



# LANESBOROUGH PARK PROJECT, CO. FINGAL

Proposed development of 4.6Ha park including playing pitch, play areas and pathways in Lanesborough, Dublin 11

## Environmental Impact Assessment (EIA) Screening Report

On behalf of:

**Comhairle Contae  
Fhine Gall**  
Fingal County  
Council



**August 2021**

## Document review and approval

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Version	Author	Date	Revision
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# 1 Introduction

## 1.1 Purpose of the report

This report has been prepared by KPMG Future Analytics, 1 Stokes Place, St. Stephen’s Green, Dublin 2 on behalf of Fingal County Council with regard to the Lanesborough Park project. The proposed development comprises a large suburban park (c.4.6 Ha) situated on the existing open space area in the suburb of Lanesborough, Dublin 11. The proposed park project provides for the substantial improvement and upgrade of the amenity area to include a series of spaces for play, picnics seating and walking trails.

The purpose of the report is to consider the necessary information to enable the competent authority, to undertake an EIA screening assessment and determine whether an EIAR is required. The findings of the EIA screening assessment are presented in this report including whether an EIAR is required under the legislation. Given the scale of development, a mandatory and discretionary EIAR is not required in the case of the proposed scheme therefore this is considered a ‘sub-threshold development’.



Figure 1.1 Site location (Source: Google maps 2020)

This report has been prepared in accordance with published guidance including the Draft Guidelines on the Information to be contained in Environmental Impact Assessment Reports (Environmental Protection Agency, August 2017) and European Commission Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU). This process is set out in detail in Section 2 whilst the assessment of the proposed scheme for mandatory EIAR is provided in Section 3 and Section 4 explains the criteria for the assessment of whether a ‘Sub-Threshold’ EIAR is required. Sections 5, 6 and 7 subsequently provide the necessary information to enable the competent authority to undertake the screening assessment in accordance with EPA

Guidelines and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

## 1.2 Proposed Development

The proposed park development is located in the heart of Lanesborough, Dublin 11 at 'Lanesborough Park', upgrading the amenity and facilities of the existing open space for the community.

The proposed design by ÁIT Urbanism and Landscape provides for a structured layout of the space including playground, fitness spaces, seating areas, community gardens and sensory gardens, native meadow areas, dry riverbed play feature, supplementing planting throughout and upgraded walkways. A community centre site is indicated at the southwest corner of the park which is subject to separate design and planning process.

Figure 1.2 provides an aerial view of the subject site showing it comprises an existing park with grass pitches/playing area and tree stands which appear to follow historic field boundaries. The park has a low iron fence on stub wall boundary. Figure 1.4 illustrates the proposed site plan by ÁIT Urbanism and Landscape.



Figure 1.2 Aerial view of subject site (Source: Google Maps)



*Figure 1.3 View of lands from Landesborough Road looking down Charlestown Avenue towards Meakstown (Source: Google Maps)*



Figure 1.4 Site layout (Source: ÁIT Urbanism and Landscape)

Given the scale of the existing to be provided through the proposed development, it is the opinion of KPMG Future Analytics that any significant effects to the surrounding environment are unlikely to occur during construction or operation for the proposed development.

## 2 EIA Screening Process

### 2.1 Introduction

This section of the report sets out the legislative basis for ‘Screening’ so that the competent authority (i.e. An Bord Pleanála) can undertake the screening assessment and decide whether or not the proposed scheme requires the preparation of Environmental Impact Assessment Report (EIAR).

### 2.2 Relevant Legislation

The requirements for EIA derive from Council Directive 85/337/EEC (as amended by Directives 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (and as amended in turn by Directive 2014/52/EU) – hereafter referred to as the EIA Directive. The EIA Directive has been transposed into Irish law under the Planning and Development Act, 2000, as amended and the associated Planning and Development Regulations 2001, as amended and European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Under the legislation, all projects can be placed into one of the following categories with regard to the EIA process:

- Those that exceed the thresholds set out in the legislation and therefore have a mandatory requirement to prepare an EIAR;
- Those projects that are sub-threshold must be assessed on a case-by-case basis to determine whether or not they are likely to have significant effects on the environment; and
- Projects that fall under Annex II (13) (a) of the EIA Directive where any change or extension of projects listed in Annex I or Annex II, already authorised, executed in the process of being executed.

The proposed scheme is considered to be a sub-threshold development and this report sets out the relevant information to enable the competent authority to allow for the understanding and assessment of any ‘likely significant effects’.

### 2.3 Methodology

Screening is the process of deciding whether a development requires an EIAR. The mandatory and discretionary provisions within the Planning and Development Regulations 2001 as amended, allow the requirement for an EIA to be determined. This EIA Screening Report was prepared having regard to the following documents:

- *Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (Environmental Protection Agency, Draft August 2017); *Interpretation of definitions of project categories of annex I and II of the EIA Directive* (European Commission 2015);
- *Department of the Environment, Community and Local Government (2013), Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment;*
- *Environmental Impact Assessment (EIA), Guidance for Consent Authorities regarding Sub-threshold Development* (Environmental Protection Agency, 2003);
- *Guidelines on the Information to be Contained in Environmental Impact Statements*, (Environmental Protection Agency, 2002); and
- *Guidelines on EIA Screening* (The European Commission, June 2017).

The Draft Guidelines on the Information to be contained in Environmental Impact Assessment Reports (Environmental Protection Agency, Draft August 2017) provide a flow diagram of the screening process and this is the process generally followed in this Screening Report as illustrated in Figure 2.1.

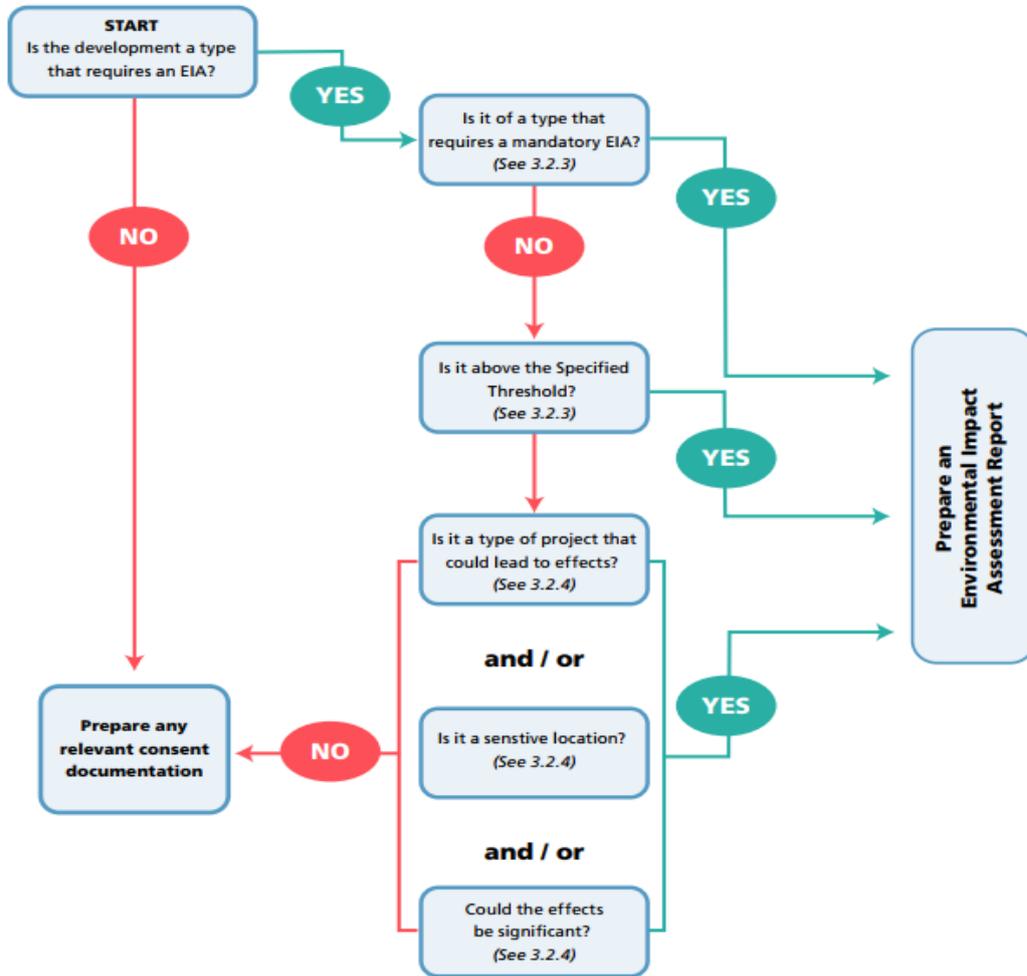


Figure 2.1 EIA Screening Process (Source: EPA, Guidance on screening 2017)

### 3 Mandatory EIAR Review

The requirement for EIA is mandatory on specified project types which have a high likelihood of impacting the receiving environment. These projects are listed in Annex I of the EIA Directive and transposed through Part 1 of Schedule 5 of the Planning and Development Regulations 2001, as amended. The proposed scheme at Lanesborough does not fall within the list of activities requiring mandatory EIA as set out in the legislation.

The proposed development at Lanesborough does not fall within the below list of activities requiring mandatory EIA.

Table 3-1: Projects referred to in article 4(1)

Projects referred to in article 4(1)
Crude-oil refineries and installations for the gasification and liquefaction of materials
Thermal power and nuclear power stations
Installations for the processing of irradiated nuclear fuel
Integrated works for the initial smelting of cast iron and steel, and installations for the production of non-ferrous crude metals from ore, concentrates or secondary raw materials
Installations for the extraction of asbestos and for the processing and transformation of asbestos and products containing asbestos
Integrated chemical installations
Construction of railway lines, airports, motorways, express roads, construction of new road with four or more lanes
Inland waterways and ports, trading ports, and piers
Waste disposal installations for the incineration and chemical treatment
Groundwater abstraction or artificial groundwater recharge schemes
Works for the transfer of water resources between river basins
Waste water treatment plants
Extraction of petroleum and natural gas for commercial purposes
Dams and other installations designed for the holding back or permanent storage of water
Pipelines with a diameter of more than 800 mm of more than 40 km
Installations for the intensive rearing of poultry or pigs
Industrial plants
Quarries and open-cast mining
Construction of overhead electrical power lines
Installations for storage of petroleum, petrochemical, or chemical products
Storage sites
Installations for the capture of CO <sup>2</sup> streams for the purposes of geological storage

In addition, this project has been further considered under the relevant list of activities which warrant discretionary consideration for the requirement of an EIA. This applies to those projects listed in Annex II of the EIA Directive and Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended. The proposed scheme at Lanesborough Park does not fall within the list of activities requiring discretionary EIA as set out in the legislation.

The proposed scheme does not come within the below classes of development.

Table 3-2: Class of Development referred to in Schedule 5, Part 2

Schedule 5, Part 2 - Class of Development
1) Agriculture, silviculture and aquaculture
2) Extractive industry
3) Energy industry
4) Production and processing of metals
5) Mineral industry
6) Chemical industry
7) Food industry
8) Textile, leather, wood and paper industries
9) Rubber industry
10) Infrastructure projects
11) Other projects
12) Tourism and leisure
13) Changes, extensions, development and testing
14) Works of demolition
15) Any other project

The proposed development does not classify under any of the above-mentioned classes of development. Development class 15 in part 2 of Schedule 5 notes that sub-threshold development applies to any project that may have likely significant effects which does not equal or exceed or, as the case may be, a quantity, area or other limit specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended in respect of the relevant class of development.

Specifically, the following is set out under Class 15 in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended: *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.*

Having regard to this sub-threshold development criteria and the relative environmental sensitivity of the proposed scheme, it is the opinion of KPMG Future Analytics that any significant effects to the surrounding environment are unlikely to occur during construction or operation for the proposed development.

In conclusion, the proposed development does not fall within the projects or classes of development as defined by the parameters set out in Annex I and Annex II of the EIA Directive and Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. As such, it is considered that the proposed development is a sub-threshold development for the purposes of EIA Screening.

## 4 Sub Threshold Development

The information to be provided by the application for the purpose of screening for sub-threshold development is provided in Schedule 7A of the Planning and Development Regulations, 2001 as amended and is as follows:

1. A description of the proposed development, including in particular:
  - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works;
  - (b) a description of the location of the proposed development, 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:
  - (a) the expected residues and emissions and the production of waste, where relevant;
  - (b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.'

Additionally, Annex III of the EIA Directive set out the criteria to determine where a project (i.e. sub threshold development) should be subject to EIA. The criteria for assessing sub-threshold development under the EIA Directive are grouped under three headings *viz.* (i) Characteristics of Proposed Development, (ii) Location of Proposed Development and (iii) Characteristics of Potential Impacts.

Competent authorities must have regard to these criteria in forming an opinion as to whether or not a sub-threshold development is likely to have significant effects on the environment by virtue *inter alia* of its nature, size or location and should be subject to EIA. The key issue is: 'are the likely effects "significant" in the context of these criteria' and Schedule 7 of the Planning and Development Regulations 2001, as amended set out the criteria as follows:

Table 4.1: Criteria for the purposes of sub-threshold development<sup>1</sup>

### **1.Characteristics of proposed development**

The characteristics of proposed development, in particular to:

- a) the size and design of the whole of the proposed development,
- 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 118 [296] development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- c) the nature of any associated demolition works,
- d) the use of natural resources, in particular land, soil, water and biodiversity,
- e) the production of waste,

<sup>1</sup> European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, Schedule 7

- f) pollution and nuisances,
- 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
- h) the risks to human health (for example, due to water contamination or air pollution).

## **2. Location of proposed development**

The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard in particular to:

- (a) the existing and approved land use,
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas:
  - (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 of historical, cultural or archaeological significance.

## **3. Characteristics of potential impacts**

The potential significant effects of projects in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

- (a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected).
- (b) the nature of the impact.
- (c) the transboundary nature of the impact.
- (d) the intensity and complexity of the impact.
- (e) the probability of the impact.
- (f) the expected onset, duration, frequency and reversibility of the impact.
- (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
- (h) the possibility of effectively reducing the impact.

## 5 Characteristics of the Proposed Development

Having regard to the sub-threshold criteria set out in Section 4 and Table 4.1, this section of the report addresses the assessment of sub-threshold development under the heading (i) Characteristics of Proposed Development.

### 5.1 The size of the proposed development

The proposed Park project development at Lanesborough provides for a large suburban park (c.4.6 Ha) at the centre of the Lanesborough suburb. It includes a series of spaces for different activities including playground, walks and community garden. The site is bound by Lanesborough Road, Lanesborough Court and Charleville Avenue. Lanesborough residential area has strong external boundaries with St. Margaret's Road and the M50 to the north, Charlesland Shopping Centre to the west, Poppintree Industrial Estate to the east and Finglas Business centre to the south. This external severance extenuates the importance of providing a high-quality amenity at the centre of the area.

### 5.2 The cumulation with other proposed development

The proposed development is located on a 4.6 ha site at the centre of Lanesborough suburb village which is surrounded by residential estate roads. Figure 5.1 comprises an extract from the Fingal County Council Development Plan 2017-23. It confirms the site is located on lands designated Open Space (OS).

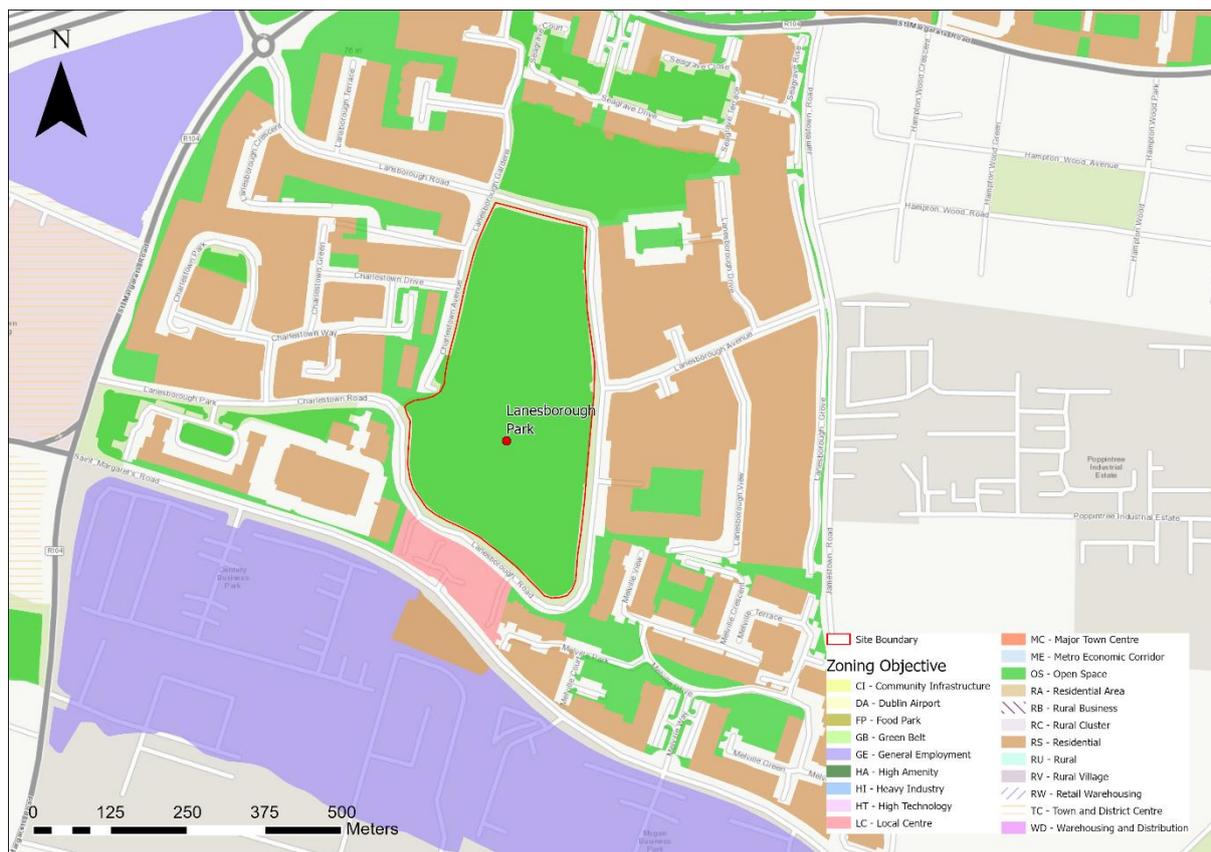
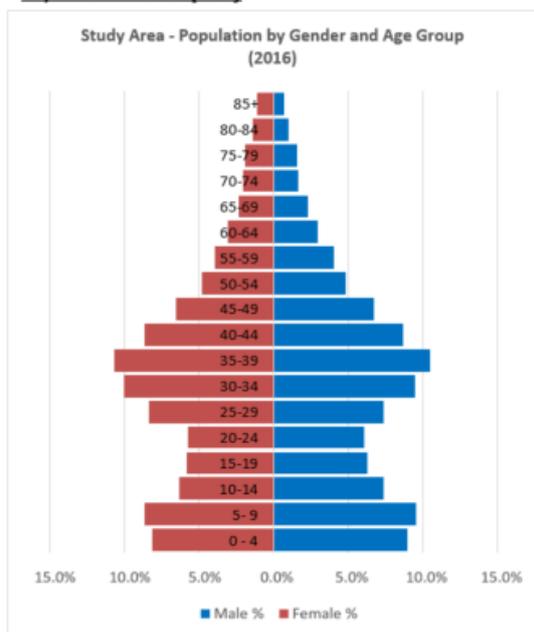


Figure 5.1 Extract from Fingal County Council Development Plan 2017-23 Zoning Map

Figure 5.2 below illustrates that the population of the locality was 38,125 at the last census in 2016 having grown 12.5% since 2011. The breakdown of population is illustrated below.

**Population trends [CSO]**



**Population age groups [CSO]**

Age	2011	2016	Change
0-9	6137	6742	9.9%
10-19	4100	4934	20.3%
20-29	5633	5266	-6.5%
30-39	7481	7763	3.8%
40-49	4245	5840	37.6%
50-59	2597	3369	29.7%
60-69	1708	2031	18.9%
70-79	1351	1372	1.6%
80+	644	808	25.5%
<b>Total</b>	<b>33896</b>	<b>38125</b>	<b>12.5%</b>

Age	2011 No.	2011%	2016 No.	2016%
0-14	8,270	24.4%	9,363	24.6%
15-64	22,865	67.5%	25,699	67.4%
65+	2,761	8.1%	3,063	8.0%

Sex	Average Age
Male	32
Female	33
Overall	33

Figure 5.2 Population in locality

**Household composition [CSO]**

Composition of Households	2011	2016	Change	2016%
One person	2493	2350	-5.7%	18.5%
Married couple	1248	1169	-6.3%	9.2%
Cohabiting couple	605	487	-19.5%	3.8%
Married couple and children	3016	3428	13.7%	26.9%
Cohabiting couple and children	575	665	15.7%	5.2%
Father and children	216	227	5.1%	1.8%
Mother and children	1782	1756	-1.5%	13.8%
Couple and others	267	244	-8.6%	1.9%
Couple children and others	327	412	26.0%	3.2%
Father children and others	41	45	9.8%	0.4%
Mother children and others	256	324	26.6%	2.5%
Two or more family units	306	353	15.4%	2.8%
Non-family households and relations	349	386	10.6%	3.0%
Two or more non-related persons	532	876	64.7%	6.9%
<b>Total</b>	<b>12013</b>	<b>12722</b>	<b>5.9%</b>	

**Family cycle [CSO]**

No. of Families	2011	2016	Change
Pre-family	1267	992	-21.7%
Empty nest	473	549	16.1%
Retired	507	525	3.6%
Pre-school	1542	1195	-22.5%
Early school	1232	1494	21.3%
Pre-adolescent	984	1253	27.3%
Adolescent	963	1126	16.9%
Adult	1988	2339	17.7%

**Average Household Size [CSO]**

Household Size 2011	2.82
Household Size 2016	2.98
Household Size % Change	5.6%

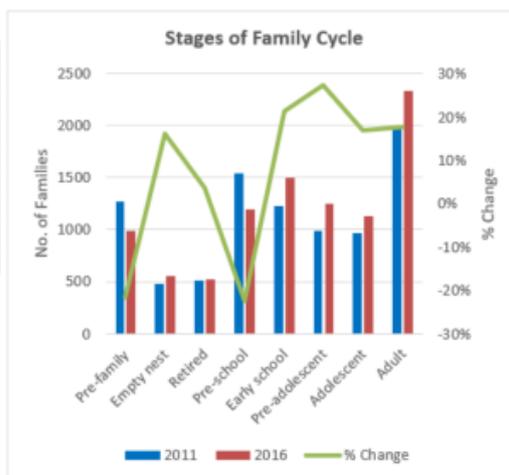


Figure 5.3 Household profile in the locality of the subject site

To understand the potential cumulative effects from the proposed development along with other developments in the pipeline within the locality of the subject site, planning permissions (in the past 5 years) have been mapped in (Figure 5.3). Three mixed-use/ residential permissions are noted.

Reference	Category	Location	Description	Decision	Status
<b>Residential</b>					
F15A/0552	Mixed Development - Commercial Minor Residential	The former Castle Inn, St. Margarets Road, Meakstown, Dublin 11	Demolition of derelict pub and construction of 21 family dwellings comprising Block 1: 7 no. x 2 storey (3 bed) family dwellings, Block 2: 6 no. x 2 storey (3 bed) family dwellings, Block 3: 3 storey building comprising 4 no. x ground floor (1 bed with study) own door family apartments and 4 no. x two storey (2 bed with study) duplex own door family dwellings, 38 no car parking spaces, 20 no. cycle spaces, new access road and extension of footpath/street lighting from Lanesborough Gardens to site. Landscaping of site, boundary walls, footpaths, bin storage area/shed and esb substation.	09/05/2016	Commenced
F17A/0215	Major Residential - Apartments	Charlestown Centre, Charlestown Place & St Margaret's Road, Charlestown, Dublin 11	This application seeks permission to complete and reconfigure the previously permitted basement levels -1 and -2 and to develop a new Phase 2B development in lieu of the development previously permitted on the site (Reg. Ref. F08A/0431). The Phase 2B will comprise a total of 33,240sq.m gross floor area incorporating 222no. apartments (25,868sq.m), retail floorspace (5,679sq.m), crèche (418sq.m), gym/ fitness centre (769sq.m) and ancillary areas (506sq.m) in 5no. blocks ranging in height from two to six storeys with seven storey elements. The accommodation provided in the revised Phase 2B development is as follows: - <ul style="list-style-type: none"> <li>• Building 100: 6 storey building (8,663sq.m) incorporating 74no. apartments (15no. 1 bed units, 39no. 2 bed units and 20no. 3 bed units) with associated private balconies, roof terrace with lift/ stair core access and additional ground floor accommodation including 1no. gym/ fitness centre (769sq.m), resident's communal room (59sq.m), bicycle storage (64no. spaces) and all associated ancillary areas.</li> <li>• Building 200: 6 storey building (5,058sq.m) incorporating 45no. apartments (5no. 1 bed units, 16no. 2 bed units and 24no. 3 bed units) with associated private balconies, roof terrace with lift/ stair core access and all associated ancillary areas.</li> <li>• Building 300: 6 storey building (4,856sq.m) incorporating 44no. apartments (6no. 1 bed units, 17no. 2 bed units and 21no. 3 bed units) with associated private balconies, roof terrace with lift/ stair core access and all associated ancillary areas.</li> <li>• Building 400: 3 to 6 storey building (3,618sq.m) incorporating 27no. apartments (6no. 1 bed units, 4no. 2 bed units and 17no. 3 bed units) with associated private balconies, roof terrace with lift/ stair/ core access, a</li> </ul>	12/05/2017	Granted

			<p>retail/ commercial unit (2,956sq.m) at ground and first floor level, a crèche (418sq.m) with external play area (47sq.m) and bicycle storage (100no. spaces) at ground floor level and all associated ancillary and plant areas.</p> <ul style="list-style-type: none"> <li>• Building 500: 2 to 6 storey building (3,673sq.m) incorporating 32no. apartments (4no. 1 bed units, 12no. 2 bed units and 16no. 3 bed units) with associated private balconies, roof terrace with lift/ stair core access, 3no. retail/ commercial units (2,723sq.m) and bicycle storage (74no. spaces) at ground floor level and all associated ancillary areas.</li> </ul> <p>Buildings 400 and 500 form the southern and western edges of a new public plaza (Charlestown Square) which will be bound to the east by the existing Charlestown Shopping Centre and to the north by the existing cinema and leisure centre block. Revisions to the existing basement car park and services area at Basement Levels -1 and -2 comprise alterations to the lift/ stair cores, carparking and circulation routes to facilitate the amendments to buildings above and addition of apartment storage areas. The new car park arrangement for Phase 1 and Phase 2 provides a total of 1,303no. basement and 84no. surface car parking spaces in lieu of 1,455no. car parking spaces at basement levels -1 and -2 and 81no. surface car parking spaces. Permission is also sought for connection to public services, signage, hard and soft landscaping and ancillary site and development works with access provided from the existing connections to Charlestown Place and St. Margaret's Road.</p>		
<b>Commercial</b>					
F17A/0215	Commercial	Charlestown Centre, Charlestown Place & St Margaret's Road, Charleston	<p>This application seeks permission to complete and reconfigure the previously permitted basement levels -1 and -2 and to develop a new Phase 2B development in lieu of the development previously permitted on the site (Reg. Ref. F08A/0431). The Phase 2B will comprise a total of 33,240sq.m gross floor area incorporating 222no. apartments (25,868sq.m), retail floorspace (5,679sq.m), crèche (418sq.m), gym/ fitness centre (769sq.m) and ancillary areas (506sq.m) in 5no. blocks ranging in height from two to six storeys with seven storey elements. The accommodation provided in the revised Phase 2B development is as follows: -</p> <ul style="list-style-type: none"> <li>• Building 100: 6 storey building (8,663sq.m) incorporating 74no. apartments (15no. 1 bed units, 39no. 2 bed units and 20no. 3 bed units) with associated private balconies, roof terrace with lift/ stair core access and additional ground floor accommodation including 1no. gym/ fitness centre (769sq.m), resident's communal room (59sq.m), bicycle storage (64no. spaces) and all associated ancillary areas.</li> <li>• Building 200: 6 storey building (5,058sq.m)</li> </ul>	12/05/2017	Plans Granted

		<p>incorporating 45no. apartments (5no. 1 bed units, 16no. 2 bed units and 24no. 3 bed units) with associated private balconies, roof terrace with lift/ stair core access and all associated ancillary areas.</p> <ul style="list-style-type: none"> <li>• Building 300: 6 storey building (4,856sq.m) incorporating 44no. apartments (6no. 1 bed units, 17no. 2 bed units and 21no. 3 bed units) with associated private balconies, roof terrace with lift/ stair core access and all associated ancillary areas.</li> <li>• Building 400: 3 to 6 storey building (3,618sq.m) incorporating 27no. apartments (6no. 1 bed units, 4no. 2 bed units and 17no. 3 bed units) with associated private balconies, roof terrace with lift/ stair/ core access, a retail/ commercial unit (2,956sq.m) at ground and first floor level, a crèche (418sq.m) with external play area (47sq.m) and bicycle storage (100no. spaces) at ground floor level and all associated ancillary and plant areas.</li> <li>• Building 500: 2 to 6 storey building (3,673sq.m) incorporating 32no. apartments (4no. 1 bed units, 12no. 2 bed units and 16no. 3 bed units) with associated private balconies, roof terrace with lift/ star core access, 3no. retail/ commercial units (2,723sq.m) and bicycle storage (74no. spaces) at ground floor level and all associated ancillary areas.</li> </ul> <p>Buildings 400 and 500 form the southern and western edges of a new public plaza (Charlestown Square) which will be bound to the east by the existing Charlestown Shopping Centre and to the north by the existing cinema and leisure centre block. Revisions to the existing basement car park and services area at Basement Levels -1 and -2 comprise alterations to the lift/ stair cores, carparking and circulation routes to facilitate the amendments to buildings above and addition of apartment storage areas. The new car park arrangement for Phase 1 and Phase 2 provides a total of 1,303no. basement and 84no. surface car parking spaces in lieu of 1,455no. car parking spaces at basement levels -1 and -2 and 81no. surface car parking spaces. Permission is also sought for connection to public services, signage, hard and soft landscaping and ancillary site and development works with access provided from the existing connections to Charlestown Place and St. Margaret's Road.</p>		
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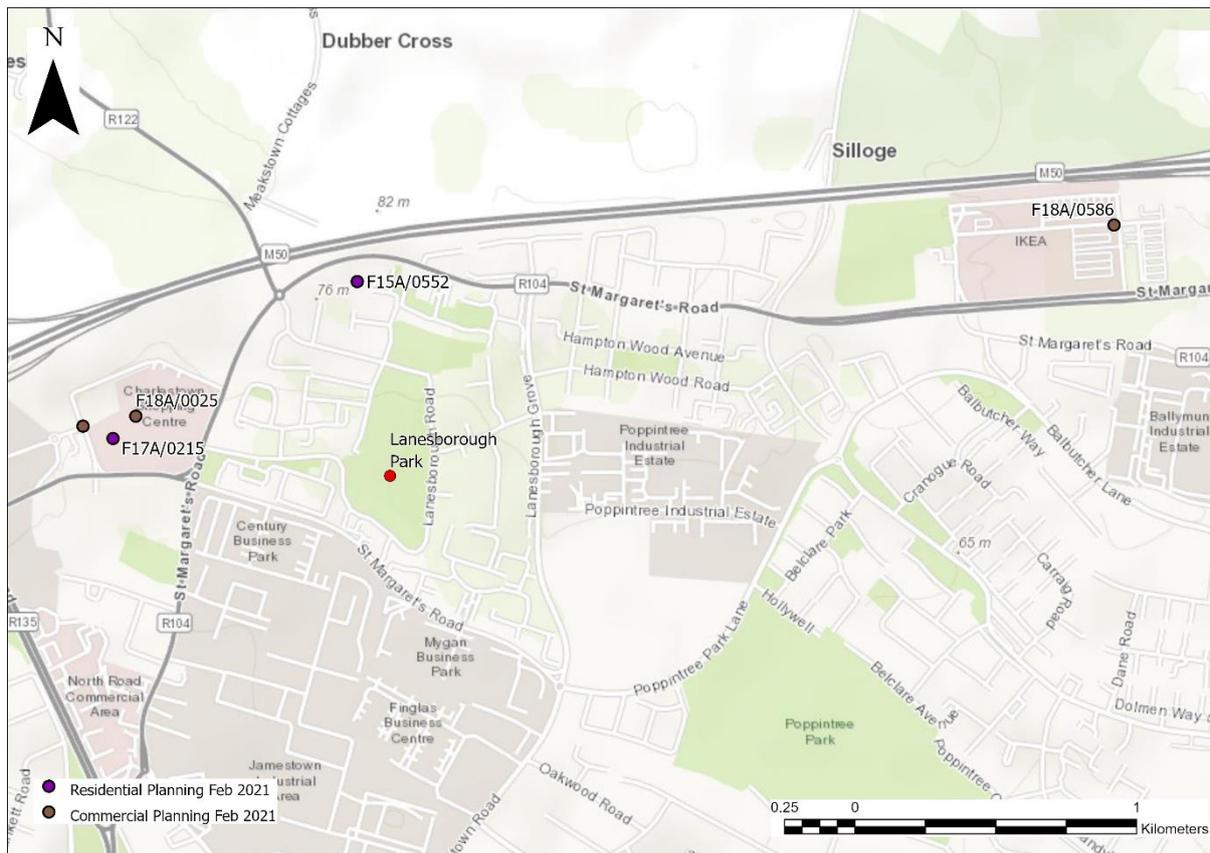


Figure 5.4 Developments in the pipeline within the catchment of site

Given the development sites are separate from the subject site, it is considered the proposed development is unlikely to result in a cumulation of negative effects, in combination with other schemes. Rather the proposed development will positively influence to the local area as it will facilitate recreation activity and amenity at the heart of the Lanesborough suburb.

### 5.3 Nature of any associated demolition works

The proposed park development includes some site clearance and improvement of the ground profile for the creation of landscape features. However, it does not include works that may be considered as demolition.

### 5.4 Use of natural resources

Due to the scale of the proposed development (i.e. above ground park), it is unlikely that the proposed development will require large amounts of quarried aggregated, steel and bitumen during construction. The proposed development would occur primarily on existing hard standing or cleared ground and require small quantities of natural resources.

Standard construction materials would be used as part of the proposed development and the quantity of natural resources used (i.e. soil) would be relatively small given the scale of the proposed development. Whilst exact quantities have not been determined at this stage, the construction materials required will be given the scale of the park, playground and ancillary facilities (i.e. footpaths, structures and event space).

The proposed works will not require extensive ground works or excavations. It is therefore unlikely for the development to have any significant potential impact to the land, soil, water and biodiversity of the site and its surroundings.

### 5.5 Production of Waste

The proposed expansion works comprise general landscape planting, minor structures, car park and installations. Due to the nature of the proposed development, there will be no excavation on site. Existing mature trees and any sensitive species will be protected during construction in accordance with best practice.

The majority of waste arisings will be clean material and all activities on site will adhere to the construction management best practice guidelines as specified in '*Best Practice Guidelines on the Preparation of Waste Management Plans for Construction & Demolition Projects*' (2006) and EPA Guidelines (2013) – '*Design out Waste - A design team guide to waste reduction in construction and demolition projects*' and EPA Research Report 146 (2015) '*A Review of Design and Construction Waste Management Practices in Selected Case Studies – Lessons Learned*'. Any materials that cannot be reused would be removed offsite by a licensed contractor during construction and operation whilst any inert waste generated during will be disposed of at a suitably licensed facility. It is unlikely that the proposed development to have any significant effects in relation to the production of waste.

### 5.6 Risk of accidents

During the construction, utmost care will be taken by the contractors to prevent accidental spillages whether onto the land or directly into the adjoining watercourse through the adoption of strict best practice construction management. While there is a ditch on site, it does not appear to have a pathway connection to another watercourse.

It is also considered that there is minimal potential for major accidents, and/or disasters which are relevant to the proposed development during construction or operation on the basis of best scientific knowledge. Therefore, no significant ecological impacts or legal offences are expected to occur.

### 5.7 Risk to human health

During construction, there is potential for minor disturbance, however, there is not considered to be any potential for polluting material has the potential to cause environmental effects which may potentially have impacts on human health.

The proposed development has been designed to provide a high-quality recreation amenity that respects and enhances the existing village environment.

## 6 Location of the proposed development

The second criteria for the evaluation of sub-threshold developments relate to the environmental sensitivity of geographical areas likely to be affected by the proposed development. Figure 6.1 confirms that the site is not located in proximity to any protected European site (SAC, SPA) or NHA.

The proposed development is unlikely to significantly impact this sensitive setting of the site as it is a park with above ground works. The site is located in a suburban area at the centre of settlement of Lanesborough.

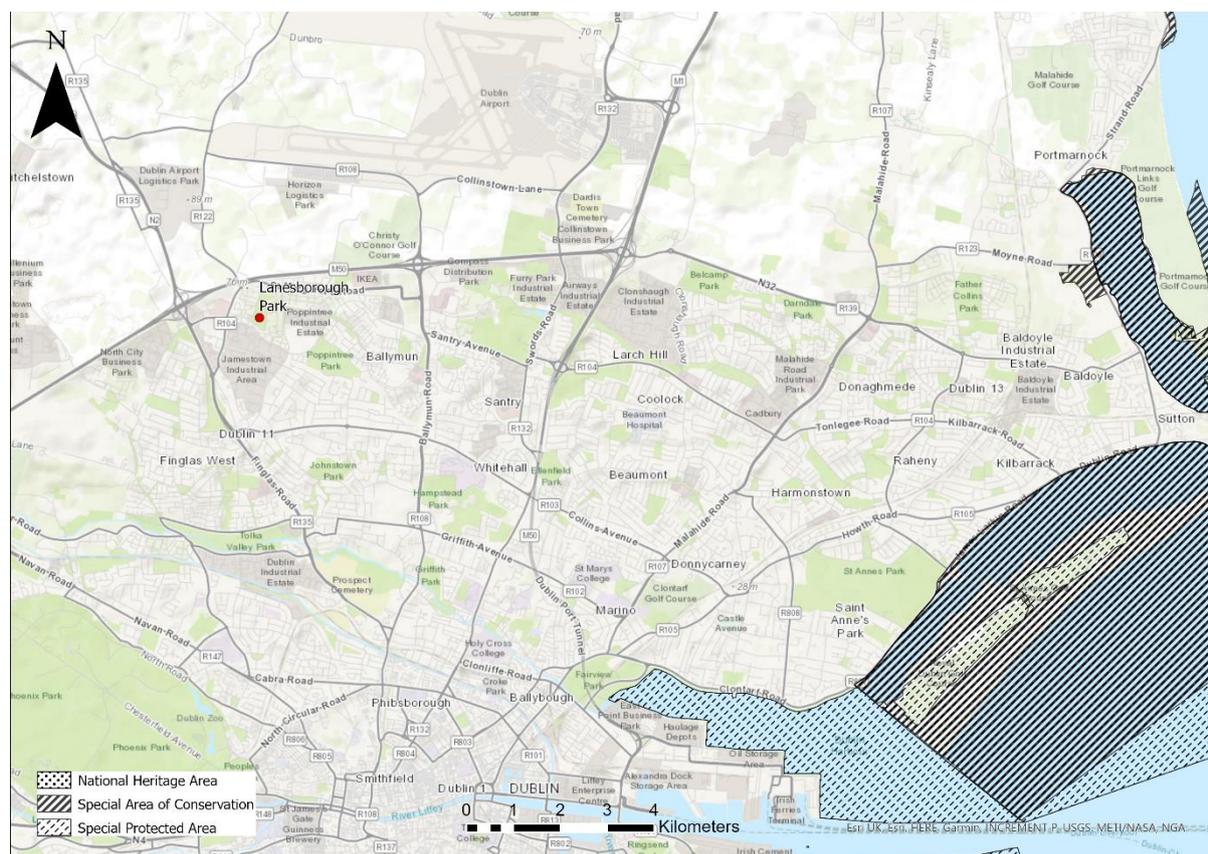


Figure 6.1 Designated sites in relation to the development site

The proposed development aligns with the objectives of the Fingal County Development Plan 2017-23 where the site has been identified for a new Open Space.

Case law has been shown that, in certain circumstances, small-scale projects can have significant effects on the environment, and so should be duly considered. Case C-392/96 (Commission v Ireland, 1999) from the European Court of Justice, set out in paragraph 6 that even a small-scale project can have significant effects on the environment if it is in a location of particular environmental sensitivity. Consideration of significant effects should not be determined by reference to size only, as the nature and location must also be taken into account. This is further enshrined through the sub-threshold criteria as described in Section 4. This section of the EIA Screening Report, therefore, reviews the sensitivity of the receiving environment, under the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended.

## 6.1 Existing and approved land use

The site is an existing park located at the centre of the Lanesborough suburb. The residential use surrounding the park is well-established.

The Fingal County Development Plan 2017-23 notes the following with respect to Lanesborough (p.9) under the heading 'Main Aims of the Development Plan':

7. Develop a strategy to promote and deliver an enhanced identity and link with Fingal for the wider communities of Santry, Ballymun, Meakstown/Charlestown, Finglas and Lanesborough

The proposed development through the enhancement of the existing park facility will improve the recreational amenity and broader residential amenity of the area and is therefore consistent with these objectives.

## 6.2 The relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground

Having regard to the receiving environment's character and the Appropriate Assessment (AA) Screening Report prepared by Tubridy & Associates ecologists, the proposed development will not significantly impact on the integrity of any main habitats (including soil, land, water and biodiversity).

## 6.3 The absorption capacity of the natural environment

The subsection of the sub-threshold criteria relates to the absorption capacity of the natural environment, paying particular regard to:

- (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 of historical, cultural or archaeological significance.

The AA Screening Report prepared by Tubridy & Associates ecologists details out a number of mitigation measures. These measures are proposed on a precautionary basis, even when the risk from proposed development was found to be low even in the absence of the proposed mitigation measures.

### **Cultural Heritage**

There are no Protected Structures or Architectural Conservation Areas (ACA) in the vicinity of the site. There is no potential for the proposed park development to have physical effects on protected structures and visual impacts on sites of heritage interest will not occur. The existence of the park project will be negligible in the context of the existing setting and designated cultural heritage, architecture and archaeology values in the wider area.

## 7 Characteristic of the Potential Impact

The third criteria of for the evaluation of sub-threshold development (referred to in Section 4) relates to characteristics of potential impact.

### 7.1 The magnitude and spatial extent of the impact

The potential for significant effects during development of this nature is primarily associated with the construction stage and as such, they are generally likely to be temporary in nature, reversible and 'once-off', particularly given that this is park development and existing planting will be retained wherever possible.

During construction, noise and air pollution have a high probability of occurrence in the absence of any mitigation measures during any construction activities, however, the scale of these are limited given the scale of construction activities. Mitigation measures will be implemented throughout and as such the likelihood any of impacts on the surrounding environment is low.

As such, it is considered that the proposed development is unlikely to result in significant environmental effects during operation. Given the scale of development, i.e. above ground park, the potential for any likely significant effects is considered to be minimal.

### 7.2 The nature of the impact

The proposed development provides for the development of a park and other associated uses on site. During construction, the nature of impact related to construction activities, will be slight negative and temporary in nature, the effects of which will be contained entirely within the site. During operation, there may be a slight intensification of use of facilities over time on site.

However, the proposed park development is located within Lanesborough Park which is already the established use. The development also proposes to improve the existing setting of the site therefore, has the potential to act as a positive impact in terms of residential amenity.

### 7.3 The transboundary nature of the impact

Having regard to the scale of the proposed development is considered that any effects (which are likely to be insignificant) will be localised in nature and the proposed development will not result in any Transboundary impacts.

### 7.4 The intensity and complexity of the impact

During construction of the proposed development, is predicted to causes light negative impacts that are temporary due to noise and dust impacts. These impacts are not considered to be significant or permanent for those reasons set out herein. Similarly during operation, the proposed development is not projected to have any impact on the local environment including the adjoining land uses or road access; rather it is likely to improve recreation and amenities for the locality and generate promote the local economy as set out herein.

**Ecology:** The proposed development is located on an existing park which is designated for open space use. The majority of trees will be retained on site and supplemented with new park planting proposals. No likely or significant impact is anticipated in respect of any habitat or protected species.

**Soils and Geology:** The main built works and hard surfaces comprise the improvement of park walking routes, generally where hardstanding surfaces already exist. Any excavation works will be minimal in nature. No likely or significant impact is anticipated in respect of of the development to the soils and geology.

**Water:** The site is not adjacent to any water course. A ditch located on the site is to be utilised as a play feature. No likely or significant impact is anticipated in respect of the development to water.

The proposed park is not located within any flood zone. No likely or significant impact is anticipated in respect of the development to flooding

**Air and Climate:** During the construction phase the works may generate dust temporarily during very dry conditions (i.e. in the absence of dampening down). However, due to the limited scale of the proposed development and the implementation of best practice measures, dust impacts and associated impacts on air quality are unlikely to be significant. It is also likely that the construction will lead to a slight increase in traffic in the area during construction. The slight increase in traffic-based emissions as a result of the working population at the site during will be very minor in the context of the existing traffic in the area.

**Noise and Vibration:** An increase in noise and vibration levels is expected during the construction stage to facilitate the extension, however, the impact is likely to be temporary in nature and mitigated through best practice. Construction works will be restricted to 8:00 to 18:00 Monday to Friday and 9:00 to 13:00 on Saturdays, a hoarding will be erected and quieter plant, equipment and activities will be prioritised where practicable so as to reduce the potential for noise and vibration during construction. No significant noise and vibration will arise during operation of the proposed development, other than vehicular noise which will be insignificant in the context of the existing traffic in the area.

**Population and Human Health:** The proposed development will not affect the local population and/or human health as it will be constructed and operated with due regard to occupational health and safety procedures. Further, the operation of the park on this site is likely to create a positive impact to the existing population in Lanesborough by improving recreational and amenity facilities.

**Material Asset - Traffic and Transport:** The proposed development is unlikely to generate additional traffic in the surrounding area of the site. It is also notable that due to the site's location, it readily provides for pedestrian access to the surrounding community.

**Landscape:** Carrying out the current development will protect and improve the existing setting of the site by completing a carefully designed landscape plan and park works. The design and scale of the proposed development will have a positive impact on landscape.

**Archaeology, Architecture and Cultural Heritage:** No heritage feature is located in or adjacent to the site.

**Interactions:** There will be slight interactions between many of the environmental topics due to the setting of the proposed development, particularly between the landscape and population. Any interactive effects during construction will be minor and be temporary in nature and are expected to be managed effectively through the implementation of the mitigation measures. Permanent improvements to the public realm and residential amenity/ character and appearance will occur once operational.

## 7.5 Probability of the impact

During the construction, nuisance associated with noise and dust generation has a high probability of occurrence which will be reduced to moderate upon implementation of the mitigation measures. All specific mitigation measures will be adhered to during the development of the proposed development in order to reduce the probability of impacts on the surrounding environment.

### 7.6 Expected onset, duration, frequency and reversibility of the impact

The majority of the adverse effects that may arise from the proposed development are associated with the construction stage and these effects will be temporary, reversible and 'once-off'. There is not considered to be a risk of potential loss of habitat due to the development. The AA Screening Report concludes that the development will not adversely affect the integrity of any European site within the immediate catchment of the site.

### 7.7 Cumulation of impact

As set out in Section 5.2, the proposed development will not lead to any cumulation of impact from other developments within the catchment of the site.

### 7.8 The possibility of effectively reducing the impact

Construction for the proposed development will be undertaken in accordance with the guidelines and relevant best practice as well as the Council's mitigation requirements. This will effectively reduce the scale of all adverse effects as described herein.

It is considered the completion and operation of the proposed development will enhance the residential amenity and attraction of the Lanesborough suburb.

## 8 Conclusion

The proposed development at Lanesborough does not fall within the list of activities requiring mandatory EIA as set out in Annex 1 of the EIA Directive and Parts 1 of the Planning and Development Regulations 2001, as amended. In addition, this proposed development has been considered under the relevant list of activities which warrant discretionary consideration for the requirement of an EIA and the proposed development does not exceed any of the thresholds listed in Annex II of the EIA Directive and Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended. The proposed development at Lanesborough does not fall within the list of activities requiring discretionary EIA as set out in the legislation.

*Table 8.1 Screening Checklist to determine if EIA is required based on the characteristics of project and its environment*

Questions to be Considered	Yes / No Briefly describe	Is this likely to result in a significant impact? Yes/No - Why
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes	No. The proposed development comprises improvements to an existing park. The proposed development would therefore not result in any major physical changes in the locality.
2. Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?	No	No. The proposed development would require small quantities of natural resources. Standard construction materials would be used as part of the proposed development and the quantity of natural resources used would be relatively small given the nature of the proposed development.
3. Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?	No	No. The construction will only use standard construction material. It is unlikely that any materials that would be harmful to human health or the environment.
4. Will the Project produce solid wastes during construction or operation or decommissioning	No	No. Small quantities of waste from ground clearance may be generated from proposed development. This would be managed in accordance with relevant waste legislation and all waste would be removed by the site by a licensed contractor and disposed of at licensed facilities.
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC)?	No	No. Pollution-prevention measures will be implemented during the construction of the proposed development. Due to the limited scale of the proposed development it is unlikely that works could contribute to release of any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC)

6. Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?	No	No. It is expected that noise and vibration may occur temporarily during construction.
7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	No. A range of pollution-prevention measures will be implemented during construction works.
8. Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?	No	No. The construction activities would be undertaken with due regard to occupational health and safety.
9. Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?	No	No. The proposed development is for the improvement of an existing park. Demography, traditional lifestyles, and employment would not be affected by the proposed development.
10. Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	No.	No. The proposed development will not cause any significant negative impacts on any features of ecological importance.
11. Is the project located within or close to any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	No	No. The site is not located within or close to any protected site or area. The development will not adversely affect the integrity of a European site.
12. Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project?	No	No. The proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.
13. Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	No	No. The proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.
14. Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?	No	No.
15. Are there any areas or features of high landscape or scenic value on or	No	No. There are no areas or features of high landscape or scenic value on or around the

around the location which could be affected by the Project?		location which could be affected by the project.
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	Yes	No. The proposed park will create a safer functioning environment for visitors and users through improved surveillance and accessibility.
17. Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	No	No. The proposed development during construction or operation is likely to lead to a slight increase in traffic in the area during construction phase. The central location promotes walking and sustainable modes of transport.
18. Is the Project in a location in which it is likely to be highly visible to many people?	Yes	No. The site is visible due to its central location in Lanesborough. The nature of the park development is considered to have a positive visual impact.
19. Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?	No	No.
20. Is the Project located in a previously undeveloped area where there will be loss of greenfield land?	No	No. The proposed park is located on an existing park and therefore the works are unlikely to cause any habitat loss.
21. Are there existing land uses within or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?	Yes	No. The site is located beside residential buildings. The park project will improve the residential amenity for the area.  There may be some minor inconvenience and nuisance for adjoining properties temporarily during construction.
22. Are there any plans for future land uses within or around the location that could be affected by the Project?	Yes	No. There are plans for a Community Centre at the south west corner of the park, but the two projects are not dependent on each other.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	Yes	Yes. The site is located within a suburban area. The park project would provide an attractive amenity for adjoining communities.
24. Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Project?	No	No
25. Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries,	No.	No.

tourism, minerals, that could be affected by the Project?		
26. Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	No.
27. Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?	No	No.

The proposed development has therefore been considered as a sub-threshold development. The information has been provided herein to assist with the determination of whether an EIA is required on the basis of the characteristics of the proposed development and the surrounding environment.

On the basis of the information provided in this screening assessment, it is the view of KPMG Future Analytics that significant environmental effects are unlikely to arise from the proposed development. It has therefore been concluded that an EIA should not be required for the proposed development. The information provided in this screening report should be used by the competent authority, Fingal County Council to support its determination of the need or otherwise for an EIAR for the proposed development.