of a nature and scale such that there is no real likelihood of significant effects on the environment arising.

On this basis it is concluded that, in accordance with Article 103 of the Regulations of 2001, there is no requirement for an Environmental Impact Assessment to be carried out for the proposed development. Therefore, there is no requirement for an Environmental Impact Assessment Report to be prepared.

³ Amendments include SI 296 of 2018, the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.