

Proposed Housing Development, Churchfields 2B, Mulhuddart, Dublin 15

Preliminary Assessment (in accordance with Article 120 of the
Planning & Development Regulations 2001-2019)

Strategic Assessment **Built Environment**

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**Brady Shipman
Martin**

**Built.
Environment.**

Client:

Fingal County Council

Date:

29 October 2019

DOCUMENT CONTROL SHEET

6469_RPEIA01_Preliminary Assessment (in accordance with Article 120 of the Planning & Development Regulations 2001-2019)

Project No. 6469
Client: Fingal County Council
Project Name: Proposed Housing Development, Churchfields 2B, Mulhuddart, Dublin 15
Report Name: Preliminary Assessment (in accordance with Article 120 of the Planning & Development Regulations 2001-2019)
Document No. RPEIA01
Issue No. 02
Date: 29/10/2019

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	Draft	24 Oct 2019	TB	TB
02	Final	29 Oct 2019	TB	TB



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1 Introduction

Fingal County Council is proposing the construction of residential development on a site at Churchfields Phase 2B, Mulhuddart, Dublin 15. The Proposed Development includes for the construction of 70 residential buildings, car parking; boundary walls; provision of public open space; SuDS drainage and infrastructure, and all associated works.

Brady Shipman Martin was appointed by Fingal County Council to prepare a screening for mandatory EIA and a preliminary assessment of the proposed sub-threshold development, which examines the type and scale of the Proposed Development and the receiving environment in addition to the nature, size and location of the Proposed Development.

The report has been prepared for Fingal County Council by Thomas Burns, (B.Agr.Sc. (Landscape); Dip. E.I.A. Mgmt., Ad.Dip. Plan. & En. Law) Partner with Brady Shipman Martin, environmental, landscape and planning consultants.

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

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 2001/92/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 the Directive (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 preliminary assessment for the requirement, or not, for 'sub-threshold' EIA.

The Proposed Development is a local authority own development and therefore, the requirement for sub-threshold EIA is addressed under Article 120 of the Planning and Development Regulations 2001-2019, which states:

(a) Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

(b) Where the local authority concludes, based on such preliminary examination, that—



(i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,

(ii) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or

(iii) there is a real likelihood of significant effects on the environment arising from the proposed development, it shall—

(I) conclude that the development would be likely to have such effects, and

(II) prepare, or cause to be prepared, an EIAR in respect of the development.



2 Description of the Site, the Proposed Development and the Planning Context

2.1 Site Location and Description

The circa 2.85 hectare site is a greenfield area located immediately west of established residential development at Avondale Park, northwest of Mulhuddart Village in Dublin 15. The Site is accessed via Avondale Park – Refer to Figure 1.

The valley of Pinkeen River is located to the immediate west and south of the Site with industrial developments within Damastown Industrial Estate west of the river. Further greenfield lands lie to the immediate north with Damastown Avenue circa 170m to the north. Damastown Road is circa 200m to the south, with the Tolka River valley beyond and the N3 circa 650m to the south of the Site.

The Site is relatively flat and open, laid out partly as a playing pitch and partly as rough grassland with some trees and scrub closer to the Pinkeen River. The Pinkeen River flows north to south to the west of Site and drains into the River Tolka to the south of Mulhuddart.

There are no European Sites (Natura 2000 Sites) or Natural Heritage Areas (NHA) on or adjoining the site. The nearest European Site is Rye Water Valley / Carton SAC, which is upstream on the River Liffey, circa 7.5km to the southwest. The nearest Natural Heritage Area is the proposed NHA at the Grand Canal circa 3.4km to the south.

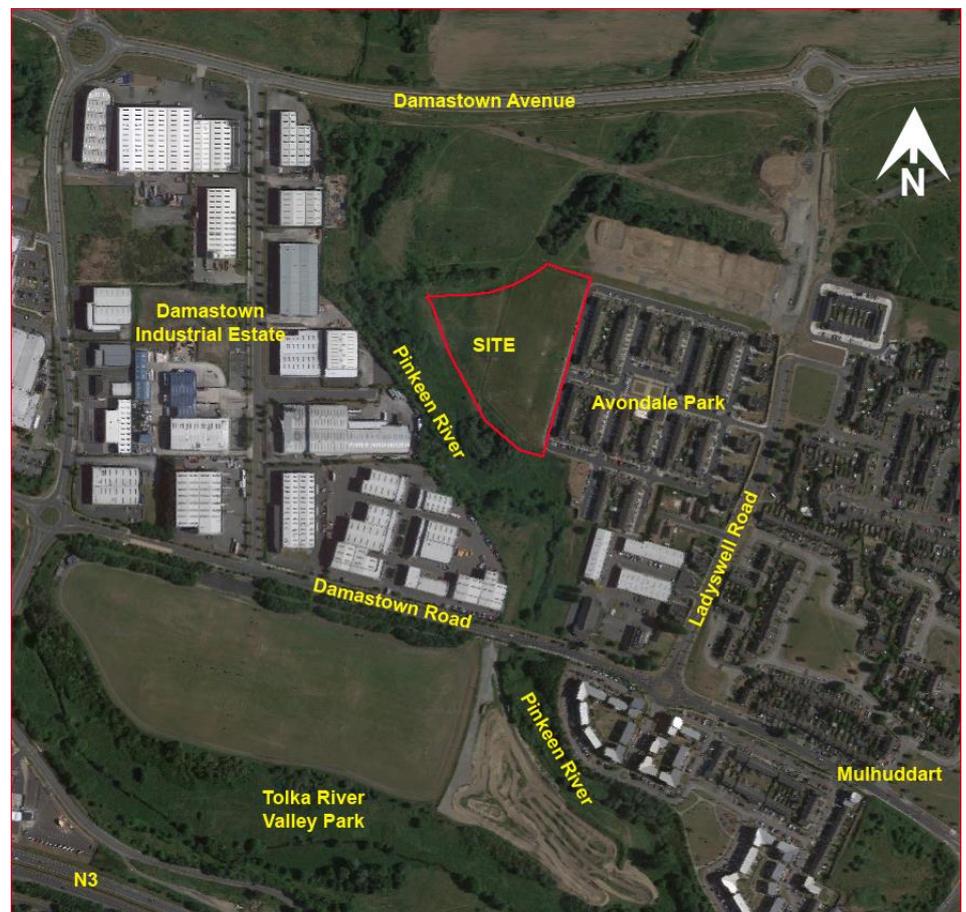


Figure 1 Site Context (red line is approximate/indicative only)



2.2 The Proposed Development

The project comprises a 70 unit residential development with associated roads, car parking, boundary walls, provision of public open space, Sustainable Drainage Systems (SuDS) and infrastructure, and all associated works on a site of circa 2.85 hectares off Avondale Park, Mulhuddart, Dublin 15. (Refer to Figure 2).

The residential layout extends of existing residential development at Avondale Park, with open space to the west fronting the valley of the Pinkeen River.

The Proposed Development will be connected to existing public wastewater network. The Site will be serviced from public water supply, and ESB, Eircom, GNI utilities which are all available. Public lighting will be to Fingal County Council Standards.

Surface water drainage will include on-site SuDS designed in accordance with the policies and guidelines outlined in the Greater Dublin Strategic Drainage Study (GSDSDS) and to the requirements of Fingal County Council. Surface water discharge will attenuated prior to discharge at greenfield rates to the Pinkeen River.

The Site is outside of Dublin Airport safety and noise zones and is not subject to flooding.



Figure 2 Proposed Site Layout



2.3 Fingal Development Plan 2017-2023

The following key references from the Fingal Development Plan are relevant to the site and the Proposed Development (Refer to Figure 3).

The majority of the Site is zoned RA – Residential Area to “Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.”

The western edge of the Site is zoned HA – High Amenity to “Protect and enhance high amenity areas.”



Figure 3 Landuse Zoning (Annotated Extract from FCC Development Plan)

Sheet 11 of Fingal Development Plan (Refer to Figure 3)

- The site and surrounding lands to the north and northeast are zoned ‘RA – Residential Area’
- The western edge of the Site and the valley of the Pinkeen and Tolka Rivers is zoned ‘HA – High Amenity’
- Lands to the west of the Pinkeen River are zoned ‘GE – General Employment’
- Located objective 90 seeks to “Provide for adequate screening and separation of new development from the residential housing adjoining to the south.”

Sheet 14 of Fingal Development Plan

- Green Infrastructure (Sheet 14), indicates the following:
 - the valley of Pinkeen River is a Highly Sensitive Landscape
 - there are no protected structures,
 - there are no preserved views,
 - there are no architectural conservation areas (ACAs)
 - there are no geological heritage site
 - there are not within a Special Amenity Area, and

Sheet 15 of Fingal Development Plan

- Green Infrastructure (Sheet 15), identifies the ecological corridor of Pinkeen River Stream to the west of the Site.
- There are no Natura Sites or Natural Heritage Areas on or close to the site.

It is considered that the proposed residential development is appropriately located in terms of landuse zoning, environmental considerations and specific or local objectives.

3 Screening for Environmental Impact Assessment (EIA)

3.1 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 2001/92/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 (hereafter the PDA, 2000), and the Planning and Development Regulations 2001, as amended (hereafter the PDR, 2001) 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 PDR 2001, as amended, or where no thresholds are set, or
- where they meet or exceed national thresholds set out in Schedule 5 Part 2 of the PDR 2001, 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 PDR 2001).

Developments which correspond to Schedule 5 Part 2 project types (Classes) but which are below the given threshold are considered for the requirement for potential sub-threshold EIA.

3.2 Mandatory EIA

Section 172 of the PDA, 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 –

1. such development would exceed any relevant quantity, area or other limit specified in that Part, or

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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 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.”**

* Being located in a built-up area, outside of a business district the appropriate threshold under Class 10(b)(iv) is 10 hectares.

While the Proposed Development is a residential / urban development, it does not meet or exceed the specified thresholds. The number of dwelling units proposed as part of the development is 70 and the site area is circa 2.85 hectares, both being scales of development that are significantly below the specified thresholds. Therefore, EIA is not a mandatory requirement under this provision.

EIA is not a mandatory requirement for the Proposed Development, however, it does fall below the EIA threshold for residential/urban development specified in Part 2 of Schedule 5 of the PDR 2001 and therefore, the Proposed Development will be subject to Preliminary Assessment for the requirement for EIA as a ‘sub-threshold’ development.

3.3 Preliminary Assessment for Sub-Threshold EIA

The following preliminary examination was undertaken pursuant to the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) which transposed Directive 2014/52/EU and having regard to the ministerial Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (August 2018)¹. In the ministerial guidelines the preliminary examination process is described in chapter 3 “Pre-Application stage” and under the sub-heading “Screening”.

This preliminary examination was based on professional expertise and experience, and having regard to the ‘Source – Pathway – Target’ model which identifies the source of likely significant impacts, if any; the environmental factors which will potentially be affected; and the route along which those impacts may be transferred from the source to the receiving environmental factors.

Generally it is noted that a screening determination “*is a matter of professional judgement, based on objective information relating to the proposed project and its receiving environment. Environmental effects can, in principle, be either positive or negative*” (section 3.1 of Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, 2018). However, the process must also have regard to the ruling of the European Court that the EIA Directive has a “*wide scope and a broad purpose*” when determining if EIA is required².

As the proposed project is a local authority own development, this preliminary examination was carried out in accordance with the provisions of Article 120 of PDR 2001.

The preliminary examination considered the nature, size and location of the Proposed Development and this report sets out the reasoning that “*there is no real likelihood of significant effects on the environment arising from the proposed development*” and “*that an EIA is not required.*”

3.4 Criteria under Schedule 7 of Planning and Development Regulations 2001-2019

The criteria for determining if a development would, or would not, be likely to have significant effects on the environment is set out in Schedule 7 to the PDR 2001. 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 and information is provided for each in the following sections 3.4.1 – 3.4.3 respectively.

¹ Prepared by the Department of Housing, Planning and Local Government.

² ECJ cases C-72/95, C-2/07 and C-275/09.

3.4.1 Characteristics of the Proposed Development

Table 3.1 assesses the environmental sensitivity of the characteristics of the Proposed Development and the potential for significant impact.

Table 3.1 Characteristics of the Proposed Development

Type and Characteristics of Proposed Development	Comment
a) the size and design of the whole of the proposed development,	<p>The Proposed Development is of a small size and scale, comprising 70 one-storey dwellings on a small site of circa 2.85 hectares.</p> <p>There is no likelihood of significant environmental effects by reason of the size and design of the Proposed Development.</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 small scale 70 dwelling development adjoins existing residential development.</p> <p>There is no likelihood of significant environmental effects by reason of cumulation with other development for the purposes of Section 172(1A)(b) of the PDA, 2000.</p>
c) the nature of any associated demolition works,	<p>No demolition works are required, other than normal site clearance works are included in the construction stage of the Proposed Development.</p> <p>There is no likelihood of significant environmental effects by reason of the small-scale demolition works.</p>
d) the use of natural resources, in particular land, soil, water and biodiversity,	<p>There are no unusual aspects to the proposed residential development. Use of natural resources will be limited to the normal use of building materials and no likelihood of significant environmental effects arises.</p>
e) the production of waste,	<p>There are no unusual aspects to the Proposed Development.</p> <p>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. No likelihood of significant environmental effects arises.</p>

Type and Characteristics of Proposed Development	Comment
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 standard construction best practice and normal day-time working hours.</p> <p>No other pollution or nuisances are identified and no likelihood of significant environmental effects arises.</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, and	<p>There are no unusual aspects to the Proposed Development.</p> <p>No particular risks are identified and no likelihood of significant environmental effects arises.</p>
h) the risks to human health (for example, due to water contamination or air pollution).	<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 no likelihood of significant environmental effects arises.</p>

Summary

There is no likelihood of significant effects on the environment arising from the nature of the Proposed Development.

The Proposed Development involves the construction of 70 residential dwellings on an appropriately zoned site of circa 2.85 hectares, adjoining existing residential development. Therefore, the scale of the Proposed Development, when viewed individually and/or cumulatively, is very small in terms of the extent of development and significantly below relevant EIA thresholds.

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 standard construction practice 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.

Any waste arising will be small in quantity and taken from the site for reuse or disposal, subject to normal statutory controls.

3.4.2 Location of the Proposed Development

Table 3.2 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 3.2 Location of Proposed Development

Type and Characteristics of Potential Impacts	Comment
i) the existing and approved land use	The site is zoned for residential use and is currently partly enclosed and used as a playing pitch, and partly in rough grass scrub. No likelihood of significant environmental effects arises.
j) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,	The proposed 70 dwelling development is to be located on a site directly adjoining existing similar 10 residential development. It will have negligible impact on the quality and regenerative capacity of natural resources in the area. No likelihood of significant environmental effects arises
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 and no likelihood of significant environmental effects arises.
(i) wetlands, riparian areas, river mouths;	No impact arises.
(ii) coastal zones and the marine environment;	No impact arises.
(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;	A separate Screening Report for the requirement for Appropriate Assessment (AA) has been prepared and excludes any potential for impact on Natura 2000 Sites. No impact arises.
(vi) areas in which there has already been a failure to meet the	No issues arise.

Type and Characteristics of Potential Impacts	Comment
environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;	
(vii) densely populated areas;	The small scale development is located in a rural environment which includes individual and small clusters of residential properties in the landscape. The area is not densely populated. No likelihood of significant environmental effects arises.
(viii) landscapes and sites of historical, cultural or archaeological significance.	The Proposed Development has no impact on any aspect of sensitive landscape or heritage. No likelihood of significant environmental effects arises.

Summary

There is no likelihood of significant effects on the environment arising from the location of the Proposed Development.

By virtue of its zoning and location adjoining a similar development, the proposed residential development is appropriately located within surrounding landuses.

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 significant effects.

The site can successfully accommodate the Proposed Development without any significant environmental effects.

3.4.3 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.* Sections 3.4.1 & 3.4.2 and Tables 3.1 and 3.2 above), 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 PDA, 2000, taking into account the assessment provided in Tables 3.3 & 3.4.

Table 3.3 Type and Characteristics of the Potential Impacts

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),	Any potential impact will be temporary, short-term and limited to the site and its immediate adjoin properties. Therefore, the geographical extent and population likely to be affected are very small and no likelihood of significant environmental effects arises.
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 normal small scale residential development. No likelihood of significant environmental effects arises.
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 and no likelihood of significant environmental effects 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, and	The Proposed Development does not give rise to cumulation with other development for the purposes of Section 172(1A)(b) of the PDA, 2000.
h) the possibility of effectively reducing the impact.	Any potential impacts will be temporary or short-term associated with the normal construction and /

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Type and Characteristics of Potential Impacts	Comment
	<p>or early operation stage of a proposed residential development on an infill site.</p> <p>Such potential impacts may be appropriately mitigated through standard construction best practice and control of working hours.</p> <p>No likelihood of significant environmental effects arises</p>

Table 3.4 Assessment against the factors specified in Section 171A(b) of the Planning and Development Act 2000, as amended.

EIA Factor	Comment
Population	<p>Positive impact in providing for new residential development and accommodation.</p> <p>No negative impact arises.</p>
Human Health	<p>The residential dwellings are located outside of the Airport Safety and / or Noise Zones.</p> <p>No significant impact arises.</p>
Biodiversity	<p>No adverse impact arises. No impact arises on any European Site (Natura 2000 Sites).</p> <p>No significant impact arises.</p>
Land	<p>The circa 2.5 hectare site is currently a greenfield land which is zoned for residential use.</p> <p>No significant impact arises.</p>
Soil	<p>The circa 2.5 hectare site is currently a greenfield land which is zoned for residential use.</p> <p>No significant impact arises.</p>
Water	<p>The Site is located east of the Pinkeen River. The Site is not subject to flood risk.</p> <p>Appropriate surface water management and discharge measures are provided.</p> <p>No significant impact arises.</p>
Air and Climate	<p>The Proposed Development provides for a small scale development of 70 residential dwellings to be constructed to the required high standards of environmental performance.</p> <p>No significant impact arises.</p>
Material Assets	<p>No significant impact arises.</p>

EIA Factor	Comment
Cultural Heritage	There are no known cultural features on the site. There is no impact on protected structures or architectural conservation areas. No significant impact arises.
Landscape	The valley of Pinkeen River to the west of the Proposed Development is Highly Sensitive Landscapes There is no impact on Special Amenity Areas, Protected Views or other landscape features of note. No significant impact arises.
Interaction between factors	No significant impact arises as a result of any potential for interaction between environmental factors.

Summary

The type or characteristics of the potential impacts arising from the Proposed Development will not give rise to significant environmental impacts.

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.

Whilst temporary or short-term impacts relating to noise levels and dust are typical of any small-scale 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 standard best practice construction measures.

The Proposed Development is a traditional residential development located on an appropriately zoned site adjoining existing residential development. The existing and proposed development will be connect to the public foul sewer network.

The Proposed Development does not give rise to any significant impact on environmental (EIA) factors provided in Section 171A(b) of the PDA, 2000.

4 Conclusion

The Proposed Development is not a development for which an EIA is mandatory.

This Preliminary Assessment has considered the nature, size and location of the Proposed Development and having regard to the criteria set out in Schedule 7 of the Planning and development Regulations, 2001-2019, concludes, in accordance with Article 120(1)(b)(i) that *“there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required.”*

This conclusion is made on the basis that the Proposed Development:

- is of a small-scale comprising 70 dwellings on a site of circa 2.85 hectares;

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- will not give rise to any likelihood of significant effects on the environment;
- will not adversely impact Natura 2000 Sites or sensitive habitats either on its own or in combination with other projects; and
- falls significantly below the thresholds for EIA set out in any applicable Class of Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2019.

This Preliminary Assessment has been informed by a desk study, a site visit, and review of the Screening Report for Appropriate Assessment (AA), and of the drawings and reports prepared as part of the application.

The nature, characteristics or impacts of the Proposed Development will not have significant effects on the environment.

The Site is not subject to flooding.

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 Sections 3.4.1, 3.4.2 and 3.4.3 above.

No significant negative effects on the environment have been identified and the project will have a long-term positive impact on Human Beings, with regard to the provision of additional housing stock.

The type and characteristics of the potential impacts are not significant, taking into account the characteristics of the Proposed Development and its location.

The overall conclusion and determination is that there is no requirement for Environmental Impact Assessment of the Proposed Development.

5 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.

Draft Noise Action Plan for Fingal County 2019-2023. Fingal County Council, September 2018.

Dublin Airport Central Masterplan Fingal County Council, 2016.

Dublin Airport Local Area Plan Fingal County Council, 2006.

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.

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Fingal Development Plan 2017-2023. Fingal County Council, 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.

Brady Shipman Martin

DUBLIN

Canal House
Canal Road
Dublin 6
+353 1 208 1900

CORK

Penrose Wharf Business Centre
Penrose Wharf
Cork
+353 21 242 5620

LIMERICK

11 The Crescent
Limerick
+353 61 315 127

mail@bradyshipmanmartin.com
www.bradyshipmanmartin.com

