

Proposed Development at Outlands,
Rathbeale Road, Swords, Co. Dublin
Screening for Environmental Impact
Assessment (EIA)

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Client:

Fingal County Council

Date:

04 June 2019

DOCUMENT CONTROL SHEET

6469_RP-01_Rathbeale_Screening for Environmental Impact Assessment (EIA)

Project No. 6469
Client: Fingal County Council
Project Name: Proposed Development at Outlands, Rathbeale Road, Swords, Co. Dublin
Report Name: Screening for Environmental Impact Assessment (EIA)
Document No. RP-01_Rathbeale
Issue No. 02
Date: 04/06/2019

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	Draft	09 Apr 2019	MH	TB
02	Final	04 Jun 2019	MH	TB



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1 Introduction

Fingal County Council is proposing to construct 11 Apartments, including associated site development works, at Outlands, Rathbeale Road, Swords, Co Dublin.

Brady Shipman Martin was appointed by Fingal County Council to prepare a screening for the requirement for Environmental Impact Assessment (EIA) for the proposed development.

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

1.1 Environmental Impact Assessment

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;
- EIA Amending 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);
- 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);
- 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).

EIA requirements derive 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, as amended in turn 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.

EIA is mandatory for certain projects and for other projects that meet or exceed a stated threshold as set out in Annexes I and 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 the EIA Guidelines published in August 2018 by the DoHPLG and the contents of Schedule 5 and Schedules 7 and 7A of the Planning and Development Regulations 2018.

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

1.2 Site location and description of the receiving environment

The site for the proposed development is located on Rathbeale Road (see **Figure 1**) approximately 1.2 kilometres northwest of Main Street, Swords. The site is dominated by hard standing (parking and a service yard) and various buildings. It is currently in use by the Dublin Civil Defence Auxiliary Fire Service. A number of street trees are present on the perimeter of the site, which is approximately 0.16ha in area.

The proposed development site contains no features of any ecological significance. Although there are a number of buildings on the site, and there are street trees in proximity, the daytime bat survey undertaken recorded no evidence of any use of the site by roosting bats, and it concluded that there are no features suitable for use by roosting bats within the proposed development area. Similarly, there is no evidence of nesting birds.

There are no watercourses present on the site and according to available mapping, including the EPA water features database¹, the nearest such feature is a minor, lower order tributary of Newtown Stream, itself a lower order tributary of the Broadmeadow River. This feature, located approximately 130m to the north, is culverted and is unconnected in any way to the proposed development site. The Broadmeadow River itself is located approximately 1km to the north, and the Ward River is located approximately 1km to the east. Both of these watercourses discharge to Malahide Estuary, approximately 2km to the east of the site.

¹ <https://gis.epa.ie/EPAMaps/>

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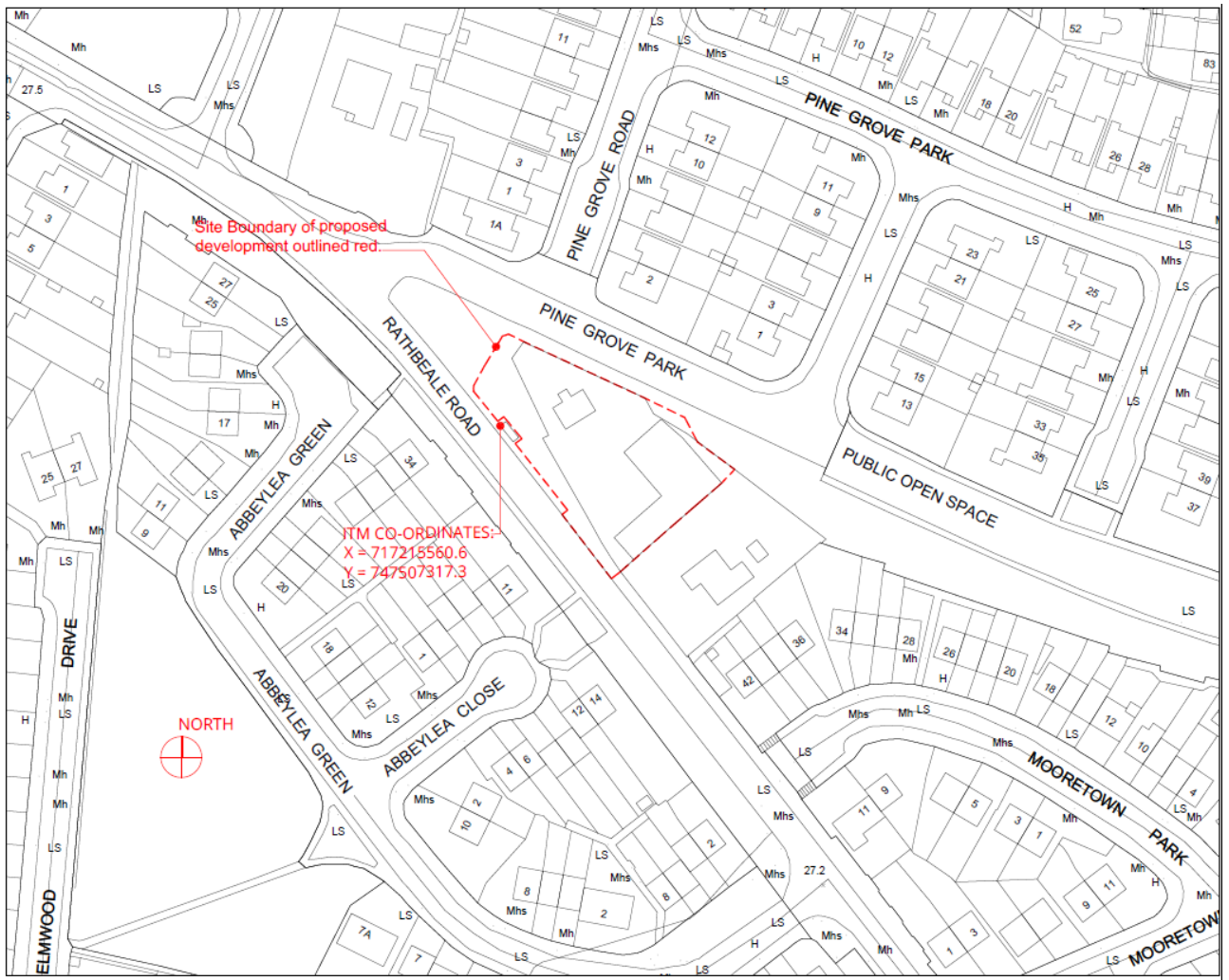


Figure 1: Location of proposed development site at Rathbeale Road

2 Screening for Environmental Impact Assessment (EIA)

2.1 Introduction

Screening is a process 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 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*.

These identify certain types and scales of development, generally based on thresholds of scale, for which EIA is mandatory.

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

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- 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 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.”

Projects listed for the purposes of EIA in Part 1 of Schedule 5 typically include major industrial, chemical, energy, waste, infrastructure and intensive agricultural developments. The proposed residential development at Rathbeale Road does not correspond to a class of development set out under Part 1 of Schedule 5 and therefore, EIA is not a mandatory requirement under this provision.

Classes 10(b) (i) & 10(b)(iv) of Part 2 of Schedule 5, relate to Infrastructure projects, referring to housing and urban developments as follows:

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

“Class 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.”

The proposed development at Rathbeale Road is residential in nature, however at 11 units and approximately 0.16 hectares in area, the scale of development is significantly below the specified thresholds (500 dwelling units or 10 hectares). Therefore, EIA is not a mandatory requirement under this provision.

2.3 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 class 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.

Item 15 of Schedule 5 provides for EIA for developments under the relevant threshold, where the works would be likely to have significant effects on the environment. Class 15 states that EIA is required for:

“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.”

As the proposed development is a sub-threshold development of Class 10(b)(i) and/or Class 10(b)(iv) of Part 2 of Schedule 5, an evaluation for the requirement for sub-threshold EIA has been completed below.

2.3.1 Assessment for requirement for Sub-Threshold EIA

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:

1. Characteristics of the Proposed Development;
2. Location of Proposed Development;
3. Characteristics of Potential Impacts.

Each of the above groupings includes a number of sub-criteria.

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 screening assessment is presented in sections 2.4 to 2.7 and in tables 2.1, 2.2 and 2.3 below with reference to both the criteria specified in Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended.

2.4 Description of the Proposed Development

The proposal is for the development of 11 no. apartments in a 3 storey building; which reduces to 2 storey on the north-east elevation facing the existing two storey dwellings of Pine Grove Park.

The principal elevations address both Rathbeale Road and Pine Grove Park, with access to the apartments and parking located to the south east of the site. The access area includes vehicular parking, secure cycle parking, and accessible bin / refuse storage.

Existing grassed area and trees to the north west (apex) of the site are to be retained as Public Open Space. The existing grass margin and trees along Pine Grove Park are to be retained.

The boundary along Pine Grove Park will be aligned to facilitate future provision of a Cycle Route in accordance with the Specific Objective shown on Sheet 8 (Swords) of the Fingal Development Plan.

2.4.1 Description of the aspects of the environment likely to be significantly affected by the proposed development, as per Section 171A(b) of the Planning and Development Act 2000, as amended

2.4.1.1 Population and human health

There may be minor, short term disturbance to human beings from noise and dust arising from the demolition and construction phases of the proposed development. Noise, dust and pollution will be subject to standard mitigation measures typical of such construction projects.

The proposal will deliver 11 new residential units in a high quality environment.

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

2.4.1.2 Biodiversity

The proposed development site is not within or adjacent to any designated area (including both nationally and European designated sites). No habitats with any connection to Annex I of the EU Habitats Directive (for which Special Areas of Conservation) are present on the site. In addition the site is entirely unsuited to use by birds listed as Special Conservation Interests (SCIs) in any Special Protection Area (SPA), such as light-bellied Brent goose, even on an occasional basis.

No impact therefore arises on any European Site (Natura 2000 Sites). In addition, there will be no significant residual effects on other biodiversity receptors, including bats, arising from this project.

2.4.1.3 Land and soils

The proposed development site has been previously developed and is currently virtually entirely in hard standing. Land and Soils are not likely to be significantly affected by the proposed development.

There will be no significant impacts on land and soils as a result of the proposed development.

2.4.1.4 Water

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

The site is not subject to flood risk.

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

2.4.1.5 Air and climate

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

2.4.1.6 Noise and vibration

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

2.4.1.7 Landscape

The proposed development is consistent with the zoning and land use of the surrounding area. The visual impact of the proposed development on the surrounding area is considered to be minimal. There will be no impact on Special Amenity Areas, Highly Sensitive Landscapes, Protected Views or other landscape features of note.

An overall landscape proposal will be implemented at construction stage; it will include for planting of native species to mitigate visual impact and complement existing trees retained within and adjacent to the site.

2.4.1.8 Material assets

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

2.4.1.9 Archaeology, architecture and cultural heritage

There are no known cultural features on the site and there is low potential for the survival of buried archaeological remains at the site.

There will be no significant impacts on archaeology, architecture or cultural heritage as a result of the proposed development.

2.4.1.10 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.

The subject site is within Flood Zone C. Therefore, the proposed residential development on the subject site is appropriate for this flood zone category and a justification test is not required.

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

2.4.1.11 The inter-relationship between the above factors

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

2.4.1.12 Overall assessment

It is considered that the type or characteristics of the potential impacts arising from the proposed development are not significant. There are no medium or long-term negative impacts and, indeed, 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.

2.5 Characteristics of the proposed development

Table 2.1 assesses the environmental sensitivity of the characteristics of the proposed development and the potential for significant impact.

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Table 2.1 Characteristics of the Proposed Development (Table developed 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	<p>The proposal is for the development of 11 no. apartments in a 3 storey building; which reduces to 2 storey on the north-east elevation facing the existing two storey dwellings of Pine Grove Park.</p> <p>The principal elevations address both Rathbeale Road and Pine Grove Park, with access to the apartments and parking located to the south east of the site. The access area includes vehicular parking, secure cycle parking, and accessible bin / refuse storage.</p> <p>Existing grassed area and trees to the north west (apex) of the site are to be retained as Public Open Space. The existing grass margin and trees along Pine Grove Park are to be retained.</p> <p>The boundary along Pine Grove Park will be aligned to facilitate future provision of a Cycle Route in accordance with the Specific Objective shown on Sheet 8 (Swords) of the Fingal Development Plan.</p> <p>The overall site area is 0.16ha.</p>
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	<p>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.</p>
c) the nature of any associated demolition works	<p>Demolition of existing buildings and site boundary walls is required. Normal site clearance works are also required.</p>
d) the use of natural resources, in particular land, soil, water and biodiversity	<p>There are no unusual aspects to the proposed development. Use of natural resources will be limited to the normal use of building materials.</p>
e) the production of waste	<p>There are no other unusual aspects to the proposed development. Normal site clearance works are included in the construction stage of the proposed development.</p> <p>Therefore, production of waste will be limited and subject to appropriate recycling or removal to approved, licensed facilities.</p>
f) pollution and nuisances	<p>Construction works have the potential for noise disturbance. However, any such disturbance will be temporary (limited to the construction period), localised and controlled and mitigated by construction best practice and standard day-time working hours.</p> <p>No other pollution or nuisances are identified.</p>
g) the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge	<p>Standard construction practices will be employed throughout the construction phase. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. The subject lands are not proximate to any Seveso/COMAH designated sites.</p> <p>The development site is at low risk of flooding and the development is deemed appropriate within the proposed site location.</p>

Type and Characteristics of Proposed Development	Comment
	<p>There are no unusual aspects to the proposed development. No particular risks are identified.</p>
<p>h) the risks to human health (for example, due to water contamination or air pollution).</p>	<p>There are no unusual aspects to the proposed residential development. New wastewater infrastructure will connect into the existing wastewater network.</p> <p>No particular risks to human health are identified.</p>

2.5.1 Conclusion

It is concluded that the nature of the proposed development will not have likely significant effects on the environment.

2.5.2 Reasoning

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

In the surrounding suburban context, this scale of residential 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 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.

2.6 Location of the Proposed Development

The site at Rathbeale Road is approximately 1.2km to the north west of Main Street, Swords. The land is in the ownership of Fingal County Council and is currently in use as a FCC Operations Depot and buildings associated with this usage remain on the site.

Figure 2 shows the site relative to sites designated for protection under the EU Habitats Directive (Council Directive 92/43/EEC) and Birds Directive (Council Directive 79/409/EEC) as European sites (also known as Natura 2000 sites).

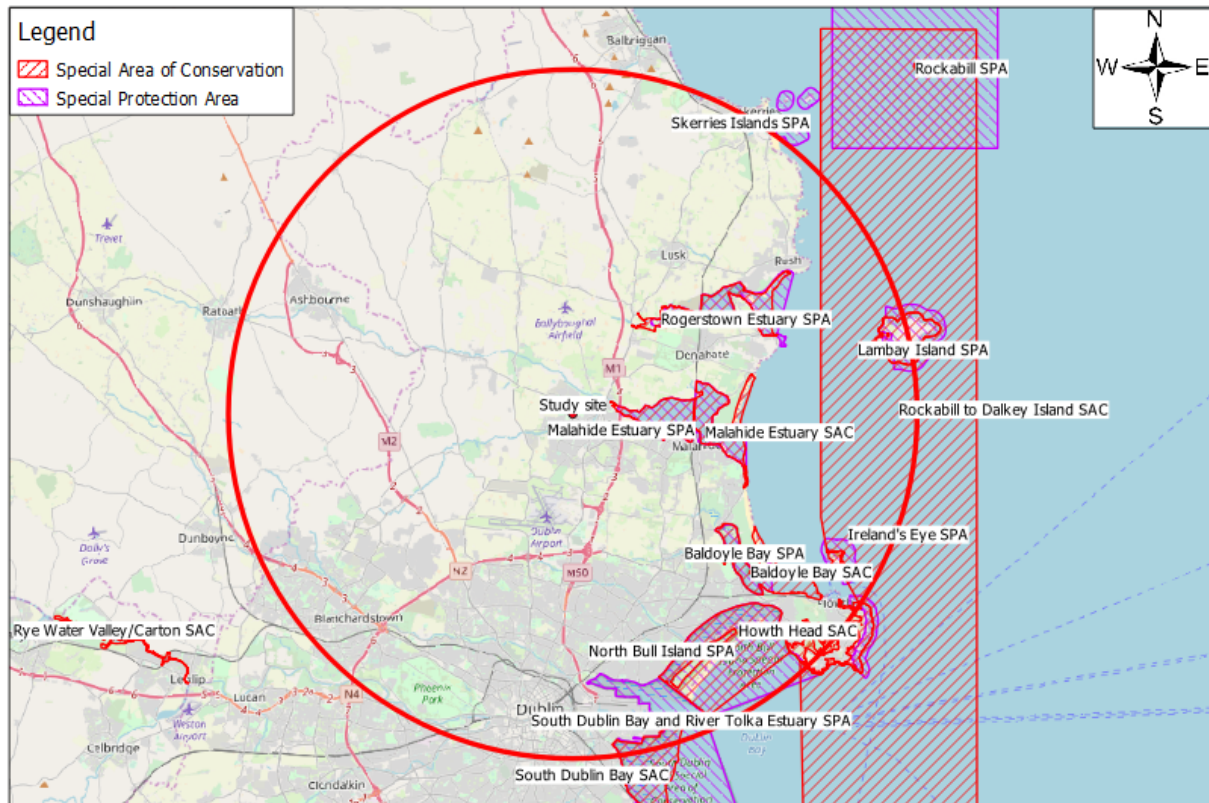


Figure 2: Study site at Rathbeale Road showing European sites (with 15km radius from the site)

Table 2.2 assesses 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.

Table 2.2 Location of Proposed Development (Table 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	<p>The site is dominated by hard standing (parking and a service yard) and various buildings. It is currently in use by the Dublin Civil Defence Auxiliary Fire Service. A number of street trees are present on the perimeter of the site, which is approximately 0.16ha in area.</p> <p>In Fingal Development Plan 2017-23, the land has Zoning Objective: RS-Residential (Provide for Residential development and protect and improve residential amenity). There is a Specific Objective for a Cycle/Pedestrian Route along Pine Grove Park (north-east site boundary).</p>
j) the relative abundance, availability, quality and	<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</p>

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Type and Characteristics of Potential Impacts	Comment
regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	<p>which has been previously developed. The land 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.</p> <p>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;	No impact arises on watercourses, wetlands or any other related features.
(ii) coastal zones and the marine environment;	<p>The proposed development site is c.1.7km from Malahide Estuary</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>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 impact on the integrity or Qualifying Interests/Special Conservation Interests of 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;	No impact arises.
(vii) densely populated areas;	<p>The proposed residential development will be located in a previously developed area and is compatible with the zoning provision and existing development and uses in the vicinity. The absorption capacity is not considered to be significantly affected.</p> <p>No impact arises.</p>
(viii) landscapes and sites of historical, cultural or archaeological significance.	<p>The proposed development is distant from any sensitive landscape or cultural site and as such has no impact on any such features.</p> <p>No impact arises.</p>

2.6.2 Conclusion

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.

2.6.3 Reasoning

By virtue of its location and zoning, the proposed residential 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, adversely affect the integrity of any European Sites.

In terms of other environmental sensitivities, *e.g.* landscapes/sites of historical, cultural or archaeological significance, the proposed development will not give rise to any adverse effects.

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

2.7 Type and Characteristics of Potential Impacts

The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2 (*i.e.* 3.4.1 & 3.4.2 above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(l) 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 (Table 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)	The proposal consists of the construction of a small development of 11 apartments on a previously developed site. Any potential impact will be temporary, short-term and limited to the site and its immediate adjoin areas. Therefore, the geographical extent and population likely to be affected are very small.
b) the nature of the impact	There are no unusual aspects to the proposed residential development and any potential impacts are consistent with and typical of such residential development.
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	N/A
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	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.

Type and Characteristics of Potential Impacts	Comment
Assessment Directive by or under any other enactment	
h) the possibility of effectively reducing the impact.	<p>Any potential impacts will be temporary or short-term associated with the normal construction stage of a proposed residential development on an appropriately zoned site.</p> <p>Such potential impacts may be appropriately mitigated through standard construction best practice and control of working hours.</p>

2.7.1 Conclusions

It is concluded that the type or characteristics of the potential impacts arising from the proposed development at Rathbeale Road 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.

2.7.2 Reasoning

The proposed development has been screened in relation to the aspects of the environment with the potential to be significantly affected by the project. Having regard to the characteristics of the proposed development and the site location, no impact types have been identified which would give rise to likely significant effects on the environment.

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. The screening methodology used has been informed by the available guidance, legislation and directives. 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 Fingal County Council.

In terms of scale, the proposed development (*i.e.* the construction 11 apartments and associated infrastructure) is significantly below the thresholds set out in either Class 10(b)(i) or Class 10(b)(iv) in Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. The proposed development is therefore below the thresholds for a mandatory EIAR.

The nature or characteristics of the proposed development are not considered likely 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.

No significant negative effects on the environment have been identified during the operational phase of the proposed development. Furthermore, standard construction and demolition practices will be appropriate to mitigate any risk of noise, dust or pollution.

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The proposed works have been assessed in the Screening Report for Appropriate Assessment (AA), which has concluded that the proposal will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects. The site is not subject to risk of flooding.

Therefore, the type and characteristics of the potential impacts are not considered significant, taking into account the characteristics of the proposed development and its location.

The overall conclusion and determination of this screening for requirement for EIA 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.

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