

Environmental Impact Assessment Screening Report

for proposed

Rathmore Recreational Sports Hub Co. Dublin

by

CAAS Ltd

for

Fingal County Council



**Comhairle Contae
Fhine Gall**
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 Rathmore Recreational Sports Hub (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 Rathmore Recreational Sports Hub development includes the following (see accompanying Figure 3.3)

- A new all-weather GAA training area measuring 74 m x 28 m with a ball-wall measuring 20 x 5 m at the northern end, enclosed with a 4 m high weld mesh fencing and 2 ball stop nets 20 m x 6 m at the south and north of the training area.
- A new All-Weather soccer pitch measuring 100 m x 64 m with flood lighting and All Weather 8 lane athletics running track with flood lighting, enclosed with a 1.2 m high weld mesh fence finished black in colour at 1.2 m from the edge of the running track and located on a permeable tarmac footpath surrounding the track 2.7 m width from the edge of the track and finished with a pin-kerb at both edges of the tarmac.
- Proposed extension to the existing car park of 21 additional spaces including disabled & EV ready parking bays. Car park to consist of asphalt road and permeable surface (grass & concrete paving or similar) to parking bays.
- A new storage container for sports equipment measuring approximately 12 m x 2.4 m x 2.5 m.
- Landscaping works including soil grading, mounding, tree planting and boundary treatments.
- Covered Bicycle parking – 30 bicycle parking spaces to include adapted bicycles.
- A teenage space to include a half size basketball court, and hang-out zone with teen appropriate play features.
- All other ancillary Site Works including re-location of existing play equipment and new signage, footpaths, drinking fountain and electrical & drainage connections.

The total proposed site area is approximately 3.5 ha. Of this, approximately 2 ha of existing grassland will be replaced by artificial surfaces.



Figure 1 Site location map

Source: Google maps (site boundary is approximate)

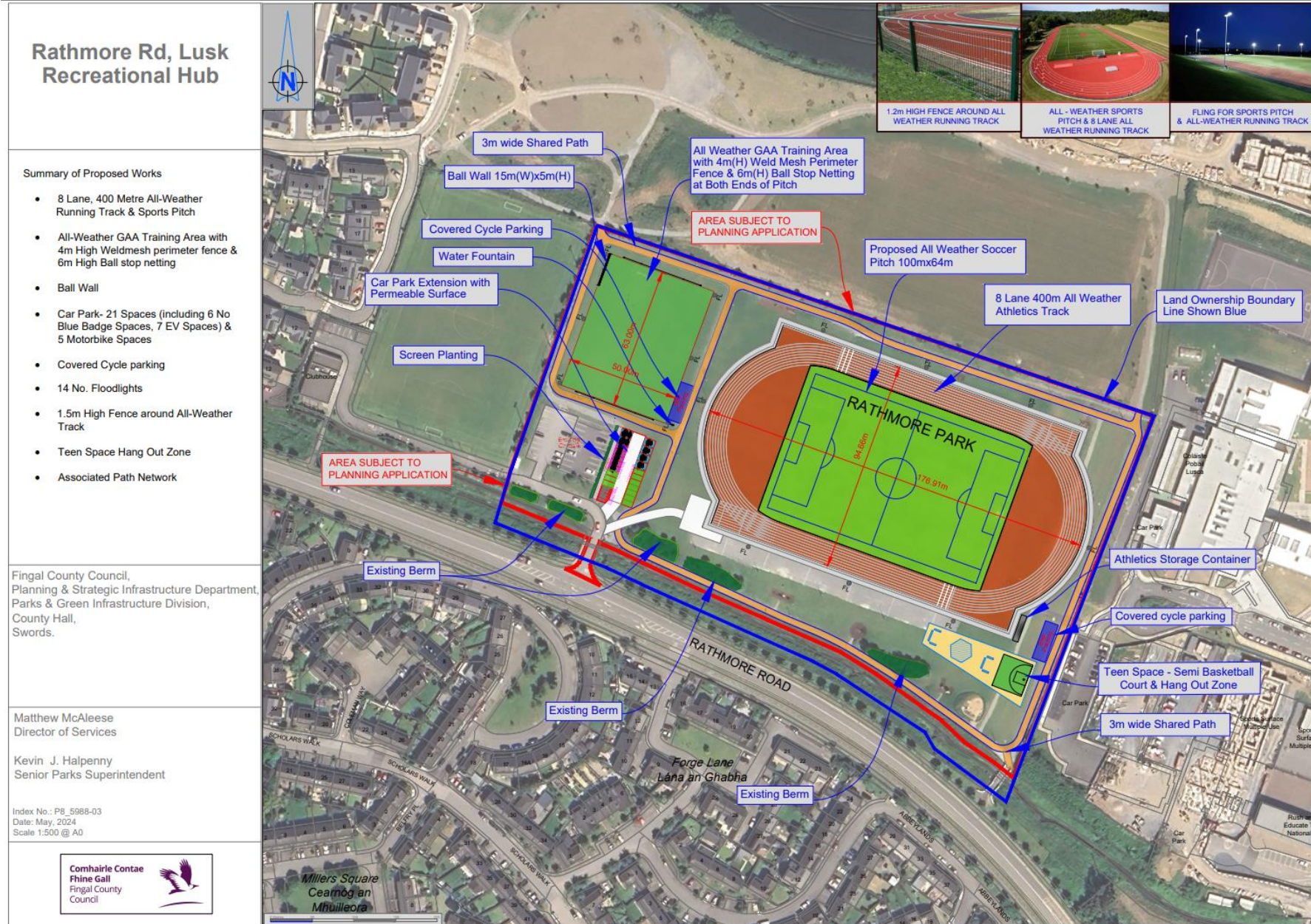


Figure 2 Summary plan of proposed works

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)

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 purposes 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. Part 1 of Schedule 5 lists projects included in Annex I of the Directive which automatically require EIA. Part 2 of the same Schedule lists projects included in Annex II of the Directive, some of which automatically require EIA and some of which require EIA if they exceed given thresholds.

Potentially relevant Schedule 5 project types (or classes) are listed in the table below, with commentaries of their applicability to the proposed development.

Project type / threshold	Comment	Is EIA required on this basis?
Schedule 5, Pt 2		
Project type 10. <i>Infrastructure projects (b)</i>		
<p><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></p>	<p>The proposed development includes 30 new car parking spaces additional to the existing car park. These spaces are one element of the wider proposed development. The scale of the proposed car park extension is equivalent to 13% of the 400-space threshold.</p> <p>Regarding whether the car park is 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’.</p> <p>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.</p>	No
<p><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></p> <p><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></p>	<p>Commission guidance² lists a range of projects, stating that these or other projects with similar characteristics can be considered to be ‘urban development’. These include:</p> <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 <p>The closest of these to the subject proposal is ‘sports stadiums’. While the proposed project includes the construction of an all-Weather soccer pitch and an all-weather 8-lane athletics running track, it does not include key characteristics of a sports stadium such as a grandstand, large-scale indoor facilities or a public address system. The proposed project can therefore be considered as</p>	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>not corresponding to or having similar characteristics to a sports stadium or any of the other projects listed in the Commission guidance.</p> <p>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 Carvill & Flynn v Dublin City Council & Ors. [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 3.5 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’.</i></p> <p><i>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, and</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, as the proposed development is similar in area to the existing sports ground it would not result in a significant increase in size and would not meet the applicable 50% extension threshold.</p>	No

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

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.

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(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.

This is done to form a preliminary view on the likelihood of significant effects arising in order to determine if EIA is required, is not required or if screening against Schedule 7 criteria is required.

Because the proposed development could be considered to be a sub-threshold development, a preliminary examination has been undertaken for it.

On preliminary examination it may be considered that there is significant and realistic doubt with regard to the likelihood of significant effects on the environment arising from the proposed development due, for example, to construction phase effects on water quality or due to effects on biodiversity, particularly wintering birds, arising from loss of grassland.

On the above bases, in accordance with Article 120(b)(ii) of the Regulations of 2001 as amended, a screening of the proposal against the criteria set out in Schedule 7 of the Regulations of 2001 (as amended) is provided in s7 of this report in order 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 effects 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*', as follows:

1. *A description of the proposed development, including in particular -
(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, 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, on 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 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, also in accompany documents as noted.

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. 3.5 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	Ground cover will change from amenity to artificial surfaces across approximately 2 ha of the site.
(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,	<p>During construction, the proposal will generate localised and short-term noise, dust and traffic. It will have potential to affect water quality due to use of hydrocarbons and potential to generate silty runoff of surface water.</p> <p>Post-construction, it can be anticipated that it will generate additional traffic with potential to generate nuisance. The scale of the traffic is unlikely to have potential to generate significant pollution.</p> <p>The proposed use of all-weather pitch coverings will have potential to cause micro plastics to be released into surface water runoff.</p>

(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	The construction of the proposed development has potential to cause significant adverse effects on the environment due to water pollution caused by accidents and/or disasters.
(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.

2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—	
(a) the existing and approved land use	The site is in amenity usage. The surrounding lands are in various uses including residential, transportation (road), agricultural, educational, retail 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	The change of approximately 2 ha of amenity grassland to artificial surfaces will reduce the availability of grassland, and its biodiversity value, in the vicinity.
(c) the absorption capacity of the natural environment, paying particular attention to the following areas:	
(i) wetlands, riparian areas, river mouths	The Rathmooney Stream, known locally as the Bride Stream, runs adjacent to the proposed development site. The Rathmooney stream is classed as having poor water quality.
(ii) coastal zones and the marine environment	-
(iii) mountain and forest areas	-
(iv) nature reserves and parks	The site is currently laid out as a sports ground with grass pitches.
(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 with educational (school and college) use to the east.

<p>(viii) landscapes and sites of historical, cultural or archaeological significance</p>	<p>A number of protected structures are located in the vicinity of the proposed development. These include a fulacht fia, an excavation, and earthwork.</p> <p>The fulacht fia's registration number is DU008-082. It is situated approximately 55 m from the proposed development.</p> <p>The excavation registration number is DU008-054. It is situated approximately 255 m from the proposed development.</p> <p>The earthwork's registration number is DU008-125. It is situated approximately 326 m from the proposed development.</p> <p>(The registration numbers for these sites were obtained from the National Inventory of Architectural Heritage Historic Environment Map Viewer. None of these are contain with Appendix 5 Record of Protected Structures and ACAS of the Fingal Development Plan 2023-2029)</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 3.5 ha.</p> <p>Effects of the proposed development on wintering birds due to loss of foraging habitat is addressed in the accompanying AA screening report which finds that such effects are not likely to be significant.</p> <p>Effects on water quality could extend downstream for approx. 3 km to (end of river/stream at Rogerstown Estuary location)</p> <p>No other 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>Having regard to the provisions of the draft CEMP and the proposed use of hydrocarbon and silt traps, effects on water quality during construction and operation can be reasonably anticipated to be insignificant.</p> <p>A draft Construction Environmental Management Plan (CEMP) which has been prepared for the proposal contains a CTMP for a Traffic Management Plan. The CEMP and Traffic Management Plan can be anticipated to ensure that significant construction phase traffic effects will be avoided.</p> <p>Because of the scale of traffic that is likely to arise coupled with the availability of access to the proposed car park extension from the adjacent R127, which is a Regional Road, constructed to appropriate standards with good sightlines, carriageway widths, etc; it is anticipated that the proposed development will reduce any parking issues on the road, particularly during match times and it is considered by the Council's roads department as unlikely to cause any significant traffic effects.</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.

<p>(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</p>	<p>There is the possibility of cumulative/in-combination effects with other projects regarding the development of greenfield sites in the surrounding Fingal landscape and the cumulative loss of ex-situ foraging habitat for SCI species of SPAs. However, the Fingal Biodiversity Action Plan 2023-2030 provides several objectives regarding the creation of ecological corridors, retention of agricultural habitat and retention of foraging lands for SCI species particularly surrounding the Rodgerstown Estuary and other sensitive sites for wintering species. The Plan is also conducting, at the time of writing this report, several studies in collaboration with academic institutions, which focus on uncovering what areas within the Fingal County landscape are of particular value to ex-situ foraging SCI species. The results of these studies will be used to inform developments in the Fingal County area in order to ensure the sensitive retention of habitats that are of value for foraging SCI species.</p> <p>On the basis of their nature and scale, when considered in-combination with the proposed development, the potential for other existing and/or permitted development to cause significant cumulative impacts can be considered to be negligible. (Also ref. Appendix III.)</p>
<p>(h) the possibility of effectively reducing the impact</p>	<p>The draft Construction Environmental Management Plan, including the CTRMP and Emergency Response Plan, outlines the procedures to be followed to ensure effective control of effects of construction activities on the environment. The finalisation and implementation of this Plan by the Council and their contractor prior to commencement of the proposed works can be reasonably anticipated to avoid and minimise construction stage environmental effects such that residual effects will not be significant within the meaning of the Directive.</p> <p>Installation of microplastics filtering on surface water runoff in accordance with REACH Regulation (EC No 1907/2006) can be reasonably expected to avoid significant pollution by microplastics.</p>

Based on review against the Schedule 7 criteria, the environmental effects 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 Rathmore Recreational Sports Hub 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>

	<p>Irreversible Effects When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.</p> <p>Residual Effects The degree of environmental change that will occur after the proposed mitigation measures have taken effect.</p> <p>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).</p>
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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 has potential to cause significant effects on European sites. It concludes that a Stage 2 AA is required. The requirement for a Stage 2 AA is based on application of Article 6(3) of the Habitats Directive whereby, and in accordance with the precautionary principle, Stage 2 AA is required if potential for significant effects on European sites cannot be ruled out. The finding that Stage 2 AA is required for this proposal does not infer that the proposed development is likely to cause significant effects within the meaning of the EIA Directive and does not trigger a need for the proposal to also be subject to EIA.
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	The Fingal Development Plan 2023-2029 which sets out the zoning of the site area has been subject to SEA.
Directive on Waste and repealing certain Directives (a.k.a Waste Framework Directive)	2008/98/EC	The proposed development 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 development does not have significant potential to cause effects on the Rathmooney Stream 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

Project Code	Description	Grant Date	Project Area(sq m)	Distance from Proposed Development (m)	Characteristics of the potential cumulative effects	Likelihood of potential significant cumulative effects?
F18A/0645	<p>The construction of 50 two storey houses comprising of 6 no. type A (5 bedroom houses); 16 no. type B (5 bedroom houses); 3 no. type C (4 bedroom houses); 25 no. type D (4 bedroom houses); together with a Crèche (172 GFA sqm) and ESB substation on lands accessed off the upgraded Raheny Lane, as approved by Reg. Ref. F15A/0480; to be further extended by a new 6m wide road with 2.5m combined footpath and cycle track. The development includes all associated site works and infrastructure which includes landscaped open spaces, internal roads, paths, public lighting, utilities, drainage and surface water attenuation. The open spaces include part of a new park and a new pedestrian access onto Rathmore Road.</p> <p>Add Info received 15th October 2019.</p> <p>Add Info deemed Significant 16th October 2019.</p> <p>Revised Public Notices received 18th October 2019.</p>	2019-12-19	50103.80	0.00	<p>Effects of the subject proposal have negligible potential to cause significant cumulative effects when considered together with the effects of this other development alone or with the cumulative effects of this and other permitted developments in the vicinity.</p> <p>The consent process for this project was subject to applicable EIA and AA requirements.</p>	No
F20A/0523	<p>Development on Lands to the east and west of Rathmore Road (R127) and at Lusk Co. Dublin. The proposed development (gross site area 3.5 HA) will consist of the construction of 84 No.</p>	2021-11-23	36331.10	1.34	<p>Effects of the subject proposal have negligible potential to cause significant cumulative effects when considered together with the effects</p>	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 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

Project Code	Description	Grant Date	Project Area(sq m)	Distance from Proposed Development (m)	Characteristics of the potential cumulative effects	Likelihood of potential significant cumulative effects?
	<p>residential dwellings across two plots of land, Rathmore East (gross area c.1796Ha) and 'Rathmore West' (gross area c. 1.288 Ha) and incorporates a section of Tyrellstown Road and Raheny roundabout to facilitate connections to municipal services, and parcel of land (c.04391 Ha) to the north of Rathmore road at Lusk North Park for class 1 open space. The proposed residential dwelling mix consists of 9 No. different two and three storey house types as follows: 4 No. 2-bedroom, 66 No. 3 - Bedroom and 14 No. 4 bedroom dwellings.</p> <p>'Rathmore East' will provide for 50 No. units and will be accessed via 1 No. new vehicular entrance from Tyrellstown Road and 2 No. pedestrian/cycle entrances from Rathmore Road. 'Rathmore West' will provide for 34 No. units and will be accessed via 2 No. new vehicular entrances from Raheny Close and Loughcommon Lane and 2 No. pedestrian /cycle entrances from Rathmore Road.</p> <p>The proposed development will include the provision of a total of 7,533 sq.m of landscaped public open space, private amenity space, associated boundary treatments; a total of 164 No. on curtilage car parking spaces, street lighting ESB substation, drainage and water supply infrastructure, and all ancillary site development works required to facilitate the proposed development. This Planning application is accompanied by a Natura Impact Statement (NIS).</p> <p>AI received 07/04/21</p>				<p>of this other development alone or with the cumulative effects of this and other permitted developments in the vicinity.</p> <p>The consent process for this project was subject to applicable EIA and AA requirements.</p>	

Project Code	Description	Grant Date	Project Area(sq m)	Distance from Proposed Development (m)	Characteristics of the potential cumulative effects	Likelihood of potential significant cumulative effects?
F18A/0646	<p>The construction of 39 two storey houses comprising 9 no. three bedroomed houses and 30 no. four bedroomed houses on lands north of Clonrath Avenue, Skerries Road, Lusk, Co Dublin. Vehicular access to the site is solely from Skerries Road. The development includes all associated site works and infrastructure which includes landscaped open spaces, internal roads, paths, public lighting, utilities, drainage and surface water attenuation. The open spaces include part of a new park and a new pedestrian access onto Rathmore Road</p> <p>Add Info received 27th June 2019.</p> <p>Add Info deemed Significant 1st July 2019.</p> <p>Revised Public Notices received 8th July 2019.</p> <p>Clarification of Add Info received 15th October 2019.</p> <p>Clarification of Add Info deemed Significant 16th October 2019.</p> <p>Revised Public Notices received 18st October 2019.</p>	2019-12-19	34141.50	0.00	<p>Effects of the subject proposal have negligible potential to cause significant cumulative effects when considered together with the effects of this other development alone or with the cumulative effects of this and other permitted developments in the vicinity.</p> <p>The consent process for this project was subject to applicable EIA and AA requirements.</p>	No
F23A/0503	<p>Planning permission for the construction of 65 two storey family houses comprising 10 no. four bedroomed houses and 55 no. three-bedroomed houses. The development includes 111 on curtilage vehicle parking spaces, the installation of a new vehicular access to the lands from the R127 Skerries Road, the closing of an existing field access on the R127 Skerries road, the creation of a new pedestrian and cycle link from the</p>	NA	27896.90	54.61	<p>Effects of the subject proposal have negligible potential to cause significant cumulative effects when considered together with the effects of this other development alone or with the cumulative effects of this and other permitted developments in the vicinity.</p> <p>The consent process for this project</p>	No

Project Code	Description	Grant Date	Project Area(sq m)	Distance from Proposed Development (m)	Characteristics of the potential cumulative effects	Likelihood of potential significant cumulative effects?
	<p>development through to Clonrath Close, the creation of a new pedestrian link from the development to Rathmore Park, and new pedestrian path and associated landscaping in Rathmore Park. The development includes associated site works and infrastructure including landscaped open spaces, boundary treatments, internal roads, paths, public lighting, services, utilities, drainage and surface water attenuation and all ancillary and associated works.</p> <p>AI Rcvd 21/12/23 CAI received 15/03/24 AI deemed significant awaiting public notices</p>				was subject to applicable EIA and AA requirements.	
F18A/0544	The development will consist of the modification of existing planning permission ref. no. F16A/0462 (construction of a new sixteen classroom, three storey, primary school building etc) to include PV Panels fitted to the southeast slope of the buildings roof at Rush and Lusk Educate Together National School.	2019-01-03	18656.00	0.00	<p>Effects of the subject proposal have negligible potential to cause significant cumulative effects when considered together with the effects of this other development alone or with the cumulative effects of this and other permitted developments in the vicinity.</p> <p>The consent process for this project was subject to applicable EIA and AA requirements.</p>	No

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