

EIA SCREENING REPORT

FOR A

LARGE SCALE RESIDENTIAL DEVELOPMENT AT “CARLISLE”
SITE, KIMMAGE, DUBLIN 12.

PREPARED BY



ON BEHALF OF

1 TERENCE LAND LIMITED

November 2022

INTRODUCTION

On behalf of the applicant, 1 Terenure Land Limited of 27 Merrion Square, Dublin 2, Dublin, D02P297 this Environmental Impact Assessment (EIA) Screening Statement accompanies a LRD application to Dublin City Council under Section 32D of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 for a proposed Large Scale Residential Development at Carlisle Site, Kimmage, Dublin 12 in accordance with the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021.

The Environmental Screening Report has been prepared to assess whether there is a real likelihood of significant effects on the environment arising from the proposed development at the subject site. The full details of the scheme are as follows:

The development will include the construction of 208 no. social and affordable housing units (104 no. 1 beds and 104 no. 2 beds) within 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 6 storeys.

- Block 1 will range in height from 4 to 6 storeys and will provide 46 no. units.
- Block 2 will range in height from 4 to 6 storeys and will provide 48 no. units.
- Block 3 will range in height from 4 to 6 storeys and will provide 46 no. units.
- Blocks 4 and 5 will be linked. Block 4 will range in height from 4 to 5 storeys and will provide 38 no. units while Block 5 will be 5 storeys in height and will provide 30 no. units.

All residential units have associated private balconies/terraces to the north/south/east/west elevations.

The proposal will also include provision of 100 no. car parking, 484 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route.

All associated site development works, public open spaces, podium and ground level communal open space, landscaping, boundary treatments, plant and waste management areas, and services provision (including ESB substations) will be provided. Upgrades to the Irish Water network along Kimmage Road West are also accommodated.

This document, to be read in conjunction with the accompanying detailed documentation prepared by; BKD Architects; 3D Design Bureau; Dermot Foley Landscape Architecture; Barrett Mahony Engineering Consultants; IN2 Engineering Design Partnership, Arbeco Ltd, Moore Group Environmental consultants and McGill Planning Limited, ensures that the possible effects on the environment has been fully examined through the process of an EIAR Screening and an appropriate form of development will be delivered at this site.

It is noted that permission was granted, under ABP 313043 on the 22/09/2022, for an SHD on the subject site comprising the exact same building heights and mix of 208 no. apartment units in 5 no. blocks. The current proposed LRD application provides a similar layout and quantum of units as this permitted development.

The Inspector, in assessing the EIA Screening submitted with the SHD Application, which has the same findings as this LRD EIA Screening report submitted with this application, found that the assessment was appropriate. The Inspector goes on to say in section 13.13 that

"I consider that the location of the proposed development and the environmental sensitivity of the geographical area would not justify a conclusion that it would be likely to have significant effects on the environment. The proposed development does not have the potential

to have effects the impact of which would be rendered significant by its extent, magnitude, complexity, probability, duration, frequency or reversibility. In these circumstances, the application of the criteria in Schedule 7 to the proposed sub-threshold development demonstrates that it would not be likely to have significant effects on the environment and that an environmental impact assessment is not required before a grant of permission is considered."

PURPOSE OF THIS STATEMENT

The purpose of the Environmental Screening Statement is to demonstrate that there is no requirement for the preparation of an Environmental Impact Assessment Report (EIAR) for the proposed development and to identify any likelihood of significant effects on the environment that might arise. In the first instance it is noted that this development, in terms of scale/quantum and/or site area), is below any mandatory EIAR threshold prescribed by Directive 2011/92/EU, as amended by Directive 2014/52/EU (together 'the EIA Directive'), and as transposed into Irish law.

EIA SCREENING AND METHODOLOGY

The EIA Screening exercise has been guided by the following legislation and guidance:

- Planning and Development Act 2000 (as amended) ('the 2000 Act');
- Planning and Development Regulations 2001 to 2021 ('the Planning and Development Regulations');
- The 2016 Act;
- The EIA Directive;
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017; DoHPCLG);
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Millieu; April 2017);
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018;
- Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017 (Draft);
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoHPLG);
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG)

Using the above documents, it has been possible to carry out a desktop EIA Screening using the best available guidance while operating within the applicable legislation. It is noted that Directive 2014/52/EU has been transposed into Irish Legislation through the Planning and Development Act, 2000 (as amended), and the Planning and Development Regulations 2001 to 2020.

The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in October 2021 by the DoHPLG and the contents of Schedule 7 and 7A of the Planning and Development Regulations.

EIA Thresholds

Schedule 5 of the Planning and Development Regulations 2001 to 2020 sets the thresholds for which if a project exceeds these limits, it then must be the subject of an Environmental Impact Assessment. Part 2 of Schedule 5 (10)(b)(i) identifies developments of more than 500 dwelling units, and (iii) identifies urban development which would involve an area of 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.

The number of housing units proposed in this instance is 208 which is well below the 500-unit threshold, while the site area at c. 1.25 ha is also below both the 2ha and 10ha thresholds for *urban locations*. Given the above, a mandatory EIAR is not required.

Sub EIA Thresholds Projects requiring an EIA

The screening process has changed under the new Directive (EIA 2014/52/EU) which requires the applicant to provide certain information to allow An Bord Pleanála to carry out proper screening to determine if an Environmental Impact Assessment Report is required. Schedule 7A of the Planning and Development Regulations outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for Environmental Impact Assessment as set out below:

1. A description of the project, including in particular:

- A description of the physical characteristics of the whole project and, where relevant, of demolition works.
- A description of the location of the project, 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:**
 - The expected residues and emissions and the production of waste, where relevant, and
 - The use of natural resources, in particular soil, land, water and biodiversity.
- 4. Compilation of the above information taking into account criteria in schedule 7 as appropriate.**

Schedule 7, as referenced in Item 4 of Schedule 7A, provides a further list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment. These can be grouped under broad headings and topics as set out below:

- 1. Characteristics of the Proposed Development;**
 - a. The size and design of the whole project;
 - b. Cumulation with other existing and/or approved projects;
 - c. The use of natural resources, in particular land, soil, water and biodiversity;
 - d. The production of waste;
 - e. Pollution and nuisances;
 - f. 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;
 - g. The risks to human health (for example due to water contamination or air pollution).
- 2. Location of the Proposed Development;**
 - a. The environmental sensitivity of geographical areas likely to be affected by proposed development, with particular regard to:
 - b. The existing and approved land use;
 - c. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
 - d. The absorption capacity of the natural environment:
 - Wetlands, riparian areas, river mouth;
 - Coastal zones and the marine environment;
 - Mountain and forest areas;
 - Nature reserves and parks;
 - Areas classified or protected under national legislation;
 - Natura 2000 areas designated by member States pursuant to Directive 92/43/EEC and Directive 2009/147/etc;
 - 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;
 - Densely populated areas;
 - Landscapes and sites of historical, cultural or archaeological significance.

3. Type and Characteristics of the Potential Impacts

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 above, 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 the geographical area and size of the population likely to be affected);
- b. The nature of the impact;
- c. The trans-boundary nature of the impact;
- d. The intensity and complexity of the impact;
- e. The probability of the impact; The expected onset, duration, frequency and reversibility of the impact;
- f. The cumulation of the impact with the impact of other existing and or approved projects;
- g. The possibility of effectively reducing the impact.

EIA SCREENING STATEMENT

The following sections provide the information as required by Schedule 7A for the purposes of screening sub-threshold development for Environment Impact Assessment.

A DESCRIPTION OF THE PROPOSED DEVELOPMENT

Physical Characteristics of the Proposed Development

The development will consist of the construction of 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 6 storeys. This will provide 208 no. residential units (104 no. 1 beds and 104 no. 2 beds). All residential units have associated private balconies/terraces to the north/south/east/west elevations.

The proposal will also include the provision of 100 no. car parking, 484 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route.



Figure 1 Site layout plan

In terms of the environmental sensitivity of the site the following reports, which accompany the planning application, are specifically noted:

- Architectural Design Report (BKD Architects 2022)
 - o This sets out the proposed works in detail.
- Planning Report (McGill Planning 2022)

- This report provides detail on the planning rationale, the compliance with existing planning policy and guidance and any material contraventions.
- Photomontages (3d Design Bureau 2022)
 - The photomontages provide a visual representation of the proposed development, showing the existing and proposed context for the development.
- Sunlight and Daylight Assessment (IN2 2022)
 - This provides a detailed assessment of the likely impact of the proposed development in terms of Daylight and Sunlight for the proposed development
- Transport Assessment (BMCE 2022)
 - This report provides an assessment of the impact the proposed development will have on traffic and transport in the area
- Flood Risk Assessment (BMCE 2022)
 - This report provides a detailed assessment of the likely flood risk associated with the Development

Location of the proposed development

The subject site is located within Dublin City Council area. The application site is an L shaped pocket of land bounded by residential development to the north of the site along Captain's Road and to the east of the site along Brookfield Green and west is Park Crescent. To the south west of the site is a Crumlin GAA pitch and surrounding pitch and putt site. A recreational facility, the Ben Dunne gym, is located along the south of the site which is zoned to protect, provide and improve recreational amenity and open space and green networks. A small area to the southeast is zoned under Zone Z9 under the Development Plan 2016-2022 for recreational purposes however this is being rezoned under the new Development Plan 2022-2028 Z10 lands which provide for Inner Suburban and Inner City Sustainable Mixed Uses.

The area surrounding the site is predominantly residential two storey houses with gardens to the rear of housing units. The application site is a greenfield site. The figure below illustrates zoning of the site itself and surrounding area. The site can be accessed via Kimmage Road West which also serves as an access point for the existing recreational facility adjacent to the site.

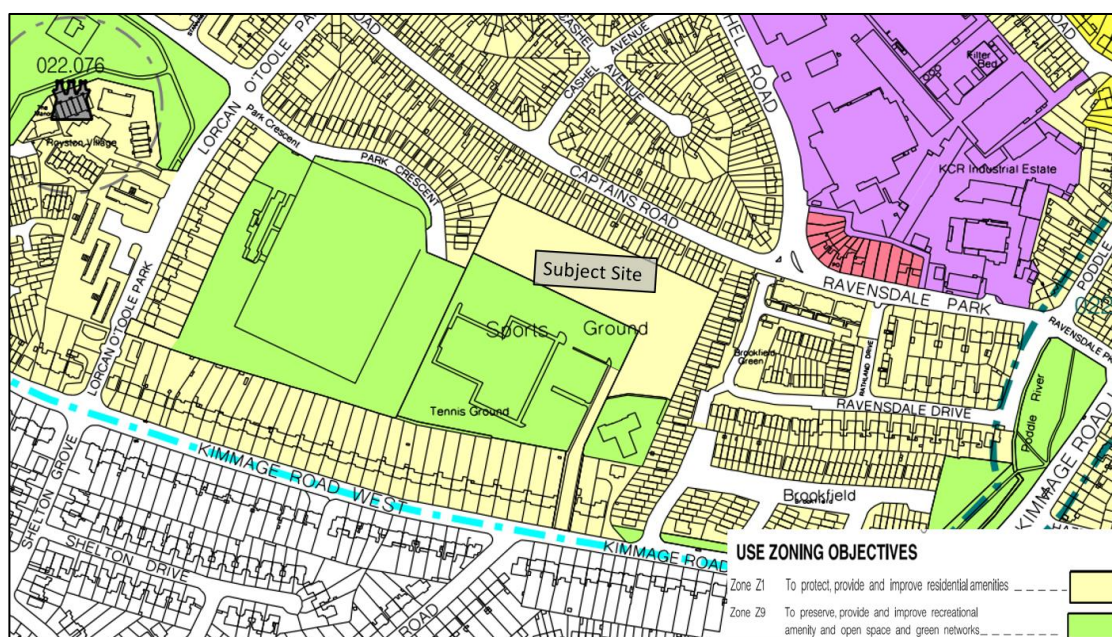


Figure 2: Site zoning map (Source: Dublin City Council Development Plan 2016-2022)

The draft Dublin City Council Development Plan 2022-2028 has been adopted and is due to come into force in December 2022. It will replace the current Development Plan 2016-2022. The figures below illustrates zoning of the site itself and surrounding area in the draft development plan and that of the proposed material amendments.

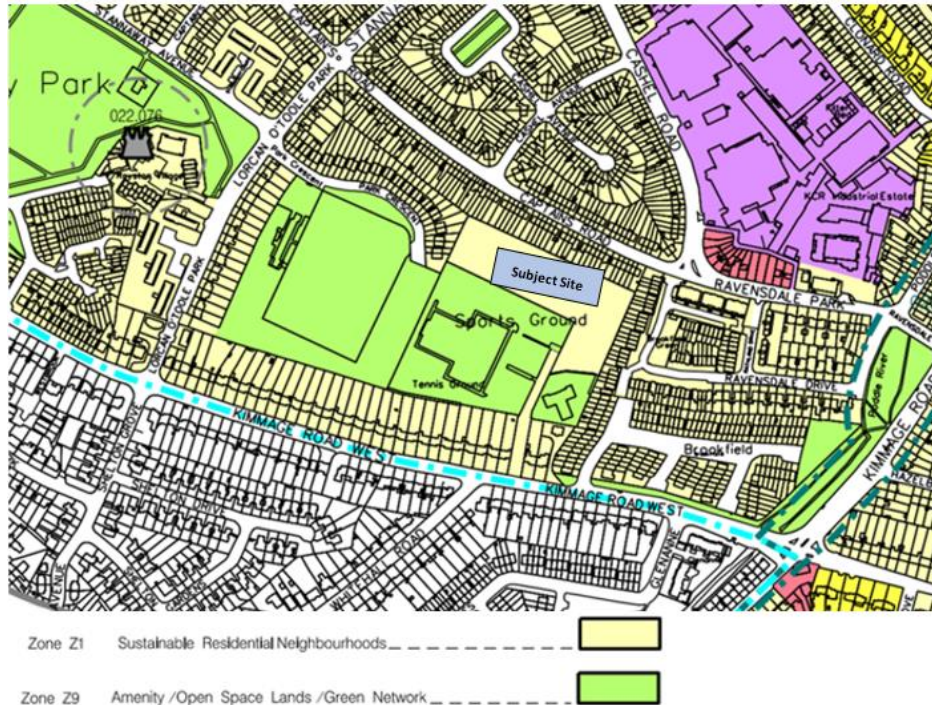


Figure 3 Site zoning map (Source: Dublin City Council Draft Development Plan 2022-2028)

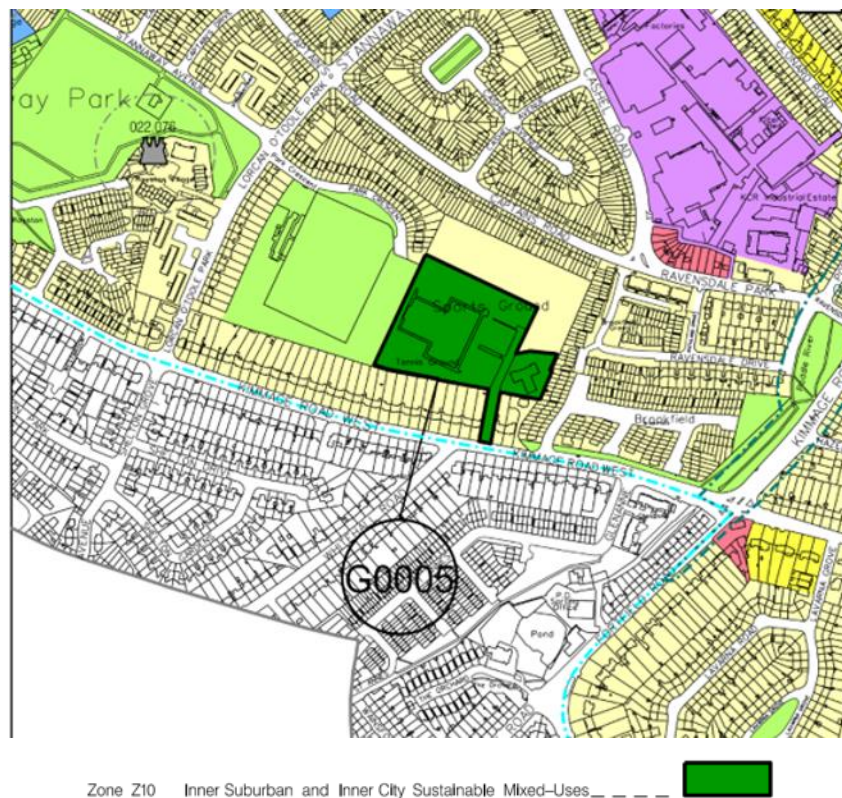


Figure 4 Proposed amendment to site zoning map (Source: Dublin City Council Draft Development Plan 2022-2028 Proposed Amendments)

It is worth noting, the Ben Dunne gym site and small area to the southeast (former art gallery) is zoned under Zone Z9 in the Draft Development but is zoned as Z10 under the proposed material amendments to the draft development plan for *Sustainable Mixed Uses*, allowing for redevelopment of the area to the south for more intensive uses.

The site is within a well-established residential suburb location on the south side of Dublin which is within walking distance of a multitude of services, exceptional public transport options and local amenity and employment opportunities.

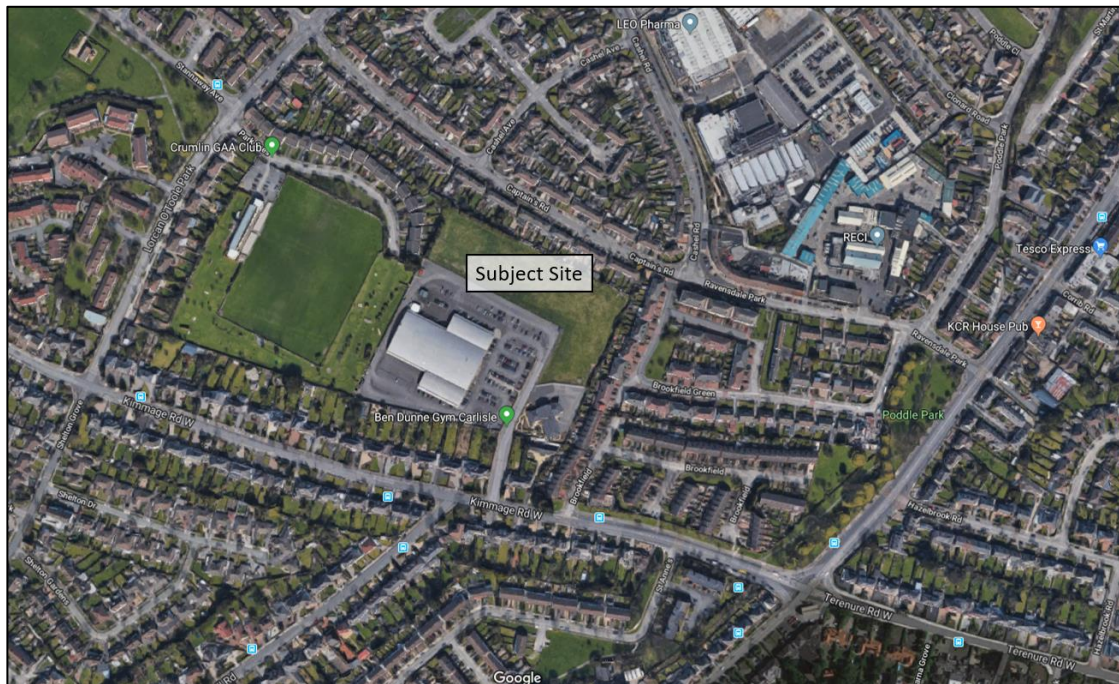


Figure 5 Site Location Map (Source: Google Maps)

A DESCRIPTION OF THE ASPECT OF THE ENVIRONMENT LIKELY TO BE SIGNIFICANT AFFECTED BY THE PROPOSED DEVELOPMENT

This section examines the possible effects on the environment under the topics prescribed under Directive 2014/52/EU. This approach provides a comprehensive description of the aspects likely to be affected by the proposed development that have not been identified.

This site is within an established, built-up urban location on a site which is zoned for residential development. There have been historic permissions granted on this site for the provision of a Strategic Housing Development (ABP Reg. Ref.: 313043). Therefore, the principle of the redevelopment of this site is established as the previous residential development, which is similar and layout, was granted permission.

The current proposal is of a similar type development with only minor internal differences from that permitted. The proposal is equally unlikely to result in significant effects on any aspect of the environment. It is considered that the proposed development is likely to result in a net positive effect in terms of providing for a comprehensive and integrated redevelopment of this site with associated landscaping measures.

Population & Human Health

The application site is bounded by a recreational centre along the south which is referred to as Ben Dunne Gym and an art gallery, and to the north (Captains Road), east (Brookfield Green) and west (Park Crescent) by residential development which are predominantly two storey units. There is also Crumlin GAA and pitch and putt to the south west of the site. As with the permitted SHD development, access to the subject site is along Kimmage Road West which also provides access to the recreational facility.

During the construction phase there may be possible short-term nuisances to human beings from noise and dust during construction. Once mitigated in accordance with an agreed Outline Construction, Demolition and Waste Management Plan it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health. Please refer to documentation prepared by Barrett Mahony Consulting Engineers which demonstrates an understanding that *“measures to prevent nuisances including noise, dust or other pollution associated with waste management procedures”* will be included in a detailed CWMP prior to commencement of works by the main contractor.

There are no operational impacts associated with this residential development that would be likely to cause significant effects in terms of population and human health. The additional residential created will have a positive impact on the area and will help sustain existing services and public transport and provide demand for additional. The provision of new public and communal open space and a green route enhances an underutilised greenfield site in an urban area which will improve the experience of the area for existing residents as well as future residents.

Biodiversity

As with the previously permitted SHD Development, biodiversity is not likely to be significantly affected by the proposed development. The subject site is not of significant or sensitive ecological status given its greenfield status in suburban Dublin. An Ecological Impact Assessment has been carried out by Moore Group Environmental Services. This report has found that *“There are no significant impacts predicted from the proposed development on habitats, flora, fauna or biodiversity. There will be no direct or indirect impacts on European sites identified in the potential zone of impact of the Proposed Development.”*

Furthermore, an Appropriate Assessment Screening was carried out by Moore Group. This assessment concluded that *“The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment. The Proposed Development is unlikely to either directly or indirectly significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment. The Proposed Development, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives. It is possible to conclude that significant effects can be excluded at the screening stage.”* An appropriate assessment is therefore not required.

Lands and Soils

The subject lands are a greenfield site with no demolition proposed. The site slopes from the west of the site towards the east of the site by approximately 2 metres.

In the absence of a basement in the proposed, the bulk of the earthworks are relatively nominal and are only associated with the site strip and levelling to suit the new building, along with excavations for foundations, attenuation systems, roads, footpaths and site services. The buildings ground floor levels

are designed to be close to existing ground levels on site minimising excavation works. As a result, the construction or operation of the scheme would not use such a quantity of soils or water to result in significant effects on the environment.

The site has minimal existing vegetation. It is made up of improved grassland along with nettles, thistles, dandelions and broad dock amongst other types of species. The site verges are made up of neighbouring hedges, ivy, field bindweed and bramble. There are no invasive species on the site. The proposal includes high quality landscaping, planting, and SUDS measures to be incorporated into the development to ease water run-off. Please see the documentation prepared by Dermot Foley Landscape Architects.

The site and enabling works associated with the proposed development are detailed in the documentation prepared by Barrett Mahony Consulting Engineers with associated mitigation measures set out in the report.

Water

The Appropriate Assessment prepared by Moore Group confirms that the site *“Surface water currently goes to ground and so there is no direct connectivity with the European sites of Dublin Bay. In terms of the operational phase, wastewater from the proposed scheme will be directed to municipal sewer. Wastewater from the proposed development will be directed to Ringsend WWTP which will have the capacity to assimilate the additional load.*

There are no predicted effects on any European sites given:

- *The distance between the Proposed Development and any European Sites, approximately 6km;*
- *The lack of direct connectivity between the Proposed Development and any hydrological pathways;*
- *there are no watercourses within the Proposed Development boundary and there is no direct connectivity between the Proposed Development site and any watercourses that lead to Dublin Bay;*
- *The Proposed Development is to be connected to the existing public sewer network for the treatment of wastewater.*
- *There are no predicted emissions to air, water or the environment during the construction or operational phases that would result in significant effects.”*

Proposals for the disposal of wastewater remain the same throughout this scheme as permitted in the SHD granted by ABP under ABP 313043. During the operational phase wastewater will be directed to the municipal sewer and the proposed development will direct wastewater to Ringsend WWTP.

A Flood Risk Assessment has also been prepared for the site by Barrett Mahony Consulting Engineers. The site has been analysed for risks from flooding from coastal flooding, fluvial flooding, pluvial flooding, ground water and climate change. Through careful design and appropriate mitigation measures the risks and consequences of flooding have been mitigated across the development. The flood risk assessment concludes that *“Based on the flood risk identification in Stage 1, the proposed development falls in Flood Zone C. Therefore, the proposed development is deemed ‘Appropriate’ in accordance with the guidelines of the OPW’s publication.”*

Please refer to documents prepared by Barrett Mahony Consulting Engineers for further details on water proposals throughout the site.

Air, Noise and Climate

There is no significant impact on air pollution expected from the development outside of the potential dust impact during construction, and therefore the risk to human health is considered negligible in this regard. Standard mitigation measures will be employed as part of an agreed Outline Construction, Demolition and Waste Management Plan.

There are no envisaged significant air or noise emissions arising from the residential proposal at this site other than noises arising from construction and operational traffic associated with the development.

Air, Noise and Climate are not likely to be significantly affected by the proposed development.

Landscape

A detailed landscape plan has been submitted with this application and is the same as that previously permitted and agreed by ABP and DCC. It is submitted that the overall development will have a positive impact on the landscape features of the site and the character of the area. Please refer to the documentation prepared by Dermot Foley Landscape Architecture for further detail.

There are no sensitive landscape designations pertaining to the subject site. The proposed development will not impact on any designated views or prospects within the Dublin City Council Development Plan.

Material Assets

The land on which the site is situated is a material asset. It has been zoned for residential development through the appropriate process, and as such, the use of this material asset in a manner compatible with the zoning designation, is entirely appropriate. Once constructed, the operational phase will provide an important material asset for the area in terms of residential units.

Other material assets in terms of water services, electricity, and other utilities are all available in this residential area and the proposed development to readily connect to same. There are no strategic utilities running through the site which would be impacted by the proposed development.

Archaeology, Architecture and Cultural Heritage

The site does not contain any structures or features above ground. There are no protected structures on the site. The site is also located outside of the Zones of Archaeological Interest identified on the Dublin City Council Development Plan.

Northbrook House is 350 metres southeast of the site and is listed on the National Inventory of Architectural Heritage. There are also National Monuments in the surrounding area of the site such as at Stannaway Avenue containing an 18th century house, Lorcan O' Toole Park featuring a windmill and St. Martin's Drive also featuring a windmill structure all of which are over 400m away from the site and have intervening development between.

The nearest Architectural Conservation Area (ACA) is Crumlin Village ACA which is c.1.2 km northwest of the site. There is an area east of the site which contains archaeological interests along Kimmage Road Lower and Poddle Park area.

As a result, it is considered to have low archaeological, architectural or cultural heritage value.

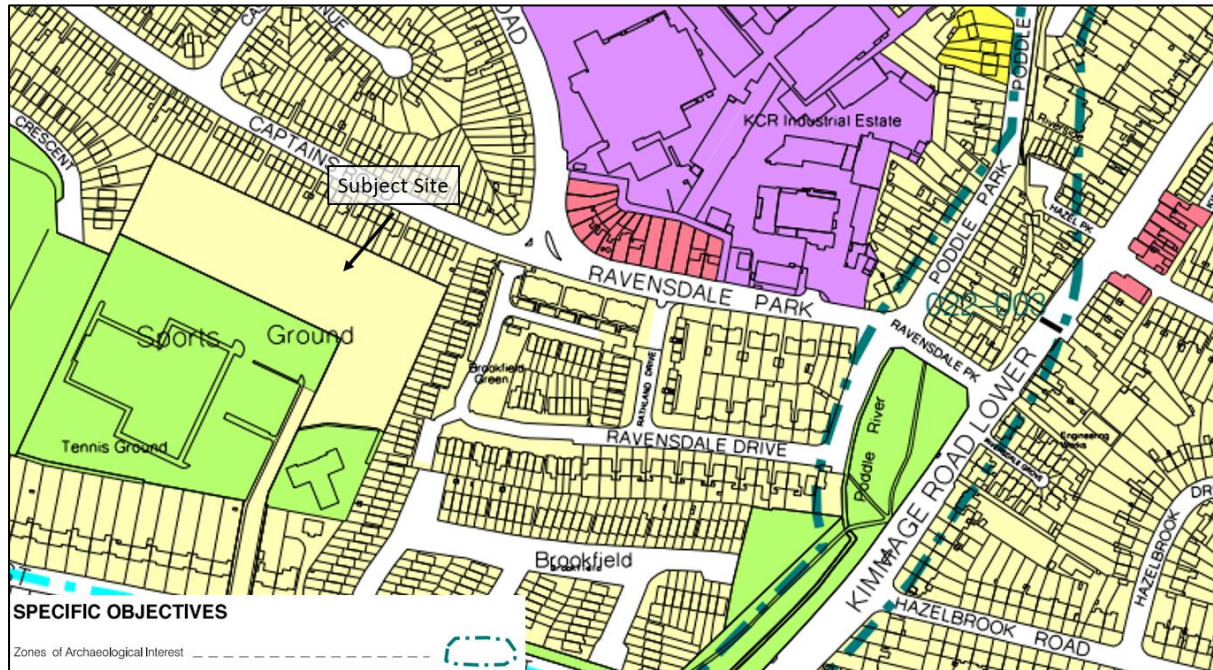


Figure 6: DCC Development Plan 2016 – 2022 Zoning Map displaying zones of Archaeological Interest

Vulnerability of the project to risks of major accidents and/ or disasters

Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso/COMAH designated sites. The Site-Specific Flood Risk Assessment for the site indicates that the subject site is within Flood Zone C and is not at risk of flooding. The proposed development is not considered vulnerable to major accidents and/ or disasters, and therefore the expected effects are considered to be negligible.

Inter-relationship between the above factor

It is considered that any of the previously identified relatively minor impacts would not in themselves be considered significant nor would they cumulatively result in a likely significant effect on the environment.

A DESCRIPTION OF ANY SIGNIFICANT EFFECTS TO THE EXTENT OF THE INFORMATION AVAILABLE ON SUCH EFFECTS OF THE PROPOSED DEVELOPMENT ON THE ENVIRONMENT

This includes information available on the environment including:

- (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.

The proposed development is on a greenfield vacant site in a central location and within an existing serviced urban area. The proposed works are residential in nature and will require the construction of blocks of apartments using regular building materials. These are not beyond that of the permitted SHD Development ABP 313043 or any other potential residential development that may occur on this site. Given the nature of the site and the Proposed Development they will be no likely significant effects on land, water or biodiversity.

It is expected that there will be some residues/emissions created during the construction stage associated with the development works proposed which include ground preparation works, development of site infrastructure, construction of buildings and hardstanding areas and landscaping of the site including open soft landscaped areas.

Standard mitigation measures will be employed and monitored. These measures will be set out in an agreed Outline Construction Management Plan. As such residues and emissions are not considered likely to have potential to cause significant effects on the environment.

There will be some waste materials produced in the construction of the proposed scheme which will be disposed of using licensed waste disposal facilities and contractors. As is standard practice the scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors will not cause concern for likely significant effects on the environment.

An Operational Phase Waste Management Plan (OWMP) accompanies the application which sets out measures ensuring the maximise quantity of waste is recycled throughout the proposed residential development. The scheme will provide sufficient waste recycling infrastructure, waste reduction initiatives and waste collection and waste management information to the residents of the development.

There will be no large scale use of natural resources. The main use of natural resources will be land. The subject lands are greenfield lands which are zoned for residential use.

Other resources used will be construction materials which will be typical raw materials used in construction of residential developments. The scale and quantity of the materials used will not be such that would cause concern in relation to significant effects on the environment.

The construction or operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment.

COMPILATION OF THE ABOVE INFORMATION TAKING SCHEDULE 7 CRITERIA, AS APPROPRIATE, INTO ACCOUNT

Characteristics of Proposed Development	
The size of the proposed development.	The site is c. 1.25ha and the development is for 208 residential units. The development is sub-threshold for EIA.
The culmination of other proposed development.	This is a built-up urban area with a limited number of similar greenfield sites left in the immediate vicinity. The site has the benefit of an extant permission under SHD ABP 313043 which was granted in September 2022 for a similar development which this will replace (the alterations are all internal). There are no significant permitted developments in the immediate adjacent areas. There are permitted developments within the wider area. However, as such it is considered that the Proposed Development does not give rise to cumulation with other development for the purposes of Section 172(1A)(b) of the Planning and Development Act 2000, as amended.
The nature of any associated demolition works	N/A
The use of natural resources, in particular land, soil, water and biodiversity.	<p>The proposed development is located on an enclosed site in the suburban environment of Dublin City. The site is self-contained and surface water goes to ground with no direct hydrological pathways to offsite surface water bodies. Operational wastewater will be directed to Ringsend WWTP where it will be treated appropriately</p> <p>High quality landscaping, planting and SuDS measures will be incorporated into the development to ease water runoff. From assessments/surveys completed, it is concluded that there is no evidence of badgers or otters on the site. There was a fox on site during the ecological survey and two nearby passes were detected for bats but none were observed on site. No use of natural resources other than the normal use of building materials is proposed.</p>
The production of waste.	<p>Construction waste produced will be controlled, stored and disposed of in a sustainable manner as per relevant environmental guidance. A final Construction, Demolition and Environmental Waste Management Plan will be agreed with Dublin City Council prior to commencement of development.</p> <p>It is envisaged that operational waste for the residential development will be controlled by each household and then put into the central bin facilities at podium level. The management company will address waste management in communal and public areas.</p>

Pollution and nuisances.	<p>The construction phase will create short term negative impacts particularly in terms of dust and noise.</p> <p>An agreed Construction, Demolition Waste Management Plan will ensure that construction activities are properly controlled and mitigated.</p>
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	None.
The risks to human health (for example, due to water contamination or air pollution).	There is potential negative impact at construction stage in terms of noise and dust. However, these will be short term in duration and will be mitigated in accordance with an agreed Construction Management Plan.
Location of Proposed Development	
The existing and approved land use.	<p>This site is currently a vacant greenfield site. It is allocated for residential development in the Dublin City Development Plans 2016-2022 and the 2022-2028.</p> <p>An SHD (ABP 313043) for 208 no. apartment units in 5 no. blocks has been granted permission on this site in September 2022. The current proposed LRD application provides a similar layout and quantum of units as this permitted development.</p>
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	This is an allocated urban site that will be developed for high-density residential development appropriate to its location. The provision of new open spaces (public and communal) will be positive for the area. The use of SuDs measures on site is an additional benefit.
<p>The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> (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, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; (vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance. 	<p>The site itself is not located within a wetland, coastal zone, marine environment, mountain, forest, nature reserve, park, or protected site.</p> <p>The proposal is an urban site, surrounded by an array of public parks such as Poddle Park, Bushy Park, Stannaway Park and Eamonn Ceannt Park.</p> <p>It has been found that the proposal, with appropriate mitigation measures, will not have a detrimental impact on any of these areas beyond that of a medium to high scale development site would have on any such areas. It is worth noting that SUDS have been incorporated which ensures that the quantity and quality of the run off will revert to a high quality rating.</p> <p>The Proposed Development is sited in a populated urban location with significant existing facilities. This is a zoned site for residential development and is not expected to have a significant impact on surrounding population.</p>

Types and characteristics of potential impacts	
The magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).	<p>Given the existing context it is expected that the proposed development will not have any significant environmental impact beyond the site and immediate vicinity.</p> <p>All construction activities will be governed by a Construction, Demolition and Waste Management Plan the details of which will be agreed with Dublin City Council prior to commencement of development.</p>
The nature of the impact.	<p>The potential likely and significant impacts arising from the development will be typically those associated with a medium to high scale residential development in an area designated for growth. The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The impact of the development at operational stage will be typical of this residential area and will not be significant, adverse or permanent.</p>
The transboundary nature of the impact.	Any minor impacts will be contained in the immediate vicinity of the site. The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.
The intensity and complexity of the impact.	The proposed development is not of any significant intensity or complexity such that would be likely to cause significant effects on the environment.
The probability of the impact.	It is probable that the minor impact of noise and pollution during the construction phase will occur; however, construction works on zoned lands within the area are not unexpected or out of character, and working hours will be limited to hours set by the planning conditions.
The expected onset, duration, frequency and reversibility of the impact.	The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is still not considered to be significant. The minor impacts associated with the construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.
The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment.	The subject site is zoned land designated for residential use. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment.
The possibility of effectively reducing the impact.	Appropriate mitigations measures will be undertaken in order to ameliorate effects on the environment

	arising from the proposed development. Any mitigations measures to manage noise, dust and/or pollution during the construction phase will be based on standard best practice, policies and guidance.
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SUMMARY

The site is located on appropriately zoned lands and the proposed development is in accordance with the residential zoning and associated local and national planning policy. The site has the benefit of a grant of permission for an SHD by ABP Reg Ref ABP 313043 for the same number of units, and layout.

As with the permitted development, the proposed development includes for a 208 no. unit scheme including new public and communal open space and associated works. It is considered that the characteristics of the proposed development, its location and the type and characteristics of the potential impacts arising do not give rise to likely significant impacts. While temporary or short-term impacts in relation to construction noise and dust may arise, such impacts are typical of any construction phase, and any potential impacts on nearby receptors will be effectively managed through mitigation measures and standard best practice construction measures.

CONCLUSIONS

In conclusion, it is respectfully submitted that the proposed development is below the thresholds of a mandatory EIAR. The screening exercise has been completed in this report and the methodology used has been informed by the available guidance, legislation and directives. The Methodology and findings have been approved by ABP as set out in the inspectors report on the previous application.

It is considered that a sub threshold EIAR is not required for the proposed development as the proposal is below the thresholds of Schedule 5 of the Planning and Development Regulations; the proposal is unlikely to have effects on the Natura 2000 Network, either alone or in combination with other plans; the development will be connected to public services such as water and foul systems; standard construction practices can be employed to mitigate any risk of noise, dust or pollution; and no identified impact in this screening exercise either individually or cumulatively will have significant impacts on the environment.

In conclusion, it is considered that the proposed development will not have any significant impacts on the environment. All recommended mitigation measures and standard practices will be employed throughout the construction and operation phase of the development to ensure that the proposed development will not create any significant impacts on the quality of the surrounding environment.