

Proposed residential development at
Mayeston, Poppintree, Dublin 11
EIA Screening in accordance with Article 120 of the Planning
and Development Regulations 2001-2022

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Environmental
Assessment
**Built
Environment**

Client:

Fingal County Council

Date:

27 January 2023

DOCUMENT CONTROL SHEET

6469_RPMP02_EIA Screening in accordance with Article 120 of the Planning and Development Regulations 2001-2022

Client: Fingal County Council
Project Name: Proposed residential development at Mayeston, Poppintree, Dublin 11
Report Name: EIA Screening in accordance with Article 120 of the Planning and Development Regulations 2001-2022
Document No. RPMP02
Issue No. 03
Date: 27/01/2023

This document has been issued and amended as follows:

| Issue | Status | Date | Prepared | Checked |
|-------|---------------------|-------------|----------|---------|
| 01 | Draft | 29 Aug 2022 | MH | MH |
| 02 | Final | 23 Nov 2022 | MH | MH |
| 03 | Final – minor edits | 27 Jan 2023 | MH | MH |



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1 Introduction

Fingal County Council is seeking permission under Part 8¹ of the Planning and Development Regulations 2001-2022 (hereafter PDR 2001) for the development of new housing at a site located within the Mayeston estate at Poppintree, Finglas, Dublin 11 ('the proposed development' hereafter).

1.1 Statement of Purpose

Brady Shipman Martin (BSM) was appointed to prepare a report to assist the competent authority in undertaking a Preliminary Examination and EIA Screening (for the purposes of screening for Environmental Impact Assessment (EIA)) in accordance with Article 120² of the PDR 2001.

1.2 Qualifications

The work was carried out by Ecologist Matthew Hague BSc MSc Adv. Dip. Plan. & Env. Law CEnv MCIEEM. Matthew is an Associate with Brady Shipman Martin and is a highly experienced and qualified ecologist, with a master's degree in Ecosystem Conservation and Landscape Management. He has 20 years of experience in ecological and environmental consultancy, across a wide range of sectors. He has prepared numerous reports for AA Screening as well as Natura Impact Statements, for projects of all scales, from small residential developments to nationally important infrastructure projects.

Matthew is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Matthew has also completed an Advanced Diploma in Planning and Environmental Law, at King's Inns and is a member of the Irish Environmental Law Association (IELA).

A review of this document has also been completed by Thomas Burns, B.Agr.Sc. (Land.), Dip. EIA Mgmt., Adv. Dip. Plan. & Env. Law. Thomas is a Landscape Architect and Environmental Planner. He is a Partner at Brady Shipman Martin. He is a member of the Irish Landscape Institute and the IELA. Thomas has over 30 years of experience in EIA.

¹ Provisions with respect to specified development by, or on behalf of, or in partnership with local authorities

² Sub-threshold EIAR

2 Background & Methodology

2.1 Legislation

The key legislative provisions of relevance to the EIA screening exercise are as follows:

- Directive 2014/52/EU amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (hereinafter the 'EIA Directive');
- Planning and Development Act 2000-2022 (hereinafter the 'PDA 2000'); and
- Planning and Development Regulations 2001-2022, (hereinafter the 'PDR 2001').

2.2 Guidelines

In the preparation of this document, regard has been had to the following guidance documents:

- Department of Housing, Planning and Local Government (DoHPLG) (2018). *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*.
- Environmental Protection Agency (EPA) (2022). *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports*.
- European Commission (2017). *Environmental Impact Assessment of Projects – Guidance on Screening*.
- Office of the Planning Regulator (OPR) (2021). *OPR Practice Note PN02: Environmental Impact Assessment Screening*.

2.3 Legislative Context

The EIA Directive entered into force in 1985 (Directive 85/337/EEC). Its objective is to provide a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA) for the purposes of development consent for public and private developments that are likely to have significant effects on the environment.

The EIA Directive was amended three times (in 1997, 2003 and 2009) and subsequently codified by Directive 2011/92/EU, which was itself amended in 2014 by Directive 2014/52/EU. The EIA Directive is transposed into Irish legislation by the Planning and Development Act 2000 (as amended) ('PDA 2000' hereafter) and the Planning and Development Regulations 2001 (as amended) ('PDR 2001' hereafter).

Part 1 of Schedule 5 of the PDR 2001 lists the classes of development for which EIA is a mandatory requirement. Part 2 of Schedule 5 sets specific thresholds for classes of development at or above which EIA is also a mandatory requirement. 'Sub-threshold development' refers to developments of a class listed in Part 2 of Schedule 5, which do not meet or exceed the stated threshold. These developments are subject to screening for the requirement for 'sub-threshold EIA'. In the case of Local Authority development (i.e. as in the case of the proposed development), this screening for the requirement for sub-threshold EIA is in accordance with Article 120 of the PDR 2001, which states that:

- (1) (a) *Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.*

- (b) Where the local authority concludes, based on such preliminary examination, that—
- (i) there is **no real likelihood of significant effects** on the environment arising from the proposed development, it shall conclude that an EIA is not required,
 - (ii) there is **significant and realistic doubt in regard to the likelihood of significant effects** on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
 - (iii) there is **a real likelihood of significant effects** on the environment arising from the proposed development, it shall—
 - (I) conclude that the development would be likely to have such effects, and
 - (II) prepare, or cause to be prepared, an EIAR in respect of the development.³

2.4 Approach to the EIA Screening Process

EIA Screening follows a three-step process (DoHPLG, 2018; OPR, 2021) – refer to **Figure 2.1**:

Step 1: Understanding the proposal / proposed development;

Step 2: Preliminary examination and conclusion; and

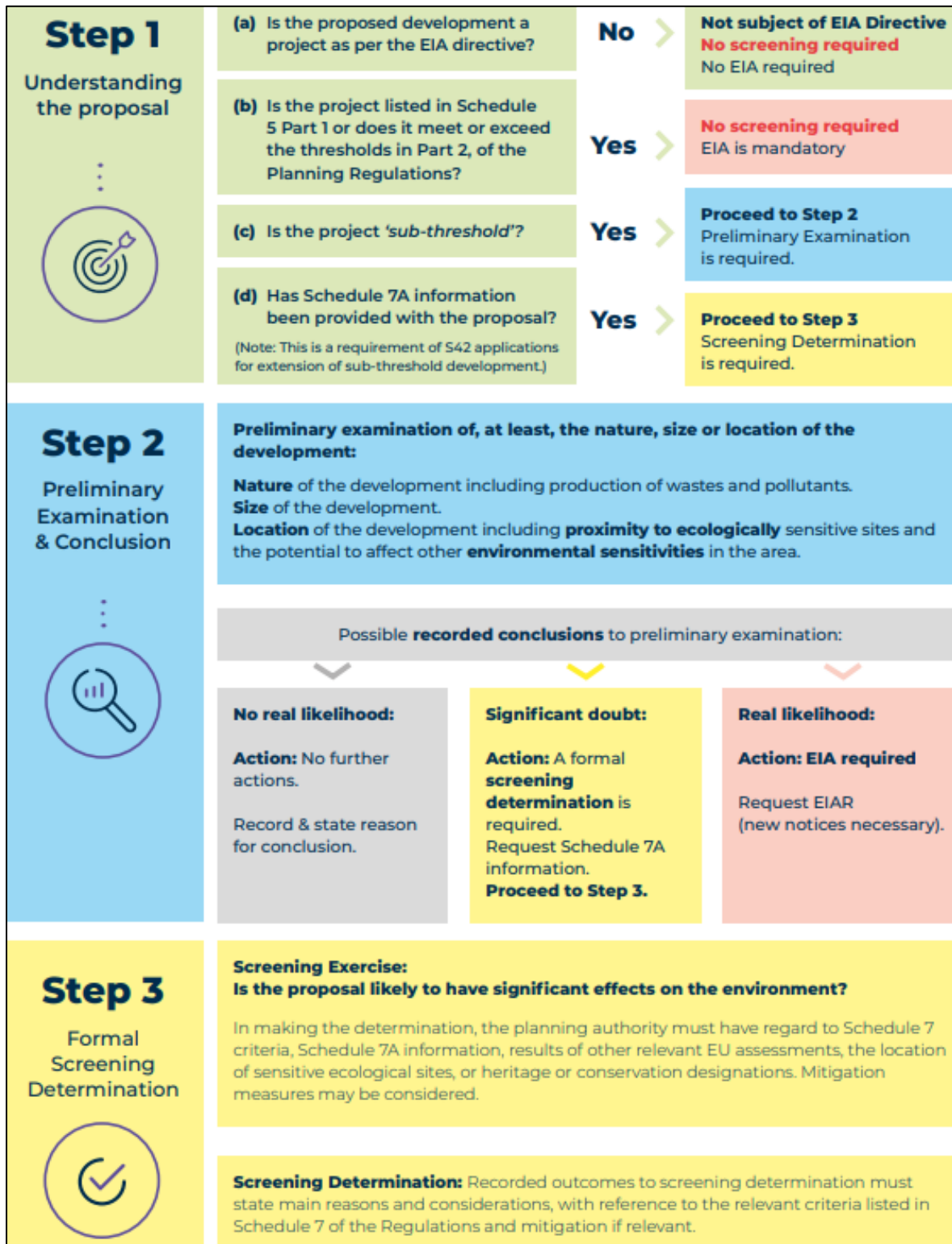
Step 3: Screening determination (by competent authority).

In order to assist the competent authority (Dublin City Council) to carry out the screening for EIA, this report provides the following information:

- A description of the Project for concluding, with reference to Part 1 and Part 2 of Schedule 5 of PDR 2001, if the proposal is a ‘project’, and if it is:
 - of a type where the requirement for EIA is mandatory, or
 - of a type and scale that meets or exceeds a stated threshold at or above which the requirement for EIA is mandatory;
- Consideration for the requirement for the proposal / proposed development to be subject to sub-threshold EIA, including the provision of information required and as set out in Schedule 7A of PDR 2001.

³ Emphasis added

Figure 2.1 Step-by-Step Approach to EIA Screening for Development Proposals (OPR, 2021)



3 Understanding the Proposal / Proposed Development

3.1 Description of the Proposed Development

As part of its housing programme the Housing Department of Fingal County Council proposes to construct a residential development of 121 no. residential apartment units and crèche, arranged in 5 buildings varying in height from 3 storeys to 6 storeys (Block A – 16 no. 1-bedroom units, 12 no. 2-bedroom units, 6 no. 3-bedroom units; Block B – 9 no. 1 bed units, 30 no. 2 bed units; Block C – 6 no. 3 bed units and crèche; Block D – 8 no. 1 bed units, 15 no. 2 bed units; Block E – 3 no. 1 bed units, 16 no. 2 bed units), all associated car parking and bicycle parking including an external covered bike store, hard and soft landscaping, acoustic screen to northern boundary and between Blocks D, A and B, connections to existing services and all ancillary/enabling site development works. The site location and layout are shown in **Figures 3.1** and **3.2**.

Figure 3.1 Existing site location, with the M50 to the north

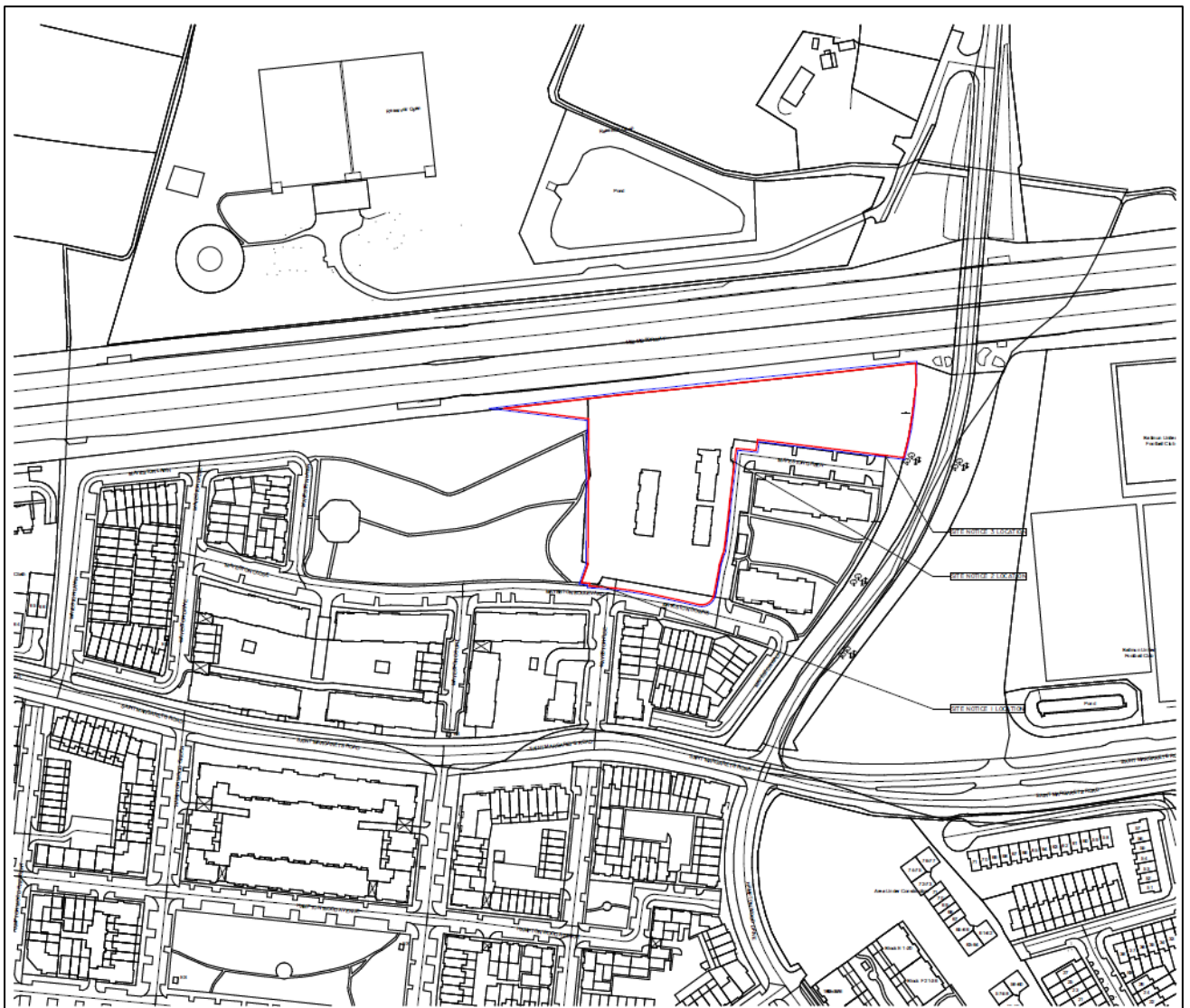
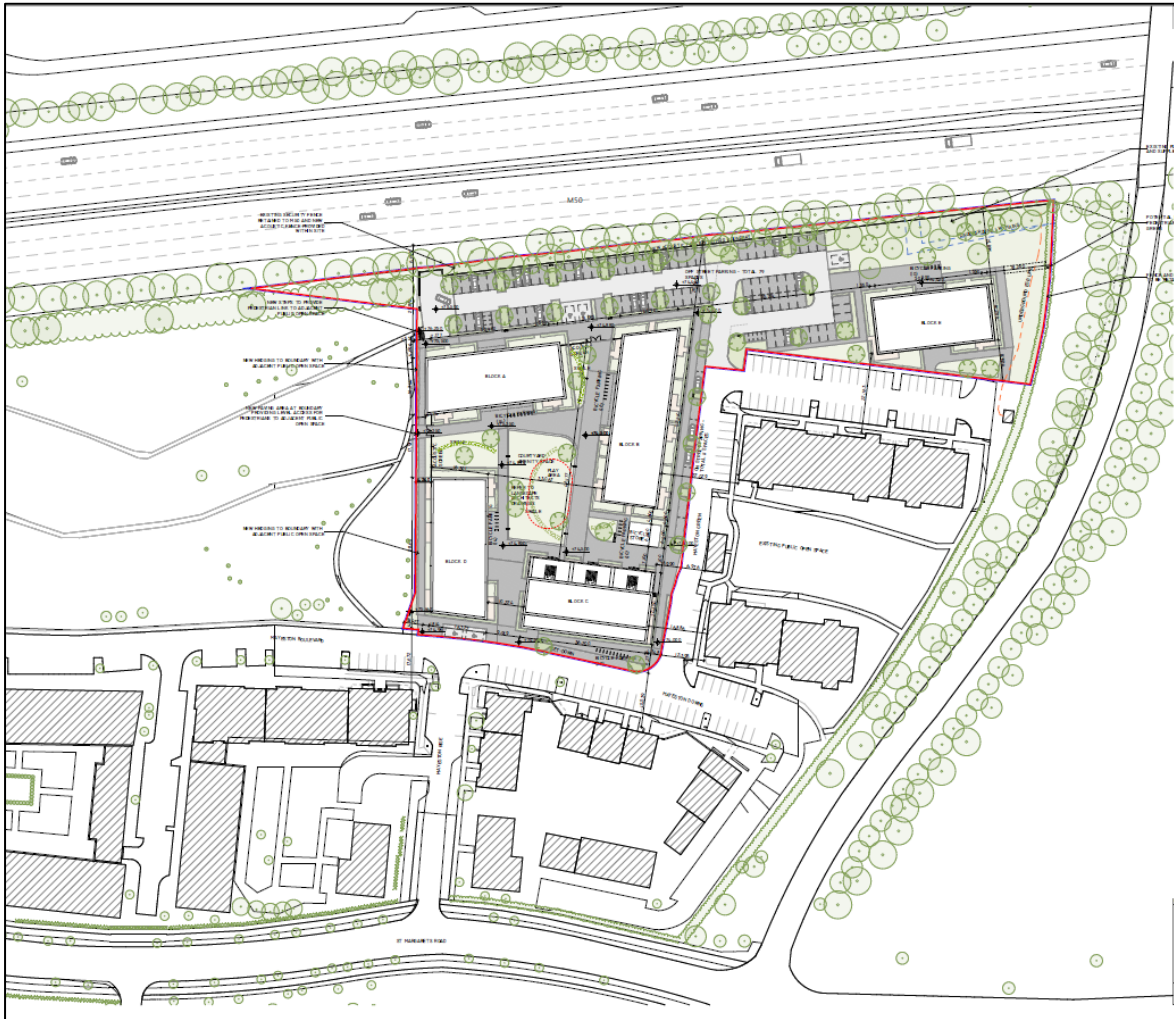


Figure 3.2 Proposed development site layout



3.2 Requirement for EIA or for Screening for ‘Sub-threshold EIA’

This stage establishes whether, with reference to Part 1 and Part 2 of Schedule 5 of the PDR 2001, the proposal / proposed development, is a ‘project’ within the meaning of the EIA Directive and if it is of a type where the requirement for EIA is mandatory (Part 1 of Schedule 5), or of a type and scale that meets or exceeds a stated threshold at or above which the requirement for EIA is also mandatory (Part 2 of Schedule 5).

Classes of development listed in Part 1 of Schedule 5 of the PDR 2001 relate to major industrial and infrastructural projects (e.g. power stations, refineries, metal works, major pipelines and powerlines, and mines). The proposed development does not conform to any of the classes of development and therefore is not a ‘project’ as set out in Part 1 of Schedule 5 of PDR 2001. Therefore, there is no requirement for mandatory EIA under this provision.

However, the proposed development does relate to one class of development listed in Part 2 of Schedule 5, although it does not meet or exceed any of the corresponding thresholds.

Paragraph 10(b)(i) of Part 2 of Schedule 5 lists the following class of development:

“Construction of more than 500 dwelling units.”

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The proposed development entails the construction of a total of 121 residential apartments and a crèche, and is therefore sub-threshold in respect of paragraph 10(b)(i).

Paragraph 10(b)(iv) of Part 2 of Schedule 5 lists the following class of development:

“Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)”⁴

The proposed development qualifies as urban development in ‘other parts of a built-up area’, but the site area is approximately 1.35 hectares – significantly less than the specified 10 hectare threshold. Therefore, the proposed development is sub-threshold in respect of paragraph 10(b)(iv).

The proposed development does not require demolition as per Paragraphs 13(c) and 14 of Schedule 5. It will require site clearance including the removal of unfinished concrete slabs foundations constructed under FCC Reg. Ref.: F06A/1348 and never completed.

With reference to Part 2 of Schedule 5 of the PDR 2001, the proposal can be considered a ‘project’ within a class / type of development as set out in Table 3.1.

Table 3.1 Applicable Classes of Development for the purposes of Screening for the requirement for EIA

| Provision (Part 2 of Schedule 5 of PDR 2001) | Proposed Development | Pre-screening Assessment |
|---|--|--|
| Schedule 5, Part 2, paragraph 10(b)(i): <i>“Construction of more than 500 dwelling units.”</i> | 121 dwelling units and a crèche | Requirement for Mandatory EIA - The proposed development does not meet or exceed the stated threshold. Therefore, EIA is not a mandatory requirement. Requirement for Sub-threshold EIA - The proposed development is of a class / type listed in this provision but being significantly below the stated threshold is considered to be ‘sub-threshold’. The proposal should be screened for the requirement for ‘sub-threshold EIA’ |
| Schedule 5, Part 2, paragraph 10(b)(iv): <i>“Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.”</i> <i>“(In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)”</i> | Site area of 1.35 ha in other parts of a built-up area | Requirement for Mandatory EIA - The proposed development does not meet or exceed the stated threshold. Therefore, EIA is not a mandatory requirement. Sub-threshold development- The proposed development is of a class / type listed in this provision but is significantly below the stated threshold. The proposal should be screened for the requirement for ‘sub-threshold EIA’ |

The pre-screening exercise has concluded that the proposed development is ‘sub-threshold’ in respect of development classes 10(b)(i) and 10(b)(iv) as listed in Part 2 of Schedule 5 of the PDR 2001, and therefore should be screened for the requirement for ‘sub-threshold EIA’ in accordance with Article

⁴ Emphasis added

120 of the PDR 2001, to determine whether there is a likelihood of significant effects and, therefore, whether EIA is required for the proposed development.

4 Preliminary Examination / Screening for requirement for Sub-threshold EIA

4.1 Preliminary Examination: Screening for 'Sub-threshold EIA'

This stage considers whether the proposal / proposed development should, or should not be, subject to the requirement for 'sub-threshold EIA' and the preparation of an EIAR.

It provides the information required of the applicant, as set out in Schedule 7A of PDR 2001, to allow the Competent Authority to carry out a preliminary examination of, at least, the nature, size or location of the development, (including proximity to ecologically sensitive sites and the potential to affect other environmental sensitivities in the area) and to make a determination as to whether there is a real likelihood of significant effects on the environment, as specified in Schedule 7A of the PDR 2001, and with reference to the criteria in Schedule 7 of the PDR 2001.

SCHEDULE 7A OF THE PDR 2001:

INFORMATION TO BE PROVIDED BY THE APPLICANT OR DEVELOPER FOR THE PURPOSES OF SCREENING SUB-THRESHOLD DEVELOPMENT FOR ENVIRONMENTAL IMPACT ASSESSMENT

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, and
 - (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, and
 - (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.*

This information is provided in the following sections.

4.2 Description of the Proposed Development

An overview of the description of the proposed development is provided at **Section 3.1** of this report.

As set out in Section 3 Fingal County Council proposes to construct a residential development of 121 no. residential apartment units and crèche, arranged in 5 buildings varying in height from 3 storeys to 6 storeys (Block A – 16 no. 1-bedroom units, 12 no. 2-bedroom units, 6 no. 3-bedroom units; Block B – 9 no. 1 bed units, 30 no. 2 bed units; Block C – 6 no. 3 bed units and crèche; Block D – 8 no. 1 bed units, 15 no. 2 bed units; Block E – 3 no. 1 bed units, 16 no. 2 bed units), all associated car parking and bicycle parking including an external covered bike store, hard and soft landscaping, acoustic screen to northern boundary and between Blocks D, A and B, connections to existing services and all ancillary/enabling site development works. The site location and layout are shown in **Figures 3.1** and **3.2**.

Units proposed in this development will achieve a minimum A3 Building Energy Rating and will meet the standard required to be nearly Zero Energy Buildings (nZEB) as directed under the European Energy Performance of Buildings Directive Recast 2010 (EPBD).

The application is also accompanied by the following specific reports, among others:

- Archaeological Impact Assessment (Archer Heritage Planning, 2022);
- Architectural Report (O’Brian Beary Architects, 2022);
- Building Lifecycle Report (O’Brian Beary Architects, 2022);
- Preliminary Planning report (Fingal County Council, 2022);
- Civil Engineering report (Downes Associates, 2022);
- Inward Noise Impact Assessment (AWN Consulting, 2022);
- Part 8 Landscape Design Report (Redscape, 2022);
- Mechanical & Electrical Services Planning Sustainability Report (Murphy Belton Consulting Engineers, 2022).

4.2.1 Nature of the Proposed Development

The nature of the proposed development is not unusual in the context of the receiving environment. The proposed construction works may be expected to give rise to minor, localised environmental effects that are typical of urban developments of this nature. The proposed development will include site clearance, including the removal of existing concrete foundations, an activity that may be expected to generate noise, dust and waste material for off-site disposal. Without a more detailed appraisal of the nature of the proposed development and its construction, it is not possible to rule out the likelihood of significant environmental effects on the basis of a preliminary examination of the nature of the proposed development.

4.2.2 Size of the Proposed Development

The scale of the proposed development remains consistent with previously permitted and constructed development in the receiving environment. The proposed development will comprise 121 residential units on a site c1.35ha in area but this is not a significant increase in terms of resource demand and environmental loading. It is considered, on the basis of a preliminary examination, that there is no real likelihood of significant effects on the environment resulting from the size of the proposed development.

4.2.3 Location of the Proposed Development

The site, which measures approximately 1.35Ha in area, is located between St Margaret's Rd to the south, the M50 to the north, existing residential development to the east, and a public park to the west (refer to **Figure 4.3** below). The site forms part of the Mayeston estate which has been developed in recent years. The southern part of the site forms part of a larger 1.43Ha site for which planning permission for was previously granted (planning register ref. F06A/1348). However, only the eastern part of this granted development was constructed. The remaining (current applicant) site was only partially developed – concrete slabs and foundations are in place for unfinished units. The northern wedge-shaped part of the current applicant site did not form part of the previous planning application. This additional lands measures approximately 0.59Ha. The land is zoned RS-Residential: to '*Provide for residential development and protect and improve residential amenity*'.

The site is not particularly sensitive to the environmental effects of development. There are no designated sites or surface water bodies on the site or in the immediate vicinity. However, the site is adjacent to existing residential developments and a public park. It is also located immediately south of the M50 motorway. Dublin Airport is c.1.4km to the north.

4.2.4 Water Infrastructure

Water Supply

As noted in the Civil Engineering Report, prepared by Downes Associates and submitted separately, a pre-connection enquiry was submitted to Irish Water regarding the proposed development (Irish Water reference CDS21007943), and a confirmation of feasibility has been received stating that a connection to Irish Water's water supply network can be facilitated with no upgrade requirements. The letter is included as Appendix A of the Civil Engineering report.

Surface Water Drainage

As noted in the Civil Engineering Report, there is an existing surface water drainage network serving the Mayeston estate that includes attenuation storage within underground storage tanks located in the public open space area immediately to the west of the proposed development site. The existing attenuation tank system includes a storage allowance for runoff from 4,200m² of contributing (impermeable) area for the site under appraisal in this report as part of the previously proposed development. Although normal policy in Fingal County Council is to avoid such solutions, given the fact that the attenuation tanks are already in place and are appropriately sized it is considered appropriate to utilise the attenuation storage capacity provided by the already constructed tank. Runoff from the roof areas will therefore be directed to the existing attenuation system.

Surface water runoff from the remainder of the new development will be managed using appropriate Sustainable Urban Drainage Systems (SuDS) techniques as set out in the current Fingal Development Plan (such as Objectives DMS73 and DMS74). As set out in the Civil Engineering report permeable paving, grass areas and reinforced grass will be used within the site, and an extensive green roof will be provided at the proposed bicycle store building. Swales (dry conveyance swales) will also be provided within the central courtyard area as part of the landscaping proposals. These will provide conveyance for exceedance runoff from the permeable pavements. Other SuDS measures (such as bioretention areas, infiltration areas and hydrobrakes) will be incorporated into the surface water drainage systems at the site.

Wastewater Drainage

As noted in the Civil Engineering Report, the foul water drainage network will be separate to the surface water drainage system and will comply with "*Irish Water - Code of Practice of Wastewater Infrastructure: July 2020 IW-CDS- 5030-03*". The foul water will discharge to the existing foul sewer on Mayeston Green.

According to the confirmation of feasibility letter included at Appendix A of the Civil Engineering report a connection to the Irish Water foul network can be facilitated subject to site specific comments. As the existing Mayeston foul sewer network has not been taken in charge, Irish Water shall require the following as part of any connection application:

- Identify and procure transfer to Irish Water of the arterial infrastructure within the 3rd party infrastructure;
- Demonstrate that the arterial infrastructure is in compliance with requirements of Irish Water Code of Practice and Standard Details and in adequate condition and capacity to cater for additional loads from the development;
- Confirm the connection of the 3rd party infrastructure to the Irish Water Network in 225mm crossing St Margaret's Rd, with a survey before the connection application stage.

Municipal wastewater generated in this area is conveyed via the existing municipal drainage network to the Irish Water Wastewater Treatment Plan (WwTP) at Ringsend (EPA licence no. D0034-01).

The predicted total daily wastewater discharge volume for the residential development is 53,955 litres per day and the predicted peak discharge rate is 3.72 litres per second.

The predicted total daily wastewater discharge volume for the crèche development is 2,970 litres per day and the predicted peak discharge rate is 0.21 litres per second.

4.2.5 Energy

As noted in the Sustainability Report for the proposed development, prepared by Murphy Belton Consulting Engineers and submitted separately, the proposed development will meet the highest standards of sustainable design and construction in line with all applicable regulations and planning requirements.

Best practice fabric U-values and air tightness standards will be implemented to minimise heat flow/loss through the building envelope. The amount, type and location of glazing will be optimised to achieve an optimal balance between daylight quality and heat gains and losses. To ensure that buildings do not overheat, particularly in areas where there are higher levels of glazing and internal gains, adequate means of limiting summertime temperatures will be implemented. External shading in the form of window reveals and overhangs, and solar performance glazing will be incorporated into the façade design to assist in the reduction of overheating. Sunlight will be used where possible to reduce the need for heating on cold days. This resource will be harnessed by allowing sunlight to enter the buildings to areas with high thermal mass such as exposed concrete.

The design will seek to maximise the use of natural daylight through the development in order to reduce energy consumption from artificial lighting. This will be achieved through an integrated approach utilising a combination of building form, light wells, glazing systems and day-light responsive control systems.

Space heating via decentralised air to water heat pumps or exhaust air heat pumps within each dwelling subject to detail design is currently being proposed for the dwellings. Domestic hot water is currently proposed by the local heat pump unit within the dwelling.

Energy-efficient lighting will be implemented throughout the development to achieve the appropriate light levels, as recommended by CIBSE. The design of lighting systems shall ensure that lighting is only used when required, and that only the specific area where lighting is needed.

4.2.6 Construction Phase

An outline of the general construction activities associated with the proposed development is included at Section 8 of the Civil Engineering Report. A detailed Construction Management Plan (CMP) will be prepared by the Main Contractor however an indicative construction sequence is set out below:

- Enabling Works Stage: Site welfare and accommodation facilities, fencing and hoarding, wayfinding signage, temporary power, water & drainage connections;
- Excavation/removal/replacement of Soil: A preliminary estimate indicates that somewhere in the range of 5,000m³ of bulk excavation & removal will be required including topsoil, made ground, existing concrete slabs and foundations. An estimated average of 600 to 700 HGV movements will be required for the bulk excavation phase. An estimated average of 650 HGV movements will be required for a phased imported fill material stage;
- Foundation Construction Stage: Excavations for pad and strip footings, placement of rebar and concrete;
- Below-Ground Services Infrastructure: Site drainage, power, communications etc. Excavation of trenches, installation of below ground infrastructure and associated access chambers. Backfilling of construction;
- Superstructure Construction Stage: Construction of superstructure including loadbearing vertical structure, floor plates, external leaf masonry/cladding, lightweight roofing envelope. Concrete works;
- Mechanical & Electrical Services Installation Stage: Installation of plumbing, electrical, heating & ventilation services. Cranage plans and installation sequence programming. Multi-phase commissioning;
- Fit-out Construction Stage: Installation of Finishes, fixtures & furniture;
- External Works & Landscaping: Construction of external hardstanding areas and roads, landscaping and biodiversity infrastructure.

4.2.7 Mitigation Measures Proposed

While no likely significant effects on the environment have been identified the following best practice mitigation measures will be adopted.

Site clearance works:

In addition to the CMP a Project Construction and Demolition Waste Management Plan will be prepared by the appointed Contractor. This plan will address the following aspects of the project to ensure compliance with the Waste Management Act 1996 (as amended 2001), the Litter Act 1997 and the Dublin Waste Management Plan (2005-2010):

- Analysis of the waste generation/material surpluses;
- Specific waste management objectives for the project;

- Methods proposed for prevention, reuse and recycling of wastes;
- Arrangements for storage and removal/transport of waste;
- Material handling procedures; and
- Proposals for education of workforce and plan dissemination programme.

Biodiversity

- The site of the proposed development is not of significant value for roosting bats (protected under Article 12 of the Habitats Directive) and no bat roosts will be removed as part of the proposed development. It will not be necessary to apply for a derogation licence under Regulation 54 or 55 of the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended). Nevertheless, the detailed lighting design for the proposed development will be developed with reference to the following guidance documents:
 - Bat Conservation Ireland (2010). *Bats & Lighting: Guidance Notes for Planners, Engineers, Architects and Developers*; and
 - Institution of Lighting Professionals & Bat Conservation Trust (2018). *Bats and Artificial Lighting in the UK (Guidance Note 08/18)*.
- An invasive alien plant species survey shall be completed of the site of the proposed development and immediate environs prior to the commencement of on-site works. The survey will target species listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 and other invasive alien plant species of high and medium impact, as identified by the National Biodiversity Data Centre (NBDC);
 - Any IAPS listed in the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 identified on the site will be removed in accordance with best practice and all applicable legislation by a suitably qualified contractor;
 - In order to reduce the risk of dispersal from the site, it is recommended that existing *Buddleja davidii* plants be removed from the site in accordance with best practice and all applicable legislation by a suitably qualified contractor;
- Unless otherwise agreed, the removal of vegetation at the site will be undertaken outside the bird nesting season (avoiding the period 1 March to 31 August). In the event that scrub clearance is necessary between March and August, bird nesting surveys will be undertaken by a suitably qualified ecologist. If no active nests are recorded, vegetation clearance will take place within 24 hours. In the event that active nests are observed, an appropriately sized buffer zone will be maintained around the nest until such time as all the eggs have hatched and the birds have fledged – a period that may be three weeks from the date of the survey. Once it is confirmed that the birds have fledged and no further nests have been built or occupied, felling may take place immediately;
- The proposed landscape planting schedule shall incorporate pollinator-friendly species, with regard to the *Pollinator friendly planting code* from the *All-Ireland Pollinator Plan 2021 – 2025*.
- No invasive plant species will be used in the planting schedule.

Construction Compound:

- All plant, materials and operatives' vehicles shall be stored in dedicated compound areas within the proposed development site;

- Fuel-containing plant and machinery and hazardous substances (hydrocarbons, solvents, paints, etc.) to be stored on-site shall be kept in a secure dedicated area with mobile bunded units, drip trays and impermeable storage units. This area shall be inspected by the Site Manager on a daily basis, with prompt remedial action being taken, where required.

Construction Environmental Management Plan

A Construction Environmental Management Plan (CEMP) shall be prepared, in agreement with Fingal County Council, in advance of the commencement of the proposed works, and shall be implemented by the appointed contractor(s) throughout the proposed works in order to control the environmental effects of the construction phase, e.g. in relation to noise, vibration, dust, surface water pollution and waste management. The CEMP shall be a live document that is kept up-to-date, e.g. to reflect the publication of relevant guidelines, in order to ensure best practice in site environmental management.

Community Liaison

Fingal County Council shall appoint a Community Liaison Officer (CLO) as a point of contact for the local community, with responsibility for keeping local residents and businesses informed of the timing and duration of potentially disruptive aspects of the works, and addressing any concerns or complaints from local residents and businesses in this regard.

Cultural Heritage:

As set out in detail in the Archaeological Impact Assessment, there is a negligible potential for the survival of archaeological remains at this site. Therefore development may proceed without any further archaeological works.

4.2.8 Enhancement Measures Proposed

- It is recommended that c. 3 – 4 no. wooden bird boxes suitable for use by house sparrows, robins, blue tits and / or tree creepers (e.g. as available on BirdWatch Ireland website) be incorporated into the landscaping at the proposed development site;
- Insect / bee ‘hotels’ may also be incorporated into landscaped areas, but should be appropriately designed and maintained so as to minimise the occurrence of pollinator pests and disease (refer to guidance document from South East Technological University [here](#)).

4.2.9 Appropriate Assessment

An Appropriate Assessment (AA) Screening Report has been prepared by Brady Shipman Martin in respect of the proposed development (refer to document submitted under separate cover). It has concluded that the proposed development, individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

4.2.10 Site Specific Flood Risk Assessment

A Stage 2 Flood Risk Assessment has been undertaken in accordance with the OPW 2009 publication “*The Planning System and Flood Risk Management – Guidelines for Planning Authorities*” and is presented within the Civil Engineering Report, prepared by Downes Associates and submitted separately. As noted in the Flood Risk Assessment, the site is elevated relative to and outside the

predictive flood extents any existing watercourses based on current available information. Based on the information, the subject site is considered not at risk of fluvial or tidal flooding. The site can therefore be considered to be in flood Zone C – where the probability of flooding from rivers and seas is low.

The proposed residential development is classified as a combination of less vulnerable and highly vulnerable development. Vulnerable developments, such as the proposed development, at risk of Zone A and Zone B flooding require a justification test. Therefore, a justification test is not required for the proposed development as, based on the evidence outlined above, the development is considered to be located in Zone C, i.e. an area subject to a low probability of flooding.

4.2.11 Archaeological Impact Assessment

An Archaeological Impact Assessment has been completed in respect of the proposed development by Archer Heritage Planning (refer to report submitted under separate cover). The assessment is based on a desk study and field survey (the report is dated 22 February 2022). The key findings of the assessment may be summarised as follows:

- The subject site is moderate in scale, c.1.3 Hectares in extent;
- There are no RMP sites within or adjacent to the site;
- There are no new archaeological features or increased archaeological potential noted from cartographic sources;
- There are no new archaeological features or increased archaeological potential noted from aerial photographic sources. The site was part of an earlier construction development that was not completed;
- The site was previously subject to test excavations under licence 05E0504 that found no archaeological features or material;
- The site visit revealed extensive prior disturbance including the construction of access roads and building foundations.

These factors indicate that there is a very low potential for the survival of buried archaeological remains at this site. The Archaeological Impact Assessment contains the following recommendations:

- Following the desktop study and site visit it is deemed that there is a negligible potential for the survival of archaeological remains at this site. Therefore development may proceed without any further archaeological works.

4.2.12 Inward Noise Impact Assessment

An Inward Noise Impact Assessment has been completed in respect of the proposed development by AWN Consulting (refer to report submitted under separate cover). The key findings of the assessment may be summarised as follows:

The inward noise impact assessment follows the guidance set out in ProPG as required by the Noise Action Plan for Fingal County 2019 – 2023.

The site has been identified as having a range of noise levels associated with a *Medium to High Risk* of noise impacts based on the proximity to the M50 road.

The noise barrier in the design plans will be required to screen road traffic noise levels from the M50 from amenity space located between Blocks A, B, C & D. In addition to this mitigation measure, a

minimum sound insulation specification on building elements have been provided for key facades to ensure that the internal noise levels will be within the recommended criteria with windows closed.

In the assessment it has been assumed that ventilation systems will be designed to incorporate suitable noise attenuation to ensure that the any addition noise from mechanical services noise or noise break-in via ducted systems will not be significant. The appropriate systems and specifications for all façade elements i.e., glazing, ventilation, and façade systems, will be reviewed and selected at the detailed design stage to ensure that the internal noise criteria are achieved in sensitive spaces.

For most of the site the noise levels in external amenity areas will be within the threshold for desirably low noise levels as set out in the NAP. It is considered that the design of the proposed development site has been developed to achieve the lowest practical noise levels in external amenity spaces.

The Acoustic Design Statement presented in the report has assessed the impact of traffic noise levels on the proposed development and has been prepared in accordance with the requirements of ProPG as required by the FCC NAP. The proposed development can be designed to function in compliance with the requirements of ProPG once appropriate consideration is given at the detailed design stage to the sound insulation mitigation measures and principles outlined.

4.2.13 Air Quality Assessment

An Air Quality Assessment has been completed in respect of the proposed development by AWN Consulting (refer to report submitted under separate cover). The key findings of the assessment may be summarised as follows:

An assessment of the likely potential dust related impacts as a result of construction activities was undertaken and used to inform a series of mitigation measures. The likely potential impacts to air quality from construction traffic emissions associated with the construction phase of the proposed development were also assessed. During the operational phase, the likely potential air quality impacts associated with additional traffic generated by the proposed development were also assessed.

The report notes that annual mean concentrations of NO₂ are below the relevant national air quality limit value objective at all modelled receptors. The highest concentration modelled is 26.8 µg/m³ at R11, on the junction between Mayeston Drive and Mayeston Close. Annual mean PM₁₀ and PM_{2.5} concentrations are below the relevant national air quality limit value objective in 2021 for all modelled receptors. In summary there are no existing air quality concerns at Mayeston Downs.

Provided the mitigation measures outlined in the report are implemented throughout the construction phase of the development, dust impacts at nearby sensitive receptors will be short-term and imperceptible. There are no significant impacts on air quality predicted from construction traffic emissions. There are no significant impacts expected as a result of the operational phase of the proposed development.

4.3 Description of the Aspects of the Environment likely to be Significantly Affected

This section provides a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected. The compilation of the information in this section has had regard to the criteria set out in Schedule 7 of the PDR 2001. It is not considered likely that any aspects of the environment will be significantly affected by the proposed development. The site is shown in Figures 4.3 – 4.8.

Figure 4.3 Location of the proposed development (Google, 2022)

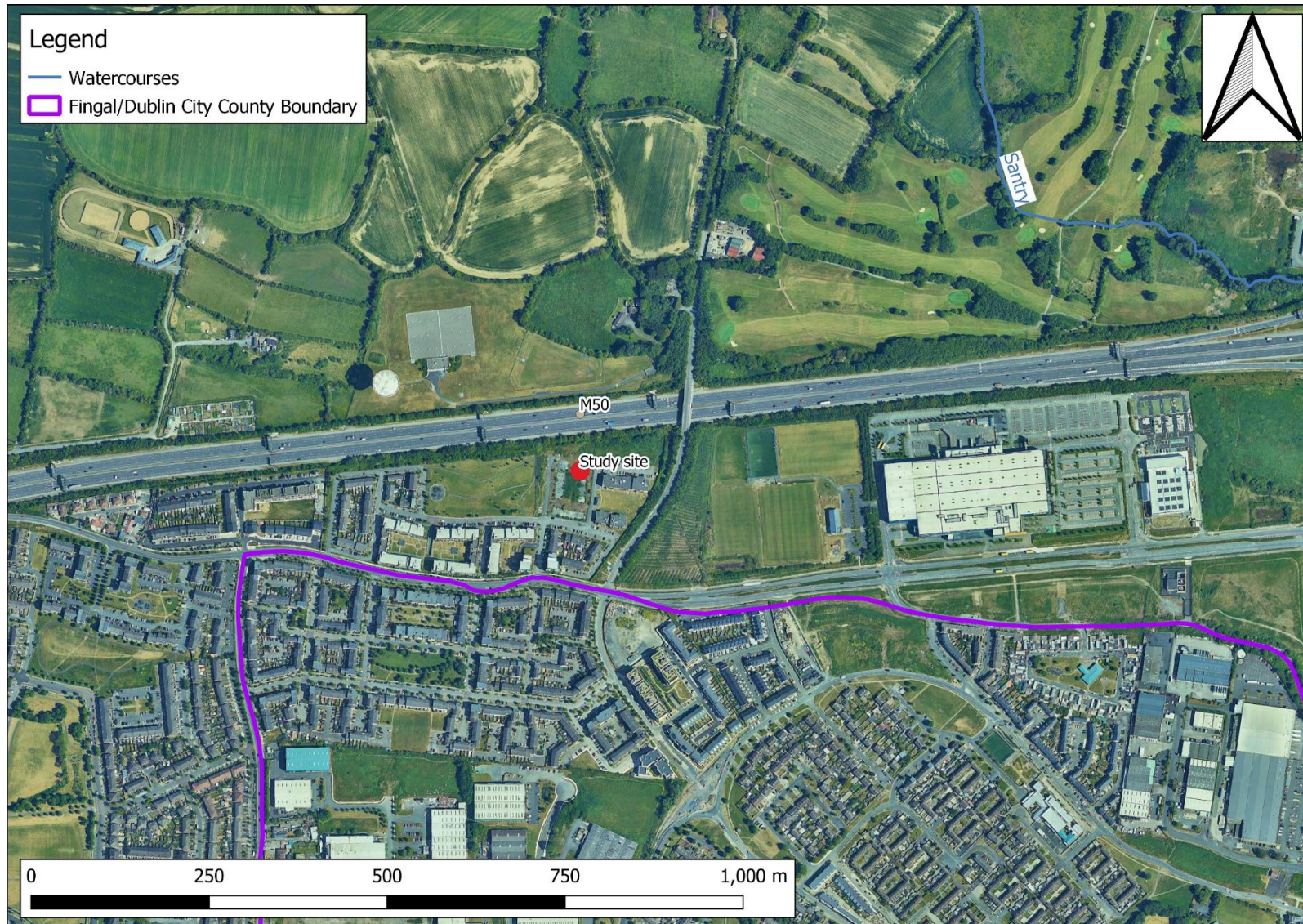


Figure 4.4 Existing site (from the south – the site is behind the fence)



Figure 4.5 Existing site (from the west)



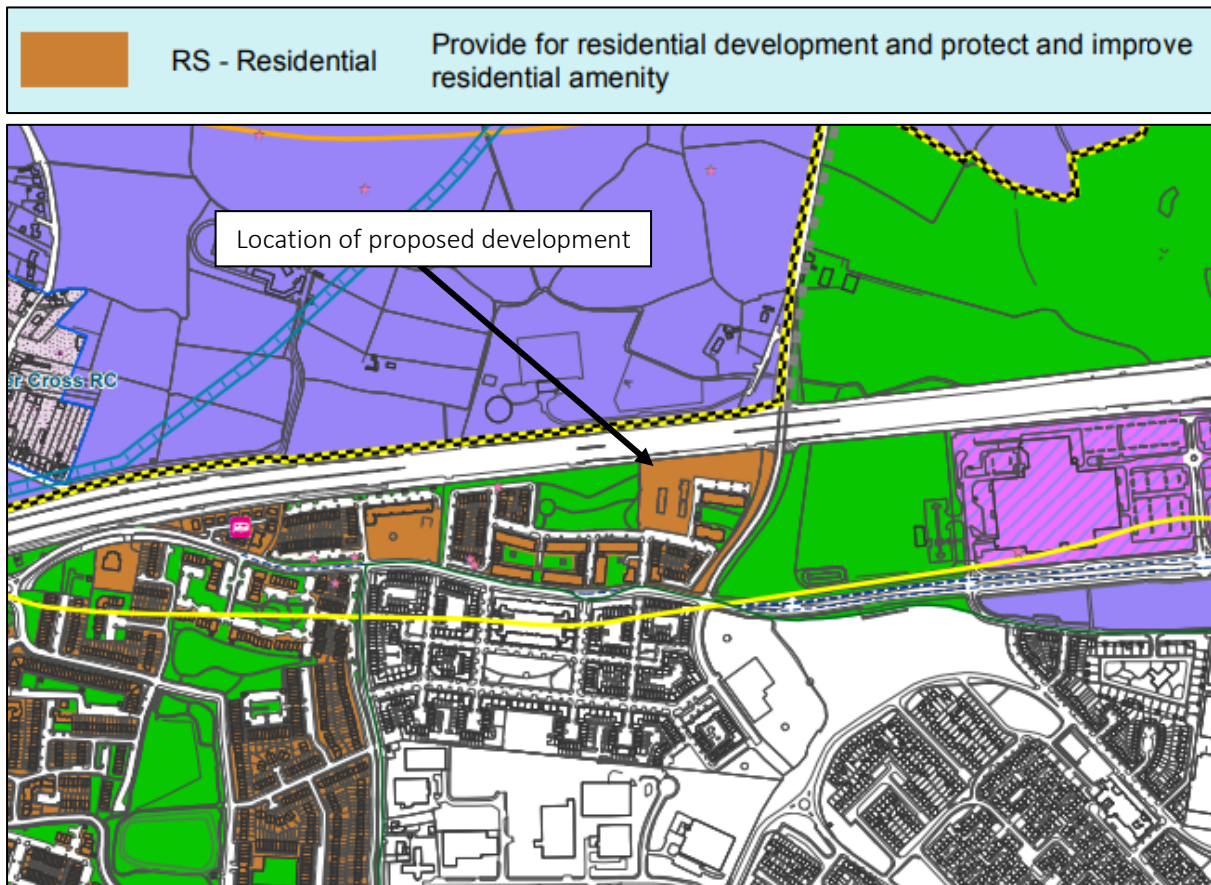
Figure 4.6 Existing site (eastern section looking west)



Figure 4.7 Existing park, to the west of the site



Figure 4.8 Land use zoning at the proposed development site (*Fingal County Development Plan 2017 – 2023*)⁵



⁵ Site boundary indicative only

As part of the site evaluation, and as set out in the Civil Engineering report, a detailed geotechnical site investigation was carried out by Site Investigations Ltd to establish the characteristics of the natural subsoils. The site ground conditions were found to typically comprise MADE GROUND overlying COHESIVE DEPOSITS comprising brown and brown grey sandy gravelly silty CLAY soils, varying from firm to very stiff, becoming stiffer with depth. The MADE GROUND was encountered across the site typically 1.2m to 1.5m depth, but there are deeper spoil heaps to the north of the site. These spoil heaps will need to be removed as part of site clearance/levelling, along with the existing concrete slabs present on the site. The boreholes extended to 15m BGL, and no bedrock was encountered. No groundwater was encountered in the boreholes or trial pits. At two locations on the site, soakaway tests were carried out in accordance with BRE Special Digest 365. The soakaway tests failed the specification as the water level did not fall sufficiently enough to complete the test. The BRE Digest stipulates that the pit should half empty within 24hrs, and extrapolation indicates this condition would not be satisfied. The tests were terminated at the end of the first (of a possible three) fill/empty cycle since further testing would give even slower fall rates due to increased soil saturation. The findings indicate that the subsoils are unsuitable for intensive infiltration solutions. However, extensive infiltration systems such as permeable pavements are considered feasible to encourage direct infiltration, subject to adequate measures being put in place for exceedance rainfall events.

There are no surface water bodies on the proposed development site or in the immediate vicinity. A review of the EPA web tool indicates that the Santry River (EPA Code IE_EA_09S011100), the nearest watercourse to the site, runs approximately 750m to the north east of the site at its closest. The Santry River flows into Dublin Bay via a culvert just north of the junction of Causeway Road and James Larkin Road near St Anne's Park, near to North Bull Island. There is a low probability of flooding at the proposed development site, and no history of flood events at the site. For further detail, refer to **Section 4.2.10** which summarises the results of the Stage 2 Flood Risk Assessment completed in respect of the proposed development.

During the operational phase, typical environmental aspects and effects associated with the presence and operation of residential development are also predicted, including potable water consumption, foul water loading to the municipal network, and direct and indirect greenhouse gas emissions.

In terms of surface water drainage, the proposed development will connect to existing attenuation (refer to Section 4.2.4). It will also include SuDS features.

The proposed foul water drainage system will connect with existing municipal infrastructure (refer to Section 4.2.4) From here, the foul water will be conveyed to the Irish Water WwTP at Ringsend, where the effluent will be subject to treatment prior to discharge to Dublin Bay at Poolbeg. This creates an indirect hydrological pathway linking the proposed development site with European Sites in Dublin Bay.

As set out in the Civil Engineering Report that accompanies the submission, prepared by Downes Associates, the peak wastewater discharge is calculated at 3.72l/s for the residential units and 0.21l/s for the crèche. The Ringsend WwTP operates under licence from the EPA (Licence no. D0034-01) and received planning permission (ABP reg. ref.: 301798) in 2019 for upgrade works, which commenced in 2018 and are expected to be fully completed by 2025. The upgrade works will result in treatment of sewage to a higher quality than current, thereby ensuring effluent discharge to Dublin Bay will comply with the Urban Wastewater Treatment Directive by Q4 2023.

The peak wastewater discharge would not have a measurable impact on the overall water quality within Dublin Bay and therefore would not have an impact on the current Water Body Status (as defined within the Water Framework Directive). The hydrodynamic and chemical modelling within Dublin Bay which has shown that there is significant dilution for contaminants of concern (DIN and MRP) available quite close to the outfall for the treatment plant (Ringsend WWTP 2012 EIS, Ringsend WWTP 2018 EIAR; refer to Section 12.4.22, ABP-301798-18 Inspector's report). The most recent water quality assessment of Dublin Bay WFD Waterbody undertaken by the EPA (*Water Quality in 2020: An Indicator Report, 2021*) also shows that Dublin Bay on the whole, currently has an 'Unpolluted' water quality status (refer to www.catchments.ie).

It is possible that there will be a marginal increase in demand for potable water during the operational phase. Drinking water in Dublin City is largely derived from the Poulaphouca Reservoir in Co. Wicklow. There is, therefore, a potential impact pathway (via water abstraction) from the proposed development site to the Poulaphouca Reservoir SPA (site code 004063), designated for the protection of Greylag Goose and Lesser Black-backed Gull. However, any increase in potable water demand would not be significant in the context of the total volume abstracted from the reservoir. Furthermore, there is no evidence that current levels of water abstraction are conservation threats to these SCIs.

There are no European (Natura 2000) sites at or immediately adjacent to the proposed development. As detailed in the AA Screening Report, submitted with the planning application under separate cover, there are eight European located in the potential Zone of Influence for the proposed development, as follows:

Special Areas of Conservation (SAC)

- North Dublin Bay SAC (site code 000206), c.8.6km to the south east;
- South Dublin Bay SAC (site code 000210), c.9.3km to the south east;
- Howth Head SAC (site code 000202), c.13.0km to the east;
- Rockabill to Dalkey Island SAC (site code 003000), c.13.8km to the east;

Special Protection Areas (SPA)

- South Dublin Bay and River Tolka Estuary SPA (site code 004024), c.6.5km to the south east;
- North Bull Island SPA (site code 004006), c.8.6km to the south east;
- Dalkey Islands SPA (site code 004172), c.19.1km to the south east;
- Poulaphouca Reservoir SPA [004063], c.28.5km south west.

For details of the above-listed European sites, refer to the separate AA Screening Report.

The nearest site designated for nature conservation, not otherwise designated as a European site, is Santry Demesne pNHA (site code 000178), approximately 1.8km to the east. Royal Canal proposed Natural Heritage Area (pNHA site code 002103) is approximately 4.0km to the south, Feltrim Hill pNHA (site code 001208) is approximately 6.7km to the north east and Sluice River Marsh pNHA (site code 001763) is approximately 8.9km to the east.

The proposed development site is not under any wildlife or conservation designation. No rare, threatened or legally protected plant species, as listed in the *Ireland Red List No. 10: Vascular Plants* (Wyse Jackson *et al.*, 2016); the Flora Protection Order, 2015; or the Annexes of the Habitats Directive; are known to occur within the site. Given the habitats present, there is no real likelihood of such species being present.

An Archaeological Impact Assessment has been completed of the proposed development site (refer to **Section 4.2.11**). Following the desktop study and site visit it is deemed that there is a negligible potential for the survival of archaeological remains at this site.

4.4 Description of Likely Effects

This section provides a description of the likely effects of the proposed development, with reference to the above-listed environmental aspects, and under the headings of the environmental factors as specified in paragraph (b)(i)(I) to (V) of Section 171A of the PDA 2000:

- Population and human health;
- Biodiversity, with particular attention to species and habitats protected under the Habitats and Birds Directives;
- Land, soil, water, air and climate;
- Material assets, cultural heritage and the landscape; and
- The interaction between the foregoing factors.

4.4.1 Overview

The proposed development is a public residential development project. It entails the provision of new housing in Fingal County, with associated public realm and all associated ancillary works. As such, it is not exceptional in the context of the immediate area, which features residential blocks of a broadly similar nature and scale.

The proposed development is moderate in scale. In order to facilitate the build, it will be necessary to clear the existing site of vegetation and existing hard surfaces and bare ground. The proposed works may be expected to involve noisy activities, dust-generating activities, construction traffic and machinery, and the generation of waste material for off-site disposal. Typical environmental effects are predicted, including elevated levels of noise, emissions of dust, direct and indirect greenhouse gas emissions, impacts on visual amenity, effects associated with construction traffic, etc. Generally speaking, these effects will be short-term in duration (lasting only as long as the proposed works) and reversible. There will be environmental risks associated with the presence of potential pollutants (e.g. hydrocarbons, solvents and cementitious materials) and typical site safety risks.

During the operational phase, typical environmental effects associated with the presence and operation of apartment buildings are also predicted, including visual impacts, foul water loading to the municipal network, direct and indirect greenhouse gas emissions, etc. In terms of water consumption and wastewater generation, the proposed development is not expected to be significant. In terms of the operational climate impact, the proposed development is expected to perform positively, with proposed energy efficiency and renewable energy measures. The effects of the operational phase are assumed to be permanent in duration.

The proposed development is not in an area with a high sensitivity to the environmental effects of development of this nature and scale. The site of the proposed development predominantly comprises scrub, disturbed ground and artificial surfaces. The site of the proposed development is not under any ecological designation. There are no significant ecological sensitivities in the immediate environs.

4.4.2 Population & Human Health

As stated above, the construction phase of the proposed development may be expected to give rise to typical environmental effects associated with urban construction activities of this nature and scale, including generation of dust and noise, effects associated with construction traffic, and negative impacts on visual amenity.

All such effects are predicted to be localised, short-term in duration and reversible. Nevertheless, best practice measures will be implemented during the proposed works (as detailed in **Section 4.2.7**, above), in order to avoid and minimise impacts on local residents insofar as possible.

An acoustics assessment has been undertaken at the proposed development site following the guidance set out in ProPG as required by the Noise Action Plan for Fingal County 2019 – 2023. This was prepared by AWN Consulting Ltd and is submitted separately.

The site has been identified as having a range of noise levels associated with a Medium to High Risk of noise impacts based on the proximity to the M50 road.

The noise barrier in the design plans will be required to screen road traffic noise levels from the M50 from amenity space located between Blocks A, B, C & D. In addition to this mitigation measure, a minimum sound insulation specification on building elements have been provided for key facades to ensure that the internal noise levels will be within the recommended criteria with windows closed.

In the noise assessment it has been assumed that ventilation systems will be designed to incorporate suitable noise attenuation to ensure that the any addition noise from mechanical services noise or noise break-in via ducted systems will not be significant. The appropriate systems and specifications will be selected at the detailed design stage to ensure that the internal noise criteria are achieved in sensitive spaces.

For most of the site the noise levels in external amenity areas will be within the threshold for desirably low noise levels as set out in the NAP.

The Acoustic Design Statement has assessed the impact of traffic noise levels on the proposed development and has been prepared in accordance with the requirements of ProPG as required by the FCC NAP. The proposed development can be designed to function in compliance with the requirements of ProPG once appropriate consideration is given at the detailed design stage to the sound insulation mitigation measures and principles outlined in this report.

It is envisaged that the proposed development including public realm and landscaping will create a safe, comfortable and attractive place of living.

No likely significant effects are predicted in relation to population and human health.

4.4.3 Biodiversity⁶

The proposed development site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the *Irish Red Data Book 1 – Vascular Plants* (Curtis & McGough, 1988), the *Flora Protection Order, 2022* or the *EU Habitats Directive*, are known to occur within the site and none were recorded during the site visit carried out.

⁶ With particular attention to species and habitats protected under the Habitats and the Birds Directives

The eastern part of the site comprises of an area of rank grassland, with encroaching scrub (mainly bramble (*Rubus fruticosus* agg.) and hedge bindweed (*Calystegia sepium*) now dominating much of the site area. Other scrub species include dogwood (*Cornus* sp.), Japanese rose (*Rosa rugosa*), blackthorn (*Prunus spinosa*) as well as willowherb (*Epilobium* spp.) and occasional privet (*Ligustrum vulgare*), buddleia (*Buddleja davidii*) and cherry (*Prunus*).

The western part of the site is mainly dominated by a mix of hard standing (concrete pads and an asphalt road) and spoil mounds and recolonising bare ground (gravel and soil). This area contains similar species to the eastern side, however it is heavily dominated by buddleia. Occasional young birch (*Betula* sp.) saplings are also present.

No rare habitats or habitats of significant ecological value (i.e. International or National) are present at the site and no rare plants were recorded during the survey undertaken. The scrub does have value (at the site level only) for breeding birds, and small numbers of four common species were recorded on the site (starling, blackbird, robin and feral pigeon). There is no habitat on the site suitable for use, even on a very occasional basis, by any overwintering birds, such as pale-bellied Brent goose, or any other protected bird species listed as a Special Conservation Interest (SCI) in any European site within the Zone of Influence.

There are no features suitable for use by roosting bats (species protected under Article 12 of the Habitats Directive) within the site, even on an occasional basis and overall the site is of only very low suitability for foraging and commuting bats. No evidence of otter (also protected under Article 12 of the Habitats Directive) was recorded and the site is entirely unsuitable for the species.

Evidence of fox activity was noted, however no other evidence of large mammals, such as badger was recorded during the surveys carried out.

None of the habitats or features present on the site are Qualifying Interests/Special Conservation Interests in any European site within the Zone of Influence and none of these Qualifying Interests/Special Conservation Interests are present on the site. No evidence of any habitats or species with links to European sites was recorded during either the field surveys or desk study undertaken and no 'reservoir' type habitats (habitats which have the potential to support Qualifying Interest/Special Conservation Interest species in any European site) are present.

Overall the site of the proposed development is of Local (lower Value) importance, as defined by the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland *Guidelines for Assessment of Ecological Impacts of National Road Schemes* (NRA/TII, 2009 (Rev. 2)).

The proposed landscape design will increase the quantum of vegetation on the site. It will incorporate planting of trees and shrubs that may be expected to offset the aforementioned losses.

Vegetation clearance will be carried out outside of the bird nesting season (1 March – 31 August, inclusive) unless where strictly necessary – in which case, a survey for nesting birds will be carried out to ensure no impacts on breeding birds.

A pre-construction survey for invasive alien plant species (IAPS) will be carried out prior to works. Any IAPS listed in the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations 2011 identified on the site will be removed in accordance with best practice and all applicable legislation

by a suitably qualified contractor. It is recommended that *Buddleja davidii* (recorded on the site, in the western section) also be removed from the site.

The construction phase of the proposed development will result in typical construction phase effects such as elevated noise levels and lighting that could potentially result in disturbance of wildlife in the surrounding environment. However, considering the high urbanised and disturbed context at present, the proposed works are only expected to result in marginal change in this regard – with no significant ecological impacts likely to occur.

As noted above, an AA Screening Report has been prepared in respect of the proposed development (refer to document submitted under separate cover), which has concluded that the proposed development, individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites. Therefore, for the purposes of this EIA screening determination, significant effects on European sites can also be excluded. Similarly, there is no likelihood of significant effects on any pNHA.

No likely significant effects are predicted in relation to biodiversity, including to species and habitats protected under the Habitats and Birds Directives.

4.4.4 Land, Soil, Water, Air & Climate

The site of the proposed development is situated on a highly disturbed site, dominated by scrub and grassland to the east, with recolonising bare ground, spoil, scrub and hardstanding in the east. It is well served by existing infrastructure and services. Re-development of this site, therefore, constitutes an efficient use of resources. It is consistent with the national and municipal policies of compact growth and urban consolidation, and avoids the environmental impacts associated with greenfield development.

Groundworks are likely to be required (e.g. to facilitate the construction of foundations and drainage services) and it may be required to export a certain volume of excavated material for off-site disposal (in accordance with the applicable legislation). Significant impacts on land, soil or groundwater are likely to occur as a result of these works, which will be carried out in accordance with best practice measures.

There are no watercourses on the site of the proposed development or in the immediate vicinity, and it is not feasible that pollutants could be directly discharged from the site of the proposed development to the surface water network. However, the existing municipal wastewater and surface water drainage arrangements in the receiving environment provide a potential indirect pathway between the proposed development site and surface waters downstream during the construction and operational phases.

During the construction phase, standard good practice pollution control measures will be implemented, preventing the emissions of pollutants to the municipal drainage network.

During the operational phase, typical environmental aspects and effects associated with the presence and operation of residential development are also predicted, including potable water consumption, foul water loading to the municipal network, and direct and indirect greenhouse gas emissions.

In terms of surface water drainage, the proposed development will connect to existing attenuation (refer to Section 4.2.4). It will also include SuDS features.

The proposed foul water drainage system will connect with existing municipal infrastructure (refer to Section 4.2.4) From here, the foul water will be conveyed to the Irish Water WwTP at Ringsend, where the effluent will be subject to treatment prior to discharge to Dublin Bay at Poolbeg. This creates an indirect hydrological pathway linking the proposed development site with European Sites in Dublin Bay.

As set out in the Civil Engineering Report that accompanies the submission, prepared by Downes Associates, the peak wastewater discharge is calculated at 3.72l/s for the residential units and 0.21l/s for the crèche. The Ringsend WwTP operates under licence from the EPA (Licence no. D0034-01) and received planning permission (ABP reg. ref.: 301798) in 2019 for upgrade works, which commenced in 2018 and are expected to be fully completed by 2025. The upgrade works will result in treatment of sewage to a higher quality than current, thereby ensuring effluent discharge to Dublin Bay will comply with the Urban Wastewater Treatment Directive by Q4 2023.

The peak wastewater discharge would not have a measurable impact on the overall water quality within Dublin Bay and therefore would not have an impact on the current Water Body Status (as defined within the Water Framework Directive). The hydrodynamic and chemical modelling within Dublin Bay which has shown that there is significant dilution for contaminants of concern (DIN and MRP) available quite close to the outfall for the treatment plant (Ringsend WWTP 2012 EIS, Ringsend WWTP 2018 EIAR; refer to Section 12.4.22, ABP-301798-18 Inspector's report). The most recent water quality assessment of Dublin Bay WFD Waterbody undertaken by the EPA (*Water Quality in 2020: An Indicator Report, 2021*) also shows that Dublin Bay on the whole, currently has an 'Unpolluted' water quality status (refer to www.catchments.ie).

In relation to air quality, minor emissions of dust may be expected to occur during the proposed works. Standard good practice dust management measures will be implemented under the scope of the CEMP. There are no significant impacts on air quality predicted from construction traffic emissions. There are no significant impacts expected as a result of the operational phase of the proposed development. In relation to noise it is considered that the design of the proposed development site has been developed to achieve the lowest practical noise levels in external amenity spaces.

No likely significant effects are predicted in relation to land, soil, water, noise air or climate.

4.4.5 Material Assets, Cultural Heritage & the Landscape

There is a very low potential for the survival of buried archaeological remains at this site. The Archaeological Impact Assessment states that there is a negligible potential for the survival of archaeological remains at this site. Therefore development may proceed without any further archaeological works.

During the operational phase, the proposed development may alter visual amenity due to the new features within the streetscape, changes in traffic flows, lighting, signage, new boundaries and landscape planting treatments. There is also the potential for permanent significant positive effects on public realm through proposed changes to the streetscape.

No likely significant effects are predicted in relation to material assets, cultural heritage or the landscape.

4.4.6 Interactions

The key interactions may be summarised as follows:

- Negative water quality effects have the potential to negatively affect aquatic ecology;
- Negative effects in relation to noise, air quality, traffic and material assets have the potential to negatively affect population and human health.

Interactions between environmental topics have been comprehensively addressed herein.

No likely significant effects are predicted in relation to the interaction between environmental topics.

4.4.7 Cumulative Impacts

The following sources were consulted to identify relevant other plans or projects:

- Fingal County Development Plan 2017 – 2023;
- Draft Fingal County Development Plan 2023 – 2029;
- The National Planning Application database (www.myplan.ie - accessed November 2022);
- An Board Pleanála database (www.pleanala.ie - accessed November 2022); and
- EIA Portal (www.housinggovie.maps.arcgis.com - accessed November 2022).

No developments are proposed within the immediate vicinity of the site that would, in combination with the development under appraisal in this report, give rise to significant effects. This includes FCC Reg. Ref.: F06A/1348/E1, a part-constructed development that was granted planning permission in 2006 and extended in 2012 and part covers the subject.

Furthermore, the zoning, policies and objectives set out in the *current and draft Fingal County Development plans* are intended to protect the environment while encouraging development in appropriate areas. It is considered that the proposed development is consistent with the Development Plan objectives for development in the area, which have themselves been subject to Strategic Environmental Assessment and Appropriate Assessment.

The proposed development will not impact on the flow of water through the area, nor increase potential flood impacts. It is in compliance with all of the relevant Plan objectives.

A number of other plans were considered when assessing in-combination effects, but it was determined that there would be no in-combination effects with these:

- National Planning Framework;
- Regional Spatial and Economic Strategy;
- Greater Dublin Strategic Drainage Study;
- Greater Dublin Transport Strategy;
- Climate Action and Mitigation Plan;
- National Biodiversity Plan; and
- River Basin Management Plan.

As concluded in the Appropriate Assessment (AA) Screening Report (Brady Shipman Martin, 2022), the proposed development, individually or in combination with another plan or project, will not have a significant effect on any European sites.

4.5 Schedule 7A Criteria

Schedule 7A of the PDR 2001 requires the Applicant to have regard to the criteria set out in Schedule 7 of the PDR 2001. These criteria have been considered as set out in **Table 4.4**.

Table 4.1 Criteria set out in Schedule 7 of the PDR 2001 and corresponding information in respect of the proposed development

Proposed residential development at Mayeston, Poppintree, Dublin 11

EIA Screening in accordance with Article 120 of the Planning and Development Regulations 2001-2022

| Criteria | Information in respect of the proposed development |
|---|--|
| <p>1. Characteristics of proposed development <i>The characteristics of proposed development, in particular—</i></p> | |
| <p><i>(a) the size and design of the whole of the proposed development,</i></p> | <p>The proposed development comprises 121 apartments on a site of c. 1.35ha. The size and design of the proposed development are detailed in Section 4.2, above.</p> |
| <p><i>(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 [PDA 2000] and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,</i></p> | <p>The following sources were consulted to identify relevant other plans and projects:</p> <ul style="list-style-type: none"> ■ Fingal County Council planning application map (as of January 2023) ■ EIA Portal (as of January 2023) ■ <i>Fingal County Development Plan 2017 – 2023</i> ■ Draft Fingal County Development plan 2023 – 2029. <p>The site part-comprises a site that was subject to planning permission granted in 2006 and extended in 2012 (FCC Reg. Ref.: F06A/1348/E1). This development was part-constructed.</p> <p>There are however no other developments permitted or proposed in the immediate area and the proposed development is in full compliance with all relevant development plan objectives. These are intended to protect the environment while encouraging development in appropriate areas. It is considered that the proposed development is consistent with the Development Plan’s objectives for development in the area, which have themselves been subject to Strategic Environmental Assessment and Appropriate Assessment.</p> <p><i>No likely significant cumulative effects are predicted.</i></p> |
| <p><i>(c) the nature of any associated demolition works,</i></p> | <p>The proposed development does not require demolition as per Paragraphs 13(c) and 14 of Schedule 5. It will require site clearance including the removal of unfinished concrete slabs foundations constructed under FCC Reg. Ref.: F06A/1348 and never completed.</p> |
| <p><i>(d) the use of natural resources, in particular land, soil, water and biodiversity,</i></p> | <p>The site of the proposed development is a highly disturbed site on the northern outskirts of Dublin City, inside the M50. It is not a greenfield site and no new consumption of land is required to facilitate the build. Local excavations for foundations and services are envisaged, and it may be necessary to export excavated material for off-site disposal. This will be executed in accordance with the relevant legislative provisions.</p> |

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| | <p>During the operational phase, potable water from the municipal supply network will be consumed by residents.</p> <p>The proposed works will result in the removal of all existing habitats on the site. The loss of these features will not constitute a significant ecological impact, and the landscaping will provide additional biodiversity value to the site once it is operational.</p> <p>There are no unusual aspects of the proposed development in this regard. Use of natural resources will be limited to standard / typical levels for development of this nature, scale and location.</p> |
| <p>(e) <i>the production of waste,</i></p> | <p>During the construction phase, waste material will be generated, requiring off-site disposal. Waste materials are likely to include waste concrete and excavated material. Waste material will be managed in accordance with the applicable legislative provisions.</p> <p>A Resource & Waste Management Plan shall be prepared for the construction and demolition phase of the proposed development, in accordance with the EPA <i>Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects</i> (2021). Additionally, the demolition of the existing buildings on the site will be executed, insofar as practicable, as a controlled deconstruction, in order to minimise the volume of waste generated.</p> <p>During the operational phase, municipal solid waste will be generated by residents. The proposed development incorporates centralised, secure bin stores with a three-bin system, allowing for the segregation and secure storage of household waste, to be collected at kerbside on a bi-weekly basis and recovered, recycled or disposed of in accordance with the applicable legislative provisions.</p> <p>There are no unusual aspects of the proposed development in this regard. Volumes of waste generated during the demolition, construction and operational phases will be commensurate of development of this nature, scale and location.</p> |
| <p>(f) <i>pollution and nuisances,</i></p> | <p>As detailed above, during the construction phase, there will be typical construction and site clearance-</p> |

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| | <p>related pollution risks and effects, e.g. generation of dust, elevated levels of noise, potential pollution risk associated with presence of hazardous substances (hydrocarbons, cementitious material, etc.). Standard good practice construction pollution control measures will be implemented, and no significant environmental effects are predicted in this regard. Works will be limited to normal working hours and a Community Liaison Officer appointed in order to avoid / minimise potential nuisance.</p> <p>During the operational phase, potential sources of pollution associated with the proposed development are principally (i) generation of municipal solid waste (addressed above) and (ii) generation of foul water. As detailed above, foul water will be discharged to the municipal wastewater drainage network, which conveys wastewater to Ringsend WwTP for treatment prior to discharge at Poolbeg. For the reasons detailed above, no significant environmental effects are predicted in this regard.</p> |
| <p><i>(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</i></p> | <p>The proposed development is neither especially susceptible to the risk of major accidents and / or disasters, nor is it likely to cause or exacerbate such an event. No particular risks have been identified in this regard.</p> <p>There are no Seveso sites in the vicinity of the proposed development, and no consultation distance for any such site overlaps with the proposed development.</p> <p>As detailed in Section 4.2.10, above, a Stage 2 Flood Risk Assessment has been prepared in respect of the proposed development, which has considered the flood risk associated with the proposed development, including under future climate change scenarios. It has concluded that the proposed development satisfies the flood risk requirements set out in the OPW guidelines, and may be regarded as 'appropriate' (as per the OPW criteria) in the context of flood risk.</p> |
| <p><i>(h) the risks to human health (for example, due to water contamination or air pollution).</i></p> | <p>The potential impacts of the proposed development in relation to human health have been assessed above. The site of the proposed development has residential receptors present in the immediate vicinity. However, having regard to the nature and scale of the proposed development, no likely</p> |

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|---|---|
| | significant effects are predicted in this regard. A range of best practice mitigation measures will be implemented in order to avoid / minimise impacts on the local population insofar as possible. |
| 1. Location of proposed development <i>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—</i> | |
| <i>(a) the existing and approved land use,</i> | The site of the proposed development is highly disturbed. Under the <i>Fingal County Development Plan 2017 – 2023</i> , the site is zoned RS-Residential: to 'Provide for residential development and protect and improve residential amenity'. |
| <i>(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,</i> | The site of the proposed development is highly disturbed and is dominated by scrub vegetation, spoil, bare ground and hard/artificial surfaces. Ecologically the site is of (at most) local (lower value) importance. There are no protected habitats or rare / protected species of flora present on the site. There are no surface water bodies or designated sites on the site or in the immediate vicinity. The wider site of the proposed development is developed and urban in nature, having low sensitivity to the effects of development, and a relatively high regenerative capacity (given the absence of sensitive habitats). |
| <i>(c) the absorption capacity of the natural environment, paying particular attention to the following areas:</i> | |
| <i>(i) wetlands, riparian areas, river mouths;</i> | There are no wetlands, riparian areas or river mouths at the site of the proposed development or in the immediate vicinity that could be directly affected by the proposed development. Indirect hydrological connections, e.g. via the wastewater drainage and treatment system, are detailed in Section 4.4 , above. |
| <i>(ii) coastal zones and the marine environment;</i> | The site of the proposed development is situated a c.6.5km linear distance from the coast. There are no direct impact pathways between the proposed development site and coastal zones or the marine environment. Indirect hydrological connections, e.g. via the wastewater drainage and treatment system, are detailed in Section 4.4 , above. |
| <i>(iii) mountain and forest areas;</i> | There are no mountains or forest areas at the proposed development site or in the immediate vicinity that could be affected. |
| <i>(iv) nature reserves and parks;</i> | The nearest relevant statutory Nature Reserve to the proposed development site is at North Bull Island in Dublin Bay. There is no real likelihood of significant effects on any Nature Reserve or park resulting from the proposed development. |

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| <p>(v) <i>areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</i></p> | <p>An Appropriate Assessment (AA) Screening Report has been prepared by Brady Shipman Martin in respect of the proposed development (refer to document submitted under separate cover). It has concluded that the proposed development, individually or in combination with another plan or project, will not have a significant effect on any European sites. This assessment was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites. This assessment has also taken account of the potential for significant effects on nationally designated sites (NHA / pNHA). For details, refer to the AA Screening Report, submitted under separate cover.</p> |
| <p>(vi) <i>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;</i></p> | <p>There are no such areas connected to the site that could be significantly affected by the proposed development.</p> |
| <p>(vii) <i>densely populated areas;</i></p> | <p>Having regard to the nature and scale of the proposed development, it is considered that there is no real likelihood of significant effects in this regard. A schedule of good practice mitigation measures, including appointment of a Community Liaison Officer, has been proposed, in order to avoid / minimise impacts on the local population insofar as possible.</p> <p>The proposed development has been conceived to provide additional, much-needed housing stock in Fingal County.</p> |
| <p>(viii) <i>landscapes and sites of historical, cultural or archaeological significance.</i></p> | <p>The site of the proposed development is situated on the outskirts of Dublin City, immediately inside the M50. There are no recorded archaeological or architectural heritage assets on the site. and no mitigation measures are required.</p> |
| <p>2. Types and characteristics of potential impacts <i>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the [PDA 2000], taking into account—</i></p> | |

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| <p><i>(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),</i></p> | <p>Regard has been had, in the preparation of this report, to the likely magnitude and spatial extent of impacts arising from the proposed development during the construction and operational phases. The likely impacts of the proposed development will not be unusual in these respects.</p> <p>The spatial extent of the direct impacts of the proposed development (e.g. habitat loss, dust generation, elevated noise, etc.) will be limited to the site and / or the immediate environs (i.e. typically within 50 m). This is a densely populated urban area, with numerous residential receptors in the immediate area.</p> <p>Additionally, as detailed above, there is the potential for indirect impacts further afield, e.g. due to the generation of greenhouse gas emissions, waste materials, wastewater and surface water.</p> <p>This is a moderately sized development that, during the operational phase, will entail only a marginal change, in terms of environmental aspects and impacts, relative to the baseline.</p> |
| <p><i>(b) the nature of the impact,</i></p> | <p>Regard has been had, in the preparation of this report, to the likely nature of impacts arising from the proposed development during the construction and operational phases. The likely impacts of the proposed development will not be unusual in this respect.</p> |
| <p><i>(c) the transboundary nature of the impact,</i></p> | <p>The site of the proposed development is within c.100m of the boundary with Dublin City Council. It is not proximate to any other county boundaries or the boundary with Northern Ireland. Given the nature and location of the proposed development no transboundary impacts are likely to arise.</p> |
| <p><i>(d) the intensity and complexity of the impact,</i></p> | <p>Regard has been had, in the preparation of this report, to the likely intensity and complexity of impacts arising from the proposed development during the construction and operational phases. No impacts of unusual intensity or complexity are likely to arise.</p> |
| <p><i>(e) the probability of the impact,</i></p> | <p>In accordance with the EPA (2022) criteria, regard has been had to the probability of impacts arising from the proposed development.</p> |
| <p><i>(f) the expected onset, duration, frequency and reversibility of the impact,</i></p> | <p>In accordance with the EPA (2022) criteria, regard has been had to the likely onset, duration, frequency and reversibility of impacts arising from the</p> |

| Criteria | Information in respect of the proposed development |
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| | proposed development. Generally speaking, construction phase impacts are predicted to be short-term in duration (lasting as long as the proposed works) and reversible; while effects of the operational phase are assumed to be permanent in duration. |
| <i>(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 [PDA 2000] 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</i> | Cumulative impacts addressed above in relation to paragraph 1(b). No likely significant cumulative impacts are predicted to occur. |
| <i>(h) the possibility of effectively reducing the impact.</i> | A schedule of mitigation measures is proposed in order to avoid / minimise potential environmental impacts, where appropriate. |

5 Conclusion

It is considered that the proposed development would not be likely to have significant effects on the environment. The main reasons for this conclusion are as follows:

- The size of the site and the scale of the proposed development are significantly below the stated thresholds of Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2022 at or above which there is a mandatory requirement for EIA;

The nature of the proposed development is not unusual in the context of the receiving environment. The site clearance and construction phase is expected to give rise to minor, localised environmental effects that are typical of urban redevelopment projects of this nature; The proposed operational use of the proposed development is to provide 121 much-needed residential units and will comprise an improvement relative to the baseline in terms of residential amenity;

The scale of the proposed development is consistent with the prevailing skyline / building height profile in the receiving environment.

The location of the proposed development is a previously disturbed site which is not particularly sensitive to the environmental effects of development of this nature and scale. There are no designated sites or surface water bodies on the site or in the immediate vicinity. The receiving environment is well populated, with residential receptors situated in close proximity; however, appropriate mitigation measures have been incorporated into the proposal in order to avoid / minimise impacts insofar as possible.

Therefore, it is recommended that, having regard to the information set out above, the Competent Authority (Fingal County Council) may reach a screening determination that ***there is no real likelihood of significant effects arising as a result of the proposed development; and, therefore, that environmental impact assessment and the preparation of an environmental impact assessment report is not required.***

6 References

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Appendix 1: EPA Environmental Impact Assessment Criteria

Table A1.1 Criteria for characterising environmental effects (adapted from EPA, 2022)

| Criterion | Definition |
|------------------------------------|--|
| Quality | |
| Positive | A change which improves the quality of the environment |
| Neutral | No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error |
| Negative | A change which reduces the quality of the environment |
| Significance | |
| Imperceptible | An effect capable of measurement but without significant consequences |
| Not significant | An effect which causes noticeable changes in the character of the environment but without significant consequences |
| Slight | An effect which causes noticeable changes in the character of the environment without affecting its sensitivities |
| Moderate | An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends |
| Significant | An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment |
| Very significant | An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment |
| Profound | An effect which obliterates sensitive characteristics |
| Extent and Context | |
| Extent | Describe the size of the area, the number of sites, and the proportion of a population affected by an effect |
| Context | Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions |
| Probability | |
| Likely | Effects that can reasonably be expected to occur because of the planned project |
| Unlikely | The effects that can reasonably be expected not to occur because of the planned project |
| Duration | |
| Momentary | Effects lasting from seconds to minutes |
| Brief | Effects lasting less than a day |
| Temporary | Effects lasting less than a year |
| Short-term | Effects lasting one to seven years. |
| Medium-term | Effects lasting seven to fifteen years |
| Long-term | Effects lasting fifteen to sixty years |
| Permanent | Effects lasting over sixty years |
| Reversibility and Frequency | |
| Reversible | Effects that can be undone, for example through remediation or restoration |
| Frequency | Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually) |



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