

Proposed Residential Development Tuckett's Lane, Howth, Co. Dublin

Screening for Environmental Impact
Assessment (EIA)

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1 Introduction

Fingal County Council is proposing a residential development on a site off Tuckett's Lane, Howth, County Dublin. The proposed development includes the construction of a two-storey, brick-faced residential building with four number one bedroom dwellings at ground floor level and four number two bedroom dwellings at first floor level, all with own-door access; a green flat roof with solar panels; car parking; boundary walls; landscaping; a public open space with seating and sculpture; SuDS drainage and infrastructure; and all associated works.

Brady Shipman Martin was appointed by Fingal County Council to prepare a screening for the requirement for Environmental Impact Assessment (EIA) for the proposed development.

The application for the proposed development is also accompanied by a Screening for Appropriate Assessment (AA) prepared by Brady Shipman Martin.

1.1 Environmental Impact Assessment

EIA requirements derive from Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 97/11/EC, 2003/35/EC and 2009/31/EC. The Directive and its amendments were subsequently codified and replaced by Directive 2001/92/EU, as amended in turn by Directive 2014/52/EU. This amending Directive was transposed into national planning consent procedures in September 2018 through the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The objective of the EIA Directive is to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment prior to development consent being given, of public and private developments that are likely to have significant effects on the environment.

EIA is mandatory for certain projects and for other projects that meet or exceed a stated threshold as set out in Annexes I and II of the Directive (and Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended). Projects that do not meet or exceed a stated threshold are subject to a **Screening** for the requirement, or not, for 'sub-threshold' EIA.

This report comprises a screening for EIA, to determine if EIA is required for the proposed development.

2 Description of the Site, the Proposed Development and the Planning Context

2.1 Site Location and Description

The site is located in Howth Village, a distinctive settlement located within the unique natural and built environment. Howth has an important maritime heritage focused on the historic harbour, which is significant both as a heritage feature and as a visitor amenity, and important for the fishing industry. Howth Head is a Special Amenity Area and a number of European Sites (Special Areas of Conservation (SAC) and

Special Protection Areas (SPA) forming part of the European Natura 2000 Network are located on and around the headland.

The historic core of the village of Howth is located within an Architectural Conservation Area (ACA), which runs along the eastern boundary of the site. There are no national monuments, no protected structures and no buildings on the National inventory of Architectural Heritage (NIAH) on the site. Two Protected Structures (Nos. 572 & 573) and four buildings on the NIAH (Nos. 11358058, 11359021, 11359023 & 11359025), are located along the west side of Main Street to the east of the site.

The site is surrounded by existing residential development to the west and north and by mixed residential and commercial development to the east. Tuckett's Lane, a steeply sloping road, bounds the site to the south.

The site is currently used as an informal open space/park, with an area of tarmac surfacing located off Tuckett's Lane. A footpath surrounds a central open area of grass. This central space is enclosed by mixed hedgerow plantings, which include small cordyline, hawthorn and sycamore trees, and dense scrub and bramble. Boundaries with surrounding properties are either weak fences, solid timber panels or short sections of wall. Levels on the site fall steeply from west to east.

2.2 The Proposed Development

The proposed development includes for 8 No. residential units on a site off Tuckett's Lane. The development will consist of 4 No. one-bed units at ground floor with a further 4 No. two-bed units at first floor.

One bed units will have an occupancy of 2 persons and two bed units will have an occupancy of 4 persons, giving an overall number of 24 bed spaces.

Car parking for 9 cars is to be provided in an external car park to the front of the development.

The building will be finished in brick appropriate to its context within Howth village. Other materials will include high performance doors and windows and doors, zinc canopies over entrances and high quality hard & soft landscaping.

The development is proposed as a modern, sensitively designed and unobtrusive two storey building. In this regard the proposed design has had regard to the context of the site located between lower density dwellings along St Lawrence Terrace and higher density mixed-use properties along Main Street and to its location adjoining the boundary with an Architectural Conservation Area.

The development of the site will result in increased paved and impermeable areas, however, the scheme is being designed in accordance with the principles of Sustainable Urban Drainage Systems (SuDS) as embodied in the recommendations of the Greater Dublin Drainage Study (GSDS). In this regard the proposed development includes for provision of a green roof on the building and surface water will infiltrate to ground via an on-site soakaway.

The site is not subject to flooding.

2.3 Fingal Development Plan 2017-2023

The following key references from the Fingal Development Plan are relevant to the site and the proposed development.

- The development plan states that the strategic policy will deliver the main aims by seeking to (No.6) *“consolidate development and protect the unique identities of the settlements of Howth,...”* (Main Aims 6, page 9 of Fingal Development Plan).
- Table 2.9 Fingal Settlement Strategy lists Howth as being a Consolidation Area within the Metropolitan Area.
- The site is located outside of the Howth Special Amenity Area (SAAO, 1999), which Objective NH44 seeks to protect and enhance. (page 334, Fingal Development Plan).
- The site is located outside of the core area of the UNESCO Dublin Bay Biosphere Reserve. The site, together with the majority of Howth peninsula, lies within the buffer area surrounding the core area of the Biosphere Reserve.
- The development strategy for Howth states that the aim is to develop the village *“in a manner that will protect its character, and strengthen and promote the provision and range of facilities”*, and to restrict future development *“to the indicated use zones including infilling of existing developed areas rather than further extension of these areas”*. (page 116, Fingal Development Plan).
- The development plan includes six specific objectives for Howth (HOWTH 1 to HOWTH 6). Objective HOWTH 1 is to *“ensure that development respects the special historic and architectural character of the area.”* Objective HOWTH 4 is to *“protect and manage the Special Amenity Area, having regard to the associated management plan and objectives for the buffer zone.”* (page 116, Fingal Development Plan).
- Objective ED85 also sets out to *“ensure that settlements and locations within the Metropolitan Area pursue development policies of consolidation, and maximise their economic strengths and competitive advantages such as tourism and marine sectoral activities in Malahide and Howth,...”* (page 236, Fingal Development Plan).
- Wastewater from the south of the County including Howth, Baldoyle, Sutton, Portmarnock, Santry, Meakstown and Blanchardstown discharges to the Regional Waste Water Treatment Plant at Ringsend. The proposed development will discharge to Ringsend WwTP via Howth Road and Sutton pumping stations.
- Objective SW 02 is to allow *“no new development within floodplains other than development which satisfies the justification test, as outlined in the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).”* The proposed development is not subject to flooding and no such justification test is required.
- The proposed development is also in compliance with objective SW04, requiring the use of sustainable drainage systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques where appropriate, for new development

or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks.

- The Hill of Howth is identified as a County Geological Site (protected and promoted by Objectives NH30 & NH31) (page 325, Fingal Development Plan).
- Howth is located within the Coastal Landscape Character Type, which is categorised as being of exceptional landscape value (page 328, Fingal Development Plan).
- The Architectural Conservation Area of 'Howth-Historic Core' lies to the east of the site (page 352, Fingal Development Plan) Objective DMS157 requires that *"any new development or alteration of a building within or adjoining an ACA positively enhances the character of the area and is appropriate in terms of the proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio, and building lines."*

Sheet 10 of Fingal Development Plan (Refer to Figure 1)

- The site and lands to the west are zoned "RS-Residential: Provide for residential development and protect and improve residential amenity"
- Lands to the immediate north, east and south are zoned "TC-Town and District Centre: Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities." These lands lie within an Architectural Conservation Area (ACA), which bounds the north, east and south of the site.
- While present in the surrounding townscape, there are no protected structures, recorded monuments, preserved views or objectives to protect trees, woodlands and hedgerows on, adjoining or pertaining to the site.

Sheet 14 of Fingal Development Plan

- Green Infrastructure (Sheet 14), indicates that the entirety of Howth Peninsula is located within a *"Highly Sensitive Landscape"*.

Sheet 15 of Fingal Development Plan

- Green Infrastructure (Sheet 15), indicates the old line of a now mostly culverted river runs along Main Street located to the east of the site.

It is considered that the proposed small-scale residential development, located on an appropriately zoned, small infill site within the Howth Village, is consistent with the development, environmental, planning, protective and sustainable policies and objectives of Fingal County Development Plan 2017-2023.

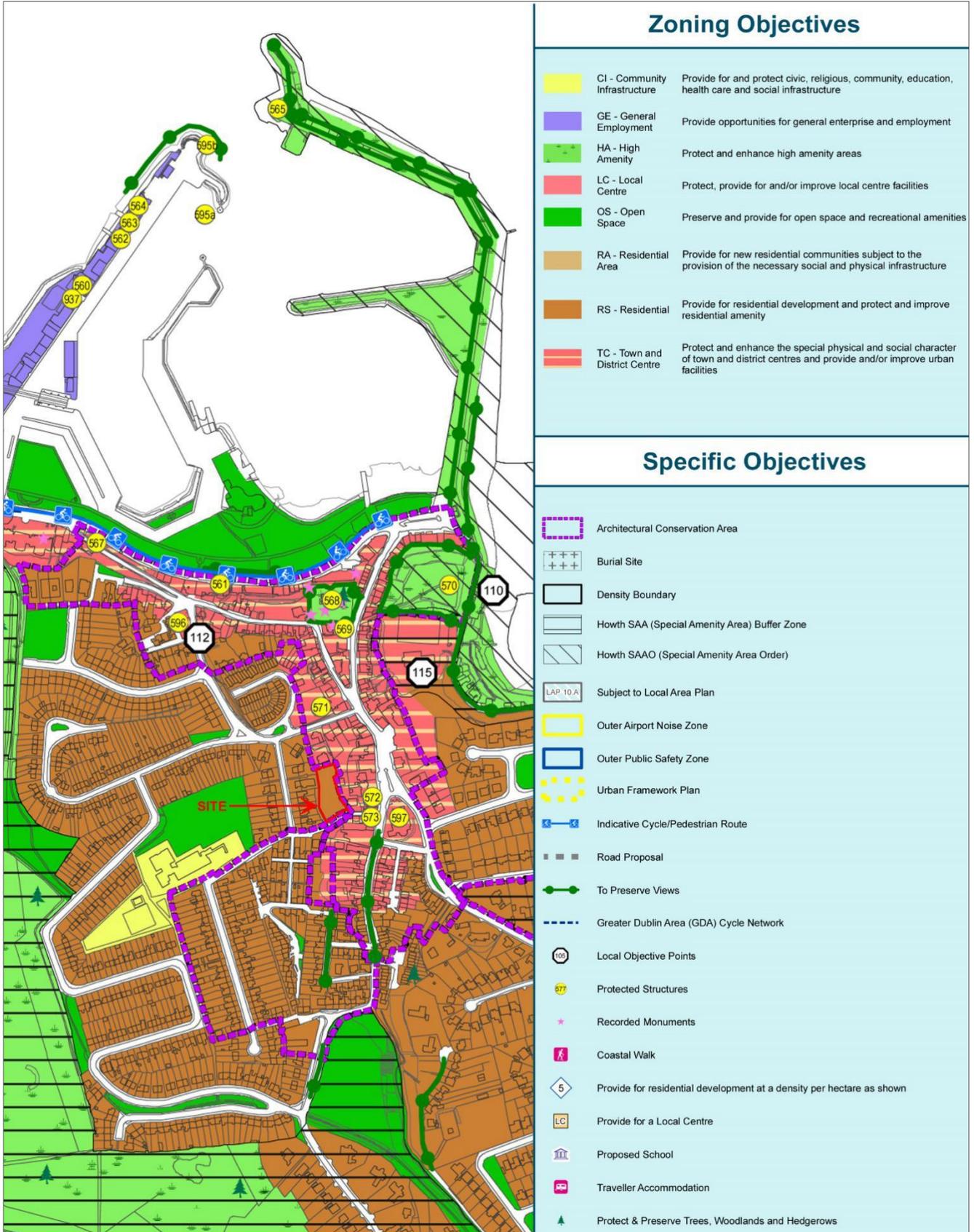


Figure 1 Extract from Sheet 10 Fingal Development Plan 2017-2023 (Site outlined in red at centre of figure)

3 Screening for Environmental Impact Assessment (EIA)

3.1 Introduction

Screening is a process used to establish whether EIA is required for a proposed development. There are a number of steps in the screening process.

The mandatory requirement for EIA is generally based on the nature or scale of a proposed development, as set out in EIA Directive 2001/92/EU, as amended by Directive 2014/52/EU. These mandatory requirements are transposed into Irish Law in the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended and relevant European and national guidance, including: *Environmental Impact Assessment of Projects Guidance on Screening, EU, 2017*, and *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018*.

These identify certain types and scales of development, generally based on thresholds of scale, for which EIA is mandatory.

Projects require EIA where:

- they meet or exceed the stated thresholds in Schedule 5 Part 1 of the Planning and Development Regulations 2001, as amended, or where no thresholds are set, or
- where they meet or exceed national thresholds set out in Schedule 5 Part 2, or where no thresholds are set.

Where EIA is required, the applicant (developer) must prepare and submit an Environmental Impact Assessment Report (EIAR) and the Directive sets out the minimum information, which the EIAR must include in Annex IV (also provided in Schedule 6 of the Planning and Development Regulations 2001, as amended).

Developments which correspond to Schedule 5 Part 2 project types but which are below the given threshold must be **screened** in order to determine whether they require EIA or not. Screening is carried out in accordance with the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended.

3.2 Mandatory EIA

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states:

“An environmental impact assessment shall be carried out by a 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 –

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either –

1. such development would exceed any relevant quantity, area or other limit specified in that Part, or

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II. no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(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."

Projects listed for the purposes of EIA in Part 1 of Schedule 5 typically include major industrial, chemical, energy, waste, infrastructure and intensive agricultural developments. The proposed residential development at Tuckett's Lane does not correspond to a class of development set out under Part 1 of Schedule 5 and therefore, EIA is not a mandatory requirement under this provision.

Classes 10(b) (i) & 10(b) (iv) of Part 2 of Schedule 5, relate to Infrastructure projects, referring to housing and urban developments as follows:

"Class 10(b) (i). Construction of more than 500 dwelling units."

"Class 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."

While the proposed development at Tuckett's Lane is a residential / urban development, it does not meet or exceed the specified thresholds. The number of dwelling units proposed as part of the proposed development is 8 and the site area is circa 0.2 hectares, being scales of development that are significantly below the specified thresholds. Therefore, EIA is not a mandatory requirement under this provision.

EIA is not a mandatory requirement for the proposed development, however, it does fall below the EIA threshold for residential/urban development specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore, the proposed development will be subject to screening for the requirement for EIA as a 'sub-threshold' development.

3.3 Sub-Threshold EIA

Section 172 of the Planning and Development Act 2000, as amended, sets out the basis for EIA screening of developments of a stated class or type that are not of a scale that meets or exceeds the threshold specified in Part 1 or Part 2 of Schedule 5 of the Planning & Development Regulations 2001, as amended.

Item 15 of Schedule 5 provides for EIA for developments under the relevant threshold, where the works would be likely to have significant effects on the environment. Class 15 states that EIA is required for:

“Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”

As the proposed development is a sub-threshold development of Class 10(b)(i) and/or Class 10(b)(iv) of Part 1 of Schedule 5, an evaluation for the requirement for sub-threshold EIA has been completed below.

3.4 Assessment for requirement for Sub-Threshold EIA

The criteria for determining if a development would, or would not, be likely to have significant effects on the environment is set out in Schedule 7 to the Planning and Development Regulations 2001, as amended. The criteria are grouped under three headings as follows:

1. Characteristics of the Proposed Development
2. Location of Proposed Development
3. Characteristics of Potential Impacts

Each of the above groupings includes a number of sub-criteria.

Guidance Document ‘Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development’ (DoEHLG, 2003) states that:

“those responsible for making the decision must exercise their best professional judgment, taking account of considerations such as the nature and size of the proposed development, the environmental sensitivity of the area and the nature of the potential effects of the development. In general, it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision.”

The screening assessment is presented in sections 3.4.1 to 3.4.3 and Tables 3.1, 3.2 and 3.3 below with reference to both the criteria specified in Schedule 7 of the Planning and Development Regulations 2001, as amended.

3.4.1 Characteristics of the Proposed Development

Table 3.1 assesses the environmental sensitivity of the characteristics of the proposed development and the potential for significant impact.

Table 3.1 Characteristics of the Proposed Development

Type and Characteristics of Proposed Development	Comment
a) the size and design of the whole of the proposed development,	The proposed development is of a small size and scale, comprising 8 residential units in a two-storey building on a small infill site of circa 0.2 hectares.
b) cumulation with other existing development 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,	<p>The proposed small scale development is located on a small infill site within the surrounding developed context of Howth village.</p> <p>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.</p>
c) the nature of any associated demolition works,	No demolition works are required. Normal site clearance works are included in the construction stage of the proposed development.
d) the use of natural resources, in particular land, soil, water and biodiversity,	There are no unusual aspects to the proposed small scale residential development. Use of natural resources will be limited to the normal use of building materials.
e) the production of waste,	There are no unusual aspects to the proposed residential development. Normal site clearance works are included in the construction stage of the proposed development. Production of waste will be limited and subject to appropriate recycling or removal to approved, licensed facilities.
f) pollution and nuisances,	Construction works have the potential for noise disturbance. However, any such disturbance will be temporary (limited to the construction period), localised and controlled and mitigated by construction best practice and standard day-time working hours. No other pollution or nuisances are identified.
g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and	There are no unusual aspects to the proposed residential development. No particular risks are identified.

Type and Characteristics of Proposed Development	Comment
h) the risks to human health (for example, due to water contamination or air pollution).	There are no unusual aspects to the proposed residential development. New wastewater infrastructure will connect into the existing wastewater network. No particular risks are identified.

Conclusion

It is concluded that the nature of the proposed development will not have likely significant effects on the environment.

Reasoning

The proposed development involves the construction of 8 dwelling units on an appropriately zoned infill site of circa 0.2 hectares. Therefore, the scale of the proposed development, when viewed individually and/or cumulatively, is very small in terms of the extent of development and significantly below the relevant EIA thresholds.

This scale of residential development will not give rise to significant effects on the environment either by way of its size or design. Any noise and nuisance associated with the proposed construction works will be short-term and subject to standard construction management and best practice procedures.

Any waste arising will be small in quantity and taken from the site for reuse or disposal, subject to normal statutory controls.

3.4.2 Location of the Proposed Development

Table 3.2 assesses the location of the proposed development with regard to the environmental sensitivity of the geographical area likely to be affected and the potential for significant impact.

Table 3.2 Location of Proposed Development

Type and Characteristics of Potential Impacts	Comment
i) the existing and approved land use	The site is currently used as an informal open space/park, however, the site is appropriately zoned RS to “provide for residential development and protect and improve residential amenity”.
j) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,	The proposed small scale residential development is to be located on an appropriately zoned small infill site within the existing developed context of Howth Village. It will have minimum impact on the quality and regenerative capacity of natural resources in the area.
k) the absorption capacity of the natural	Having regard to the areas listed below, it is considered that the site has a high absorption

Type and Characteristics of Potential Impacts	Comment
environment, paying particular attention to the following areas:	capacity for the scale and type of development as proposed;
(i) wetlands, riparian areas, river mouths;	No impact arises.
(ii) coastal zones and the marine environment;	No impact arises.
(iii) mountain and forest areas;	No impact arises.
(iv) nature reserves and parks;	No impact arises.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	A separate Screening Report for the requirement for Appropriate Assessment (AA) has been prepared and excludes any potential for impact on Natura 2000 Sites. No impact arises.
(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;	No issues arise.
(vii) densely populated areas;	As a small scale residential development, it is located within and fully consistent with the surrounding residential and village land uses of Howth village. No adverse impact arises.
(viii) landscapes and sites of historical, cultural or archaeological significance.	The proposed development is located within the existing developed context of Howth Village, which includes: <ul style="list-style-type: none"> ■ an Architectural Conservation Area (ACA) to the east of the site. ■ a Highly Sensitive Landscape (which applies to all of Howth) ■ the buffer area (but not core area) of UNESCO Dublin Bay Biosphere (which applies to the majority of Howth)

Type and Characteristics of Potential Impacts	Comment
	<ul style="list-style-type: none"> ■ there or protected structures and preserved views in the wider context of the site. <p>The proposed residential development is of a small-scale, located on a residential zoned site within a residential context. The proposed development has had appropriate regard to the potential landscape, cultural, historical and archaeological sensitivities of its surrounds.</p> <p>No impact arises.</p>

Conclusion

It can be concluded that the proposed development will not give rise to any significant direct or indirect impacts on the receiving environment by virtue of its location.

Reasoning

By virtue of its village location the proposed small-scale residential development is appropriate to and consistent with its surrounding landuses.

The Screening for the requirement for Appropriate Assessment (AA) concludes that the proposed development, by itself or in combination with other plans and projects, in light of best scientific knowledge, will not, in view of the conservation objectives of the site, adversely affect the integrity of any European Sites.

In terms of other environmental sensitivities, *e.g.* landscapes/sites of historical, cultural or archaeological significance, the proposed development will not give rise to any significant effects, given its location.

The site can successfully accommodate the proposed development without significant impact.

3.4.3 Type and Characteristics of Potential Impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (*i.e.* 3.4.1 & 3.4.2 above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account the assessment provided in Tables 3.3 & 3.4.

Table 3.3 Type and Characteristics of the Potential Impacts

Type and Characteristics of Potential Impacts	Comment
a) the magnitude and spatial extent of the impact (for example, geographical area and	Any potential impact will be temporary, short-term and limited to the site and its immediate adjoin properties. Therefore, the geographical extent and population likely to be affected are very small.

Type and Characteristics of Potential Impacts	Comment
size of the population likely to be affected),	
b) the nature of the impact	There are no unusual aspects to the proposed residential development and any potential impacts are consistent with and typical of normal small scale residential development on any infill site.
c) the transboundary nature of the impact	No transboundary impacts arise.
d) the intensity and complexity of the impact,	No impact of an unusual intensity or complexity is expected.
e) the probability of the impact	N/A
f) the expected onset, duration, frequency and reversibility of the impact,	Any potential impacts will be temporary or short-term associated with the normal construction and / or early operation stage of a proposed residential development on an infill site. No medium or long-term impact arises.
g) 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, and	The proposed small scale development is located on a small infill site within the surrounding developed context of Howth village. 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.
h) the possibility of effectively reducing the impact.	Any potential impacts will be temporary or short-term associated with the normal construction and / or early operation stage of a proposed residential development on an infill site. Such potential impacts may be appropriately mitigated through standard construction best practice and control of working hours.

Table 3.4 Assessment against the factors specified in Section 171A(b) of the Planning and Development Act 2000, as amended.

EIA Factor	Comment
Population	Slight positive impact in providing for new residential development on appropriately zoned lands. No significant adverse impact arises.
Human Health	No adverse impact arises
Biodiversity	No adverse impact arises. No impact arises on any European Site (Natura 2000 Sites). No significant impact arises.
Land	The site, which is of a small circa 0.2 hectares, is appropriately zoned for residential development. No significant impact arises.
Soil	The site, which is of a small circa 0.2 hectares, is appropriately zoned for residential development. No significant impact arises.
Water	The site is not subject to flood risk. Surface water will be attenuated by provision of a green roof and the development includes for provision of soakaway No significant impact arises.
Air and Climate	The development provides for a small scale development of 8 residential units to be constructed to the required high standards of environmental performance. Solar panels will be provided on the roof. No significant impact arises.
Material Assets	The development provides for a small scale development of 8 residential units to be constructed on an appropriately zoned site within the existing developed context of Howth Village. No significant impact arises.
Cultural Heritage	There are no known cultural features on the site. There is no adverse impact on protected structures or architectural conservation areas in the surrounding townscape. Such features are sufficiently set back from the development. No significant impact arises.
Landscape	The development provides for a small scale residential development of 8 units on an appropriately zoned site within the existing developed context of Howth Village. There is no adverse impact on the Special Amenity Area, the

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EIA Factor	Comment
	UNESCO Dublin bay Biosphere, the high quality landscape of Howth, or local protected views. No significant impact arises.
Interaction between factors	No significant adverse impact arises as a result of nay potential for interaction between environmental factors.

Conclusions

It is concluded that the type or characteristics of the potential impacts arising from the proposed development are not significant. There are no medium or long-term negative impacts and, indeed, the proposed development is considered to be appropriate and consistent with the landuse zoning and surrounding environment.

Whilst temporary or short-term impacts in relation to noise levels and dust are typical of any construction phase, the proposed works will be confined to within the site of the proposed development and any potential impact on nearby sensitive receptors will be effectively managed through best practice construction measures.

The proposed small-scale residential development located on an appropriately zoned infill site within Howth Village, does not give rise to any significant impact on environmental (EIA) factors provided in Section 171A(b) of the Planning and Development Act 2000, as amended.

Reasoning

The proposed development has been screened in relation to the aspects of the environment with the potential to be significantly affected by the project. Having regard to the characteristics of the proposed development and the site location, no impact types have been identified which would give rise to likely significant effects on the environment.

4 Conclusion

The proposed project is not a development for which an EIA is mandatory.

In terms of scale, the proposed residential development (*i.e.* 8 dwellings proposed compared to 500 dwelling threshold on a site of circa 0.2 hectares) falls significantly below the thresholds set out in either Class 10(b)(i) or Class 10(b)(iv) in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended.

An EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise has been informed by a desk study, a site visit, the Screening Report for Appropriate Assessment (AA), and the drawings and reports prepared as part of the planning application.

The nature or characteristics of the proposed development are not considered likely to have significant effects on the environment. Standard best practice methodologies employed during the construction phase will limit any potential disturbance to the

surrounding area and prevent any risk of pollution from the site, as outlined in Sections 3.4.1, 3.4.2 and 3.4.3 above.

No significant negative effects on the environment have been identified during the operational phase of the proposed development. The project will have a long-term positive impact on Human Beings, with regard to the provision of additional housing stock.

The proposed works have been assessed in the Screening Report for Appropriate Assessment (AA), which has concluded that the proposal will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects. The site is not subject to risk of flooding.

Therefore, the type and characteristics of the potential impacts are not considered significant, taking into account the characteristics of the proposed development and its location.

The overall conclusion and determination of this screening for requirement for EIA is that there is no requirement for Environmental Impact Assessment of the proposed development.

5 Key References

Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment.

Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2017.

Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, Department of Environment, Heritage and Local Government, 2003.

Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.

Fingal Development Plan 2017-2023. Fingal County Council, 2017.

Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Department of Housing, Planning and Local Government, 2018.

Howth Special Amenity Area Order, 1999, Fingal County Council, 1999.

Planning and Development Act 2000, as amended.

Planning and Development Regulations 2001, as amended.

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