

Environmental Impact Assessment (EIA) Screening Determination for proposed Local Authority Development

Project Name: Proposed Baldoyle Community Centre, Racecourse Park, Red Arches Road, Baldoyle, Dublin 13

Ref No:

Description:

Fingal County Council intends to develop a new Community/ Sports Centre on the grounds of the former Marketing Suite of 'The Coast' housing estate located along the south of Red Arches Road, The Coast, Baldoyle Racecourse Park, Baldoyle, Dublin 13.

The development will consist of the removal of the existing single storey buildings on site (Marketing Suite and associated storage sheds and Changing Rooms) to replace with another single storey Community Centre building comprising facilities such as Sports hall, changing rooms, referee rooms, meeting rooms, toilet facilities and associated outdoor infrastructure such as car and bicycle parking and landscaping works.

Legislative Context:

This determination has considered the relevant legislative context and guidance as set out in the EIA Screening Report, including;

- (Directive 2011/92/EU), as amended by Directive 2014/52/EU
- Schedule 5, Parts 1 and 2 of the Planning and Development Regulations 2001 (as amended)
- Schedule 7 of the Planning and Development Regulations 2001 (as amended)
- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA, May 2022).
- Department of Housing, Planning and Local Government Guidelines for Planning Authorities and an Bord Pleanála on carrying out Environmental Impact Assessment (2018).
- European Commission (EC) Environmental Impact Assessment of Project: Guidance on Screening (2017).
- European Commission Interpretation of definitions of project categories of Annex I and II of the EIA Directive (2015).
- Office of the Planning Regulator OPR Practice Note PN02 Environmental Impact Assessment Screening (incorporating amendment of September 2022).

Screening Report:

Fingal County Council requested that an Environmental Impact Screening Statement be prepared by The Planning Partnership. The Report, entitled "FINGAL COUNTY COUNCIL PROPOSED BALDOYLE COMMUNITY CENTRE: RACECOURSE PARK, RED ARCHES ROAD, BALDOYLE, DUBLIN 13", was reviewed and evaluated by, Fingal Ecologist, Jessica Clarke.

From the report and reviewed literature, it is apparent that;

The development site is a brownfield site of approximately 0.575 ha. The buildings on site were originally the Marketing Suite of 'The Coast' housing estate. The habitats on site consist of Improved Amenity Grassland (GA2), Buildings and Artificial Surfaces (BL3) and Scattered trees and parkland (WD5) and there are no water bodies on site. There are no indications the site is utilised by rare or protected flora or fauna and no invasive plant species were noted on site. There is no indication in the submitted reports that the buildings onsite have been surveyed by an ecologist. With the exception of the limited potential for the existing buildings on site to provide nesting sites for birds (Starlings, House martens etc.) or bats, which should be surveyed for by an ecologist prior to the demolition of the buildings, the site is therefore of low ecological value.

No surface water features are present onsite. Foul and surface water will connect to the existing foul and surface water network via works within the road network outside of the boundary of the construction site. The risk of contaminating the culverted surface water network with volumes of silt, dirty water or hydrocarbons necessary to cause significant effects to the Qualifying Interests of downstream Designated Sites during construction is therefore considered unlikely following adherence to best practice measures (e.g. Uisce Eireann Codes of Practice^{10,11}).

Any surface water discharged from the site during the operational phase will be collected via SuDS measures implemented to a design standard. It is noted the SuDS measures proposed do not require any in-stream works or additional mitigation measures during their construction for the protection of downstream SACs or SPAs.

The nearest designated sites are Baldoyle Bay SAC & SPA, which are located 430 m north and 500 m east of the site. While the development site is not utilised as ex-situ feeding grounds for Qualifying Interest species such as Brent geese, nearby managed grassland sites are. Significant effects to the birds utilising these grasslands are unlikely to occur however as the majority of works that have potential to cause noise or visual disturbance effects will occur outside the winter bird season when the birds are not present. It is considered that the remaining works on the interior of the building will be similar to background noise and visual disturbances in the area which is a busy residential area with associated traffic noise and a playground.

Potential impacts in relation to flood risk, archaeology, social changes, land use, landscapes, soil, water and traffic have been assessed and outline in the submitted EIA Screening report and indicate no significant impacts are likely to occur that will negatively affect the environment or community in the long term.

With regard to Mandatory EIA, the Screening Report states;

Development similar to that as proposed as part of the development, i.e. the new Community/ Sports Centre for Baldoyle, is not listed in Part 1 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) and as such Part 1 is not relevant in this instance.

With reference to Part 2 of Schedule 5 of the PDR 2001, the authors state “The only reference to the provisions of urban development is found under Part 2, Class 10 Infrastructure Projects and where the relevant quantity to be assessed 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. The proposed development of a new Community/ Sports Centre development for Baldoyle, does not fall within the assigned quantum’s...”

As the development is below the thresholds set out in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, EIA Guidelines state that a screening determination, in accordance with Criteria set out in Schedule 7 of the 2001 Regulations (as amended), is required to be undertaken by the competent authority with consideration of 1. Characteristics of the Proposed Development, 2. the Location of Proposed Development and 3. the resulting Types and Characteristics of Potential Impacts.

Following consideration of the proposal in accordance with Schedule 7, the EIA Screening Report states;

¹⁰ [Wastewater-Code-of-Practice.pdf](#)

¹¹ [Water-Code-of-Practice.pdf](#)

“It is considered that the nature of the proposed development is not considered to have likely significant effects on the environment (direct or indirect).”

“Accordingly, it has been found using the requisite professional judgement, as relying on the available information, that no significant negative effects have been found or identified as to cause the requirement for an Environmental Impact Assessment, and whilst undertaking the requisite Screening exercise.”

Screening Determination:

Having regard to the forgoing, the proposed development of the Community/ Sports Centre at Red Arches in Baldoyle does not trigger a mandatory EIA under the EIA Directive or the 2001 Regulations (as amended). Furthermore, having reviewed the EIA Screening Report presented by the Planning Partnership and supporting documents (Appropriate Assessment Screening Report and Outline Construction Environmental Management Plan), and in light of best scientific knowledge, the proposed development is not likely to have significant effects on the environment due to the nature, scale or location of the proposed development relevant to areas of environmental sensitivity and the potential for impacts to occur. Fingal County Council therefore accept the conclusions of the EIA Screening Report.

Signed: 

Role/ Department: Ecologist, Planning and Strategic Infrastructure

Date: 28th November 2023