



GARRISTOWN LIBRARY PARK PROJECT, CO. FINGAL

Proposed development of 0.1Ha park including play area, and civic space in Garristown village centre.

Environmental Impact Assessment Report (EIAR) Screening Report

On behalf of:

**Comhairle Contae
Fhine Gall**
Fingal County
Council



May 2021

Document review and approval

Revision history

Version	Author	Date	Revision
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2			

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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 Garristown Library Park project. The proposed development comprises a small park (c.0.1 Ha) situated in the grounds of the Carnegie Library on the Main Street beside the Church of the Assumption Catholic Church. The proposed park includes a series of spaces for play, picnics seating and renewed paving.

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 Garristown Village providing a community facility and recreational asset. The site is situated in the grounds of the Carnegie Library on Main Street which has recently been refurbished and extended.

The proposed design by ÁIT Urbanism and Landscape provides for a structured layout of the space including playground, picnic space, paved entrance and seating area.

Figure 1.2 provides a street view of the subject site showing it comprises made-ground including paving/ tarmac surfaces, grass lawns and strong boundary trees. It also includes scrub, hedgerow and mature trees. Figures 1.3 and 1.4 illustrate the proposed site plan and sketch proposal.



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

Proposed Landscape Plan

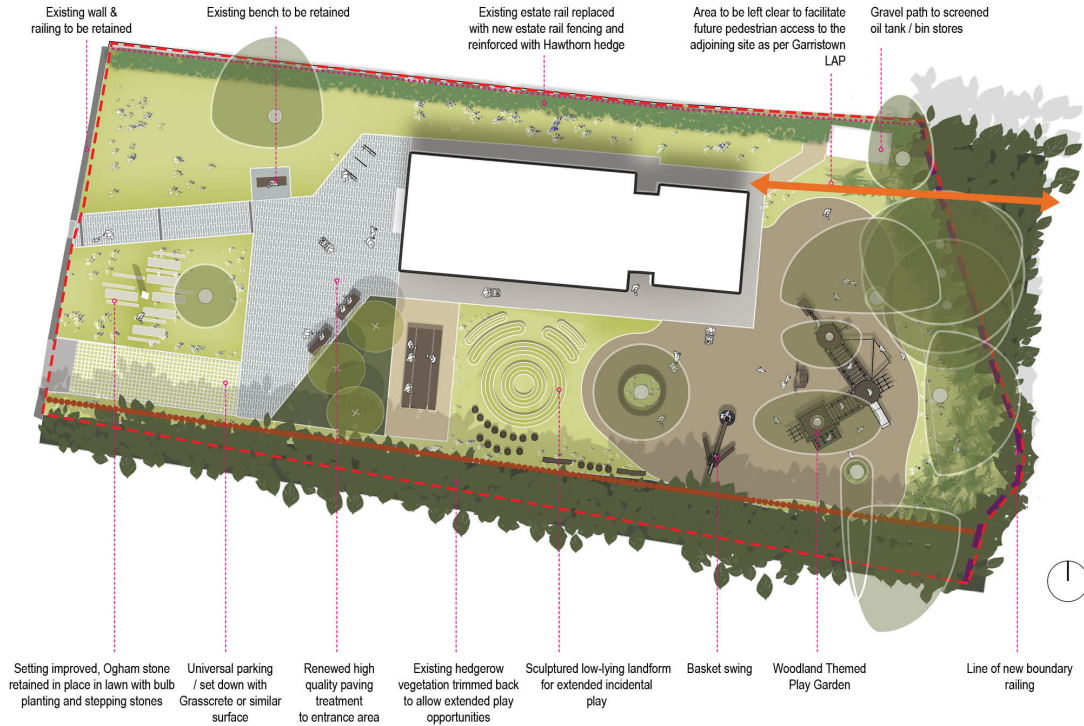


Figure 1.3 Site layout (Source: ÁIT Urbanism and Landscape)

Woodland Themed Play Garden Conceptual Sketch



Figure 1.4 Sketch perspective of playground (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. Fingal County Council) 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.

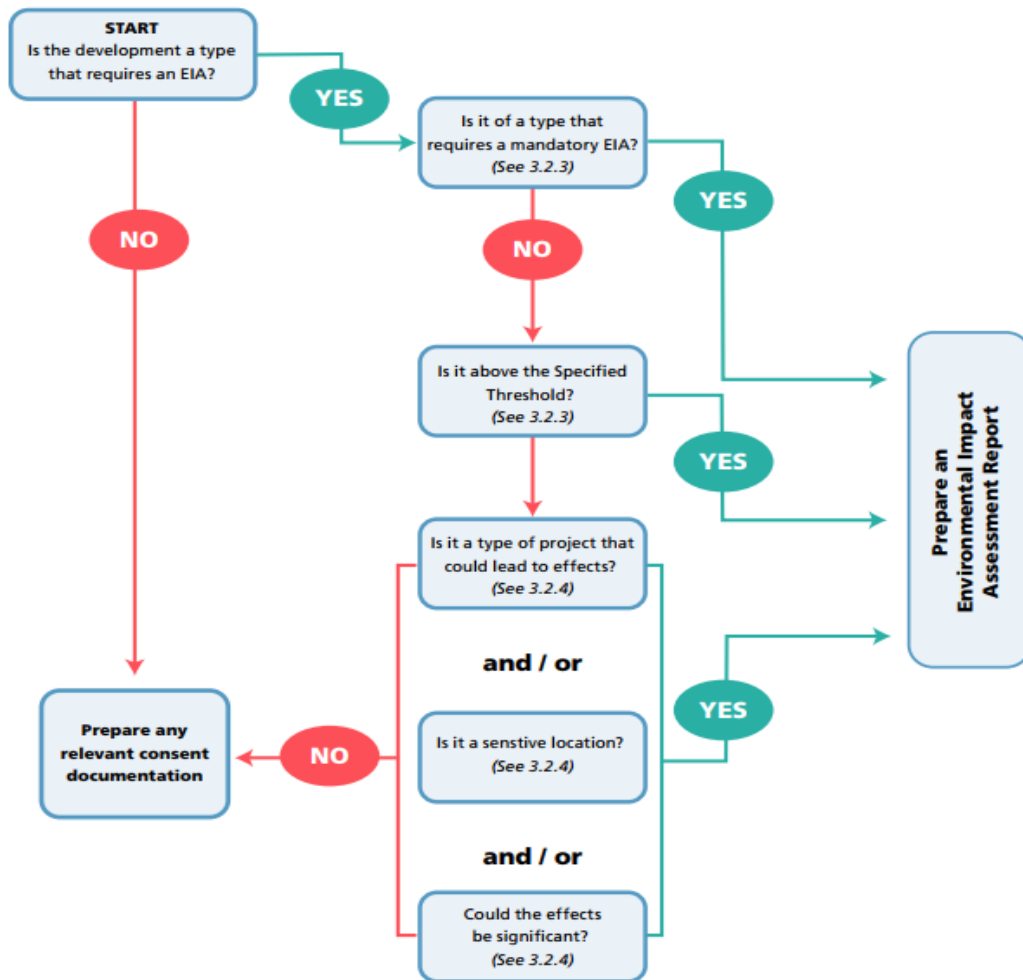


Figure 2.1 EIAR Screening Process (Source: EPA, Guidance on screening 2017)

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 Garristown Library does not fall within the list of activities requiring mandatory EIA as set out in the legislation.

The proposed development at Garristown 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 ² 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 Woollen Mills 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, this EIAR Screening Report has been prepared to provide sufficient information to enable the competent authority to undertake screening against any potential likely significant effects that may occur. 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.

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 development¹

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,

¹ 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 Garristown village provides for a small park (c.01 Ha) at the centre of the village. It includes a series of spaces for different activities. The site is located in the grounds of the Carnegie Library bounded by the Main Street to the west, the RC Church of the Assumption to the north and agricultural/distribution sheds to the south. The rear boundary of the site is defined by tall trees in a wooded area.

The details of the proposed development are set out in section 1.2 of this report.

5.2 The cumulation with other proposed development

The proposed development is located on a 0.1 ha site at the centre of Naul village. The site is accessed from the Main Street.

Figure 5.1 comprises an extract from the Fingal County Council Development Plan 2017-23. It confirms the site is located on lands designated Rural Village (RV).

Figure 5.2 below illustrates that the population of the Naul was 1,628 at the last census in 2016 having grown 13.2% since 2011. The breakdown of population is illustrated below.

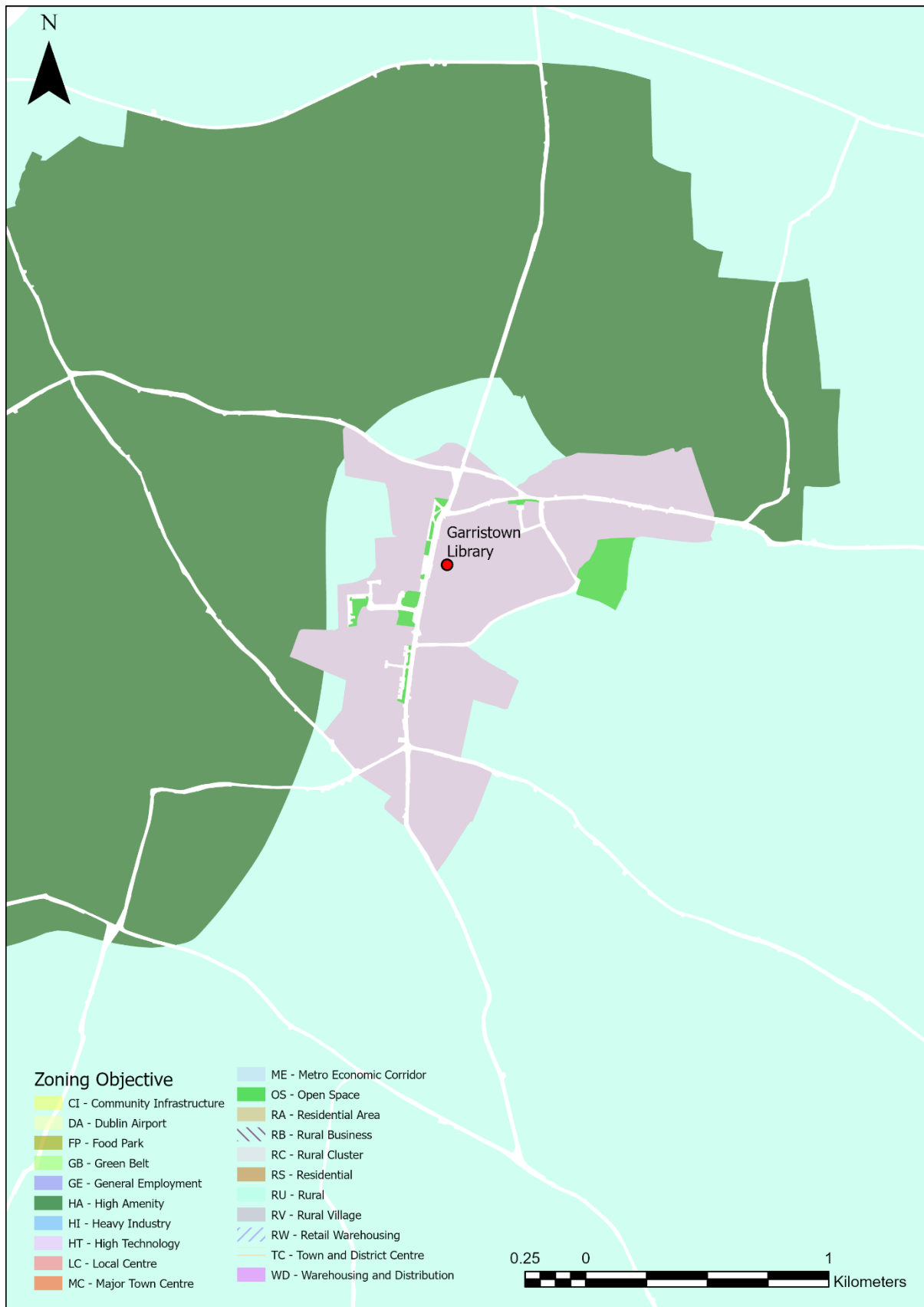
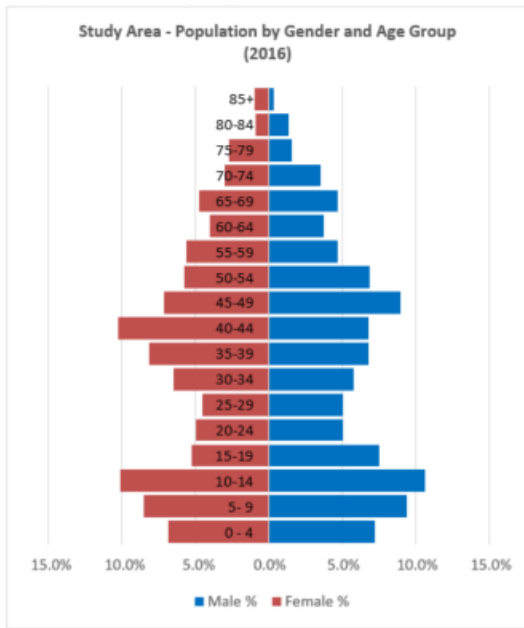


Figure 5.1 Extract from Fingal County Council Development Plan 2017-23 Zoning Map

Population trends [CSO]



Population age groups [CSO]

Age	2011	2016	Change
0-9	289	261	-9.7%
10-19	171	273	59.6%
20-29	152	160	5.3%
30-39	217	221	1.8%
40-49	237	269	13.5%
50-59	142	187	31.7%
60-69	146	140	-4.1%
70-79	65	88	35.4%
80+	19	29	52.6%
Total	1438	1628	13.2%

Age	2011 No.	2011%	2016 No.	2016 %
0-14	395	27.5%	430	26.4%
15-64	896	62.3%	1,004	61.7%
65+	147	10.2%	194	11.9%

Sex	Average Age
Male	34
Female	36
Overall	35

Figure 5.2 Population in locality

Household composition [CSO]

Composition of Households	2011	2016	Change	2016%
One person	71	73	2.8%	14.9%
Married couple	79	87	10.1%	17.8%
Cohabiting couple	21	10	-52.4%	2.0%
Married couple and children	202	216	6.9%	44.2%
Cohabiting couple and children	17	21	23.5%	4.3%
Father and children	5	3	-40.0%	0.6%
Mother and children	31	27	-12.9%	5.5%
Couple and others	7	7	0.0%	1.4%
Couple children and others	10	12	20.0%	2.5%
Father children and others	0	0	#DIV/0!	0.0%
Mother children and others	2	3	50.0%	0.6%
Two or more family units	9	10	11.1%	2.0%
Non-family households and relations	6	8	33.3%	1.6%
Two or more non-related persons	4	12	200.0%	2.5%
Total	464	489	5.4%	

Family cycle [CSO]

No. of Families	2011	2016	Change
Pre-family	31	24	-22.6%
Empty nest	47	40	-14.9%
Retired	33	45	36.4%
Pre-school	32	34	6.3%
Early school	67	39	-41.8%
Pre-adolescent	53	78	47.2%
Adolescent	34	53	55.9%
Adult	96	93	-3.1%

Average Household Size [CSO]

Household Size 2011	3.16
Household Size 2016	3.22
Household Size % Change	1.7%

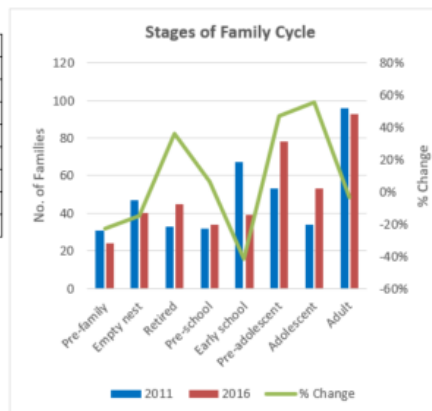


Figure 5.3 Household profile in the locality of the subject site

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 residential permissions are noted.

Table 5.1 Planning Application Overview					
Reference	Category	Location	Description	Decision	Status
F18A/0215	Commercial	Main Street, Garristown	Permission for change of use of an existing store to a café/coffee shop, 2) Proposed single storey rear extension to the building, 3) connection to existing services, 4) proposed signage and 5) all associated site works.	Jun-18	Plans Granted
F17A/0692	Minor Residential	Garristown Orchard	Permission for the construction of 11 houses on lands at Garristown Orchard, Garristown, Co. Dublin accessed from Chapel lane and the Garristown Orchard development, to which this is an extension. The development comprises 4 no. three-bedroom houses, 5 no. four-bedroom houses and 2 no. five-bedroom houses. The development utilises existing roads, services and public open space at Garristown Orchard, approved under F04A/1570 and F06A/1780 and includes upgrading the existing surface water drainage network at Garristown Orchard.	Jan-18	Commenced
F18A/0606	Minor Residential	The East of the R130 &, to the North of Chapel Lane, Garristown	The proposed development will consist of the demolition of existing grain store and the construction of 20 no. dwelling houses, comprising 4 no. two storey 4 bedroom detached houses, 4 no. two storey 4 bedroom semi-detached houses and 12 no. two storey 3 bedroom houses, 1 no. pedestrian entrance onto Main Street, 3 no vehicular entrances onto Chapel Lane, widening of Chapel Lane (into the application site) along site frontage, new path, public open space, landscaping and all associated site works. <i>A decision GRANT PERMISSION was made by Fingal County Council on this application. Subsequently, an appeal was lodged on 15 Jul 2019 and a decision to To Attach Condition(s) was made by An Bord Pleanala on 28 Nov 2019.</i>	Jun-19	Granted, Appeal decided

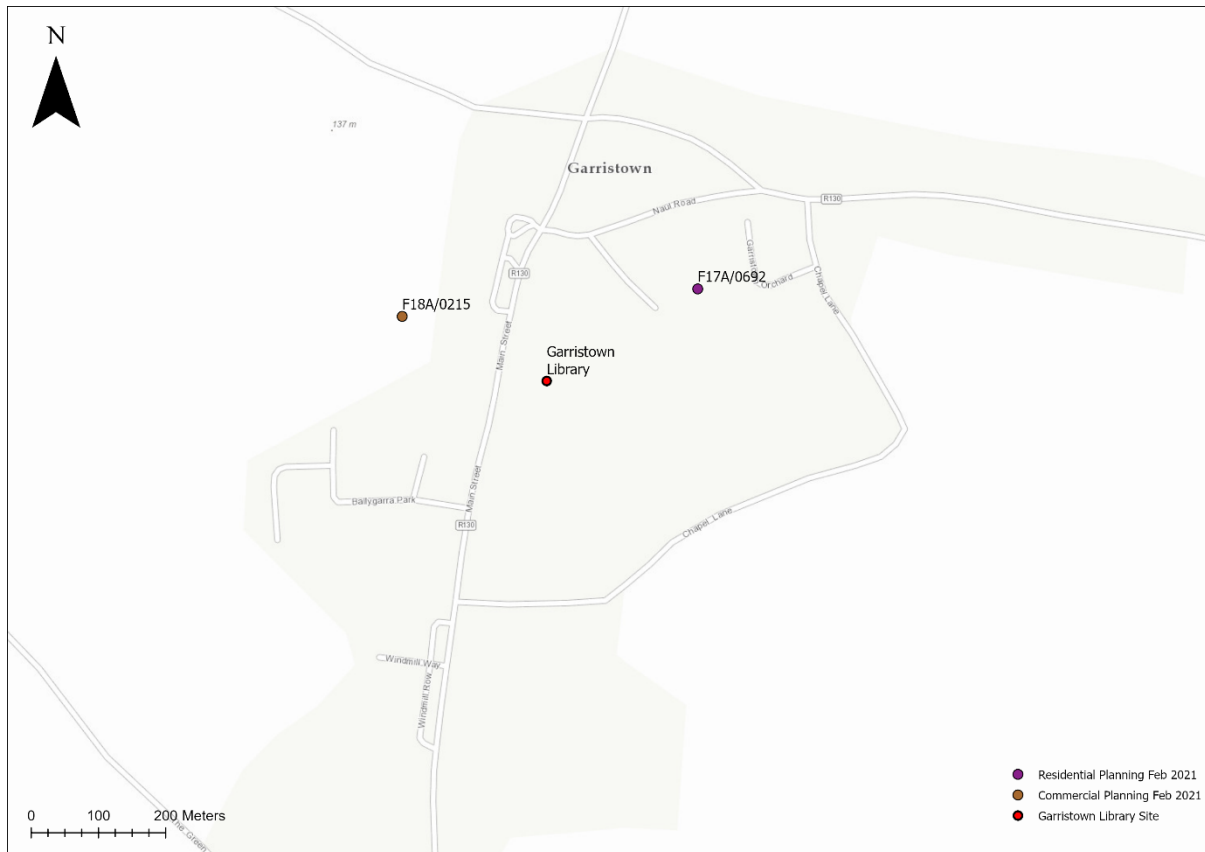


Figure 5.4 Developments in the pipeline within the catchment of site

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 village.

5.3 Nature of any associated demolition works

The proposed park development includes minor site clearance. 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 not be significant given the scale of the park and playground.

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 any watercourse through the adoption of strict best practice construction management.

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 within the village centre of settlement of Garristown.



Figure 6.1 Designated sites in relation to the development site

The proposed development aligns with the objectives of Garristown Local Area Plan where the site has been identified for a new Civic 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 located in the heart of Garristown Village in the grounds of the Carnegie Library. The site already serves as a heritage attraction.

The Fingal County Development Plan 2017-23 notes the following with respect to Garristown (p.150)

Garristown is an attractive rural village with a distinct rural ambience, located in the north-west of the County approximately 18 kilometres from Swords, 6kms north east of Ashbourne and just inside the County boundary with Co. Meath. The village is situated at one of the highest points in the County. Garristown is a key village within the Hinterland and forms part of a network of rural villages which functions as local centres, with a small but significant retail/commercial base that provides services to the village and a large rural hinterland.

The village consists of a wide main street running north-south, the most distinguishing feature is the tree lined Mall which runs along the western side of Main Street. It consists primarily of nineteenth and twentieth century buildings comprising generally well maintained, short, two storey terraces and detached dwellings, forming a compact village settlement focused on a linear village green. The busier part of the village is at the juncture of the Naul Road and Main Street. The main landmarks are the Church of the Assumption and Carnegie library on Main Street, and the former Church of Ireland [in ruins] and graveyard. The village core of Garristown has been identified as an area of high quality vernacular architectural character and is designated as an Architectural Conservation Area (ACA).

It is an objective of the LAP to provide: “a Village Park incorporating a children’s playground and a “Civic Space” for outdoor events adjacent to the commercial /community uses”.

The LAP notes “The village has a significant cultural heritage in the form of the (former Carnegie) library that relates closely in form, material and style to the neighbouring Catholic church.”

It also seeks to “Ensure the protection of existing trees and hedgerows, in particular, to the rear of the existing Carnegie Library”.

In the context of residential development areas the LAP seeks the following open space is provided:

A Village Park, children’s playground and viewing area incorporated into the woodland setting behind the existing Carnegie Library, i.e. within Residential Development Area 1 within the eastern section of the village centre. This park would not only protect these existing mature trees and their setting but would also provide a valuable recreational and amenity resource for the future and existing residents within this area and the village as a whole. This space offers exceptional views eastwards towards the surrounding countryside.

The proposed development is consistent with these objectives.



Figure 6.2 Extract from Garristown Village Design Framework Plan

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 NIS 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 NIS prepared by Tubridy & Associates ecologists details out mitigation measures to prevent pollution from construction works on site. 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

The Carnegie Library is a Protected Structure and the Main Street includes an Architectural Conservation Area (ACA). However, 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 minor 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 will be an intensification of use on site. However, it has to be noted that while there will be a change in the use of the site, the proposed park is located within to Garristown Village which is already established through the long-term library 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 urban amenity and local economy.

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, it is predicted to cause 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 and promote the local economy as set out herein.

Ecology: The proposed development is located on made ground in the village centre on lands associated with the established library use. The majority of trees will be retained on site and improved 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 are located within the existing hardstanding surfaces already built. Any excavation works will be minimal in nature. No likely or significant impact is anticipated in respect of the development to the soils and geology.

Water: The site is not adjacent to any water course. No likely or significant impact is anticipated in respect of the development to water. The proposed park is not located within the flood zone of the Garristown Stream. 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 and operation. The slight increase in traffic-based emissions as a result of the increased resident and the working population at the site 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 park, 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 Garristown village as well as providing a visitor attraction and contributing positively to the local economy.

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. Any change in traffic is considered to be insignificant in the context of the existing traffic in the area.

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: The site setting and nature of the park development, at the scale of the proposed development is unlikely to negatively influence the setting of neighbouring protected structures of Carnegie Library, Church of the Assumption or the ACA.

Interactions: There will be slight interactions between many of the environmental topics due to the setting of the proposed development, particularly between the landscape, heritage 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 village 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 NIS 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

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 amenity and attraction of Garristown village.

8 Conclusion

The proposed development at Garristown 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 Garristown 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 is for a small park generally located on made ground, which will enhance existing planting and provide improved recreation amenity for the locality. 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 occur primarily on existing hard standing or made 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 would be relatively small given the scale 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 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 a small 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?	Yes	No. There is an attractive copse of trees to the rear of the site which will be unaffected by the development. 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. The development does not give rise to any waste water

15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?	No	No. There are no areas or features of high landscape or scenic value on or around the 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?	No	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 village centre 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?	No	No. While the site is visible from the main road, 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. The development is located close to a Protected Structure and ACA, but is unlikely to create any impact to these features.
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 mainly on existing made ground and cleared areas 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 use, library and village centre services. 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?	No	No. While there is development potential on lands to the south and east, they are not dependent on the Park development or vice versa.
23. Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?	No	No. The site is located within a village centre. The park project would provide an attractive amenity for adjoining future residential development and potential park to the south
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?	Yes	Yes. The site adjoins RC Church of the Assumption. No likely impact shall arise in respect of the park development on this site.
25. Are there any areas within or around the location which contain important, high quality or scarce	No.	No.

resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, 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.