



**Brady Shipman  
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**Built.  
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**Project:** Proposed Development 169 Clonsilla Road, Blanchardstown  
**Project No.:** 6469  
**Subject:** EIA Screening/Preliminary Examination (in accordance with Article 120 of the Planning & Development Regulations 2001-2019)  
**Report date:** 17 February 2020

## **1.0 Background**

Brady Shipman Martin has been appointed by Fingal County Council to prepare a screening for mandatory EIA, and where it is not a mandatory requirement, a Preliminary Examination of a proposed sub-threshold development. The Preliminary Examination considers the nature, size and location of the Proposed Development in the context of its receiving environment. This note has been prepared by Matthew Hague CEnv MCIEEM, Senior Ecologist.

## **2.0 EIA Legislation**

EIA stems from Directive 85/337/EEC and its amendments, which were subsequently replaced by Directive 2011/92/EU, as amended by Directive 2014/52/EU. This latter amending directive was transposed into Irish legislation by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296 of 2018).

The requirements for EIA are set out in the Planning and Development Regulations 2001-2019 (hereafter the Regulations), with particular regard to Schedule 5 – Development for the purposes of Part 10 (Environmental Impact Assessment) and to Part 1 and Part 2 thereof.

EIA is mandatory for classes of project listed in Part 1 of Schedule 5 of the Regulations and is also mandatory for projects meeting or exceeding the stated thresholds in Part 2 of Schedule 5.

Projects of a class listed in either Part 1 or in paragraphs 1 to 12 of Part 2, which do not reach the threshold stated in Part 2, are assessed for requirement for 'sub-threshold EIA' on the basis of potential for significant environment effects evaluated against Schedules 7 and 7A of the Regulations.

## **3.0 The Proposed Development**

The Proposed Development consists of the construction of a single two-storey semi-detached dwelling and all associated site works in the side garden of an existing dwelling at 169 Clonsilla Road, Blanchardstown, Dublin 15.

## **4.0 Screening for EIA**

Projects listed for the purposes of EIA in Part 1 of Schedule 5 of the Regulations typically include major industrial, chemical, energy, waste, infrastructure and intensive agricultural developments. The Proposed Development (a single house) 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.



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While the Proposed Development is located in a residential/urban development, it does not meet or exceed the specified thresholds of Part 2 of Schedule 5 of the Regulations. The number of dwelling units proposed as part of the development is one and the site area is circa 0.05 hectares, both being scales of development that are significantly below the specified thresholds. Therefore, EIA is not a mandatory requirement under this provision.

## **5.0 Preliminary Examination**

EIA is not a mandatory requirement for the Proposed Development, however, it may be considered to come within the EIA threshold for residential/urban development specified in Part 2 of Schedule 5 of the Regulations. The Proposed Development is therefore subject to Preliminary Examination for the requirement for EIA as a 'sub-threshold' development.

As the proposed project is a local authority own development, this Preliminary Examination was carried out in accordance with the provisions of Article 120 of the Regulations.

There is no likelihood of significant effects on the environment arising from the nature or location of the Proposed Development. The Proposed Development involves the construction of a single residential dwelling on an appropriately zoned site, adjoining existing residential development. 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 relevant EIA thresholds.

This scale of residential development will not give rise to significant effects on the environment either by way of its size, design or construction methods.

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.

The Proposed Development does not give rise to any significant impact on environmental (EIA) factors listed in Section 171A(b) of the PDA, 2000.

## **6.0 Conclusion**

The Proposed Development is not a development for which an EIA is mandatory.

This Preliminary Examination has considered the nature, size and location of the Proposed Development and concludes, in accordance with Article 120(1)(b)(i) that *"there is no real likelihood of significant effects on the environment arising from the Proposed Development, it shall conclude that an EIA is not required."*

This conclusion is made on the basis that the Proposed Development:

- is of a small-scale comprising a single dwelling on a small site of circa 0.05 hectares;
- will not give rise to any likelihood of significant effects on the environment;
- will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects; and
- falls significantly below the thresholds for EIA set out in any applicable Class of Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2019.



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This Preliminary Examination has been informed by a desk study, a site visit, and review of the Screening Report for Appropriate Assessment (AA), and of the drawings and reports prepared as part of the application.

The nature, characteristics or impacts of the Proposed Development will not have significant effects on the environment. No significant negative effects on the environment have been identified and the project will have a long-term minor positive impact on Human Beings, with regard to the provision of additional housing stock. The type and characteristics of the potential impacts are not significant, taking into account the characteristics of the Proposed Development and its location.

The overall conclusion and determination is that there is no requirement for Environmental Impact Assessment of the Proposed Development.

**Matthew Hague,**

**Brady Shipman Martin**

**END**