

Environmental Impact Assessment Screening Report

for proposed
Corduff Park Upgrade,
Corduff, Dublin 15

for: Fingal County Council

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1 Introduction

CAAS Ltd. has been appointed by Fingal County Council (FCC) to prepare this Environmental Impact Assessment Screening Report for the proposed Corduff Park Upgrade, Corduff, Dublin 15 (the proposed development). This report has been prepared to form an opinion as to whether or not the proposed development should be subject to Environmental Impact Assessment (EIA) and if so, whether an Environmental Impact Assessment Report (EIAR) should be prepared in respect of it.

The screening assesses the proposed development with reference to the EIA legislation¹ including the EIA Directive, and Planning and Development legislation¹. It also has regard to relevant parts of:

- *EIA Guidance for Consent Authorities regarding sub-threshold development*, 2003, Department of the Environment, Heritage and Local Government
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*, 2018, Department of Housing, Planning and Local Government
- *OPR Practice Note PN02 Environmental Impact Assessment Screening*, 2021, Office of the Planning Regulator
- relevant EU Guidance including *Interpretation of definitions of project categories of annex I and II of the EIA Directive*, 2015, EU and *Environmental Impact Assessment of Projects - Guidance on Screening*, 2017, EU.

The first step involves a review of the characteristics of the development to find out if it corresponds to any type (class) which is subject to the EIA requirements as set out in the legislation. If it does correspond to any such type and does not equal or exceed a specified threshold (ref s5) then the second step is to carry out a 'preliminary examination' to establish the likelihood of significant effects on the environment arising from the proposed development. The outcome of the preliminary examination determines the subsequent steps of the screening process which may involve sub-threshold project considerations and review against prescribed criteria for determining whether the development should be subject to EIA.

The information on the proposed development, as used for purposes of this report, including a written description, was provided by FCC.

The following sections of this report cover:

- The proposed development (s2)
- The legislative basis for EIA (s3)
- Project type (s4)
- Sub-threshold development (s5)
- Preliminary examination (s6)
- Review against Schedule 7 criteria (s7)
- Conclusion (s8)

¹ see section 3 for details

An overview of the authors' competency is provided in Appendix IV.

2 The proposed development

The proposed development comprises:

- The proposed public park & sports development works include the replacement & extension of the existing all-weather soccer pitch to approx. 100 m x 64 m; amended outdoor pitch lighting layout with; removal and reuse of the existing solid bar railing at the perimeter of the existing pitch; the installation of 3.5 m high weld-mesh fencing to the perimeter of the new all-weather pitch; the installation of a 12 m long storage container adjacent to the extended all-weather pitch; drainage improvement works to the existing grass soccer pitch.
- New & existing park footpaths consisting of 3 m wide asphalt shared pathways around the perimeter and pedestrian only pathways, 2.5 m wide dissecting the park to enhance accessibility and utility. (Approximately 1,000 m linear metres).
- Provision of new pedestrian access at south of park boundary from Edgewood Lawns.
- Installation of K-Barriers at entrances to facilitate universal access.
- The existing palisade fencing boundary at Blackcourt Road to be replaced with solid bar railing retrieved from the existing perimeter of the existing all-weather pitch.
- Bicycle parking is to be located at primary entrances and in proximity to park facilities; 83 bicycle parking spaces in total to include covered spaces.
- New 3 outdoor exercise equipment to augment existing equipment.
- A Hill fort themed playground incorporating natural play elements measuring approximately 500 m² with permeable surface and features in keeping with Space for Play – A Play Policy for Fingal.
- The existing grass football field.
- Landscape works to existing community garden including raised beds, planting, seating & footpaths.
- Proposed car park of approximately 34 parking spaces including 3 disabled parking bays & 4 EV ready charging bays with additional provision for motorbike parking. Ducting for future provision of EV charging proposed throughout. Proposed surface treatments consist of asphalt road and permeable surfaces to parking bays with landscaped perimeter and infills to include SuDS features. Lockable bicycle parking is proposed to provide for cargo bikes etc.
- Landscaping works incl. localised tree works, tree planting, soil regrading including mounding less than 1.5 m high & rainwater attenuation swales where appropriate grassland meadows and boundary treatments. Earthen Berms incorporating the excavated material from the construction of the all-weather pitch and car park located within the development site are proposed to be graded to complement the landscape setting of the facilities and to enhance the playground.
- All other ancillary site works including drinking fountain installation, electricity and drainage connections.

The total proposed site area is approximately 7.1 ha.



Figure 1 Site location map

Source: Google maps (site boundary includes construction compound and is approximate)

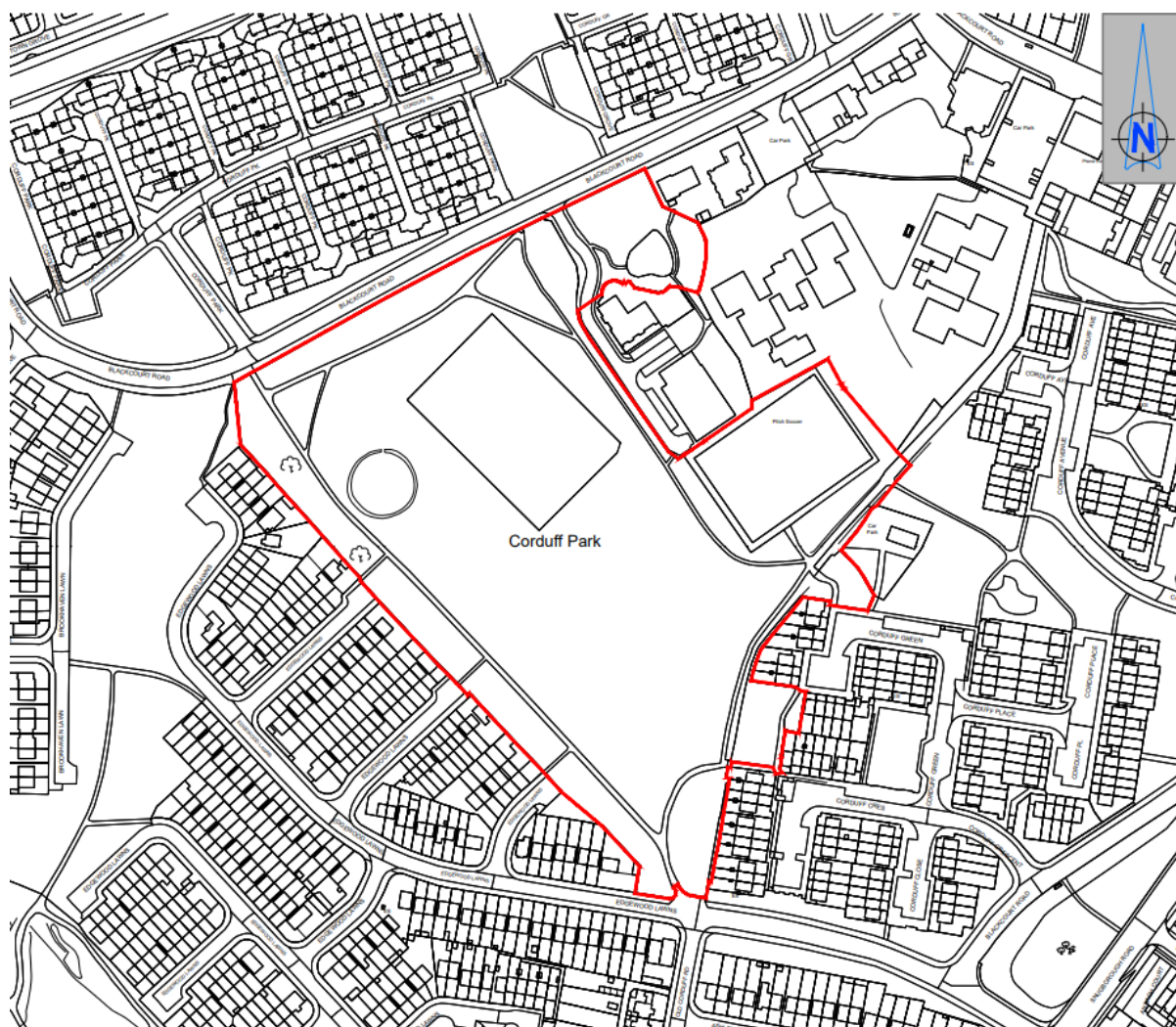


Figure 2 Site layout plan

Source: FCC (See accompanying drawing set for full scaled versions of all drawings)



Figure 3 Plan of proposed upgrade works

Source: FCC (See accompanying drawing set for full scaled versions of all drawings.)

3 Legislative basis for EIA

EIA requirements derive from EU Directive 2011/92/EU (as amended by Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment. The Directive has been transposed into various Irish legislation of which the following is the most relevant to this development.

- Planning and Development Acts 2000-2020 (Part X)
- Planning and Development Regulations 2001 (S.I. 600/2001) as amended
- European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. 296/2018)

Part 1 of Schedule 5 of the Planning and Development Regulations 2001, as amended, lists projects included in Annex I of the Directive which automatically require EIA. For projects included in Annex II of the Directive, Part 2 of Schedule 5 provides thresholds above which EIA is required.

4 Project type

In the first instance it is necessary to determine whether the proposed development corresponds to any project type that is subject to EIA requirements.

The prescribed classes of development for the purpose of Section 176 of the Planning and Development Act 2000 are set out in Schedule 5 of the Planning and Development Regulations 2001 as amended. The proposed development upgrades to Corduff Park, does not correspond to any class of development prescribed within Part 1 of Schedule 5, and so it is necessary to consider whether it corresponds to any class prescribed within Part 2 of Schedule 5.

Potentially relevant project types (or classes) prescribed for EIA purposes in Part 2 of Schedule 5, are listed in the table below, with commentaries of their applicability to the proposed development. Criteria prescribed in the legislation for changes or extensions are included.

Project type / threshold	Comment	Is EIA required on this basis?
Planning and Development legislation S.I. 600/2001, Schedule 5, Pt 2		
Project type 10. <i>Infrastructure projects (b)</i>		
<i>(ii) Construction of a car park providing more than 400 spaces, other than a car park provided as part of, and incidental to the primary purpose of, a development.</i>	The proposed development includes 34 new car parking spaces. These spaces are one element of the wider proposed development. Regarding whether they are incidental or not: - Incidental is defined in the Oxford Dictionary as ‘happening in connection with something else, but not as important as it, or not intended’. The car parking element of the proposal may thus be considered as ‘incidental’ to the primary purpose of the proposed development. Thus, project type 10(b)(ii) is not applicable.	No
<i>(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</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>	Commission guidance ² lists a range of projects, stating that these or other projects with similar characteristics can be considered to be ‘urban development’. These include: <ul style="list-style-type: none"> • Shopping centres • Bus garages • Train depots • Hospitals • Universities • Sports stadiums • Cinemas • Theatres • Concert halls • Other cultural centres • Sewerage or water supply networks The closest of these to the subject proposal is ‘sports stadiums’. While the proposed project includes the replacement and extension of an all-weather soccer pitch, it does not include other characteristics of sports stadiums such as a grandstand, or large-scale indoor facilities, public address systems. The proposed project can therefore be considered as not corresponding to or having similar characteristics to a sports stadium or	No

² Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU

Project type / threshold	Comment	Is EIA required on this basis?
	<p>any of the other projects listed in the Commission guidance. On this basis it can be considered that this proposal does not fall into the 'urban development' project type (type 10(b)(iv)).</p> <p>It is notable however, that the judgement of the High Court in the case of <i>Carvill & Flynn v Dublin City Council & Ors.</i> [2021] IEHC 544 took a broad interpretation of the 'urban development' project type. It considered the proposed development of a cycleway in an urban area to fall into the 'urban development' project type, largely because it was <i>development</i> in an <i>urban</i> location. Applying this rationale, any development in an urban setting could be taken to comprise 'urban development'. At time of preparation of this report, this judgement is subject to an appeal process and could be overturned but in the meantime it stands. While the judgement made no reference to the Commission Guidance and appears to conflict with it, out of an abundance of caution it is considered prudent to acknowledge that project type 10(b)(iv) could be interpreted as being applicable to the proposed development. In this event, at 7.1 ha, the scale of the proposed development is below the applicable threshold (whether this is taken to be the 10 ha as would apply if the site was considered to be in a built-up area or 20 ha as would apply elsewhere).</p>	

Project type / threshold	Comment	Is EIA required on this basis?
Project type 12. <i>Tourism and leisure projects (e)</i>		
<i>Theme parks occupying an area greater than 5 hectares.</i>	<p>Regarding interpretation of the meaning of this project type, Commission guidance³ states: -</p> <p><i>(ii) Sports stadiums would in principle be covered by Annex II(10)(b) ‘urban development projects’. However, certain Member States can decide in their national environmental impact assessment systems that sports stadiums fall within the ‘theme parks’ category. Compliance with the Directive will be ensured, irrespective of which Annex II category is considered applicable, provided that such projects do not escape from the scope of application of the Directive.</i></p> <p>As discussed in relation to project type 10(b)(iv)) above it is considered that this proposal does not correspond to or have similar characteristics to a sports stadium. It can thus be considered that this proposal also does not fall into the ‘Theme parks’ project type (type 12(e)).</p>	No
Project type 13. <i>Changes, extensions, development and testing</i>		
<p><i>(a) Any change or extension of development which would:-</i></p> <p><i>(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, <u>and</u></i></p> <p><i>(ii) result in an increase in size greater than-</i></p> <ul style="list-style-type: none"> - 25 per cent, or - an amount equal to 50 per cent of the appropriate threshold, whichever is the greater 	<p>As the changes covered by the proposal can be considered not to result in the development being of a listed class, criterion (i) is not met. On this basis project type 13(a) is not applicable.</p> <p>Conversely if the judgement in the above-mentioned case (Carvill & Flynn v Dublin City Council & Ors. [2021] IEHC 544) is taken to be relevant then this project type could be considered to be applicable. In this event, because the scale of the proposal would not result in an increase in size of the park of more than the relevant 50% threshold, criterion (ii) would not be met and project type 13(a) would not be applicable.</p>	No

The proposed development has been compared with the project types prescribed for EIA purposes under the Regulations which it may correspond to most and it is found that it can be considered as not corresponding to any specific type.

³ Interpretation of definitions of project categories of annex I and II of the EIA Directive, 2015, EU

However, out of an abundance of caution and for the purpose of supporting a robust EIA screening process, it is considered prudent to acknowledge that project type 10(b)(iv) could be interpreted as being applicable.

5 Sub-threshold development

Article 92 of the Regulations of 2001 as amended define: 'sub-threshold development' as:

development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.

Annex III of the EIA Directive (2011/92/EU as amended) as transposed into Schedule 7 of the Planning and Development Regulations 2001 as amended - sets out criteria for review of sub-threshold projects to determine if they should be subject to EIA. These criteria include characteristics, location and potential impacts.

As explained in s4, the proposed development can be considered not to fall into any project type prescribed in Part 2 of Schedule 5. On this basis it cannot be 'sub-threshold development'.

Without prejudice to the preceding statement, should project type 10(b)(iv) be taken to have a wider meaning, it could be considered that the development does correspond to this project type. Allowing for this potential interpretation of the meaning of the project type and for the avoidance of any doubt, section 6 of this report contains a preliminary examination to determine whether or not the proposed development should be subject to review against the criteria prescribed in Schedule 7 for determining whether or not a sub-threshold development is required to be subject to EIA.

6 Preliminary Examination

Article 120(a)(1)(a) of the Planning and Development Regulations 2001 as amended, requires that prior to screening a project for EIA: -

Where a local authority proposes to carry out a sub-threshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

In the case of the subject development, as the proposal involves groundworks on a site of 7.1 ha and because it is in a public park which is of significant amenity value it can be considered that there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development. Thus, in accordance with Article 120(b)(ii) of the Regulations of 2001 as amended, it is required to screen the proposal against the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, to form an opinion as to whether or not it should be subject to Environmental Impact Assessment (EIA).

7 Review against Schedule 7 criteria

These criteria cover:

1. Characteristics of the proposed development
2. Location of the proposed development
3. Types and characteristics of potential impacts

The criteria are listed in the table below. The comments provided in relation to the category 1 and 2 criteria are factual and do not comment on the types or characteristics of impacts. In keeping with the intent of Schedule 7, commentary on impacts is provided in response to the items covered by category 3 (the third part of the table below). All comments, particularly regarding 'significance', are made in the context of the Directive and guidance. The review against the Schedule 7 criteria takes account of the environmental factors set out in Schedule 6, paragraph 2(d) of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, as relevant.

Schedule 7A of the Planning and Development Regulations 2001 as amended by the 2018 Regulations, sets out 'Information to be provided by the Applicant or Developer for the Purposes of Screening Sub-threshold Development for Environmental Impact Assessment'. This information includes:

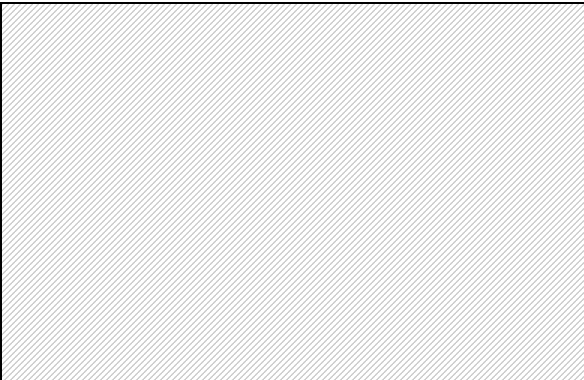
1. A description of the proposed development, including in particular-
 - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - (b) description of the location of the proposed development, with particular regard to the environmental 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 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.

Regard is had in this report to the criteria set out in Schedule 7 for determining whether this sub-threshold development should be subject to EIA and to the information required by Schedule 7A for the purposes of screening sub-threshold development for EIA as set out in the commentary provided in and below the table which follows.

Schedule 7 Criteria	Commentary
<p>1. Characteristics of Proposed Development</p> <p>The characteristics of proposed development, in particular:</p>	
(a) the size and design of the whole of the proposed development	The project area is approx. 7.1 ha.
(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	The most relevant permitted developments in the area are listed in Appendix III.
(c) the nature of any associated demolition works	No buildings are required to be demolished.
(d) the use of natural resources, in particular land, soil, water and biodiversity	Approximately 7,500 m ² of amenity grassland will be converted for car parking use.
(e) the production of waste,	Waste generated during construction and operation can be anticipated to be typical for a medium scale works project. No significant waste streams will be generated during operation.
(f) pollution and nuisances,	During construction, the proposal is likely to generate localised and short-term noise, dust and traffic. Post-construction, it will generate localised traffic and, given standard park-management procedures, can be anticipated to have negligible potential to generate significant pollution or nuisance.
(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	There is no significant potential for the proposed development to give rise to significant adverse effects on the environment due to accidents and/or disasters. This applies to accidents/disasters arising from external factors as well as accidents arising from the development.
(h) the risks to human health (for example, due to water contamination or air pollution)	The project characteristics pose no significant risks to human health.

<p>2.Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—</p>	
(a) the existing and approved land use	The site is currently in amenity usage. The surrounding lands are in various uses including residential, transportation (road), retail, industrial and amenity use.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	Due to the scale of the proposed development and its location in a developed residential and suburban context, the impact on natural resources in the area will be minimal.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths	The site is located approximately 422 m from the Tolka River.
(ii) coastal zones and the marine environment	-
(iii) mountain and forest areas	-
(iv) nature reserves and parks	The existing site is a park.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive	-
(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.	-
(vii) densely populated areas	The environs of the development are predominantly low-density suburban residential.

<p>(viii) landscapes and sites of historical, cultural or archaeological significance</p>	<p>A number of protected structures are located on and in the vicinity of the proposed development. These include 2 ringforts, a house, and a mound.</p> <p>The first ringforts' registration number is DU013-015. It is located within the proposed development. The potential impact of this is discussed in the CEMP which confirms that significant effects will be avoided by establishment of an appropriate construction exclusion zone.</p> <p>The second ringforts' registration number is DU013-016. It is situated approx. 73 m from the proposed development.</p> <p>The house's registration number is DU013-025. It is located within the proposed development. The potential impact of this is discussed in the CEMP. As it has previously been demolished and excavated significant effects are unlikely.</p> <p>The mounds' registration number is DU013-012. It is located approx. 420 m from the site.</p> <p>(The registration numbers for these sites were obtained from the National Inventory of Architectural Heritage Historic Environment Map Viewer.)</p>
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<p>3. Types and characteristics of potential impacts</p> <p>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 Act, taking into account—</p>	
<p>(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)</p>	<p>The site covers 7.1 ha. No significant effects are likely to extend beyond the site boundary.</p>
<p>(b) the nature of the impact</p>	<p>Temporary to short term construction phase impacts on noise and air quality are likely. These are likely to be small scale and localised. These are not likely to be significant within the meaning of the Directive.</p> <p>A number of site access points are identified in the CEMP which also outlines plans for construction traffic management which can be anticipated to ensure that significant</p>

	<p>construction phase traffic effects will be avoided.</p> <p>Once operational the proposed car park will be accessed from the adjacent Blackcourt Road which is connected to the nearby R121 Regional Road. These roads are constructed to appropriate standards with good sightlines, carriageway widths, etc. It can be reasonably anticipated that these will accommodate the generated traffic without significant effects. It is also likely that the provision of a car park is likely to reduce any parking issues on the road, particularly during match times.</p>
(c) the transboundary nature of the impact	-
(d) the intensity and complexity of the impact	-
(e) the probability of the impact	The effects outlined at (b) above are likely to occur.
(f) the expected onset, duration, frequency and reversibility of the impact	Construction phase impacts will commence at start of construction, be of varying frequency and can be anticipated to be insignificant to slight and temporary to short term. Once completed, effects will be insignificant and permanent.
(g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	On the basis of their nature and scale, when considered in-combination with the proposed development, potential for other existing and/or permitted development to cause significant cumulative impacts can be considered to be negligible.
(h) the possibility of effectively reducing the impact	Potential construction stage effects can be reasonably anticipated to be likely to be effectively reduced by implementation of the CEMP and the proposed Construction Traffic Management Plan.

Based on review against the Schedule 7 criteria, the environmental impacts of the proposed project can be anticipated to be localised, short-term to temporary (during construction) and permanent (after construction) and not likely to be significant within the meaning of the Directive.

Article 120 of the Regulations of 2001 as amended, states that the Schedule 7A information:

- a) 'shall be accompanied by any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, including, where relevant, information on how the available results of other relevant assessments of the

- effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account' and
- b) 'may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.'

In relation to (a), other potentially relevant assessments are listed and commented upon in Appendix II. It is found that none have any significant bearing on the findings of this EIA Screening Report. Item 3(h) in the table above addresses (b).

8 Conclusions

It is considered that the proposed Corduff Park Update, Corduff, Dublin 15 does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it.

This conclusion is based on an objective review of the characteristics of the proposed development against the requirements of the relevant legislation and has had due regard to the relevant guidance.

Appendix I – Standard Descriptions of Effects

(from *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022)

<p>Quality of Effects</p> <p>It is important to inform the non-specialist reader whether an effect is positive, negative or neutral</p>	<p>Positive Effects</p> <p>A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).</p>
	<p>Neutral Effects</p> <p>No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.</p>
	<p>Negative/adverse Effects</p> <p>A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem; or damaging health or property or by causing nuisance).</p>
<p>Describing the Significance of Effects</p> <p>“Significance” is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i> below.).</p>	<p>Imperceptible</p> <p>An effect capable of measurement but without significant consequences.</p>
	<p>Not significant</p> <p>An effect which causes noticeable² changes in the character of the environment but without significant consequences.</p>
	<p>Slight Effects</p> <p>An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p>
	<p>Moderate Effects</p> <p>An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</p>
	<p>Significant Effects</p> <p>An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.</p>
	<p>Very Significant</p> <p>An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.</p>
	<p>Profound Effects</p> <p>An effect which obliterates sensitive characteristics</p>
<p>Describing the Extent and Context of Effects</p> <p>Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.</p>	<p>Extent</p> <p>Describe the size of the area, the number of sites, and the proportion of a population affected by an effect.</p>
	<p>Context</p> <p>Describe whether the extent, duration, or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)</p>

<p>Describing the Probability of Effects</p> <p>Descriptions of effects should establish how likely it is that the predicted effects will occur – so that the CA can take a view of the balance of risk over advantage when making a decision.</p>	<p>Likely Effects</p> <p>The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.</p> <p>Unlikely Effects</p> <p>The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.</p>
<p>Describing the Duration and Frequency of Effects</p> <p>'Duration' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.</p>	<p>Momentary Effects</p> <p>Effects lasting from seconds to minutes</p> <p>Brief Effects</p> <p>Effects lasting less than a day</p> <p>Temporary Effects</p> <p>Effects lasting less than a year</p> <p>Short-term Effects</p> <p>Effects lasting one to seven years.</p> <p>Medium-term Effects</p> <p>Effects lasting seven to fifteen years.</p> <p>Long-term Effects</p> <p>Effects lasting fifteen to sixty years.</p> <p>Permanent Effects</p> <p>Effects lasting over sixty years</p> <p>Reversible Effects</p> <p>Effects that can be undone, for example through remediation or restoration</p> <p>Frequency of Effects</p> <p>Describe how often the effect will occur. (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually)</p>
<p>Describing the Types of Effects</p>	<p>Indirect Effects (a.k.a. Secondary Effects)</p> <p>Impacts on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.</p> <p>Cumulative Effects</p> <p>The addition of many minor or significant effects, including effects of other projects, to create larger, more significant effects.</p> <p>'Do-Nothing Effects'</p> <p>The environment as it would be in the future should the subject project not be carried out.</p> <p>'Worst case' Effects</p> <p>The effects arising from a project in the case where mitigation measures substantially fail.</p> <p>Indeterminable Effects</p> <p>When the full consequences of a change in the environment cannot be described.</p>

	Irreversible Effects When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
	Residual Effects The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
	Synergistic Effects Where the resultant effect is of greater significance than the sum of its constituents, (e.g. combination of SO _x and NO _x to produce smog).

Appendix II - Relevant assessments of potential effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive

EU Legislation		Comments
Air Quality Directive	2008/50/EC	There will be no air emissions of significance from the proposed scheme during operation. Construction impacts will be local short term and insignificant. As a result, no assessment is required pursuant to this Directive.
Floods Directive	2007/60/EC	Fingal Council confirm that a Flood Risk Assessment has been carried out for the assessment.
Habitats and Birds Directives	92/43/EEC and 2009/147/EC	An AA Screening Report has been prepared for the proposed scheme. It finds that the proposed scheme is not likely to have any significant effect (either directly or indirectly) on any European site, either alone or in combination with other plans or projects.
Noise Directive	2002/49/EC	Construction noise will be local, short term and insignificant. No significant noise effects are likely to occur during operation of the scheme. As a result, no assessment is required pursuant to this Directive.
SEA Directive	2001/42/EC	An SEA is not required.
Directive on Waste and repealing certain Directives (a.k.a Waste Framework Directive)	2008/98/EC	The proposed scheme is not anticipated to be likely to generate any significant quantities of waste during construction or operation. No assessment is considered to be required pursuant to this Directive.
Water Framework Directive	2000/60/EC	The proposed scheme does not have significant potential to cause effects on the River Tolka or any other watercourses and there is no requirement for any specific assessment pursuant to this Directive.

This review of assessments of potential effects on the environment carried out pursuant to the European Legislation finds that no results arising from such assessments affect the findings of this EIA screening.

Appendix III – Local planning applications⁴ within the receiving environment of the proposed scheme⁵

Planning referenceCode	Decision	Description	Grant Date	Project Area (sq m)	Area of Site (where provided)	Characteristics of the potential cumulative effects	Is there a risk of in-combination effects	Are significant in-combination effects likely
FW18A/0137	Grant Permission	Permission for alterations and nominal amendments to the primary school redevelopment as permitted under parent permission Reg Ref. FW13A/0074 and extended permission Reg Ref. FW13A/0074 /E1 and to include: 1) Roof mounted photovoltaic panels of approx. 228m ² , 2) Nominal increases in floor area totalling 246.9m ² due to alterations at the six fire exit stairs, JNS classrooms no's 1, 8, 11, 18, Junior staff room, Junior GP Hall, Special Ed no's 1, 2, 3, Junior Library, Boiler room, corridor width minor increases, and amendments to store room configurations at both ground and first floor. The proposed development also includes associated minor modifications to the permitted site layout and JNS access gates.	2018-12-17	23787.91	23,718.0	<p>This is a medium-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.</p> <p>This project has been subject to EIA and AA requirements.</p> <p>Due to the nature and scale of the potential environmental effects arising from the proposed development, when considered together with this school modification development it is considered unlikely that significant cumulative effects will occur.</p>	No	No

⁴ The majority of surrounding developments are minor projects with no risk of in-combination effects. Therefore, a summary list is provided here of the five largest proposed schemes within the below stated parameters

⁵ Parameters used: planning application from within the last 5 years, within a radius of 200m around the proposed scheme boundary

Planning referenceCode	Decision	Description	Grant Date	Project Area (sq m)	Area of Site (where provided)	Characteristics of the potential cumulative effects	Is there a risk of in-combination effects	Are significant in-combination effects likely
FW21A/0152	Grant Permission & Grant Retention	<p>The development will consist of :- Permission for alterations, amendments and retention to the primary school redevelopment as permitted under parent permission Ref. FW13A/0074 (extended under FW13A/0074/E1) and amended under FW18A/0137 to include: 1- Addition of Special Education Needs (SEN) facilities and consequent alterations to permitted school design. Overall building area increase 1159 sqm. Approved two storey JNS building volume extended 12.6m north and 4m west and new single-story extension (255 sqm) to approved eastern elevation.</p> <p>Addition of 4 no. SEN classrooms, 2 no. multi-sensory rooms, 2 no. central activities spaces, 2 no. offices, and ancillary facilities. Consequent alterations to approved JNS layout including relocation of approved teaching spaces and additional secondary entrance, meeting room, social space and first floor external terrace overlooking inner courtyard.</p> <p>2- Amendments to approved landscaping including relocation of ballcourt and addition of enclosed SEN play areas, and 6 SEN Parking spaces. 3- Retention of two storey infill (75sqm) comprising staffroom and meeting room in SNS courtyard</p>	2021-11-16	20524.47	21,200.0	<p>This is a medium-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.</p> <p>This project has been subject to EIA and AA requirements.</p> <p>Due to the nature and scale of the potential environmental effects arising from the proposed development, when considered together with this school modification development it is considered unlikely that significant cumulative effects will occur.</p>	No	No

Planning referenceCode	Decision	Description	Grant Date	Project Area (sq m)	Area of Site (where provided)	Characteristics of the potential cumulative effects	Is there a risk of in-combination effects	Are significant in-combination effects likely
		and minor alterations to internal layout. Permitted pitched roof heights nominally increased. 4- Permission for 2.4m high external enclosure (20sqm) for storage and services.						
FW22A/0259	Grant Permission	Planning permission for 1) Removal of existing single storey extension at gable end of house & the construction of a two-storey detached house on site at side of existing house. 2) The construction of a single storey extension to rear of existing house, also small tiled canopy to front of existing house and re-instatement of hall door & screen to gable of existing house. 3) Also all associated site works including new vehicular entrances to serve new & existing house at 12 Brookhaven Rise, Blanchardstown, Dublin 15. D15 YA9N	2023-02-15	372.59		<p>This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.</p> <p>This project has been subject to EIA and AA requirements.</p> <p>Due to the nature and scale of the potential environmental effects arising from the proposed development, when considered together with this removal and construction of an extension it is considered unlikely that significant cumulative effects will occur.</p>	No	No

Planning referenceCode	Decision	Description	Grant Date	Project Area (sq m)	Area of Site (where provided)	Characteristics of the potential cumulative effects	Is there a risk of in-combination effects	Are significant in-combination effects likely
FW21A/0114	Grant Permission	<p>Permission for a 2-bedroom semi-detached house in the side garden & new driveway entrance to include new pavement dish with alterations to the existing pavement dish to allow access for both driveways.</p> <p>AI received 17/12/21</p>	2022-03-03	326.85	1,600.0	<p>This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.</p> <p>This project has been subject to EIA and AA requirements.</p> <p>Due to the nature and scale of the potential environmental effects arising from the proposed development, when considered together with this house it is considered unlikely that significant cumulative effects will occur.</p>	No	No
FW19A/0227	Grant Permission	<p>Planning permission for the construction of a new detached 2 storey 3-bedroom dwelling to the east of the existing detached dwelling and construction of a new vehicular entrance to serve the dwelling 1 Edgewood Lawn and all associated works</p>	2020-08-13	272.68	53.0	<p>This is a small-scale project with a temporary construction phase and the operational phase will have localised effects that will be in keeping with the context and character of the surrounding environment.</p> <p>This project has been</p>	No	No

Planning referenceCode	Decision	Description	Grant Date	Project Area (sq m)	Area of Site (where provided)	Characteristics of the potential cumulative effects	Is there a risk of in-combination effects	Are significant in-combination effects likely
		Additional Information Lodged on 9th June 2020				<p>subject to EIA and AA requirements.</p> <p>Due to the nature and scale of the potential environmental effects arising from the proposed development, when considered together with this dwelling it is considered unlikely that significant cumulative effects will occur.</p>		

Appendix IV - Competency of Authors

Paul Fingleton, the lead author, has an MSc in Rural and Regional Resources Planning (with specialisation in EIA) from the University of Aberdeen. Paul is a member of the International Association for Impact Assessment as well as the Institute of Environmental Management and Assessment. He has over twenty-five years' experience working in the area of Environmental Assessment. Over this period, he has been involved in a diverse range of projects including contributions to, and co-ordination of, numerous complex EIARs and EIA screening reports. He has also contributed to and supervised the preparation of numerous AAs and AA screenings.

Paul is the lead author of the current EPA Guidelines⁶ and accompanying Advice Notes⁷ on EIARs. He has been involved in all previous editions of these statutory guidelines. He also provides a range of other EIA related consultancy services to the EPA. Paul is regularly engaged by various planning authorities and other consent authorities to provide specialised EIA advice.

Clodagh Ryan, Environmental Assistant has a BSc in Environmental Management, Dublin Institute of Technology, 2021. Clodagh liaises with various government agencies and local authorities in order to assimilate the environmental baseline information that is used in EIAs and AAs and assists in the preparation of the various EIA and AA related documentation.

⁶ *Guidelines on the information to be contained in Environmental Impact Assessment Reports*, EPA, 2022

⁷ *Advice notes on current practice in the preparation of Environmental Impact Assessment Reports*, EPA, 2003