

Proposed Housing Development, Cappaghfinn, Finglas, Dublin 11 Screening for Environmental Impact Assessment (EIA)

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Environmental Assessment **Built Environment**

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1 Introduction

Fingal County Council is proposing to construct 70 residential units, including associated site development works, at a greenfield site of 3.22 hectares at Cappaghfinn, Finglas, Dublin 11.

Brady Shipman Martin was commissioned to prepare an Environmental Impact Assessment (EIA) Screening report for the proposed development. The purpose of the report is to determine whether the proposed project should be subject to EIA, requiring the preparation of an Environmental Impact Assessment Report (EIAR).

The report was prepared by Thomas Burns (B.Agr.Sc (Landscape), Dip.EIA.Mgmt., Ad.Dip. Plan. & En. Law, MILI, MIELA) with input from Senior Ecologist Matthew Hague (B.Sc., M.Sc., Ad.Dip. Plan. & En. Law, C.Env., MCIEEM); and Senior Planner Sorcha Turnbull, (MRUP, MIPI).

The application for the proposed development is also accompanied by a separate report (Information for Screening for Appropriate Assessment (AA)) prepared by Brady Shipman Martin.

1.1 Environmental Impact Assessment

EIA requirements derive originally from Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 97/11/EC, 2003/35/EC and 2009/31/EC. The Directive and its amendments were subsequently codified and replaced by Directive 2011/92/EU, which was in turn amended by Directive 2014/52/EU. This amending Directive was transposed into national planning consent procedures in September 2018 through the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The objective of the EIA Directive is to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment prior to development consent being given, of public and private developments that are likely to have significant effects on the environment.

The requirement for EIA is mandatory for certain projects, and for other projects that meet or exceed a stated threshold as set out in Annex I and Annex II of Directive 2014/52/EU (and Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended). Projects that do not meet or exceed a stated threshold are subject to a Screening for the requirement, or not, for 'sub-threshold' EIA.

The methodology employed in the preparation of this screening report is in accordance with published guidance on the Screening Process, including the EIA Guidelines for Planning Authorities and An Bord Pleanála published in August 2018 by the DoHPLG, and the contents of Schedule 5 and Schedules 7 and 7A of the Planning and Development Regulations 2001-2018.

This report comprises a screening for the requirement for EIA, to determine if EIA is required for the proposed development.

This report takes the following legislation and guidance documents into account:

- Planning and Development Act 2000, as amended;
- Planning and Development Regulations 2001, as amended;
- Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended);
- European Union (Planning & Development) (Environmental Impact Assessment) Regulations 2018;
- EIA Directive 2011/92/EU as amended by Directive 2014/52/EU;
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (Department of Housing, Planning and Local Government (DoHPLG, 2017);

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- Preparation of guidance documents for the implementation of EIA Directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Milieu; April 2017);
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, EPA, 2017 (Draft);
- Advice Notes for preparing Environmental Impact Statement, EPA, 2015 (Draft);
- Interpretation of definitions of project categories of Annex I and II of the EIA Directive, (European Commission, 2015);
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DoHPLG, 2018);
- Guidance for Consent Authorities regarding Sub-threshold Development (DoEHLG, 2003).

1.2 Site location and description of the receiving environment

The circa 3.22 hectare site proposed for development is located at Cappagh, Dublin 11. It is situated to the east of the M50 motorway, to the north of the Cappagh (Ratoath) Road. Cappagh Hospital lies to the south of Cappagh Road, with Dunsink Landfill further south. Heathfield residential estate lies to the immediate south and east of the site (refer to Figure 1).

The site itself comprises a single agricultural field, subject to low-level management and currently occupied by grazing horses. The field is surrounded on the northern, western and eastern sides by mature hawthorn-dominated hedgerows. Located in the south-western part of the site is a heavily vegetated drainage ditch. This open channel enters a headwall at the southern end of the site and is culverted to the east.

A recorded monument – a ringfort (No. DU014-029) – is present within the site.



Figure 1: Site Location at Cappaghfinn (indicative red line – refer to accompanying planning documentation for full details)

2 Screening for Environmental Impact Assessment (EIA)

2.1 Introduction

Screening is a methodology used to establish whether EIA is required for a proposed development. There are a number of steps in the screening process.

The mandatory requirement for EIA is generally based on the nature or scale of a proposed development, as set out in EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. These mandatory requirements are transposed into Irish Law in the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, and by relevant European and national guidance, including: Environmental Impact Assessment of Projects Guidance on Screening, EU, 2017, and Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018.

EIA is mandatory for certain types and scales of development, generally based on nature of project and thresholds of scale. In this regard projects require EIA where:

- They meet or exceed the stated thresholds in Schedule 5 Part 1 of the Planning and Development Regulations 2001, as amended, or where no thresholds are set, or
- Where they meet or exceed national thresholds set out in Schedule 5 Part 2, or where no thresholds are set.

Where EIA is required, the applicant (developer) must prepare and submit an Environmental Impact Assessment Report (EIAR) and the Directive sets out the minimum information, which the EIAR must include in Annex IV (also provided in Schedule 6 of the Planning and Development Regulations 2001, as amended).

Developments which correspond to Schedule 5 Part 2 project types but which are below the given threshold must be screened in order to determine whether they require EIA or not. Screening is carried out in accordance with the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended.

2.2 Description of the Proposed Development

The proposed development consists of the provision of 70 residential dwellings and all associated infrastructure and site works on a green field site of circa 3.22 hectares at Cappaghfinn, Finglas, Dublin 11.

The development has been designed so as to incorporate the recorded monument (ringfort and 20m buffer zone) within an open space of circa 4,570sqm at the centre of the overall layout. Overall public open space (including the recorded monument) totals circa 10,600sqm. A 10m wide riparian zone has been provided along an old drainage ditch in open space to the south of the site.

Refer to Figure 3 for Proposed Site Layout.

2.3 Mandatory EIA

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states:

“An environmental impact assessment shall be carried out by a 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 exceed 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 of Schedule 5 of the Planning and Development Regulations 2001 and either –

I. such development would exceed 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 does not exceed the relevant quantity, area or other limit specified in that Part,

and

(ii) the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.”

2.3.1 Part 1 of Schedule 5

Projects listed in Part 1 of Schedule 5 where EIA is mandatory typically include major industrial, chemical, energy, waste, infrastructure and intensive agricultural developments. However, as noted in section 2.2 of this report, the proposed development relates *inter alia* to the construction of a development of 70 residential units and associated site works. Therefore, the proposed development does not correspond to a category or type of development set out in Part 1 of Schedule 5 and hence, EIA is not a mandatory requirement under this provision.

2.3.2 Part 2 of Schedule 5

Projects listed in Part 2 of Schedule 5 set out where EIA is mandatory for project categories or types that meet or exceed the stated threshold, or where no threshold is set.

Given that the proposed development relates *inter alia* to the construction of a development of 70 residential units and associated site works on a site of 3.22 hectares, the relevant project type and sub-types in Part 2 of Schedule 5 is:

■ 10. Infrastructure Projects.

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

and

(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 is not in a ‘business district’ and it is clear that proposed development does not meet or exceed either of these criteria. Therefore, there is no mandatory requirement for EIA under Part 2 of Schedule 5.

Notwithstanding, the proposed development is of a project type or category listed in Part 2 of Schedule 5 (*i.e.* Type 10(b) (i) or 10(b)(iv)) and therefore, the proposed development must be screened for the requirement for ‘sub-threshold’ EIA, in accordance with Project Type 15 of Part 2 of Schedule 5:

- 15. *“Any project list in this 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”.*

2.4 Sub-Threshold EIA

Section 172 of the Planning and Development Act 2000, as amended, sets out the basis for EIA screening of developments of a stated category or type that are not of a scale that meets or exceeds the threshold specified in Part 1 or Part 2 of Schedule 5 of the Planning & Development Regulations 2001, as amended.

The criteria for determining if a development would, or would not, be likely to have significant effects on the environment are set out in Schedule 7 to the Planning and Development Regulations 2001, as amended. The criteria are grouped under three headings as follows:

- Characteristics of the Proposed Development;
- Location of Proposed Development;
- Characteristics of Potential Impacts.

Each of the criteria include a number of sub-criteria.

Schedule 7A of the Regulations is also relevant to the screening assessment in that it sets out the *“information to be provided by the applicant or developer for the purposes of screening Sub-thresholds development for Environmental Impact Assessment”*

It is also noted that Guidance Document ‘Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development’ (DoEHLG, 2003) states that:

“those responsible for making the decision must exercise their best professional judgment, taking account of considerations such as the nature and size of the proposed development, the environmental sensitivity of the area and the nature of the potential effects of the development. In general, it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision.”

The EIA screening assessment is presented in sections 2.5 to 2.8 and in Tables 2.1, 2.2 and 2.3 below with reference to the criteria specified in Schedule 7 and in Schedule 7A of the Planning and Development Regulations 2001, as amended.

2.5 Information to be provided (Schedule 7A of the Regulations)

The following information is provided having regard to the information required in schedule 7A of the regulations.

2.5.1 Description of the proposed development

The proposed development will consist of the construction of 70 residential dwellings and all associated infrastructural and site works at a green field site of 3.22 hectares at Cappaghfinn, Finglas, Dublin 11.

2.5.2 Description of the aspects of the environment likely to be significantly affected by the proposed development

2.5.2.1 Population and Human Health

No unusual construction or operation methodologies or practices are required.

Nevertheless, minor, temporary or short term and localised disturbance to human beings may arise from noise and dust from the demolition and construction of the proposed development. Any such disturbance, which will be transitory in nature, is common in the area, limited to the construction period, localised and can be appropriately controlled by standard construction management best practice measures and by normal day-time working hours.

The proposal will deliver new residential accommodation in a zoned, suitable and accessible location.

There are no operational impacts that would be likely to cause significant effects in terms of population and human health.

2.5.2.2 Biodiversity

The proposed development site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the *Irish Red Data Book 1 – Vascular Plants (Curtis & McGough, 1988)*, the *Flora Protection Order, 2015* or the *EU Habitats Directive*, are known to occur within the site.

With the exception of the boundary hedgerows and the section of drainage ditch (in the south eastern part of the site) which are of some value for breeding birds, there are no features of ecological significance present on the site. No evidence of badgers or other protected mammals was recorded, and none of the boundary trees contain features potentially suitable for use by roosting bats. In addition no evidence of any other protected animal species such as amphibians, lizards or hedgehogs, or rare or protected plants, was recorded during the survey carried out, and the habitats present are not of significance for such species.

Overall, with the exception of the boundary hedgerows and the drainage ditch (which will be retained) which are of some local ecological value for breeding birds, the site proposed for development has no key ecological receptors as defined by the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland *Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA/TII, 2009 (Rev. 2))*.

No impact arises on any European Site (Natura 2000 Sites) – refer to Figure 4. In addition, there will be no significant residual effects on other biodiversity receptors arising from this project.

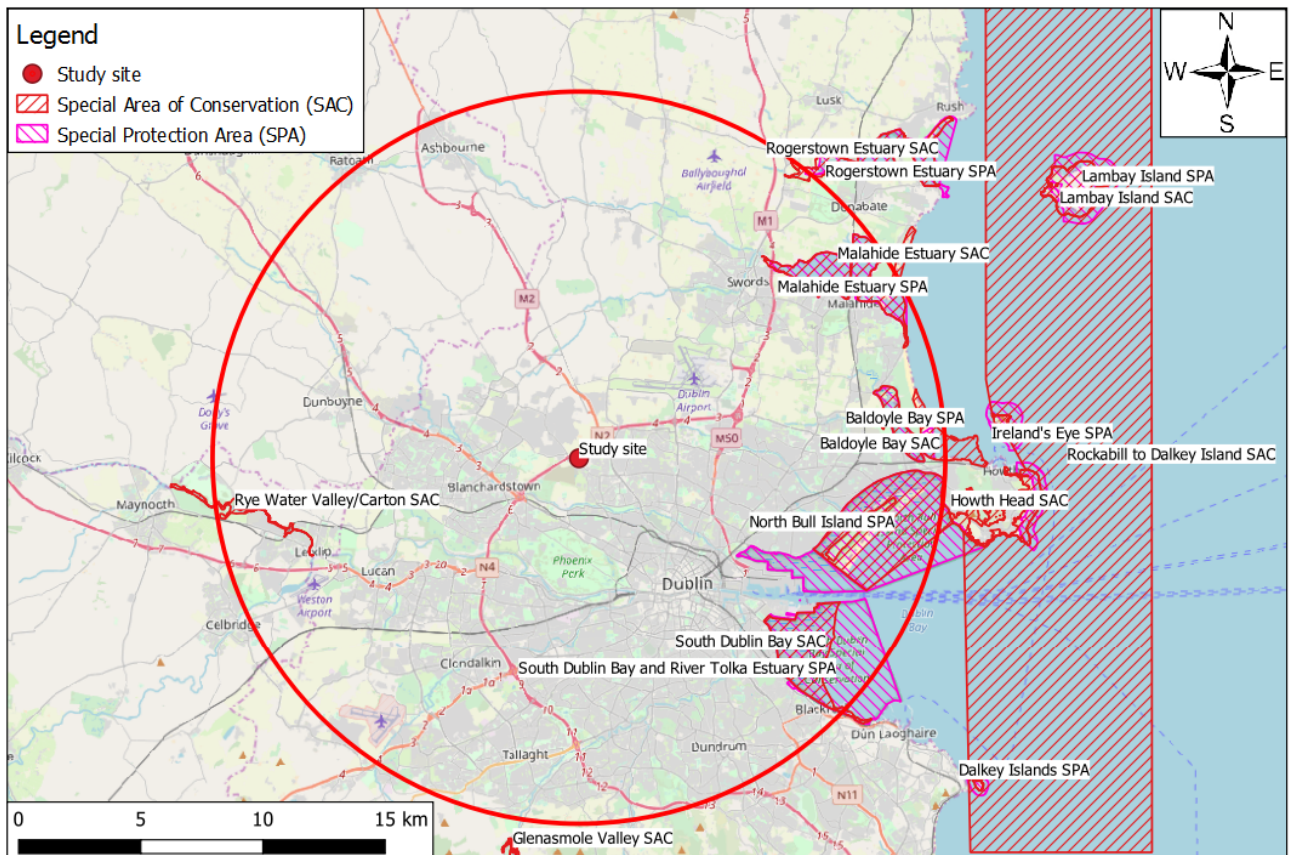


Figure 4: European Sites within 15km of the site

2.5.2.3 Land and soils

The site for the proposed development greenfield site of c. 3.22 hectares. There are no buildings or structures on the site. A recorded monument and buffer area extends to c 0.45 hectares in the centre of the site and a drainage ditch lies to the south of the site.

While some limited excavation and sub-structure works may be required, no basement is being provided and no significant impacts will arise on land or soils as a result of the proposed development.

2.5.2.4 Water

Foul and surface water arising will be discharged to the local infrastructure which adjoins the site and can accommodate the proposed development.

Potable water will be supplied from local infrastructure, which adjoins the site and can accommodate the proposed development.

A specific flood risk assessment (SFRA) has been carried out on the site. The SFRA confirms that no flood zones as defined in the OPW Guidelines (The Planning System and Flood Risk Management – Guidelines for Planning Authorities (Office of Public Works, 2009) or the Fingal SFRA, apply to the proposed development site.

The development is designed to comply with the Greater Dublin Strategic Drainage Strategy (GSDSDS) (2005), the Greater Dublin Regional Code of Practice for Drainage Works (2012) and the requirements of Fingal County Council.

Surface water will be attenuated on the site, with attenuation storage sized for the 1% AEP (1 in 100 year) scenario, with an allowance for climate change, in line with GSDSDS requirements. All surface water arising on site will

discharge to the existing surface water infrastructure in the south east corner of the site, with flow rates limited to existing green field rates.

There will be no significant impacts on water as a result of the proposed development.

2.5.2.5 Air and climate

Other than potential dust emissions during site works and construction, for which standard mitigation measures will be employed, no significant impacts on air quality or the climate as a result of the proposed development.

2.5.2.6 Noise and vibration

Other than potential disturbance during site works and construction, for which standard mitigation measures will be employed, no significant noise or vibration impacts as a result of the proposed development.

2.5.2.7 Landscape

The site is zoned for residential use and has no protective amenity, landscape or visual designations.. In the context of the local area and of established and emerging development, the proposed development is considered to be appropriate and consistent in its setting and without significant landscape or visual impacts.

2.5.2.8 Material assets

Once constructed, the proposed development will provide a new material asset for the area in terms of additional residential accommodation.

2.5.2.9 Archaeology, architecture and cultural heritage

A separate report on archaeology and a programme of archaeological excavation has been prepared. The report outlines that “*construction of the development may impact on any archaeological features, deposits or artefacts not yet defined*” and sets out a series of mitigation measures.

A Recorded Monument (Ringfort – DU014-029) is located on the site. The monument and its associated buffer is to be protected and retained *in-situ* within proposed open space area in the development.

There is no feature of architectural interest on the site.

Once the mitigation measures outlined are adopted it is expected that no significant impact on archaeology, architecture or cultural heritage will arise as a result of the proposed development.

2.5.2.10 Vulnerability of the project to risks of major accidents and/ or disasters

Standard construction practices will be employed throughout the construction phase. The subject lands are not proximate to any Seveso/COMAH designated sites.

According to the preliminary Flood Risk Assessment service the subject site is at minimal risk of flooding.

The proposed development is not considered vulnerable to major accidents and/ or disasters, and therefore the expected effects are considered to be negligible.

2.5.2.11 The inter-relationship between the above factors

No significant adverse impact arises as a result of any potential for interaction between environmental factors.

2.5.2.12 Overall assessment

It is considered that the type or characteristics of potential impacts arising from the proposed development are not significant. There are no medium or long-term negative impacts and the proposed development is considered to be appropriately located and capable of successful integration in the surrounding environment.

While temporary or short-term construction impacts may arise in relation to noise and dust – these are typical of any construction phase and will be effectively managed through standard best practice construction measures.

2.6 Screening for EIA against criteria set out in Schedule 7 of the Regulations

2.6.1 Characteristics of the proposed development

2.6.1.1 Introduction

The environmental sensitivity of the characteristics of the proposed development and the potential for significant impact is set out in Table 2.1.

Table 2.1 Characteristics of the Proposed Development (from Schedule 7(1.) of the Planning and Development Regulations 2001, as amended)

Type and Characteristics of Proposed Development	Comment
a) the size and design of the whole of the proposed development	The proposed development will provide 70 residential houses and all associated infrastructure and site works, on a green field site approximately 3.22ha at Cappaghfinn, Finglas, Dublin 11.
b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	The proposed development does not give rise to cumulation with other development for the purposes of Section 172(1A)(b) of the Planning and Development Act 2000, as amended.
c) the nature of any associated demolition works	No demolition is required. Normal site clearance works are required.
d) the use of natural resources, in particular land, soil, water and biodiversity	Use of natural resources will be limited to the normal use of building materials.
e) the production of waste	Normal site clearance works are included in the construction stage of the proposed development. Production of waste will be limited and subject to appropriate recycling or removal to approved, licensed facilities.
f) pollution and nuisances	Construction works have the potential for noise disturbance and dust. However, any such disturbance or dust generation, will be temporary (limited to the construction period), localised and controlled by construction management best practice and standard working hours and practices.

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Type and Characteristics of Proposed Development	Comment
	Operational Surface water management for the proposed development will comprise a sustainable drainage system, and a Sustainable Drainage (SuDS) Design Statement, prepared by McCloy Consulting (August 2019) has been reviewed in the preparation of this document, along with a Surface Water Management Plan (comprising a Strategic Flood Risk Assessment (SFRA) and Sustainable Drainage Strategy (SDS), also prepared by McCloy Consulting (July 2019). No other pollution or nuisances are identified.
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	No particular risks are identified.
h) the risks to human health (for example, due to water contamination or air pollution).	There are no unusual aspects to the proposed development. New wastewater infrastructure will connect into the existing wastewater network. Noise and dust will be controlled by standard working best practices. No particular risks to human health are identified.

2.6.1.2 Summary

The scale of the proposed development, when viewed individually and/or cumulatively, is considerably below the any relevant EIA thresholds.

In the surrounding context, this scale of development will not give rise to significant effects on the environment either by way of its size or design. Any potential pollution aspect will be avoided through appropriate standard management regimes.

Any noise and nuisance associated with the proposed construction works will be short-term and subject to standard construction management and best practice procedures.

All waste arising will be taken from the site for reuse or disposal, subject to normal statutory controls.

It is concluded that the characteristics of the proposed development are commonplace and typical of other surrounding development in the area. The characteristics of the proposed development will not result in likely significant effects on the environment.

2.6.2 Location of the Proposed Development

The location of the proposed development with regard to the environmental sensitivity of the geographical area likely to be affected and the potential for significant impact is set out in Table 2.2.

Table 2.2 Location of Proposed Development (developed from Schedule 7(2) of the Planning and Development Regulations 2001, as amended)

Type and Characteristics of Potential Impacts	Comment
i) the existing and approved land use	The site is currently in grassland used for grazing horses. The site is zoned RA Residential Area

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Type and Characteristics of Potential Impacts	Comment
j) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	<p>There will be no significant likely effects on the environment in relation to natural resources in the area. The main use of natural resources will be land which is appropriately zoned for this type of development.</p> <p>The scale of natural resources used both in construction and operation is not such it is likely to cause concern in terms of significant likely effects on the environment. There will be no significant loss of soil, land, water or biodiversity.</p> <p>The proposed development will have a negligible impact on natural resources in the area.</p>
k) the absorption capacity of the natural environment, paying particular attention to the following areas:	Having regard to the criteria listed below, it is considered that the site has a high absorption capacity for the scale and type of development proposed.
(i) wetlands, riparian areas, river mouths;	<p>A drainage ditch, which is eventually culverted, lies to the south of the development.</p> <p>No impact arises on watercourses, wetlands or any other related features.</p>
(ii) coastal zones and the marine environment;	<p>The site is over 7km from the coast.</p> <p>No impact arises.</p>
(iii) mountain and forest areas;	No impact arises.
(iv) nature reserves and parks;	No impact arises.
(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	<p>The proposed development site is c.7.6km from South Dublin Bay and River Tolka Estuary SPA.</p> <p>A separate report (Information for Screening for Appropriate Assessment (AA) has been prepared. The report concluded on the best scientific evidence that it can be clearly demonstrated that no elements of the project will result in any likely significant impact on any relevant European site, either on their own or in-combination with other plans or projects, in light of their conservation objectives.</p> <p>No impact arises.</p>
(vi) areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;	<p>Not applicable.</p> <p>No impact arises.</p>
(vii) densely populated areas;	<p>The proposed development is located adjacent to other residential development (Heathfield) on the northwestern edge of the city.</p> <p>No impact arises.</p>
(viii) landscapes and sites of historical, cultural or archaeological significance.	No impact arises on sensitive landscapes or amenities.

Type and Characteristics of Potential Impacts	Comment
	<p>A separate report on archaeology and a programme of archaeological excavation notes that “<i>construction of the development may impact on any archaeological features, deposits or artefacts not yet defined</i>” and sets out a series of mitigation measures.</p> <p>A Recorded Monument (Ringfort – DU014-029) is located on the site. The monument and its associated buffer is to be protected and retained <i>in-situ</i> within proposed open space area in the development.</p> <p>There is no feature of architectural interest on the site.</p> <p>Once the mitigation measures outlined in the archaeology report are adopted it is expected that no significant impact on archaeology, architecture or cultural heritage will arise as a result of the proposed development.</p>

2.6.2.2 Summary

By virtue of its location and zoning, the proposed development is appropriately located within the surrounding land uses.

The Screening for the requirement for Appropriate Assessment (AA) concludes that the proposed development, by itself or in combination with other plans and projects, in light of best scientific knowledge, will not, in view of the conservation objectives of the site, result in any likely significant impact on any relevant European site.

The proposed development will not give rise to any significant impact on other environmental aspects *e.g.* landscapes/sites of historical, cultural or archaeological significance.

The site can successfully accommodate and assimilate the proposed development without significant impact.

It can be concluded that the proposed development will not give rise to any significant direct or indirect impacts on the receiving environment by virtue of its location.

2.7 Type and Characteristics of Potential Impacts

2.7.1.1 Introduction

The following sets out the likely significant effects on the environment of proposed development with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account the assessment provided in Table 2.3.

Table 2.3 Type and Characteristics of the Potential Impacts (developed from Schedule 7(3.) of the Planning and Development Regulations 2001, as amended)

Type and Characteristics of Potential Impacts	Comment
a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected)	<p>The proposed development will provide 70 residential houses and all associated infrastructure and site works, on a green field site approximately 3.22ha at Cappaghfinn, Finglas, Dublin 11.</p> <p>The geographical extent and population likely to be affected are very small.</p>
b) the nature of the impact	There are no unusual aspects to the proposed development and any potential impacts are consistent with and typical of such development.

Type and Characteristics of Potential Impacts	Comment
c) the transboundary nature of the impact	No transboundary impacts arise.
d) the intensity and complexity of the impact	No impact of an unusual intensity or complexity is expected.
e) the probability of the impact	Significant impacts are unlikely to arise
f) the expected onset, duration, frequency and reversibility of the impact	Any potential impacts will be temporary or short-term associated with the normal construction and / or early operation stage of the proposed development. No medium or long-term impact arises.
g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment	The proposed development does not give rise to cumulation with other development for the purposes of Section 172(1A)(b) of the Planning and Development Act 2000, as amended.
h) the possibility of effectively reducing the impact.	Any potential impacts will be temporary or short-term associated with the normal construction stage of a proposed development on an appropriately zoned site. Such potential impacts may be appropriately mitigated through standard construction best practice and control of working hours.

2.7.1.2 Summary

The type or characteristics of the potential impacts arising from the proposed development at Cappaghfinn are not significant. There are no medium or long-term negative impacts and the proposed development is considered to be appropriately located and capable of successful integration in the surrounding environment.

While temporary or short-term impacts in relation to noise levels and dust are typical of any construction phase, the proposed works will be confined to the site of the proposed development and any potential impact on nearby receptors will be effectively managed through best practice construction measures.

The proposed development will be connected to the existing potable and wastewater networks.

The proposed development does not give rise to any significant impact on environmental (EIA) factors provided in Section 171A(b) of the Planning and Development Act 2000, as amended.

3 Conclusion

This Environmental Impact Assessment Screening Report has been prepared in order to assess the potential impact of the proposed development on the environment and the requirement, or not, for sub-threshold EIA.

The screening methodology used has been informed by the available guidance, legislation and EIA Directive. This exercise has been informed by a desk study, a site visit, the Screening Report for Appropriate Assessment (AA), and the drawings and reports prepared by the project team.

The proposed development does not come within a type or scale of project as listed in Part 1 of Schedule 5 of the Planning and Development Regulations 2001, as amended, requiring mandatory EIA.

Proposed Housing Development, Cappaghfinn, Finglas, Dublin 11

Screening for Environmental Impact Assessment (EIA)

Likewise in terms of scale, the proposed development (*i.e.* the construction of 70 residential dwellings and associated infrastructure on a site approximately 3.22ha) is significantly below the stated thresholds set out in category Class 10(b)(i) or (iv) of Part 2 of Schedule 5. The proposed development is therefore below the stated thresholds requiring mandatory EIA.

In terms of screening for potential to require sub-threshold EIA, it has been concluded that the nature or characteristics of the proposed development are not such as to give rise to significant effects on the environment. Standard best practice methodologies employed during the construction phase will limit any potential disturbance to the surrounding area and prevent any risk of pollution from the site, as outlined in this report. Furthermore, standard construction and demolition practices will be appropriate to manage any risk of noise, dust or pollution.

The proposed development has been assessed in a report (Information for Screening for Appropriate Assessment (AA)), which has concluded that the proposal will not adversely impact European Sites or sensitive habitats either on its own or in combination with other projects.

No significant negative effects on the environment have been identified either during the construction or operational phase of the proposed development.

Therefore, the overall conclusion of this report is that there is no requirement for Environmental Impact Assessment of the proposed development.

4 Key References

Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment.

Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment.

Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2017.

Fingal County Development Plan 2017 – 2023, Fingal County Council

Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, Department of Environment, Heritage and Local Government, 2003.

Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017.

Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Department of Housing, Planning and Local Government, 2018.

Planning and Development Act 2000, as amended.

Planning and Development Regulations 2001, as amended.

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