



Environmental Impact Assessment Screening Report

PRESENTED TO

Fingal County Council
New Road, Donabate, Co. Dublin

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1 INTRODUCTION

1.1 Background

Enviroguide was commissioned by Fingal County Council to carry out an Environmental Impact Assessment (EIA) Screening Assessment in relation to a proposed residential development at New Road, Donabate, Co. Dublin.

The purpose of this report is to provide information for the relevant competent authority to carry out the screening determination for an EIA.

1.1.1 Author Competency

This EIA Screening Report has been prepared by Rachel Redmond, Environmental Consultant, with Enviroguide. Rachel has a BSc (Hons) in Environmental Science from University College Cork. Rachel has over 2 years professional experience as an Environmental Consultant, preparing EIA Screening Reports and a range of chapters for EIARs.

This EIA Screening Report has been reviewed by Mairéad Foran. Mairéad has a B.A. (Moderatorship) in Environmental Sciences from Trinity College Dublin, and an Advanced Diploma in Planning and Environmental Law from King's Inns College, Dublin. Mairéad has over 5 years professional experience as an Environmental Consultant, with experience working on a large number of EIARs and EIA Screening Reports for projects of a similar scale to that of the Proposed Development.

This EIA Screening Report has been reviewed and approved by Harry Parker, Technical Director and EIA Lead at Enviroguide. Harry is a Chartered Environmentalist with a Masters degree in Environmental Impact Assessment and Management (University of Manchester, UK) and over 16 years' experience specialising in EIAs for residential and commercial developments across UK and Ireland.

1.2 Screening Objective

The overall objective of this screening for EIA is to identify and assess the potential for likely significant environmental effects associated with the Proposed Development and to determine if a statutory EIA is required for the Proposed Development.

The requirement for a statutory EIA is set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) [1] (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended [2] (the Regulations).

Projects listed in Schedule 5, Part 1, of the Regulations, will be subject to mandatory assessment (Article 4(1) of Directive 2011/92/EU as amended by Directive 2014/52/EU (together, the EIA Directive)) as they are deemed as projects which are likely to have a significant effect.

Others, listed in the Schedule 5, Part 2 of the Regulations, contain threshold levels and criteria and for projects that fall below these thresholds and criteria, it is the decision of the competent authority to decide if an EIA (and the associated Environmental Impact Assessment Report (EIAR) is required.

Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the development would result in likely significant environmental effects. Significant effects may arise due to the nature of the development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision of this screening exercise. The following documents were consulted:

- Advice Notes on Current Practice in the Preparation of Environmental Impact Statements [3];
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports [4];
- Environmental Assessments of Plans, Programmes and Projects – Rulings of the Court of Justice of the European Union [5];
- Environmental Impact Assessment of Projects – Guidance on Scoping (Directive 2011/92/EU as amended by 2014/52/EU) [6];
- Guidance of Integrating Climate Change and Biodiversity into Environmental Impact Assessment [7];
- Environmental Impact Assessment of Projects – Guidance on the preparation of the Environmental Impact Assessment Report [8];
- Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU [9];
- Guidance on Interpretation of definitions of project categories of annex I and II of the EIA Directive [10];
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment [11];
- Key Issues Consultation Paper on the Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licencing Systems [12];
- Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions [13];
- Implementation of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment [14]; and,
- Environmental Impact Assessment Screening Practice Note [15].

2 DEFINITION AND DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Project Description

The development is proposed at this site of 4.72 hectares at New Road, Donabate, Co. Dublin. The site is generally bound by a site which is currently being developed to the north; Lanestown View residential development to the east; New Road and existing residential dwellings fronting same to the south; and Saint Patrick's Park residential development to the west. The site includes part of New Road for road junction, cycle track, footpath and water service connection works; and part of the site to the north for water service connection works.

The Proposed Development will principally comprise the construction of 175 residential dwellings (123 houses and 52 apartments) and a single-storey crèche of 365 sq m (with outdoor play area and external stores). The 123 houses which are part-1/part-2-storey and 2-storey in height, include 30 2-bed units, 82 3-bed units and 11 4-bed units. The 52 apartments include 26 1-bed units, 20 2-bed units and 6 3-bed units and are contained in a single block ranging in height from 1 to 4 storeys.

The development will also include the following: two new multi-modal entrances/exits at New Road; two multi-modal connections to existing and under construction residential developments to the east and north respectively; cycle track and footpath along New Road; 139 car parking spaces; four set down bays; six motorcycle parking spaces, cycle parking; hard and soft landscaping, including public open space, communal amenity space and private amenity spaces (which include gardens, balconies and terraces facing all directions); boundary treatments; one sub-station; bin stores; lighting; PV panels atop houses; green roofs, PV panels, lift overruns and plant atop the apartment block; green roofs and PV panels atop the crèche building; and all associated works above and below ground.

Figure 2-1 sets out the site layout and site boundary.

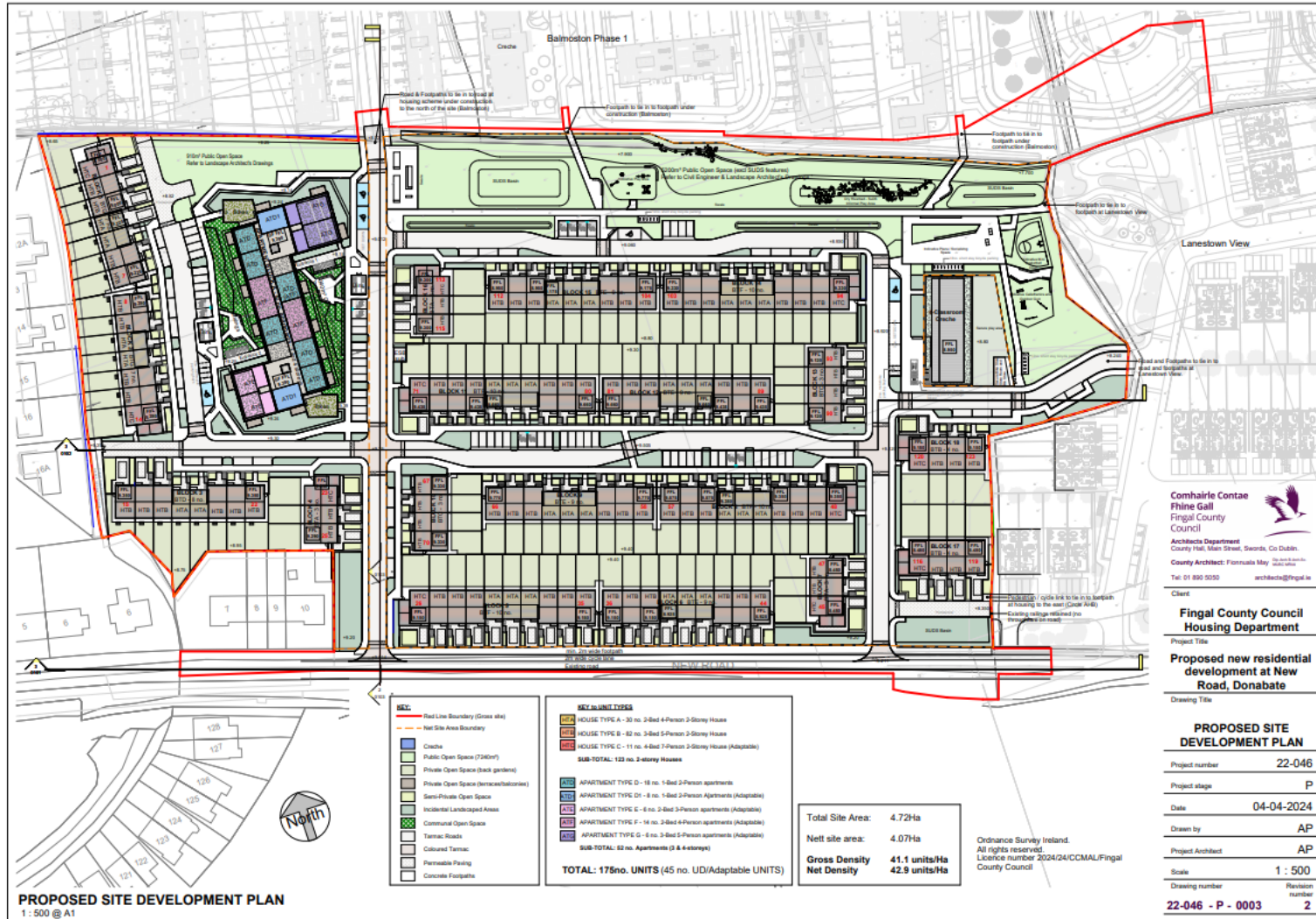


Figure 2-1 Site Layout

2.2 Site Overview

The Proposed Development is proposed at a principally greenfield site of approximately 4.72 hectares at New Road, Donabate, Co. Dublin. The site is generally bound by: a construction site which is currently being developed to the north for a large-scale residential development (LRD) (Planning Ref LRD0008/S3); the Lanestown View residential development to the east; New Road and existing residential dwellings fronting same to the south; and Saint Patrick's Park residential development to the west.

The site is located approximately 370m south-east of Donabate town centre and 500m from the Donabate train station.

The site is not included within or adjacent to any lands protected under national or European ecological designations, such as Special Areas of Conservation (SAC), Special Protection Areas (SPA). The closest European designated site to the Proposed Development is Malahide Estuary SAC and SPA located approximately 1.1 km south of the site [16]. Rogerstown Estuary SAC and SPA is located approximately 1.6km north of the site.

The site lies within the administrative jurisdiction of Fingal County Council. The Final County Development Plan 2023 - 2029 [17] is the current statutory plan for the region. Under the Fingal County Development Plan 2023 -2029, the site is principally zoned as "RS – Residential" with an objective to "provide for residential development and protect and improve residential amenity", with a small portion of the site extending onto 'RA - Residential Area' lands to the north where water services are proposed [17].

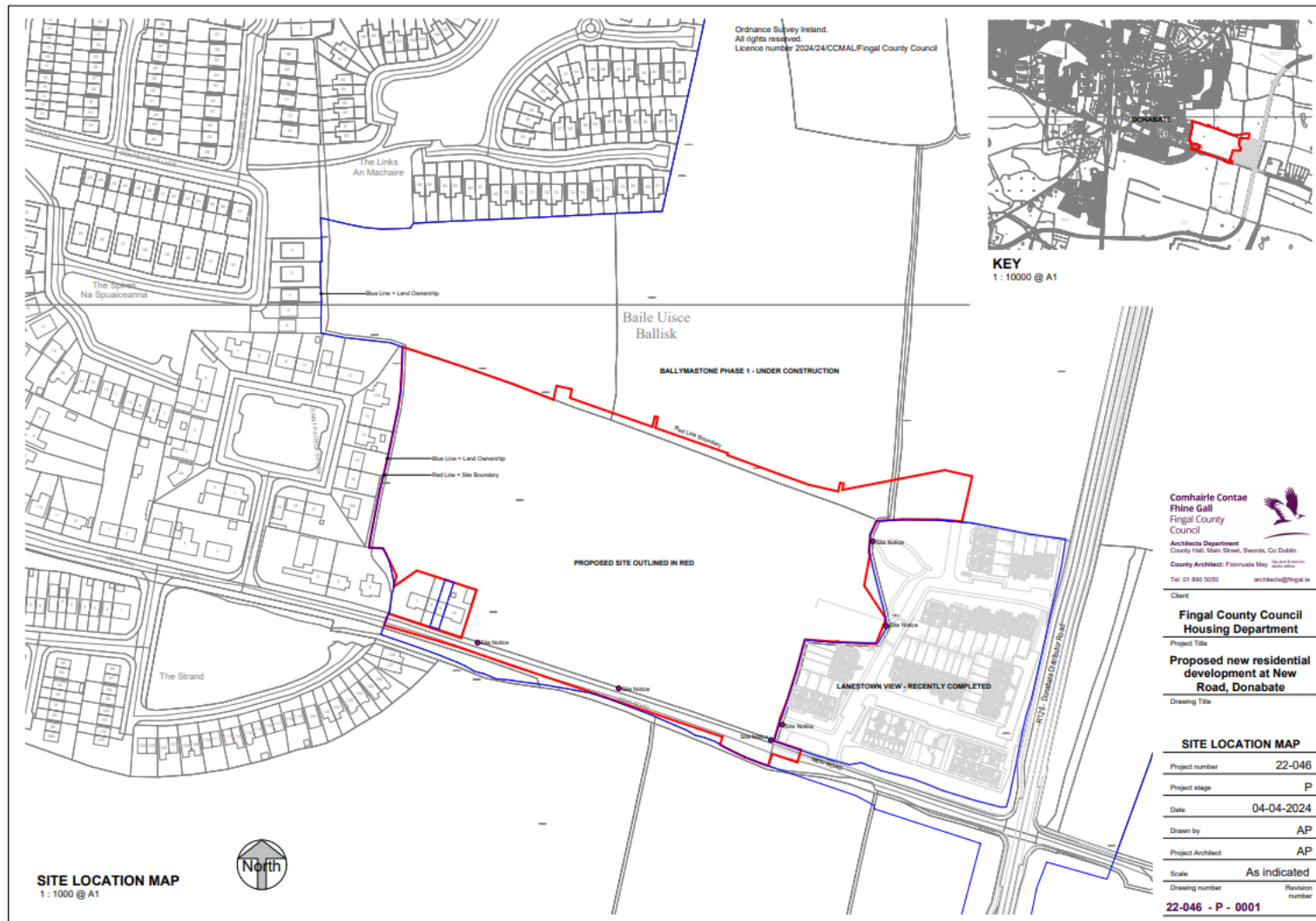


Figure 2-2 Site Location

2.3 Site Planning History

The planning history for the site was reviewed from data sources including:

- Fingal County Council website: <https://www.fingal.ie/>
- An Bord Pleanála website: <http://www.pleanala.ie/>
- EIA Portal, as provided by the Department of Housing, Planning and Local Government:
<https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

The search revealed the following planning history pertaining to the site (Table 2-1):

Table 2-1: Planning consents granted at New Road, Donabate Co. Dublin

Planning Reference	Date	Description
F17A/0373	17/04/2019	A residential development of 151 no. residential units and 1 no. crèche/childcare facility to include: 41 no. 2.5 storey, 3 bedroom terrace dwellings; 2 no. 2.5 storey, 3 bedroom semi-detached dwellings; 9 no. 2 storey, 2 bedroom detached dwellings; 9 no. 2 storey, 3 bedroom detached dwellings; 90 no. 2 bedroom duplex units arranged in a split level design over three storeys; and 1 no. 2 storey crèche/childcare facility all with associated car parking. Planning permission is also sought for 1 no. new link road with new pedestrian and vehicular entrance from existing New Road connecting to 'The Links' (existing residential estate to the north) along with 2 no. additional vehicular and pedestrian entrances to the proposed development from New Road and associated upgrade works. Permission is also sought for landscaping including private, public and communal open space, 1 no. playground and boundary treatments. Planning permission is also sought for a temporary foul pumping station to serve the development. This temporary pumping station will be decommissioned and removed following completion of the permanent pumping station on the new distributor road to which the proposed development will then be connected and all associated site and engineering works necessary to facilitate the development.

The search also revealed the following adjacent sites.

Table 2-2: Planning consents at the adjacent site

Planning Reference	Date	Description
F20A/0510	11/02/2022	The development comprises: (i) Construction of 36 No. houses, comprising of 10 No. four-bedroom, 2-storey, semi-detached houses; 18 No. three-bedroom, 2-storey, semi-detached houses; and 8 No. two-bedroom, 2-storey, terrace houses.

Planning Reference	Date	Description
		<p>Each dwelling will feature a private rear garden and roof mounted solar panel or photovoltaic panels;</p> <p>(ii) Construction of 28 No. apartment/duplex units, comprising of 14 No. two-bedroom apartments and 14 No. three-bedroom duplex units, in 3 No. 3-storey blocks. Each apartment/duplex unit is provided with a private balcony or terrace. The 3 No. blocks proposed are served by 430sqm of communal amenity space and roof mounted solar panel or photovoltaic panels. The proposed development includes 111 No. car parking spaces, inclusive of 64 No. on-curtilage car parking spaces serving the houses (2 No. spaces per 3 and 4 bedroom house and 1 No. space per 2 bedroom house), 41 No. car parking spaces serving the apartments/duplex units and 6 No. visitor car parking spaces, and 72 No. bicycle parking spaces (36 No. provided in 3 No. secure bicycle storage areas and 36 No. provided throughout the development);</p> <p>(iii) Construction of a 1,800sqm public open space area, featuring a playground, in the north-western corner of the site;</p> <p>(iv) Creation of new vehicular entrance from New Road along the site's southern boundary;</p> <p>(v) Alterations to existing site levels through the importation of clean, uncontaminated soil and stones to the site; and</p> <p>(vi) All associated site, landscaping and infrastructural works, including tree planting, boundary treatments; street lighting; ESB substations; internal roadways, footpaths and shared surfaces; and foul/SuDS drainage, necessary to facilitate the development. Temporary permission (5 years) is also sought for;</p> <p>(i) the erection of 3 No. advertising signs (totalling 42sqm), for the purposes of marketing, on the sites eastern and southern boundaries.</p>
LRD0008/S3	28/03/2023	<p>A ten-year permission for a Large-Scale Residential Development (LRD) at this site at Ballymastone, Donabate, County Dublin. The application site, of 15.02ha, comprises a land parcel dissected by the Donabate Distributor Road (DDR). The site is bounded by existing residential development of The Links and St. Patrick's Park to the west, the wider undeveloped Ballymastone lands and The Priory to the north, greenfield residential development lands (as permitted under F17A/0373 and F20A/0510) and New Road to the South, and St. Patrick's GAA Club and Donabate Golf Club to the east.</p> <p>The proposed development will consist of the construction of a residential development, which represents Phase 1 of the wider development of the Ballymastone Lands (as identified in the Donabate Local Area Plan 2016 (as extended)), ranging in height from 2 to 6 storeys to accommodate 432 no. residential dwellings (including a mix</p>

Planning Reference	Date	Description
		<p>of apartments, duplexes and houses), a crèche and public open space. The site will accommodate 554 no. car parking spaces, 831 total no. bicycle parking spaces, new pedestrian/cycle links, road improvements, storage, services and plant areas. Landscaping will include communal amenity areas, and a significant public open space provision. The development is set out as follows:</p> <ol style="list-style-type: none"> 1. The Construction of 432 no. new residential dwellings consists of 93 no. Apartment units, 126 no. Duplexes and 213 no. Houses set out as follows: <ul style="list-style-type: none"> - Construction of 2 no. Apartment blocks, ranging in height from 3 to 6 storeys, with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 93 no. units (42 no. 1-beds, 41 no. 2-beds & 10 no. 3 beds). - Construction of 213 no. 2-storey houses (75 no. 2-beds, 130 no. 3-beds & 8 no. 4-beds). - Construction of 126 no. 2 to 3 storey duplex units, with balconies on all elevations (10 no. 1-beds, 55 no. 2-beds & 61 no. 3-beds). 2. The scheme provides 15.6% public open space of the net site area comprising of two small parks and two pocket parks which total c. 15,417 sq.m. The two small parks, referred to as Baile Uisce Park and Ballisk Park are located centrally within the scheme, either side of the DDR, and are organized around existing archaeological features. 3. Provision of 1 no. crèche, located to the south of the site of c. 909 sq.m and will cater for c.182 no. child places with an external play space of c.430 sq.m. 4. A total of 544 no. car parking spaces are provided (in-curtilage for the houses and in a mix of both on-street and communal courtyard parking areas for apartments/duplexes and visitor parking) and a total of 10 no. spaces for the crèche. A total of 791 no. cycle parking spaces are provided for the residential units (comprising 717 no. long stay/resident spaces in secure locations and 74 no. short stay/visitor spaces at surface level) and 40 no. spaces for the crèche. 5. The development provides vehicular access from New Road via the Donabate Distributor Road, Portrane Road via The Links Road and directly from the Donabate Distributor Road as well as pedestrian links to all surrounding access points. Upgrade of the existing junction at the Portrane Road/The Links Rd is included for. An east-west pedestrian cycle route is proposed, with associated landscaping, connecting the DDR to the Links Road to the north of the site. The site also connects, via the DDR, to the proposed Ballymastone Recreation Hub. The development includes for the proposed alterations of the permitted

Planning Reference	Date	Description
		<p>routing of the connection from New Road to the Links Road, within the site boundary, as permitted under F17A/0373 (PL06F.249206).</p> <p>6. The proposed application includes all site enabling and development works, landscaping works, PV panels, bin stores, plant, boundary treatments, ESB substations, lighting, servicing, signage, surface water attenuation facilities and associated and ancillary works, including site development works above and below ground.</p> <p>An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.</p>

2.4 Principal Features of the Proposed Development

The Proposed Development will principally comprise the construction of 175 residential dwellings (123 houses and 52 apartments) and a single-storey crèche of 365 sq m (with outdoor play area and external store). The 123 houses which are part-1/part-2-storey and 2-storey in height, include 30 2-bed units, 82 3-bed units and 11 4-bed units. The 52 apartments include 26 1-bed units, 20 2-bed units and 6 3-bed units and are contained in a single block ranging in height from 1 to 4 storeys.

The development will also include the following:

- Two new multi-modal entrances/exits at New Road;
- Two multi-modal connections to existing and under construction residential developments to the east and north respectively;
- Cycle track and footpath along New Road;
- 139 car parking spaces;
- Four set down bays;
- Six motorcycle parking spaces;
- Cycle parking;
- Hard and soft landscaping, including public open space, communal amenity space and private amenity spaces (which include gardens, balconies and terraces facing all directions);
- Boundary treatments;
- One sub-station;
- Bin stores;
- Lighting;
- PV panels atop houses;
- Green roofs,
- PV panels,
- Lift overruns and plant atop the apartment block;
- Green roofs and PV panels atop the crèche building; and
- All associated works above and below ground.

3 EIA SCREENING PROCESS

3.1 Introduction

The scope of the EIA Screening Process is to identify any potential effects associated with the Proposed Development that may arise during construction and operational phases and seek to identify these likely significant effects to confirm whether or not the need for an EIA is triggered. Screening is defined in Environmental Protection Agency (EPA) Guidelines on the information to be contained in Environmental Impact Assessment Reports [4] as:

“The process of assessing the requirement for a project to be subject to Impact Assessment based on project type and scale, as well as the significance or environmental sensitivity of the receiving environment.”

3.2 Legislative Requirements for an EIA

Directive 2011/92/EU (as amended by Directive 2014/52/EU (together, the EIA Directive)) was enacted as a means to assess the effects of projects on the environment, and to properly ensure that any potential significant effects are assessed before a project proceeds. Annex 1 of the EIA Directive defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II of the EIA Directive lists projects which do not necessarily have significant effects but can be subject to case-by-case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2001, as amended, provides the legislative basis for mandatory EIA. It states the following:

“An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either —

(a) the proposed development would be of a class specified in —

(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either —

(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(ii) Part 2 [(other than subparagraph (a) of paragraph 2)] of Schedule 5 of the Planning and Development Regulations 2001 and either —

(I) such development [would equal or exceed, as the case may be,] any relevant quantity, area or other limit specified in that Part, or

(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,

or

(b) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but F594 [does not equal or exceed, as the case may be,] the relevant quantity, area or other limit specified in that Part, and

(ii) it is concluded, determined or decided, as the case may be, —

(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 (S.I. No. 600 of 2001),

(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,

(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,

(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,

(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or

(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940 ,

that the proposed development is likely to have a significant effect on the environment.”

In some cases, Member States have also established “exclusion” or “negative” lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive 92/43/EEC (as amended) assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States.

Schedule 5 of the Planning and Development Regulations 2001, as amended outlines the legislative requirements deeming whether a project needs a mandatory EIA. Projects that automatically require an EIA included in Annex 1 of the EIA Directive are listed in Part 1 of Schedule 5 to the Planning and Development Regulations. Projects that are assessed either on a case-by-case examination or on the basis of set mandatory thresholds are defined under Annex II of the EIA Directive, and these are transposed in Irish legislation in Schedule 5, Part 2 of the Planning and Development Regulations.

The Proposed Development is not listed as a development type in Schedule 5, Part 1 of the Planning and Development Regulations 2001, as amended and therefore a mandatory EIA is not required.

The Proposed Development is a project listed as a development type in Schedule 5, Part 2 of the Planning and Development Regulations 2001, as amended, as amended. The Proposed Development is considered a sub-threshold development as detailed below.

A sub-threshold development is defined as a “*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*”. Sub threshold developments can be screened to determine if an EIA is required.

10. Infrastructure projects

10. (b)(i) Construction of more than 500 dwelling units.

The Proposed Development includes 175 residential dwellings, including 123 2-storey house units and 52 apartment units (in 1 No. block that ranges in height from 1 to 4 storeys).

This is below the threshold of 500 units and therefore is not in exceedance of the category thresholds for residential development.

10 (b) (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.

This class of development is not applicable as proposed parking is ancillary to the Proposed Development. The number of car parking spaces proposed is 139 spaces which is less than the threshold of 400 spaces. A mandatory EIA is not required based on the category 10(b)(ii) size and threshold.

10 (b) (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.

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

The Proposed Development includes for the construction of a Largescale Residential Development. According to Guidelines for the “*Interpretation of definitions of certain project categories of Annex I and II of the EIA Directive*” by the EU Commission, projects with similar characteristics to car parks and shopping centres should be considered to fall in Annex II(10)(b). It can be noted that Member States have in several cases interpreted this category in a broad sense (including leisure centres and multiplex cinemas).

In considering the ‘wide scope and broad purpose’ of the EIA Directive, consideration should be given to the general objective of the Directive as expressed in Article 2(1), i.e. that ‘*projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to [...] an assessment with regard to their effects*’.

The Proposed Development does constitute an “urban development” as it is a housing development. According to the Interpretation of Definitions of Project Categories of Annex I and II Document (European Commission, 2015), “*Housing developments, in particular, are frequently included in the ‘urban development projects’ category*”.

The Proposed Development is within a “built up area” as defined above as it is located within the built envelope (as an infill site) of an existing town which the predominant land use is residential, followed by retail or commercial use. The area size of the Proposed Development is approximately 4.72 hectares. The size of the Proposed Development is below the 10 hectare

threshold and is therefore considered a sub-threshold development. Accordingly, a mandatory EIAR is not required based on the category 10(b)(iv) size and threshold.

15. Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5 Part 2, (15). The findings of this review will be detailed in this report's conclusions.

As this Proposed Development is significantly below the threshold specified in the above Classes or the Classes do not apply, it is considered a sub-threshold development on these grounds. Therefore, the Proposed Development does not meet the thresholds to require a mandatory EIA as per Schedule 5 of the Planning and Development Regulations, as amended and is considered to be a sub-threshold development in the context of Irish legislation.

The criteria as set out in Schedule 7 of the Regulations has been assessed in this EIA Screening Report, based on the information provided by the Applicant as set out in Schedule 7A. This EIA Screening concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in Sections 4.1 to 4.3.

Table 3-1 provides a summary of the legislative requirements for an EIA:

Table 3-1: Summary of EIA Activities

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
10 (b) (i)	<i>Construction of more than 500 dwelling units.</i>	The Proposed Development is significantly under the threshold of 500 dwellings and therefore a mandatory EIA is not required.	No
10 (b) (ii)	<i>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>	This class of development is not applicable as proposed parking is ancillary to the Proposed Development, and therefore a mandatory EIA is not required.	No
10 (b) (iv)	<i>Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</i>	The site is located in "a built-up area" thus the area threshold of 10 hectares applies. As the total area of the site for development has been confirmed as is 4.72 hectares, it is less than the required threshold and therefore a mandatory EIA is not required.	No

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
12 (c)	<i>Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms</i>	The Proposed Development includes 175 residential units. This does not exceed the threshold and therefore a mandatory EIA is not required.	No
15	<i>Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	No

3.3 EIA Screening

The process of evaluating the likelihood of a project listed in Annex II requiring an assessment is called Screening. Figure 3-1, from The Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017) provides the steps involved in the Screening process.

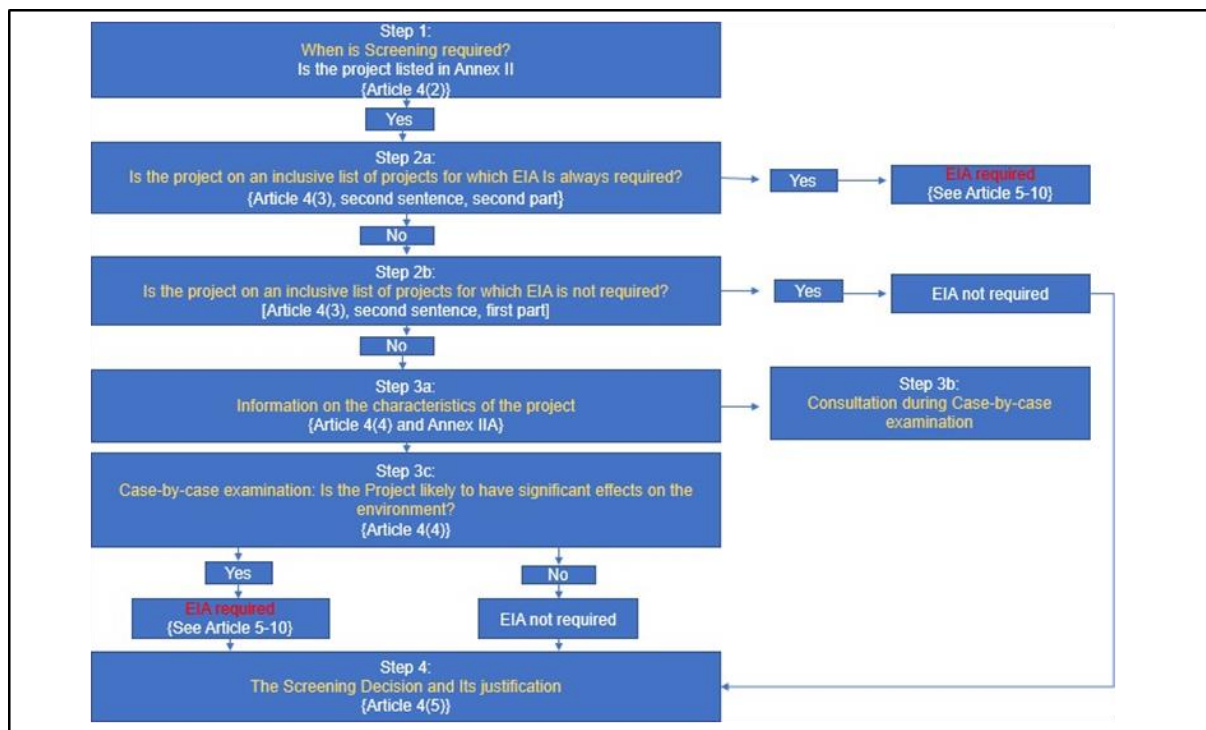


Figure 3-1: Flow Diagram of the Steps involved in Screening [18]

Annex III to the Directive sets out the criteria that must be considered in Screening. The European Commission Environmental Impact Assessment of Projects, Guidance on

Screening, 2017 [18] document sets out checklists to support and help the process of deciding whether or not a Project is likely to have significant effects on the environment to help EIA participants to apply these criteria in case-by-case screening.

This includes a Checklist of Criteria for Evaluating the Significance of Environmental Impacts.

This Checklist is designed to help users decide whether an EIA is required based on the characteristics of the likely effects of the Proposed Development. As set out in the guidance document, the questions are designed so that a 'Yes' answer will generally point towards the need for an EIA process and a 'No' answer points to an EIA process not being required. The answer that the impact is uncertain would, most likely, point to the need for an EIA Process. Table 3-2 details the questions in the Checklist of Criteria for Evaluating the Significance of Environmental Impact, and provides an answer based on the findings of the following sections of this Screening Report (Section 4.1 to Section 4.3).

Table 3-2: Checklist of Criteria for Evaluating the Significance of Environmental Effects¹

Questions to be Considered	Answer
Will there be a large change in environmental conditions?	No. Refer to Section 4.1, Section 4.2 and Section 4.3 for further information.
Will new features be out-of-scale with the existing environment?	No. Refer to Section 4.1 for further information.
Will the impact be unusual in the area or particularly complex?	No. Refer to Section 4.3 for further information.
Will the impact extend over a large area?	No. Refer to Section 4.1 for further information.
Will there be any potential for transboundary impact?	No. Refer to Section 4.3 for further information.
Will many people be affected?	No. Refer to Section 4.2 for further information.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. Refer to Section 4.2 and Section 4.3 for further information.
Will valuable or scarce features or resources be affected?	No. Refer to Section 4.1 for further information.

¹ (European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

Questions to be Considered	Answer
Is there a risk that environmental standards will be breached?	No. Refer to Section 4.3 for further information.
Is there a risk that protected sites, areas, features will be affected?	No. Refer to Section 4.2 and 4.3 for further information.
Is there a high probability of the effect occurring?	No. Refer to Section 4.3 for further information.
Will the impact continue for a long time?	No. Refer to Section 4.3 for further information.
Will the effect be permanent rather than temporary?	No. Refer to Section 4.3 for further information.
Will the impact be continuous rather than intermittent?	No. Refer to Section 4.3 for further information.

3.4 Sub-threshold Development

Sub-threshold development may still require an EIA process to be completed. The most important element to address in the possible assessment of a sub-threshold development and its requirement for an EIA is the likelihood of a project having any significant effects on the environment. Annex III of the EIA Directive sets out criteria to determine whether the projects listed in Annex II should be subject to an environmental impact assessment.

It is also set out in Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the Developer for the purposes of screening sub-threshold development for EIA 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) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from -
 - (a) the expected residues and emissions and the production of waste, where relevant, and
 - (b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Within Schedule 7 of the Planning and Development Regulations 2001, as amended, the characteristics under which a project must be considered in order to determine if an EIA is required includes:

- Characteristics of projects
 - (a) the size and design of the whole of the proposed development;
 - (b) cumulation with 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 enactment ;
 - (c) the nature of any associated demolition works;
 - (d) the use of natural resources, in particular land, soil, water and biodiversity;
 - (e) the production of waste;
 - (f) pollution and nuisances;
 - (g) the risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge;
 - (h) the risks to human health (for example due to water contamination or air pollution)

- Location of projects

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

- (a) the existing and approved land use;
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) the absorption capacity of the natural environment, paying attention to the following areas:
 - i. wetlands, riparian areas, river mouths;
 - ii. coastal zones and the marine environment;
 - iii. mountain and forest areas;
 - iv. nature reserves and parks;
 - v. areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC;
 - vi. areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
 - vii. densely populated areas;
 - viii. landscapes and sites of historical, cultural or archaeological significance.

- Type and characteristics of the potential impact.

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 of this Annex, with regard to the impact of the project on the factors specified in Article 3(1), taking into account:

- (a) the magnitude and special extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved projects;
- (h) the possibility of effectively reducing the impact.

The above criteria, as transposed in Schedule 7 of the Regulations, are grouped under three main headings, as follows:

1. Description of the Proposed Development,
2. Location of the Proposed Development, and
3. Characteristics of the Potential Impacts.

The layout of this EIA Screening Report is set out in accordance with the three headings above, with sub-headings to assess the characteristics, location and potential effects of the Proposed Development.

In 2001, the European Commission published three EIA Guidance Documents concerning specific stages in the EIA process: Screening, Scoping, and Environmental Impact Statement Review. These documents have been updated and revised to reflect both the legislative changes brought about since the publication of the original guidance documents and the current state of good practice.

These three updated documents concern the following three specific stages of the EIA process:

- EIA Guidance Document on Screening;
- EIA Guidance Document on Scoping; and,
- EIA Guidance Document on the preparation of the EIA Report.

The European Commission publication of Environmental Impact Assessment of Projects, Guidance on Screening (2017) contains helpful checklists such as “Screening Checklist” and the “Checklist of Criteria for Evaluating the Significance of Environmental Impacts”. The Checklists, as outlined in the Screening Guidance document, are designed to help users to determine the likely significant impacts of Projects and, in so doing, to decide whether an EIA is required, and states “Those responsible for making Screening Decisions often find

difficulties in defining what is ‘significant’. More detailed descriptions of this concept and methodological considerations to approach it are presented as part of the Scoping guidance document.”

The methodology for the approach to determining “significance” in this EIA Screening Report has been informed by the scoping guidance document.

4 CRITERIA FOR DETERMINING WHETHER DEVELOPMENT LISTED UNDER PART 2 OF SCHEDULE 5 SHOULD BE SUBJECT TO AN ENVIRONMENTAL IMPACT ASSESSMENT

4.1 Characteristics of the Proposed Development

4.1.1 Size and Design of the Proposed Development

The Proposed Development includes 175 residential dwellings, including 123 2-storey houses and 52 apartment units in one block that ranges in height from 1 to 4 storeys. The site is 4.72 hectares in size.

The Proposed Development will be in keeping with the predominantly suburban surrounding landscape, which includes for existing residential developments. Therefore, the Proposed Development will not be likely to cause any significant adverse effects on the environment as a result of the size and design of the project.

4.1.2 Nature of any associated demolition works

The Proposed Development does not include any demolition works.

4.1.3 Use of Natural Resources

The main use of resources will include construction materials used during the construction phase. There will also be a requirement for energy use (fuel for construction vehicles, electricity for tools) and a requirement for the removal of construction waste. The Construction Environmental Management Plan (CEMP) (Waterman Moylan, 2024) outline mitigation measures proposed during the construction phase.

During the operational phase the Proposed Development will require a connection to the drainage network, water supply network and electricity supply.

A calculation will be carried out within the Resource Waste Management Plan (RWMP) to estimate the volume of material will be excavated to facilitate the construction of new foundations and underground services. Similarly, a calculation will be carried out to estimate the volume of soil to be retained and reused onsite for landscaping and fill. The material that is not reused onsite will be removed offsite and taken for appropriate offsite reuse, recovery, recycling and / or disposal.

The construction and operational phase of the Proposed Development will be in line with residential developments of this scale and nature. It is not foreseen that any substantial use of natural resources is required for the construction or operational phase of the Proposed Development that would constitute likely significant effects.

4.1.4 Production of Waste

All works carried out as part of the Proposed Development will comply with all Statutory Legislation including the Waste Management Act and Local Government (Water Pollution) Acts, and the contractor will co-operate in full with the Environmental Section of Fingal County Council (FCC).

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 provides the structure for the prevention, reduction and management of waste in 12 local authority areas,

including Fingal County Council (FCC). FCC is the local authority responsible for setting and administering waste management activities in the area of the Proposed Development. The EMR hosts a number of permitted and licensed waste facilities for management of construction and demolition (C&D), and municipal waste. These include soil recovery facilities, material recovery facilities, inert C&D waste facilities, hazardous waste treatment facilities, waste transfer stations, two waste-to-energy facilities and municipal waste landfills.

The EMR Waste Management Plan 2015-2021 has set the following targets for waste management in the region:

- Prevent waste: a reduction of one per cent per annum in the amount of household waste generated over the period of the plan;
- More recycling: increase the recycle rate of domestic and commercial waste from 40 to 50 per cent by 2020; and,
- Further reduce landfill: eliminate all unprocessed waste going to landfill from 2016.

The Department of Communications, Climate Action and Environment (DCCAE) published 'A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025' in September 2020 (updated in January 2021), which focuses on the prevention of waste disposal by maximising the value of material resources and reducing waste generation. In a circular economy, waste and resource use are minimised; the value of products and materials is maintained for as long as possible through good design, durability and repair; and when a product has reached the end of its life, its parts are used again and again to create further useful products 'A Waste Action Plan for a Circular Economy'.

During the construction phase, waste will be produced from surplus materials such as mixed construction waste, timber, plasterboard, metals, concrete and oversupply of materials may also be generated. Waste materials will be segregated at source where possible and placed in dedicated skips. A Resource Waste Management Plan (RWMP) has been prepared by AWN Consulting (2024) for the Proposed Development. The RWMP outlines additional waste management during the construction phase of the Proposed Development.

Waste will be segregated accordingly and will be managed in accordance with the RWMP submitted with this design pack (AWN Consulting, 2024).

It is intended to ensure that the highest possible levels of waste reduction, waste reuse and waste recycling are achieved for the Proposed Development. Specifically, the aim is to achieve waste prevention, maximum recycling and recovery of waste with a focus on diversion from landfill where possible.

During the operational phase, waste will be managed in accordance with the Operational Waste Management Plan (OWMP). It is proposed that the apartment block will have two shared waste storage areas which have been allocated within the development design. There will be a waste storage area allocated for the creche additionally. The individual houses will have external access to their rear yard or will be allocated a shielded bin store at the front of their unit which can accommodate three 240L bins. The OWMP will be provided to each resident and creche tenant from first occupation of the development, the plan will be supplemented where required by the property management entity.

Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities and based on the measures outlined in the RWMP

and OWMP it is not predicted that the production of waste during the construction or operational phase will cause any likely significant effects on the environment.

4.1.5 Pollution and Nuisances

The construction phase of the Proposed Development will give rise to short-lived nuisances (noise or dust). However, it is not predicted that these impacts will be significant, as they will be intermittent and localised.

All water pumped from the excavations will require treatment for silt and deleterious matter. During any discharge of surface water from the excavations, the quality of the water will be regularly monitored visually for hydrocarbon sheen and suspended solids. Periodic laboratory testing of discharge water samples will be carried out in accordance with the requirements of the discharge licence obtained from Fingal County Council.

A discharge licence will be required for all water pumped from the excavations to any public water course or sewer.

Surface water run-off from construction activities has the potential to produce mildly contaminated water. The typical composition and source would be suspended solids arising from ground disturbance, excavation and stockpiling, hydrocarbons from accidental spillage and construction plant including storage depots, concrete / cementitious products arising from construction materials. The Contractor will ensure that no activities will give rise to pollution of the surface water drainage network. This will include adopting appropriate procedures as outlined in the CEMP.

It is considered that noise disturbance from the Proposed Development will not be significant during the construction works. Any such disturbance will be temporary and limited to the construction period. The Proposed Development will comply with BS 5228 "*Noise Control on Construction and open sites Part 1: Code of Practice for basic information and procedures for noise control*" and all works will be limited to normal daytime working hours except where permission is provided by the Planning Authority.

Dust management, suppression and abatement techniques are outlined in the CEMP prepared by Waterman Moylan (March, 2024). Appropriate techniques including dampening of stockpiles and haul roads. A road sweeper will be used to clean soiled roads and footpaths immediately around the site will be cleaned by hand regularly with dampening as necessary.

The level of monitoring and adoptions of mitigation measures will vary throughout the construction works depending on the type of activities being undertaken and the prevailing weather conditions at the time. For instance, additional monitoring and mitigation such as damping down of earth mounds onsite will be undertaken if the prevailing weather conditions are dry and windy. The stockpiling of excavated materials on site is to be minimised with immediate removal of excavated materials envisaged for the majority of the works.

There will be no odour generating activities onsite and therefore, the Proposed Development is not expected to give rise to nuisance odours.

It is therefore concluded that based on the proposed measures, the Proposed Development will not give rise to pollution or nuisances, and proper site management will further reduce the likelihood of such effects occurring.

4.1.6 Risk of Major Accidents and/or Disasters

The potential for the construction or operational phase of the Proposed Development to result in any major accidents and /or disasters can be considered low. This is based on adherence to standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.

The main contractor will erect a suitably robust hoarding around the perimeter of the site to delineate all site works from public areas located adjacent to the Proposed Development. The site will be managed and controlled using standard best practice measures for construction sites and adhering to normal daytime working hours except where permission is provided by the Planning Authority.

It is therefore anticipated that the risk of accidents and/or disasters will not be significant due to the nature of the Proposed Development, proper site management, and adherence to all standard health and safety procedures.

4.1.7 Risk to Human Health

Good practice mitigation measures that will be put in place during the construction phase of the Proposed Development will ensure that the effect of the development complies with all EU ambient air quality legislative limit values (Directive 2008/50/EC (as amended) on ambient air quality and cleaner air for Europe here and Ambient Air Quality Standards Regulations 2022) which are based on the protection of human health. Therefore, it is not foreseen that there will be any significant adverse effects on human health.

All public health advice that is in place, throughout the construction and operational phases of this Proposed Development, will be adhered to in order to protect human and public health.

4.2 Location of the Project

4.2.1 Existing and Approved Land Use

The site lies within the administrative jurisdiction of Fingal County Council. The Fingal County Development Plan 2023 - 2029 is the current statutory plan for the region. Under the Fingal County Development Plan 2023 - 2029, the site is principally zoned as “RS – Residential”.

It is considered that the development of the Proposed Development is compliant with the zoning objectives listed above.

4.2.2 The Absorption Capacity of the Natural Environment

Having regard to the criteria below which have been subject to analysis, it is considered that the site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects as a result of the Proposed Development.

4.2.2.1 Wetlands, Riparian Areas, River Mouths, Coastal Zones and the Marine Environment

The Malahide Estuary SAC and SPA is located approximately 1.1km from the site and the Rogerstown SAC and SPA is located approximately 1.6km from the site. The Screening for

Appropriate Assessment (AA) Report (Enviroguide, 2024) assessed potential pathways (e.g., surface water) between the source (the site) and the receptor (European site). The most common pathway is surface water, which typically occurs when a pollutant is washed into a river and carried downstream into a European site. Other potential pathways are groundwater, air (e.g., airborne dust or sound waves), or land (e.g., flow of liquids, vibration). The zone of effect for hydrological effects can be several kilometres, but for air and land it is rarely more than one hundred metres. The AA Screening concluded that the Malahide Estuary SAC and SPA had weak hydrological and hydrogeological pathways from the site. The remainder of the nearby SAC and SPAs concluded no potential pathways were identified.

Therefore, it is anticipated that there will not be significant adverse effects in wetlands, riparian areas, river mouths, coastal zones or the marine environment in the vicinity of the Proposed Development.

4.2.2.2 Mountain and Forest Areas

There are no mountainous or forested areas directly bounding the Proposed Development. The construction and operational phase of the Proposed Development will not have a significant effect on mountains or forested areas.

4.2.2.3 Nature Reserves and Parks

Links Park is located approximately 162m from the Proposed Development. In addition, 1.8km northwest of the site is the Turvey Nature Reserve and Turvey South Bird Hide. Beverton Park is located approximately 777m northeast of the site. It is not expected that there will be any likely significant ecological effects on these sites due to nature, use and scale of the Proposed Development and intervening land. There is unlikely to be a significant effect due to increase recreation from future residents.

It is not expected that the Proposed Development will have any significant townscape, visual or amenity effects on the nearby park during the construction or operational phase due to the nature of the Proposed Development.

4.2.2.4 Nationally Designated Sites

The site is located approximately 1.1km northeast of a Special Area of Conservation (SAC) and Special Protection Area (SPA) - Malahide Estuary SAC and SPA.

Within 5km of the site, there is one SAC Malahide Estuary SAC (000205) and three SPA's – Malahide Estuary SPA (004025), Rogerstown Estuary SPA (004015) and North-West Irish Sea SPA (004236).

Refer to Table 4-1 for further information.

Table 4-1: Designated sites within 15km of the site (Enviroguide, 2024)

Site Name & Site Code	Potential Pathways
Special Areas of Conservation (SAC)	
Malahide Estuary SAC (000205) Linear Distance from Proposed Development: approx. 1.1km SW	Weak hydrological and hydrogeological pathways. No other potential pathways identified.
Special Protection Areas (SPAs)	
Malahide Estuary SPA (004025) Linear Distance from Proposed Development: approx. 1.1km SW	Weak hydrological and hydrogeological pathways. No significant <i>ex-situ</i> habitat for SCI bird on site. No other potential pathways identified.
Rogerstown Estuary SPA (004015) Linear Distance from Proposed Development: approx. 1.6km NW	No significant <i>ex-situ</i> habitat for SCI bird on site. No potential pathways identified.
North-West Irish Sea SPA (004236) Linear Distance from Proposed Development: approx. 1.7km SE	No significant <i>ex-situ</i> habitat for SCI bird on site. No direct potential pathways identified. Weak, indirect hydrological pathway, deemed insignificant due to dilution and treatment at Portrane, Donabate, Rush, Lusk WwTP.

4.2.2.5 Environmental Quality Standards

As part of the overall project methodology, sediment and water pollution control risks arising from construction-related surface water discharges will be considered. All works carried out as part of these works will comply with all Statutory Legislation including the Local Government (Water Pollution) acts, 1977 and 1990 and the contractor will cooperate in full, with the Environment Section of FCC in this regard.

4.2.2.6 Densely Populated Areas

The site is zoned land, and the use is compatible with the Fingal County Development Plan for the area and uses in the vicinity.

The site is positioned within a suburban environment and is in close proximity to forms of travel. The site is in close proximity to numerous modes of public transport infrastructure including rail and buses. The surrounding area is comprised of existing housing developments, businesses and shops, public parkland and recreational facilities.

It is considered that there will be no likely significant impacts through adding to pressures on existing infrastructure or increasing densely populated areas.

A traffic and transport assessment was carried out by Waterman Moylan Consulting Engineers (March, 2024). The assessment included for a road network assessment, a public transport assessment, parking assessment and a transport assessment. It concluded that the junctions assessed indicate that they are currently operating within satisfactory capacity and would continue to do so for the 2040 “do something” scenario. Additionally, the assessment concluded that the relatively small additional demand for bus and rail services could be easily accommodated within the existing services. The Proposed Development has made provision for adequate and secure parking spaces in accordance with the Fingal County Development Plan, with 139 car parking and ample cycle parking spaces proposed.

It is considered that there are no significant traffic or transportation related effects associated with the Proposed Development.

4.2.2.7 Landscapes and Sites of Historical, Cultural or Archaeological Significance

The site is located on the eastern edge of Donabate on the New Road which links the town centre and the recently completed bypass road the R126. New Road continues across the R126 eastwards to the coast and Donabate Beach. The site is 4.72 hectare in area and consists of disused agricultural land characterised by rough grassland, bramble scrub and some naturally regenerating trees; principally hawthorn, willow and ash. Historically the site was enclosed by field boundary hedgerows.

Presently the condition of these hedgerows is very fragmented and of poor arboricultural quality. The boundary hedgerow to New Road shows evidence of historic trimming and is dominated by bramble. Along the eastern boundary only small sections of hedgerow vegetation remain; there is an open drainage channel associated with this hedgerow. The northern boundary hedgerow to Ballymastone has recently been cleared of the Bramble and herb layer and as a result only a small number of isolated hawthorn trees remain. There is some scrub along the boundary to the dwellings in St. Patrick’s Park.

The site has only approx. 1.5m level change from the highest point in the southwest corner to the lowest points in the northeast.

To the east the site adjoins Lanestown View a recently completed housing development of own door housing, duplex apartments and apartments.

An archaeological, architectural and cultural heritage impact assessment report was completed by Rubicon Heritage (March, 2024) identified 28 sites of archaeological, and/or cultural heritage significance within the study area defined in the report. The sites include eight RMPs (CH001–CH008), nine NIAH registrations, four of which are also protected structures (CH009 and CH017) five townland boundaries (CH018–CH022), and six previous archaeological excavations (CH023–CH028).

It was identified that the site may have a direct impact on CH001, DU-12-088 an enclosure, or features associated with the monument. This enclosure has no above ground expression and the location of the monument is 10m outside the site boundary, though examination of a preceding geophysical survey suggests the monuments is located immediately adjacent to the site boundary.

The monument was subject to a geophysical survey and test excavation to inform the Donabate Local Area Plan, the results of which suggested that DU012-088 or associated

features may extent to the site. The site crosses the statutory zone of notification for DU12-088.

Mitigation measures have been recommended within the archaeological, architectural and cultural heritage assessment report (Rubicon Heritage, March 2024), including:

- *As part of an advance works programme prior to construction, a combination of advance geophysical survey and advance archaeological test trenching will be carried out by a suitably qualified archaeological consultant under licence from National Monuments Service Section of the Department of Housing, Local Government and Heritage. Among the aims of this advance works programme will be determining the extents of CH001 DU012-088---- to ensure the monument lies entirely outside the proposed development site, and determining the absence or presence of any other archaeological deposits across the proposed development site. Results from these archaeological works shall be compiled in a detailed report setting out any findings and outlining any further mitigation measures that should be employed in relation to the proposed development. This report will be submitted to the National Monuments Service (DOHLGH) and the local planning authority archaeologist;*
- *A suitably qualified archaeological consultant under license to the National Monuments Service Section of the Department of Housing, Local Government and Heritage, will monitor any sub-surface groundworks which may need to be undertaken within any statutory zone of notification. Should any archaeological material be encountered, works in that area will cease and the local authority archaeologist and National Monuments Service shall be notified. A strategy will be proposed to the County Archaeologist and National Monuments Service to suitably record any archaeological material identified, and preserve any archaeological material in situ, where possible. Where preservation in situ cannot be achieved, either in whole or in part, then a programme of archaeological excavation will be proposed, to ensure the preservation by record of the area of the development that will be directly impacted upon. Further work will then only be carried out following consultations with the local authority archaeologist and the National Monuments Service*
- *Where a section of an upstanding townland boundary may need to be removed, a representative cross-section of the feature will be investigated and recorded by a suitably qualified archaeological consultant prior to removal. This may be undertaken as part of the preceding programme of archaeological evaluation.*

4.3 Characteristics of the Potential Impacts

4.3.1 Magnitude and Spatial Extent of the Impact

The effects are considered to be not significant with regards to the Proposed Development, due to the nature and scale of the proposed construction works and the implementation of appropriate pollution control and prevention measures. It is not predicted that any significant physical effects will be experienced beyond the project works area during the construction and operational phase and the geographical extent is perceived to be small.

4.3.2 Transboundary Nature of the Impact

The effects of the development are local in nature and there are no transboundary effects associated with the Proposed Development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

4.3.3 Magnitude and Complexity of the Impact

4.3.3.1 Air Quality and Climate

Ambient air quality monitoring and assessment in Ireland is carried out in accordance with the requirements of the CAFE Directive. The CAFE Directive has been transposed into Irish legislation by the Air Quality Standards Regulations (S.I. No. 180 of 2011). The CAFE Directive requires EU member states to designate 'Zones' reflective of population density for the purpose of managing air quality. Four zones were defined in the Air Quality Standards Regulations (2011) and subsequently amended in 2013 to account for 2011 census population counts and to align with coal restricted areas in the Air Pollution Act (Marketing, Sale, Distribution and Burning of Specified Fuels) Regulations 2012. (S.I. No. 326 of 2012) (the 2012 Regulations).

The main areas defined in each zone are:

- ❖ **Zone A:** Dublin Conurbation;
- ❖ **Zone B:** Cork Conurbation;
- ❖ **Zone C:** Other cities and large towns comprising Limerick, Galway, Waterford, Drogheda, Dundalk, Bray, Navan, Ennis, Tralee, Kilkenny, Carlow, Naas, Sligo, Newbridge, Mullingar, Wexford, Letterkenny, Athlone, Celbridge, Clonmel, Balbriggan, Greystones, Leixlip and Portlaoise; and
- ❖ **Zone D:** Rural Ireland, i.e., the remainder of the State excluding Zones A, B and C.

According to the 2012 Regulations (S.I. No. 326 of 2012) the site falls into 'Zone A' of Ireland which is described by the EPA as 'Dublin Conurbation'.

The closest air quality monitor to the site is Station 61: Swords Council Depot, Co. Dublin. Monitoring at this location includes for continuous monitoring for ozone, nitrogen oxides and particulate matter (PM_{2.5} and PM₁₀). The EPA Air Quality Index for Health (AQIH) determines this location as 2 within the "good" band [19].

The Proposed Development involves construction works which may temporarily impact on air quality due to dust emissions. According to the Institute of Air Quality Management (2014), the main air quality impacts associated with construction are:

- Dust deposition and surface soiling;
- Visible dust plumes;
- Elevated particulate matter (PM₁₀) concentrations due to dust generating activities onsite;
- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the site.

Effective site management regarding dust emissions for the construction phase will be ensured for the site. The Dust Management Plan is outlined within the CEMP (Waterman Moylan, 2024).

There is the potential for combustion emissions from onsite machinery and traffic derived pollutants of carbon dioxide (CO₂) and nitrous oxide (N₂O) to be emitted as a result of the proposed construction works. However, due to the size and duration of the construction phase, and the mitigation measures proposed, the effect on national greenhouse gas emissions will be insignificant in terms of overall national contributions and Ireland's obligations under the Paris Agreement and therefore the Proposed Development will have no likely significant adverse effects on air quality and climate.

4.3.3.2 Noise and Vibration

There will be an increase in noise and vibration levels during the construction phase. Noise and vibration levels will be controlled to ensure that the Proposed Development is operated in a way that minimises any detrimental impact to the amenities of local residents.

The following codes and regulations will be followed during the construction phase:

- BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites, Part 1 and Part 2;
- Safety, Health and Welfare at Work (General Application) Regulations 2007 to 2016, Part 5 Noise and Vibration; and,
- Construction contractors will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations

Mitigation measures have been outlined within the CEMP (Waterman Moylan, 2024) and include:

- All site staff will be briefed on noise mitigation measures and the adoption of best practicable means to be employed to control noise;
- Site hoarding will be erected to maximise the reduction in noise levels;
- The contact details of the main contractor and site manager will be displayed to the public, together with the permitted operating hours, including any special permissions given for out of hours work;
- In the event that the main contractor gets a complain about noise from a neighbour he or she will act immediately to remedy the situation;
- The site entrance will be located to minimise disturbance to noise sensitive receptors;
- Internal haul routes will be maintained and steep gradients will be avoided;
- Material and plant loading and unloading will only take place during normal working hours unless the requirement for extended hours is for traffic management (i.e. road closure) or health and safety reasons;
- Use rubber linings in chutes, dumpers, and hoppers to reduce impact noise;
- Minimise opening and shutting of gates through good coordination of deliveries and vehicle movements;
- Ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC;
- Fit all plant and equipment with appropriate mufflers or silencers of the type recommended by the manufacturer;
- Shut down all plant and equipment in the intermittent use in the intervening periods between work or throttle down to a minimum;

- Maximise screening from existing features or structures and employ the use of partial or full enclosures for fixed plant;
- Locate moveable plant away from noise sensitive receptors where possible;
- Carry out regular on-site observation monitoring and checks/audits to ensure the best practicable measures are being carried out;
- In the event that the main contractor received a complaint about noise from a neighbour, he or she will act immediately to remedy the situation; and,
- A sound level digital meter will be employed if necessary to monitor noise, with results recorded to inform the contractor of noise level.

The CEMP contains further mitigation measures relating to noise and vibration.

Good practice noise and vibration control measures will be employed by the contractor and screening provided to adjoining properties.

It is therefore expected that the residual noise and vibration effects of the Proposed Development will be short-term, temporary and not significant.

4.3.3.3 Soils and Geology

All waste soil will be managed in line with the RWMP. There will be soil and stones excavated to facilitate construction of new foundations and the installations of underground services. The development engineers (Waterman Moylan Consulting Engineers) have estimated that 12,179m³ of material will need to be excavated to do so. It is currently envisaged that all this material will be able to be retained and reused onsite for landscaping and fill. If any material is deemed unsuitable for reuse onsite, it will need to be removed offsite for appropriate offsite reuse, recovery, recycling and / or disposal.

All waste soils prior to being exported off-site, will be classified as inert, non-hazardous or hazardous in accordance with the EPA's Waste Classification Guidance – List of Waste & Determining if Waste is Hazardous or Non-Hazardous document dated 1st June 2015 to ensure that the waste material is transferred by an appropriately permitted waste collection permit holder and brought to an appropriately permitted or licensed waste facility.

There will be no direct discharges to ground or surface water during the construction phase of the Proposed Development.

There are no protected Geological Heritage Sites in the vicinity of the site that will be impacted by the Proposed Development.

4.3.3.4 Hydrology and Hydrogeology

The Proposed Development will be designed in accordance with the principles of Sustainable Drainage Systems (SuDS) as embodied in the recommendations of the Greater Dublin Strategic Drainage Study (GDSDS) and will significantly reduce run-off rates. The aim of any SuDS strategy is to ensure that a new development does not negatively affect the surrounding watercourse system, existing surface water network and groundwater system. This SuDS strategy will aim to achieve this by using a variety of SuDS measures within the site.

Overall, the SuDS strategy for the scheme is an important part of the overall design approach. It seeks to reduce the impact of the Proposed Development.

Therefore, it is considered that the Proposed Development will not cause any significant adverse effects on the hydrology and hydrogeology within the site or surrounding area.

4.3.3.5 Biodiversity

Within 5km of the site, there is one SAC Malahide Estuary SAC (000205) approximately 1.1km southwest of the site, and three SPAs – Malahide Estuary SPA (004025) approximately 1.1km southwest of the site, Rogerstown Estuary SPA (004015) approximately 1.6km northeast from the site and North-West Irish Sea SPA (004236) approximately 1.6km southeast of the site.

An Appropriate Assessment (AA) Screening Report has been completed by Enviroguide (February, 2024) for the Proposed Development. The AA Screening Report concluded that, based on the intervening distances and weak hydraulic connectivity the possibility may be excluded that the Proposed Development will have a significant effect on any of the qualifying interests associated with the European sites listed above.

4.3.3.6 Archaeology, Architecture and Cultural Heritage

It was identified that the site may have a direct impact on CH001, DU-12-088 an enclosure, or features associated with the monument. This enclosure has no above ground expression and the location of the monument is 10m outside the site boundary, though examination of a preceding geophysical survey suggests the monument is located immediately adjacent to the site boundary.

An archaeological impact assessment is being undertaken to determine the potential for likely effects and will provide a detailed mitigation strategy to avoid, reduce and mitigate likely significant archaeological effects.

4.3.3.7 Material Assets and Land

It is proposed to serve the Proposed Development with a series of 150mm and 225mm diameter networks for foul drainage. It is proposed to outfall to the adjacent Ballymastone development to the north, which is currently under construction and under the ownership of Fingal County Council.

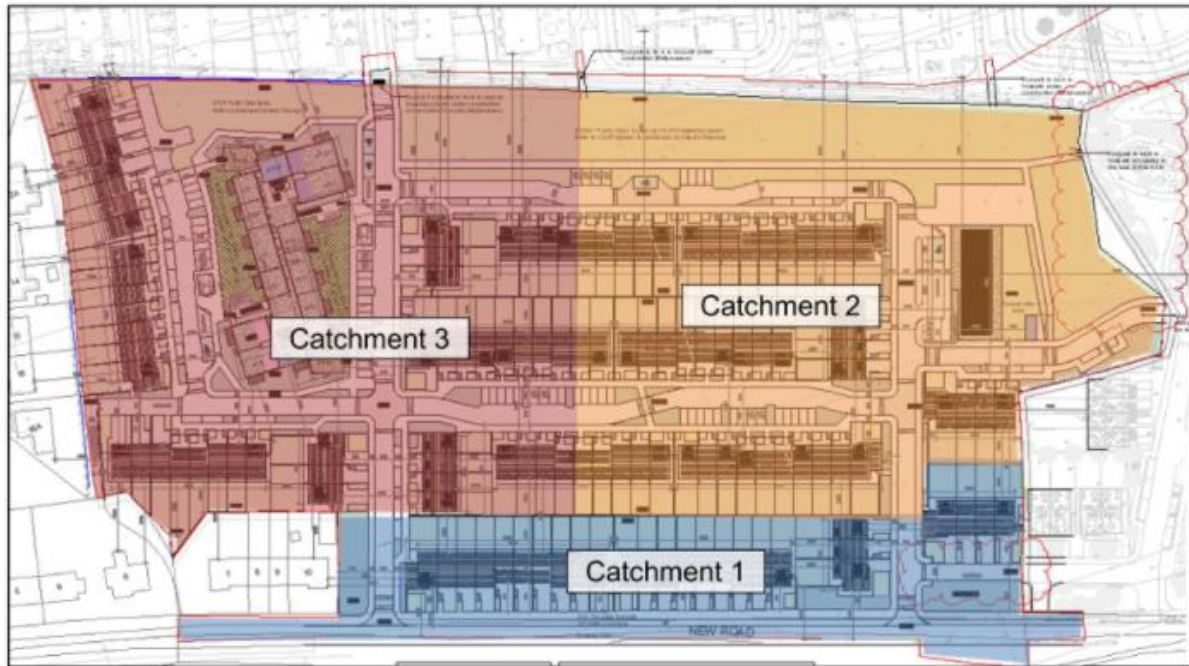


Figure 4-1 Proposed Catchment System (Waterman Moylan, March 2024)

The surface water drainage system has been designed with sustainable drainage system (SuDS) measures including:

1. Permeable paving;
2. Filter drains;
3. Green / sedum roof;
4. Roadside bio-retention tree pits;
5. Swales;
6. Hydrobrake (or similar); and
7. Petrol interceptor.

The Proposed Development is proposed to have three watermain connections, two proposed connections are from the existing watermain fronting the site on New Road and one is proposed to connect to the spur from the adjacent site to the north which is currently under construction.

It is considered that the Proposed Development will be in keeping with the surrounding land uses and that there is sufficient capacity to service the Proposed Development in this aspect, and there will be no significant adverse effect on the material assets and land.

4.3.3.8 Landscape and Visual Amenity

The Proposed Development will not have significant effects on the landscape character and visual amenity of the local area or wider context. The site is located on lands zoned for development in the Fingal County Development Plan and forms part of wider bank of serviced land identified for new housing, community facilities and open space within Donabate. To the west and east, the site adjoins existing residential areas and to the north the site adjoins a large residential development presently under construction.

The public open space provided as part of the Proposed Development will integrate with open spaces and pedestrian footpath networks on the neighbouring lands and thus improve pedestrian permeability within this part of Donabate. The Proposed Development will also provide a new footpath and cycle track along New Road providing enhanced pedestrian and cycle mobility from Donabate Village to the beaches and coastline and to the recently constructed by pass road which links to Newbridge Demesne to the west and the Portrane road to the north.

It is considered that the Proposed Development will not impact any protected views or any architectural conservation areas, protected structures or other areas of archaeological or heritage significance.

4.3.3.9 Population and Human Health

A Daylight and Sunlight Assessment was completed by 3D Design Bureau. The assessment found that following a high-level evaluation of the neighbouring environment, none of the existing and granted surrounding properties would fall within the 25-degree criterion exemplified in the BRE Guidelines (under the reasonable assumption that windows on the gables in close proximity to the shared site boundary service non-habitable rooms). Therefore, no further impact assessment was carried out.

Therefore, on examination of the above, it is concluded that the Proposed Development is not likely to have any significant adverse effect on population and human health.

4.3.3.10 Resource and Waste Management

Where required, construction waste will be disposed of using suitably authorised waste disposal or materials recovery facilities. Due to the use of licensed waste collection/waste disposal facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment. During the operational phase, all waste will be collected by appropriately authorised waste collection contractors and will be managed using suitably authorised waste disposal or materials recovery facilities.

It is therefore concluded that the Proposed Development will not result in significant adverse resource or waste management related effects.

4.3.3.11 Interaction

The interactions between effects on different environmental factors have been addressed throughout this EIA Screening Report. The environmental interactions between all factors assessed are deemed to be not significant both in the short term and the long term for the construction and operation of the Proposed Development.

When considering interactions, the assessor has been vigilant in assessing pathways – direct and indirect – that can magnify effects through the interaction. In practice many effects have slight or subtle interactions with other disciplines. However, it is concluded that most inter-relationships are neutral in effect when appropriate control measures are incorporated into the operation of the Proposed Development.

4.3.4 Probability of the Effect

No likely significant environmental effects are predicted for the Proposed Development.

The proposed mitigation measures and design measures of the Proposed Development are considered to be tried and tested and reliable measures. These will ensure that the likelihood of adverse environmental effects occurring as a result of the Proposed Development is low.

4.3.5 Expected Onset, Duration, Frequency and Reversibility of the Effect

Any potential effects associated with the construction phase of the Proposed Development will be temporary. Potential negative effects such as noise or dust during the construction phase will be temporary and reversible through the correct implementation of the appropriate and mitigation control measures.

4.3.6 Cumulation with Other Projects

4.3.6.1 Relevant Policies and Plans

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- Fingal Development Plan 2023 – 2029 [17];
- Fingal Biodiversity Action Plan 2023 – 2030; and
- National Biodiversity Action Plan 2017 – 2021.

The Proposed Development has also been assessed under Article 81A(5)(c)(ii). of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations:

“Where an applicant is submitting to the planning authority the information specified in Schedule 7A, the information will 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.”

An AA Screening Assessment was carried out for the Proposed Development and concluded that activities associated with the Proposed Development either alone, or in-combination with other projects or land uses, can be excluded in light of the listed European sites’ conservation objectives.

On examination of the above, it is considered that there are no means for the Proposed Development to act in-combination with any plans or projects, that would cause any likely significant adverse effects on the surrounding environment. The most significant potential for adverse cumulative effects in combination with other projects in the area is in the potential for water pollution, noise, dust, airborne pollutants and/or vibrations, visual effects and increased traffic. However, the adherence and full implementation of the appropriate control measures will ensure no potential for cumulative effects to arise. Furthermore, any potential effects during the construction phase will be temporary and last only for the duration of this phase.

4.3.7 Possibility of Effectively Reducing the Impact

Based on the adherence and implementation of the reports and assessments discussed in this report, it is concluded that no likely significant environmental effects will occur as a result

of the Proposed Development due to the proposed mitigation measures in place that will reduce any potential negative effect.

5 SUMMARY OF ASSESSMENT FINDINGS

Table 5-1 presents a summary of the assessment findings throughout this EIA Screening Report, including a determination of the significance of the effects for the criteria as listed in Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 as amended.

Table 5-1: Summary of Assessment Findings

Characteristics of Proposed Project		Significance of Effects Conclusions
Size of the subject site	The site of the Proposed Development is approximately 4.72 hectares.	The size of the Proposed Development is considered to fall below the relevant EIA size thresholds set out in EIA Regulations.
Nature of any associated demolition works	The Proposed Development does not include for any demolition works.	No likely significant effects identified as a result of the Proposed Development.
Use of natural resources	It is not foreseen that any extensive use of natural resources is required for the Proposed Development	No likely significant effects identified as a result of the Proposed Development.
Production of waste	<p>There will be an increase in waste in the form of construction waste during the construction phase of the Proposed Development. All construction waste will be collected by appropriately authorised waste collection contractors and will be transferred to appropriately authorised waste facilities for recycling, recovery or disposal. Therefore, it is not predicted that the production of waste will cause any likely significant effects on the environment.</p> <p>Due to the scale of the Proposed Development, in combination with the use of the authorised waste collection/waste treatment facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment.</p>	No likely significant effects identified as a result of the Proposed Development.
Pollution and nuisances	The construction phase has the potential to give rise to temporary nuisances (noise or dust). However, it is not predicted that these effects will be significant, as they will be temporary and short-	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Effects Conclusions
	<p>term in duration of the Proposed Development.</p> <p>It will be ensured that all applicable environmental health and safety regulations are complied with throughout the construction phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisances.</p>	
Risk or major accidents and/or disasters	<p>During construction and operation, it is anticipated that the risk of accidents and/or disasters will not be significant due to adherence to emergency type specific corrective action measures.</p> <p>The potential for the construction or operational phase of the Proposed Development to result in any major accidents and/or disasters can be considered low. This is based on the correct implementation of all standard health and safety procedures, and the lack of substances that will be used in the Proposed Development which may cause concern for having likely significant effects on the environment.</p>	No likely significant effects identified as a result of the Proposed Development.
Risk to human health	<p>During the construction and operational phase, due to good management practices and housekeeping, it is not foreseen that there will be any adverse effects to human health.</p>	No likely significant effects identified as a result of the Proposed Development.
Location of the project		
Existing and approved land use	<p>In the context of the Final Development Plan, it is considered that the Proposed Development will be in keeping with the zoning objectives.</p>	No likely significant effects identified as a result of the Proposed Development.
Relative abundance, availability, quality and regenerative capacity of natural resources	<p>Having regard to the criteria set out, which have been subject to analysis, it is considered that the site has the relative abundance, availability, quality and regenerative capacity of natural resources to facilitate the scale and nature of the Proposed Development.</p>	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Effects Conclusions
Absorption capacity of the natural environment	Having regard to the criteria which have been subject to analysis, it is considered that the site has a high absorption capacity to facilitate the scale and nature of the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Types and Characteristics of the Potential Impacts		
Magnitude and spatial extent of the impact	The Proposed Development is consistent with land use in this location and the effects are considered to be not significant with regard to the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Transboundary nature of the impact	There are no transboundary effects envisaged for the Proposed Development.	No likely significant effects identified as a result of the Proposed Development.
Intensity and complexity of the impact	During construction, temporary and intermittent impacts are predicted due to the potential noise and dust, however these impacts will be localized and last only for the duration of this phase. The control and mitigation measures which will be identified in the CEMP and will ensure that there will be no pollution or nuisances from the construction phase of the Proposed Development beyond the site boundary. There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential impacts are considered to be consistent with projects of this scale and nature.	No likely significant effects identified as a result of the Proposed Development.
Probability of the impact	No significant environmental effects are predicted for the Proposed Development during operations. Noise and dust pollution may occur during the construction phase; however, these are considered as not being significant or likely to cause nuisance, due to the mitigation measures that will be employed to ensure limit values will not be exceeded.	No likely significant effects identified as a result of the Proposed Development.
Cumulation with other projects	It is considered that there are no means for the Proposed Development to act in-combination with any plans or projects that would cause any likely significant adverse effects on the surrounding environment.	No likely significant effects identified as a result of the Proposed Development.

Characteristics of Proposed Project		Significance of Effects Conclusions
Possibility of effectively reducing the impact	Based on the adherence and implementation of the reports and assessment discussed in this report, it is concluded that no significant environmental effects will occur as a result of the Proposed Development due to the proposed control measures in place that will reduce any potential significant effect.	No likely significant effects identified as a result of the Proposed Development.

6 CONCLUSION

The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive' and in accordance with the national legislation transposing same, including the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). It has also been assessed based on Schedule 7 to the Planning and Development Regulations, 2001 as amended. Within Schedule 7A, information to be provided by the Developer for the purposes of screening sub-threshold development for EIA is set out. The Proposed Development has been assessed in accordance with this information.

Based on the assessment carried out in the appropriate sections of this EIA Screening Report, it can be concluded that the Proposed Development will not have significant effects on the environment during both the Construction and Operational Phases.

Having regard to the nature and scale of the Proposed Development and the absence of any significant environmental sensitivities in the area, it is concluded that, by reason of the nature, scale and location of the site, the Proposed Development would not be likely to have significant effects on the environment and a mandatory Environmental Impact Assessment Report (EIAR) is not required.

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