

Social Housing Project, Old Lucan Road, Palmerstown, Dublin 20

EIAR Screening Report Final

May 2020

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Tuath Housing Association

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Revision History

Revision Ref/Date	Amendments	Issued to
S3-P01 / 14-05-2020	Draft Report	Esmonde O'Briain
A3-C01 / 15-05-2020	Final Report	Esmonde O'Briain

Contract

This report describes work commissioned by Esmonde O'Briain of O'Briain Beary Architects, on behalf of Tuath Housing Association, by a letter dated 11th May. Malin Lundberg of JBA Consulting carried out this work.

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Purpose

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Abbreviations

AA	Appropriate Assessment
EIAR	Environmental Impact Assessment Report
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
pNHA	proposed Natural Heritage Area
RMP	Record of Monuments and Places
SAAO	Special Amenity Area Order

SAC
SPA

Special Area of Conservation
Special Protection Area

1 Introduction

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) was commissioned by Tuath Housing Association to prepare an EIAR Screening Document for proposed development of a Social Housing Project for Independent Living for Older Persons, consisting of 4no. 1-bedroom apartments in a two-storey structure on the Old Lucan Road adjacent to the junction with Hollyville Lawn, Palmerstown, Dublin 20.

This report outlines the findings of the screening exercise.

1.1 Purpose of this Report

The purpose of this report is to identify whether there is a need under The Planning and Development Act 2000, as amended, for an EIAR for the proposed works.

Schedule 5 (Parts 1 and 2) of the Planning and Development Regulations 2001 lists the groups of development projects which are subject to different EIAR screening requirements. Those listed in Part 1 are automatically subject to an EIAR under the EU Directive 85/337/EEC due to the scale and nature of the project which has deemed to have significant environmental impacts. Part 2 lists projects which are also likely to have significant environmental effects based on the nature and size of the development set out by threshold criteria. An additional group of projects, which are considered sub-threshold developments under Part 2, may fall below the thresholds set but may under further analysis be deemed to have significant environmental effects due to their location within a catchment, size, or proximity to sensitive areas.

This report documents the methodology employed to determine whether the proposed development falls under any of these groups, and therefore will have significant environmental impacts. Rationale has been given for the decision made in reference to the relevant legislation, and additional documents have been referenced where required.

An Appropriate Assessment (AA) Screening Report has been prepared by J M McConville + Associates (2020) and has identified any potential impacts to Natura 2000 sites and protected landscapes. This EIAR Screening document, along with the AA Screening Report, will be submitted as part of the Part 8 planning process for the proposed development.

This EIAR Screening Report is based on:

- Appropriate Assessment Screening – Site at Old Lucan Road, Palmerstown, Dublin 20 (J M McConville + Associates, 2020);
- Review of South Dublin County Council Development Plan 2016-2022 (South Dublin County Council, 2016);
- Waste Characterisation Assessment – Lucan Road, Palmerstown, Dublin (O’ Callaghan Moran & Associates, 2020); and
- Site Layout Plan and Drainage Drawings.

2 Description of Proposed Works

2.1 Site Location

The site comprises an area previously used for commercial and it is bounded to the north by the Old Lucan Road and to the south, east and west by residential properties at Hollyville, Palmerstown, Dublin 20. The site is located to the west of Palmerstown village. The land is zoned R2 – Existing Residential.

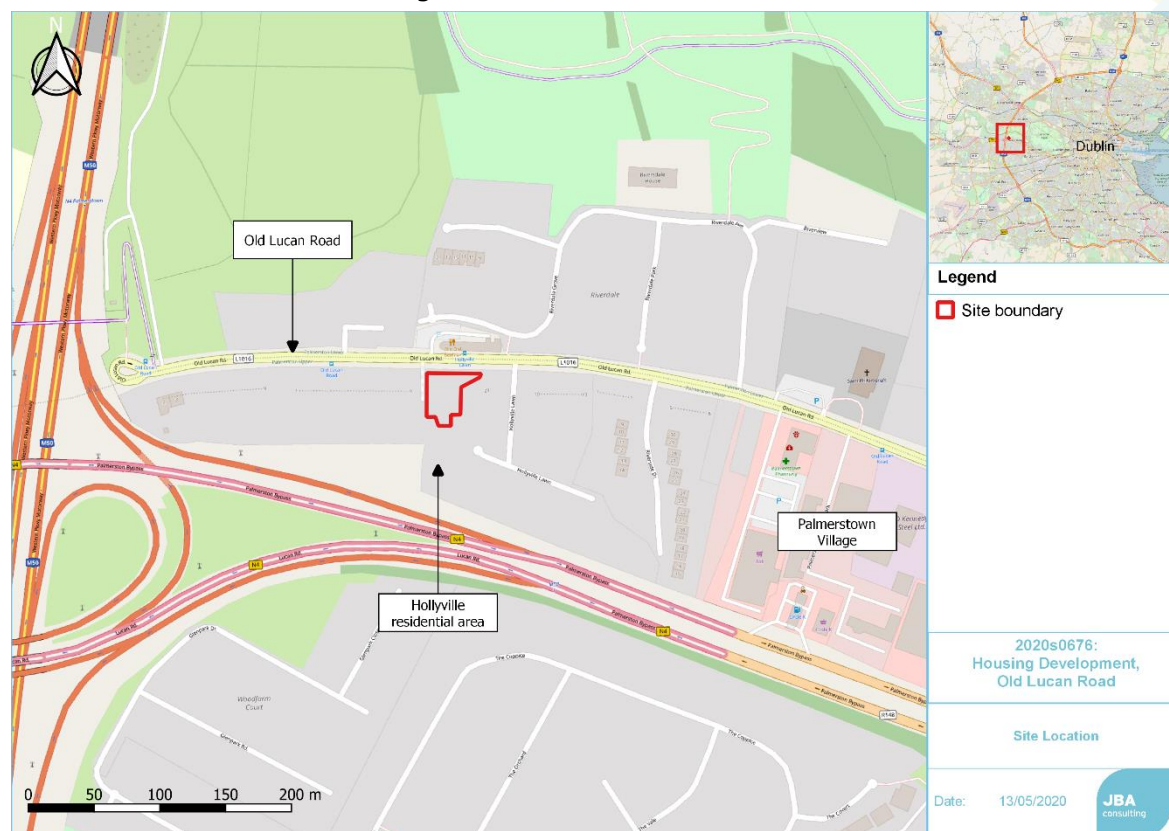


Figure 2-1: Site location

2.2 Proposed Development

The subject proposal provides for an infill scheme of 4 no. residential units on lands currently derelict, which formerly housed a motor vehicle premises. The proposal is for 4no. 1-bedroom apartments arranged around a central stairwell in a two storey structure with a pitched roof. The building aligns with the building line of the neighbouring houses and is similar in scale to the semi-detached houses that characterise the area. The external finishes of the building are also typical of the local semi-detached houses with a brick ground floor, rendered first floor and concrete tile/slate roof.

The distance between the rear first floor wall of the building and the boundary to the south varies between 10.7m and 18.8m. There are no windows in the side walls and no overlooking of adjacent properties. Balconies at first floor level to the rear have solid flank walls to prevent overlooking.

To the front generous landscaping surrounds a permeably paved parking area for 4no. cars. The landscaping continues to the east to include an anomalous triangular space that forms part of the legally defined site. The ownership of the residual lands between this triangular space and the neighbouring house on Hollyville Lawn is unknown, although it did form part of the motor vehicle premises. To the rear the generous garden area includes paved area

with seating, raised beds to facilitate gardening for the elderly residents, and a number of ornamental trees.

2.3 Constraints

Constraints relative to the site and the surrounding area are described below to further describe the baseline environment and to inform this screening on important cultural heritage and ecological features.

2.3.1 Cultural Heritage Features

Palmerstown is one of nine traditional villages within South Dublin County which has a unique character. It is the objective of the County Development Plan to support the protection and conservation of the special character and provide for enhanced retail, tourism, residential, commercial, and cultural uses (South Dublin County Council, 2016).

There are 4 National Inventory of Architectural Heritage (NIAH) sites within 500m to the proposed development site (Table 2-1). Figure 2-3 shows their location in relation to the proposed development site. The closest feature recorded in the Records of Monuments and Places (RMP) is located 950m east of the proposed development site (Table 2-2).

Table 2-1: Proximity of NIAH site to the proposed development

Name	NIAH Reg. No.	Rating	Distance from site
Riversdale House	11203001	Regional	200m
St Philomena's Church	11203003	Regional	290m
The Old Beehive	11202031	Regional	20m
Post box	11203002	Regional	260m

Table 2-2: Proximity of RMP site to the proposed development

Class	SMR No.	Distance from site
Barrow - ring-barrow	DU017-025----	950m

2.3.2 Statutory and Non-statutory Protected Sites

River Liffey runs north of Palmerstown and the section of the river and the valley in this area is a proposed Natural Heritage Area (pNHA) (Liffey Valley pNHA) and Liffey Valley is a Special Amenity Area Order (SAAO) where it is the priority of the County Development Plan to protect and enhance the landscape and the associated natural and built heritage (South Dublin County Council, 2016). West of the M50 motorway, 320m west of the proposed development lies Dublin County Council Tree Preservation (Quarryvale, Brooklawn) (Liffey Valley No.1) Order 1990. Figure 2-3 shows their location in relation to the proposed development site.

There are two other pNHAs within 5km of the proposed development, namely the Grand Canal in the south and the Royal Canal in the north.

There are five Special Area of Conservation (SAC) sites within 15km of the proposed development and three Special Protection Areas (SPA) (see Figure 2-2). These are:

- Ryewater Valley / Carton SAC (001398)
- South Dublin Bay SAC (000210)
- North Dublin Bay SAC (000206)

- Glenasmole Valley SAC (001209)
- Wicklow Mountain SAC (002122)
- South Dublin Bay and river Tolka estuary SPA (004024)
- North Bull SPA (004006)
- Wicklow Mountain SPA (004040)

An AA Screening was completed for this development, which determined that the development would have no significant impact on the Natura 2000 sites, neither alone or in combination with other projects.

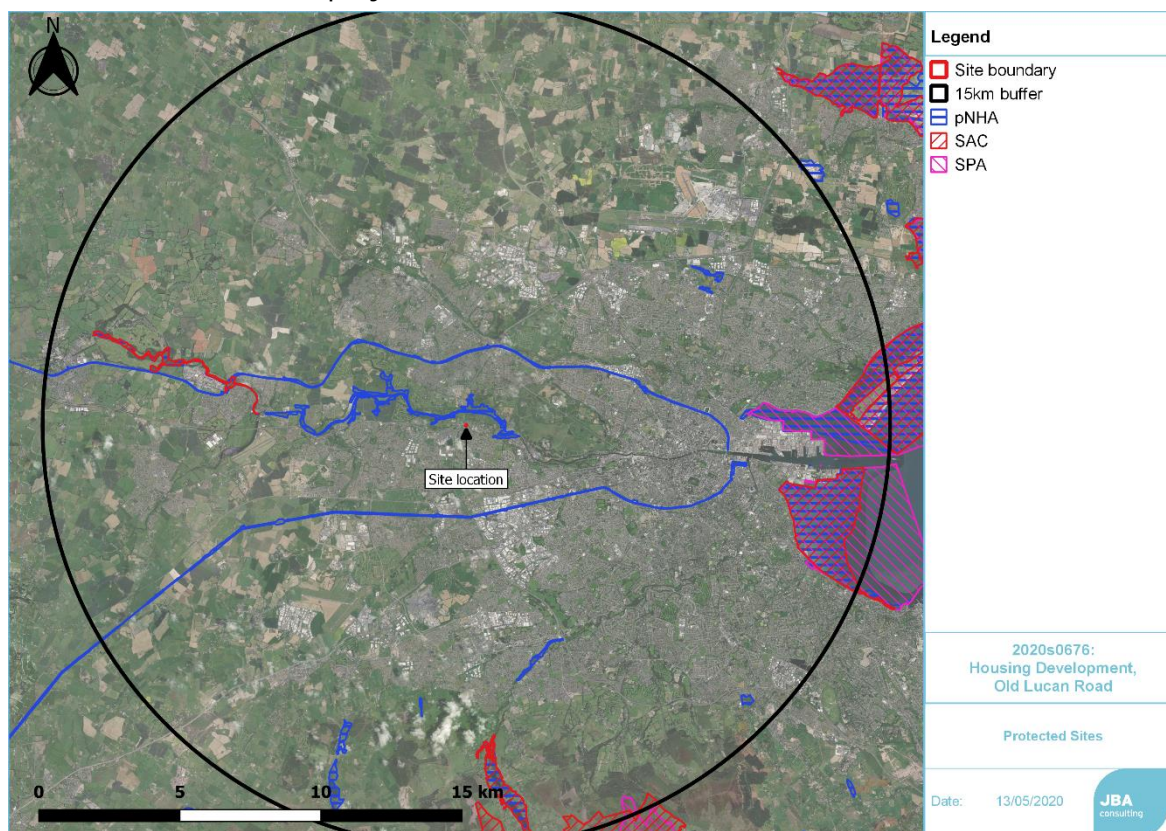


Figure 2-2: Statutory and Non-statutory protected sites within 15km of the proposed development (Source: NPWS, 2019)

2.3.3 Summary of Constraints

A map of the local constraints including cultural heritage features and ecologically sensitive sites is provided in Figure 2-3 below.

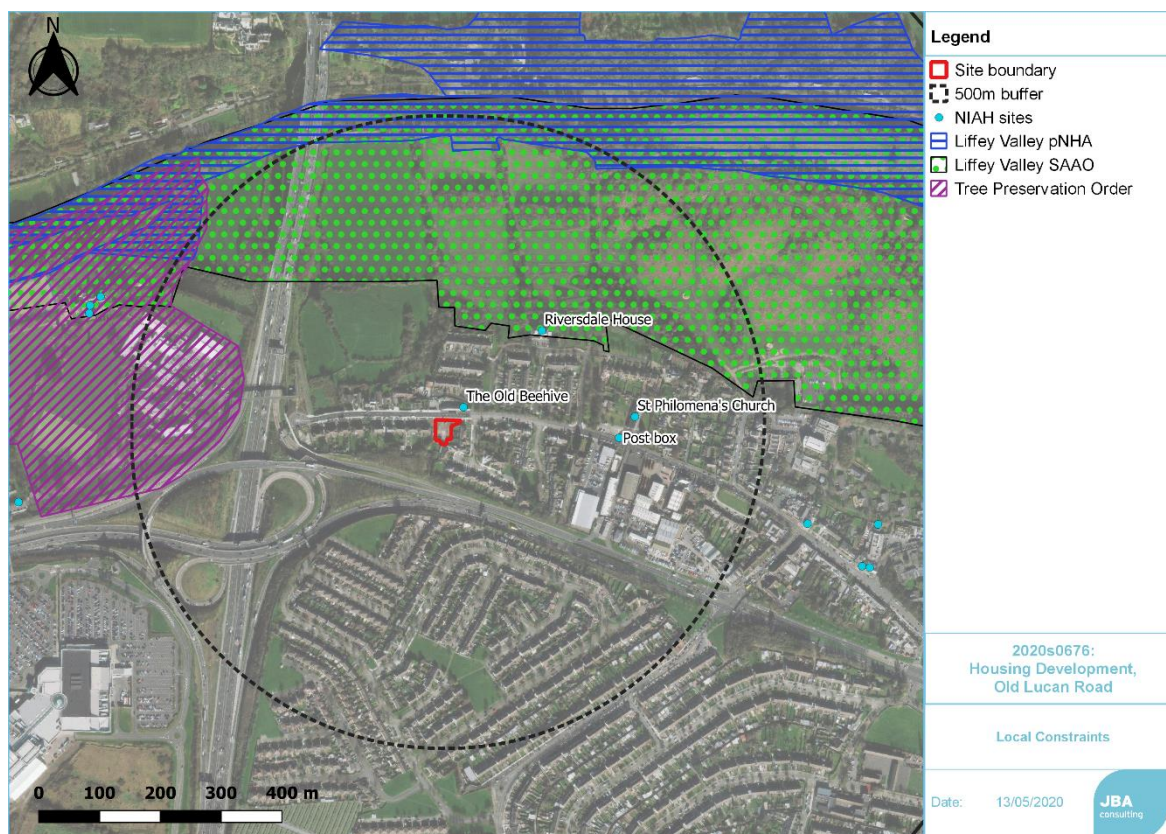


Figure 2-3: Local constraints of proposed site (Source: South Dublin County Council, 2016)

3 Purpose of Screening

3.1 Legislative Context for EIAR in Ireland

The EU sets out mandatory requirements for Environmental Impact Assessments under the EIA Directive 85/337/EEC (as amended by Directive 97/11/EC). The Directive identifies that certain project types, described under Annex I, will always have significant environmental effects due to their nature and size. These projects are required to undergo an EIAR in every Member State.

For projects listed under Annex II, the EIA Directive gives Member States discretion to decide the limits of projects requiring an EIAR. In Ireland, mandatory thresholds have been set for projects that would otherwise fall under Annex II, which are described in Schedule 5 of The Planning and Development Regulations 2001 as amended. These thresholds are based on project characteristics including size and location. Projects within these thresholds are always subject to an EIAR. In some circumstances, projects considered below the thresholds set under Schedule 5 Part 2 may still be considered by the Planning Authority to have significant effects on the environment, such as in cases where the projects are in a location of particular environmental sensitivity and may also be subject to an EIAR. These sub-threshold projects are reviewed by the Planning Authority on a case-by-case basis.

The principal piece of legislation under which an EIAR may be undertaken for various developments is The Planning and Development Act 2000, as amended. Further regulations are explained in The Planning and Development (Environmental Impact Assessment) Regulations 2001-2018.

Legislation is examined below as to whether an EIAR will be required for this project.

3.2 The Planning and Development Act 2000 – Mandatory EIAR

The Planning and Development Act 2000, as amended, Section 172 sets out the types of projects that require an Environmental Impact Assessment Report (EIAR):

An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either:

- a. the proposed development would be of a class specified in
 5. i. Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either-
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
 6. ii. Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either-
 - I. such development would exceed any relevant quantity, area or other limit specified in that Part, or
 - II. no quantity, area or other limit is specified in that Part in respect of the development concerned, or
- b.
 - i. the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part, and
 - ii. the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.

3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001-2018

The proposed development does not fall under Schedule 5, Part 1. The projects under Part 1 are typically large infrastructure and energy projects and by their nature will always have significant environmental effects.

3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2018

With regards to Part 2 projects, the categories and thresholds were examined. The proposed development falls under the following category:

- 10. Infrastructure projects:
 - (b)(i) Construction of more than 500 dwelling units.
 - (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.
 - (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)

The proposed development includes the construction of dwelling units, however it is less than 500 units. It is also an urban development in a built-up residential area. However, the development is <10ha. Therefore, an EIAR has not been automatically triggered for this proposed development.

However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

3.3 Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development (August 2003)

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003 Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development.

The criteria, as transposed in Irish legislation, are grouped under three headings:

- i. Characteristics of Proposed Development
- ii. Location of Proposed Development
- iii. Characteristics of Potential Impacts

For the purposes of assessing if the development is likely to have significant effects on the environment in reference to these three parameters, the project is described below in further detail.

4 Screening Assessment

4.1 Characteristics of the Proposed Development

To determine whether the characteristics of the proposed development are likely to have significant impacts on the environment, the following questions were answered in Table 4-1, following guidelines set out in Guidance for Consenting Authorities regarding Sub-Threshold Development (2003).

Table 4-1. Characteristics of the Proposed Development

Characteristics of the Proposed Development - Screening Questions	Comment
Could the scale (size or design) of the proposed development be considered significant?	No. The development is considered to be small (approximately 0.103ha) and proportionate in scale to its residential surroundings in Palmerstown.
Considered cumulatively with other adjacent proposed developments, would the size of the proposed development be considered significant?	No. The size of the proposed development is considered to be small. There are a number of planning applications in the vicinity of the proposed development. These are generally small housing developments of change of use applications and would not give rise to a cumulative impact with the current project. There are large-scale projects further away from the proposed development in the area of Liffey Valley Shopping Centre including a new bus interchange and a new (not yet granted) planning application for mixed leisure, entertainment and retail extension to the existing Liffey Valley Centre (planning ref. SD20A/0089) which is accompanied by an EIAR. The proposed development is small and any potential impact would be local and cumulative impact from the other projects are not anticipated.
Will the proposed development utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?	No. In terms of land take the development will be built on a brown field area which is covered with concrete slab and tarmac. The only vegetation present are ruderal plants which have colonised the tarmac and base of the boundary walls. There are no suitable nesting places for birds, nor any suitable habitat for mammals including bats (J M McConville + Associates, 2020).
Will the proposed development produce a significant quantity of waste?	No. Soil / sub-soil will be reused within the site as far as possible. Tarmac and concrete covering the site and surplus soil will be disposed of off-site to an appropriate waste disposal facility. A Waste Characterisation Assessment has been undertaken at the site which specifies disposal options. While the assessment identified hazardous compounds (Total Petroleum Hydrocarbon) in two of the trial pits, it concludes that the material poses no risk to human health if left in situ. During the operational phase surface water will be treated and attenuated through SUDS features: permeable paving, tree pits and filter drains. Any

Characteristics of the Proposed Development - Screening Questions	Comment
	surplus will be discharged to the existing surface water sewer network. Foul water will discharge by gravity to the public sewer which is treated in the Ringsend Waste Water Treatment Plant (WWTP). The emissions from the WWTP is currently not compliant, however upgrades are being undertaken to increase its capacity by 50%. The works will be fully completed by 2023.
Will the proposed development create a significant amount or type of pollution?	Potential pollutants will be utilised at the site, including diesel and engine/hydraulic oils. These could potentially spill or leak into the groundwater. The site of the proposed development has a high aquifer vulnerability. Thus, potential pollutants could impact on River Liffey pNHA and Liffey Valley SAAO located within 500m north of the proposed development. However, given the small scale of the project and the construction phase being temporary it is not anticipated to produce a significant amount of pollutants. Further, best practice construction management will be strictly adhered to during the construction phase.
Will the proposed development create a significant amount of nuisance?	No. There will be some noise from machinery created during construction, and the residences in the immediate area (Palmerstown). There are no major excavation or other significant activities proposed that would create noise. There will also be temporary impacts on road traffic during the construction of the housing development, which may result in a short-term road closure and resident-only access. These nuisances are deemed not to be significant.
Will there be a risk of major accidents having regard to substances or technologies used?	No. Heavy machinery will be used during construction but will be used by licensed operators and will be kept to legal standards of repair. Any work conducted during construction will be subject to the construction company's health and safety policies.
Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?	No. Given that the proposed site is not located within a Flood Zone, it is highly unlikely that a water based natural disaster (extreme flooding) will pose any risk to the proposed development.
Will there be a risk to human health (for example due to water contamination or air pollution)?	No. There will be some temporary air pollution from the operation of heavy machinery. However, the site is on the outskirts of Dublin city where the population density is lower, reducing the level of potential impact from dust created during the construction process. The Waste Characterisation Assessment undertaken at the site identified hazardous compounds (Total Petroleum Hydrocarbon) in two of the trial pits. The assessment concludes that the material poses no risk to human health if left in situ. Any work conducted during construction will be subject to the construction

Characteristics of the Proposed Development - Screening Questions	Comment
	company's health and safety policies.
Would any combination of the above factors be considered likely to have significant effects on the environment?	No. This development is relatively small scale.

Conclusion: The characteristics of the proposed development are not considered to result in a significant impact on the environment by virtue of their size, nature, or operational activities.

Best practice construction management will be adhered to during the construction in order to minimise the probability of impacts on the surrounding environment.

Reasoning: The proposed development entails a building with four apartments including improvements to the open-space elements. Construction of the space will not require significant use of natural resources, nor will it generate significant amounts of waste. Any environmental or noise impacts will be during the construction phase and not during operation of the housing development. The proposed development is relatively small in nature and not likely to have impacts on the environment after construction.

4.2 Location of the Proposed Development

The following questions have been answered below in Table 4-2 to determine whether the geographical location of the proposed development can be considered ecologically or environmentally sensitive.

Table 4-2. Location of the Proposed Development

Characteristics of the Proposed Development - Screening Questions	Comment
Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?	Yes. Liffey Valley pNHA and SAAO are located within 500m north of the proposed development. Liffey Valley has a wide range of habitats including both terrestrial and aquatic, and a number of rare and threatened plant species have been recorded in the area. Impacts on this site would be via groundwater or air pathways. Given the small scale of the project and that River Liffey receives groundwater from a large catchment it is not anticipated that any potential pollution will have a significant impact on Liffey Valley pNHA and SAAO. The AA Screening identifies that there is a hydrological connection between the proposed development site and the Natura 2000 site in Dublin Bay, i.e. South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA. However, the AA Screening concludes that it is not anticipated to have a significant impact on any of the Natura 2000 sites.
Has the proposed development the potential to	No. The AA Screening concludes that there will be no direct or indirect impact on any Annex I habitats of

Characteristics of the Proposed Development - Screening Questions	Comment
impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	the Natura 2000 sites.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?	No, as above. There are Priority Annex I habitats present in the SACs. However, the AA Screening concludes that there will be no impact on any of the habitats.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. While the SACs and SPAs contains Annex II species populations, the AA Screening concludes that no potential impacts are expected to occur to these protected species.
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. The proposed development is not likely to impact on the breeding places of species protected under the Wildlife Act. The AA Screening states that the proposed site does not provide suitable nesting places for birds, nor any suitable habitat for mammals including bats.
Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?	No. The proposed development is in line with the existing/approved land use, which is Residential. The land is currently a brown field site, and the development is considered an upgrade with apartments, including improvements to the open-space elements.
Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?	No. The proposed development will not contain significant areas of impermeable surfaces. The site area will incorporate SUDS, such as permeable paving, tree pits and filter drains, which will promote absorption of rainfall and groundwater regeneration. The landscaping will provide heterogeneous vegetation and thus improve the site for biodiversity.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. The closest protected structure is The Old Beehive (20m north of the site) which is a ten-bay two-storey building from c. 1860 currently used as a restaurant. The building is located on the opposite side of the Old Lucan Road and is not anticipated to be impacted by the proposed development. There are no archaeological sites of interest identified as being within the vicinity of the proposed development.
Has the proposed	No. There are no listed or scenic views in the vicinity

Characteristics of the Proposed Development - Screening Questions	Comment
development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?	of the proposed development. There is a protected view along N4 is west of M50 and will not be impacted by the proposed development.

Conclusions: It can be concluded that the proposed development will not have a significant impact on the environment by virtue of its location. This has been confirmed for Natura 2000 sites in the AA Screening Report provided for this development. The findings of the site visit of the proposed development also ruled out any adverse effects on sensitive habitats and/or species of conservation concern.

The site is within close proximity to Liffey Valley pNHA and SAAO and the proposed development could potentially impact on this protected site, however it is not anticipated that any significant impact will arise.

No significant impact is anticipated on cultural heritage as there are no archaeological sites within the vicinity of the proposed development and any protected structures, such as The Old Beehive, are not in such location that they will be impacted.

Reasoning: The AA Screening has identified surface water pathway between the proposed development and the Dublin Bay Natura 2000 sites (South Dublin Bay SAC and South Dublin Bay and River Tolka Estuary SPA). All other Natura 2000 site lack connectivity via surface water, ground water and land & air pathways. Given the small scale of the project, no significant impact is anticipated on any of the Natura 2000 sites.

While there is a potential groundwater and air pathway between the site and Liffey Valley pNHA and SAAO, the scale and nature of the works make it unlikely that there would be any significant impact upon the overall condition of the protected site. Further, best practice construction management will be adhered to during the construction phase.

4.3 Characteristics of Potential Impacts

An additional screening exercise was completed to characterise potential impacts. This is outlined in Table 4-3 and Table 4-4.

The following table gives a brief assessment of impacts according to the theme in which they would be covered in any EIAR as specified in the Directive.

Table 4-3. Overview of Impacts According to Theme (as in an EIAR)

EIA Section	Brief Assessment of Impacts
Human Beings	The construction of the development may result in temporary road closure or at least resident only access, which may cause traffic congestion elsewhere in the locality. Normal construction noise may impact on residences near the development site.
Flora & Fauna	No habitats or species other than ruderal plants were recorded within the proposed development site. Liffey Valley pNHA and SAAO lies within 500m to the north

EIA Section	Brief Assessment of Impacts
	with a range of both terrestrial and aquatic habitats, a few rare and protected plant species are recorded within Liffey Valley and River Liffey is a Salmonid river. Potential impact would be via groundwater or air pathway. However, given the small scale of the development and the temporary period of the development it is not anticipated to have a significant impact on Liffey Valley pNHA and SAAO. An AA Screening Report has been prepared on the proposed housing development which finds no negative impact on sensitive receptors or European sites.
Soils & Geology	The construction works will not require any significant excavation. Topsoil within the site is man-made and will be impacted during construction, however much of the existing soils will be re-used in the new development. Impacts on geology are unlikely and any potential impacts would be temporary during the construction phase.
Water	Construction activities could have an impact on water quality through the creation of oil spillages, concrete, dust and emissions.
Air & Climate	Air quality impacts will be of limited duration and will occur only during the construction phase of the project. These impacts will be the generation of dust during excavation and construction works.
Noise & Vibration	Noise and vibration impacts will be of limited duration and will occur only during the construction phase of the project. These impacts will be from grading works, construction of foundations and the buildings themselves.
Landscape and visual	The proposed development will not intrude or obscure any scenic views for surrounding sensitive receivers; and will enhance the local landscape character as a brown field site will be turned into a 4-apartment house and landscaping of public amenity area.
Material Assets	Road closures or resident only access may be required during construction. Traffic would be affected during this time and during deliveries to and from site by large machinery.
Cultural Heritage	There will be no impacts on cultural heritage, as there are no areas of cultural significance within the development site.
Interaction of Foregoing	There will be no significant interactions of the foregoing causing significant environmental impacts.

The following questions were answered in Table 4-4, in line with Guidance on EIA Screening - June 2001, prepared for the European Commission by ERM (UK), to determine whether the environmental impacts of the development can be considered significant.

Table 4-4. Characteristics of Potential Impacts

Characteristics of Impacts - Screening Questions	Comment
Will there be a large change in environmental conditions?	No. The proposed development will not result in any large change in environmental conditions as the development is small in nature. There will be an improvement of the local environment as the brown field site will be developed to a 4-apartment house with landscaped amenity area.
Will new features be out-of-scale with the existing environment?	No. The proposed development is set to the same scale as the existing buildings and thus will not look out of place in the local environment.
Will the effect be particularly complex?	No. The effects during construction will be predictable and alleviation measures can be appropriately applied to minimize the effects to the environment. No impacts have been identified during the operational phase of the project.
Will the effect extend over a large area?	No. Given the small scale and nature of the proposed development this is highly unlikely.
Will there be any potential for trans-frontier impacts?	No.
Will many people be affected?	No. The proposed development site is located on the outskirts of Dublin city. The population density is significantly less surrounding the proposed development site than the inner-city area. However, as local traffic may be impacted, this will impact people using Old Lucan Road.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. The AA screening showed that there will be no impacts to Natura 2000 sites in proximity to the site. No local fauna or flora will be impacted. Liffey Valley pNHA and SAAO is in close proximity of the site and could potentially be impacted, however given the small scale and nature of the development it is highly unlikely to have a significant impact on the protected site. No businesses or facilities will be significantly impacted.
Will valuable or scarce features or resources be affected?	No. The proposed development will not encroach on any habitats, nature features or resources of any environmental value. Neither will it impact on protected structures or RMPs.
Is there a risk that environmental standards will be breached?	No. It is intended that the works will be carried out by professional contractors who are licensed to work within legislated environmental standards and best practices.
Is there a risk that protected sites, areas, features will be	No protected sites will be affected.

Characteristics of Impacts - Screening Questions	Comment
affected?	
Is there a high probability of the effect occurring?	Whilst temporary impacts from construction could occur, these impacts will be largely alleviated for through the use of construction best practices and will be undertaken by experienced and licensed contractors.
Will the effect continue for a long time?	No. Though no significant environmental effects have been identified, any secondary effects will be temporary and limited to the construction window.
Will the effect be permanent rather than temporary?	The potential effects during construction are considered temporary. No significant permanent effects of the development have been identified as a result of the operational phase.
Will the impact be continuous rather than intermittent?	The impact during construction from traffic movement will be intermittent.
If it is intermittent will it be frequent rather than rare?	The intermittent impact during construction from traffic movement will be frequent.
Will the impacts be irreversible?	No. Any potential impacts would be limited to the construction phase and would be reversible.
Will it be difficult to avoid, or reduce or repair or compensate for the effect?	No. As the impacts will be limited to the time of construction, they can be avoided and reduced using good construction practices.

Conclusions: It is concluded that the type and characteristics of impacts for this development are not considered significant. The potential impacts on designated biodiversity sites and natural resources are considered to be temporary, i.e. the construction phase. No permanent or on-going impacts will occur.

Reasoning: The proposed scheme will not result in a large change in environmental conditions. The impacts of the development will be limited to the phase of construction. There have been no identified impacts during the operational phase of the project. The impacts are predictable, temporary, and are not considered complex. The AA Screening confirms that there will be no significant impact on any Natura 2000 sites. Neither are any significant impacts anticipated on Liffey Valley pNHA and SAAO due to the small scale and nature of the project.

5 Conclusions and Recommendations

Under the Planning and Development Act 2000 as amended, and the Planning and Development Regulations 2001 as amended, the development project does not require the preparation of an EIAR. An EIAR Screening exercise was carried out to determine the potential for significant environmental impacts for sub-threshold projects listed under Part 2 of the Planning and Development Regulations 2001 as amended. This screening exercise examined the project in terms of its size, nature, operational activities, location, and the significance of any impacts identified. The EIAR screening made reference to the Appropriate Assessment Screening report (J M McConville + Associates, 2020), which will also accompany the planning application.

The characteristics of the development are not likely to have significant effects on the environment outside of the construction phase of the project. The greatest impacts during construction will be the physical disturbance, including noise and vibrations from the installation of the housing units.

The location of the proposed development is within close proximity to Liffey Valley pNHA and SAAO, though no adverse impacts are predicted for the pNHA/SAAO. The AA Screening report concludes that there will be no significant impact on any of the SACs or SPAs within 15km of the proposed development.

It has been deemed that no NIAH / RMP sites of cultural heritage importance will be impacted upon by the proposed development and respective construction works.

Based on the results of the above screening exercise, the proposed development will not result in a significant change in environmental conditions and an EIAR is not required for this project.

The overall conclusion is based the on details of the scheme provided by the Applicant. If the extent of the scheme or the construction methods for the scheme are changed then the EIAR Screening assessment should be reviewed.

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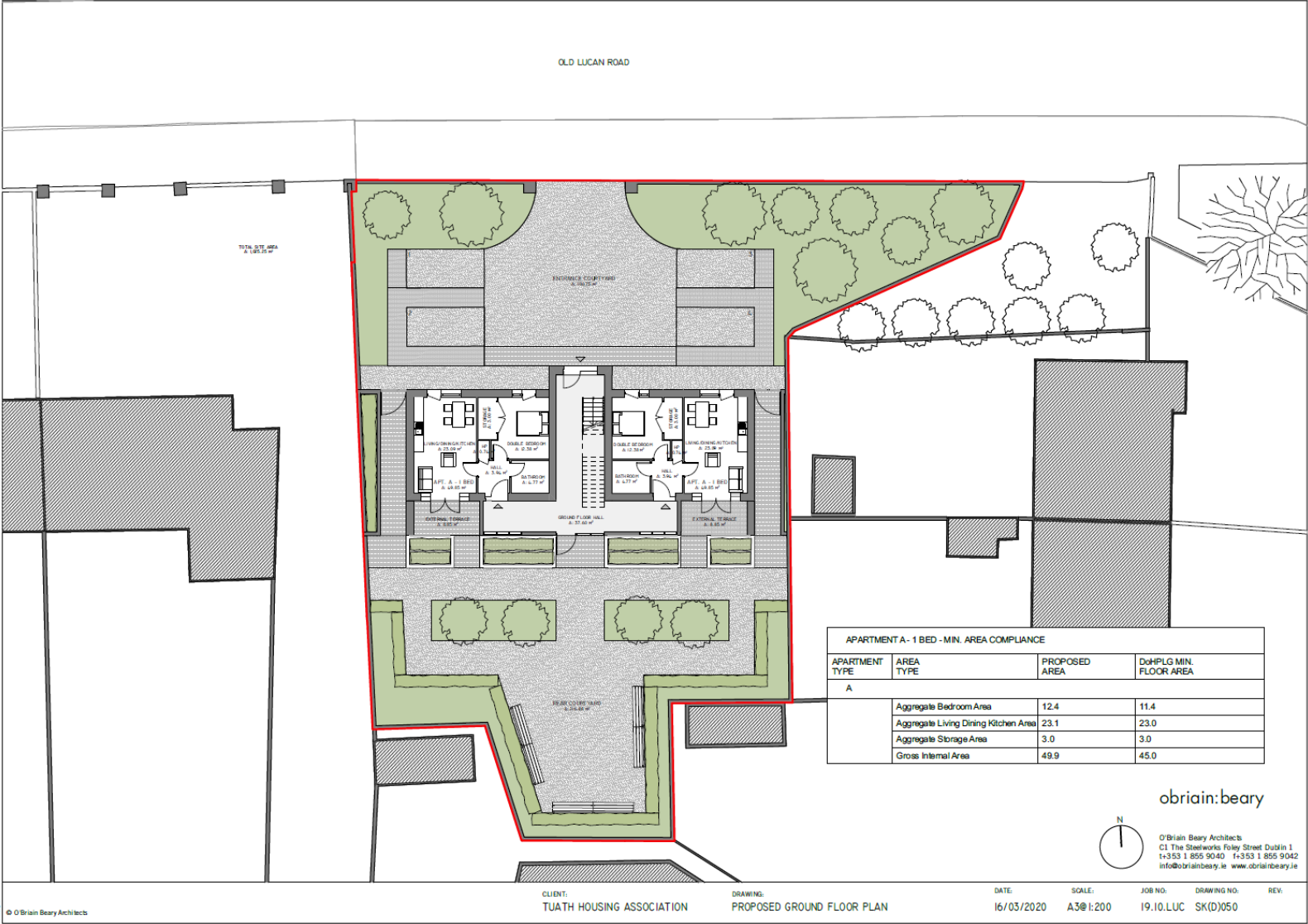
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Appendices

Layout and ground floor plan



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