

Proposed Development at Barrack Lane, Lusk, Co. Dublin

Preliminary Examination (for the purposes of EIA) in accordance
with Article 120 of Planning and Development Regulations 2001-
2019

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Strategic Assessment **Built Environment**

Client:

Fingal County Council

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Contents

1	Introduction	1
2	Environmental Impact Assessment.....	2
2.1	Background and Applicable Legislation	2
2.2	Mandatory Requirement for EIA.....	2
2.3	Requirement for 'Sub-threshold' EIA.....	2
3	The Proposed Development	3
4	Preliminary Examination of the Proposed Development.....	5
4.1	The nature of the Proposed Development	5
4.1.1	The Proposed Development	5
4.1.2	Appropriate Assessment	6
4.1.3	Archaeological and Cultural Heritage Impact Assessment	7
4.2	The Size of the Proposed Development.....	7
4.3	The Location of the Proposed Development	8
4.3.1	Fingal County Development Plan 2017-2023	8
4.4	Criteria under Schedule 7 of Planning and Development Regulations 2001-2019.....	9
4.4.1	Characteristics of the Proposed Development	9
4.4.2	Location of the Proposed Development	11
4.4.3	Type and Characteristics of Potential Impacts.....	14
4.5	Overall Summary	17
5	Conclusion.....	17
6	References	17



1 Introduction

Fingal County Council (FCC) is seeking permission under Part 8 of the Planning and Development Regulations 2001-2019 (hereafter PDR 2001) for development involving the construction of 10 Dwellings Including Live-in Artists Studio with Gallery and Associated Site Works on a site at the corner of Barrack Lane and Dublin Road, Lusk, County Dublin.

Brady Shipman Martin was appointed by FCC to prepare a Preliminary Examination of, at least, the nature, size or location of the development in relation to the requirement, or not, for Environmental Impact Assessment (EIA), in accordance with article 120¹ of the PDR 2001, to allow the planning authority to make a conclusion, based on such preliminary examination, that –

- (i) there is no real likelihood of significant effects on the environment arising from the proposed development, the authority 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.

This report is a Preliminary Examination of the proposed development prepared on behalf of FCC by Matthew Hague BSc MSc Ad. Dip. Planning & Environmental Law CEnv MCIEEM, Senior Ecologist with Brady Shipman Martin. Matthew has over 18 years' experience in ecological and environmental consultancy. Technical review was by Thomas Burns, (BAgrSc. (Landscape); Dip. EIA Management; Ad. Dip. Planning & Environmental Law) Partner with Brady Shipman Martin, environmental, landscape and planning consultants. Thomas has over 25 years' experience in the area of Environmental Impact Assessment.

The application for permission for the proposed development is accompanied by a Report for the purposes of Appropriate Assessment (AA) Screening prepared by Brady Shipman Martin, and by an Archaeological and Cultural Heritage Impact Assessment Report prepared by Rubicon Heritage. A Flood Risk Assessment and an Engineering Services Report (letters) were prepared by Lohan Donnelly Consulting Engineers. These documents also accompany the application.

¹ Sub-threshold EIAR

2 Environmental Impact Assessment

2.1 Background and Applicable Legislation

EIA requirements derive from Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment. The Directive and its previous amendments were subsequently codified and replaced by Directive 2011/92/EU, as amended in turn by Directive 2014/52/EU². 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 EIA 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, for public and private developments that are likely to have significant effects on the environment.

2.2 Mandatory Requirement for EIA

EIA is mandatory for certain types of projects as set out in Annex 1 of the EIA Directive (and Part 1 of Schedule 5 of the PDR 2001). EIA is also mandatory for other projects that meet or exceed a stated threshold as set out in Annex II of the Directive (and Part 2 of Schedule 5 of the PDR 2001).

The proposed development does not correspond to a class of development set out in Annex 1 (or Part 1 of Schedule 5 of the PDR 2001) for which EIA would be a mandatory requirement. Likewise, the proposed development does not meet or exceed any threshold stated in Annex 2 (or Part 2 of Schedule 5 of the PDR 2001) for which EIA would be a mandatory requirement.

2.3 Requirement for 'Sub-threshold' EIA

Certain developments by State authorities prescribed under Section 179³ of the Planning and Development Act 2000-2019 (hereafter the PDA 2000) that do not meet or exceed a stated threshold for EIA (i.e. requirement for EIA is mandatory) are subject to a Preliminary Examination in accordance with article 120 of the PDR 2001 for the requirement, or not, for 'sub-threshold' EIA.

The Preliminary Examination must consider, at least, the nature, size or location of the proposed development.

The report has had regard to the requirements of Schedule 7 of the PDR 2001 in preparing this Preliminary Examination.

² 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

³ Local authority own development

3 The Proposed Development

The proposed development site is located at the junction of Barrack Lane and Dublin Road in Lusk, County Dublin. It currently comprises a single, unoccupied building (a former car dealership) and its associated car park. Other than a very limited amount of decorative planting along the boundaries the site is entirely dominated by hard surfaces and is approximately 0.25ha in area.

The site is located approximately 150m to the south of an early medieval ecclesiastical settlement, including St. MacCullins Church and Lusk Round Tower.

The centre of Lusk is designated as an Architectural Conservation Area (ACA CH008) and the proposed development site is located within this area. It is also a Zone of Archaeological Notification.

The proposed development site location is shown in **Figure 1** and **Figure 2**.



Figure 1 Location of proposed development site (Source: Google Maps. Red line is indicative, refer to accompanying documentation for full details)

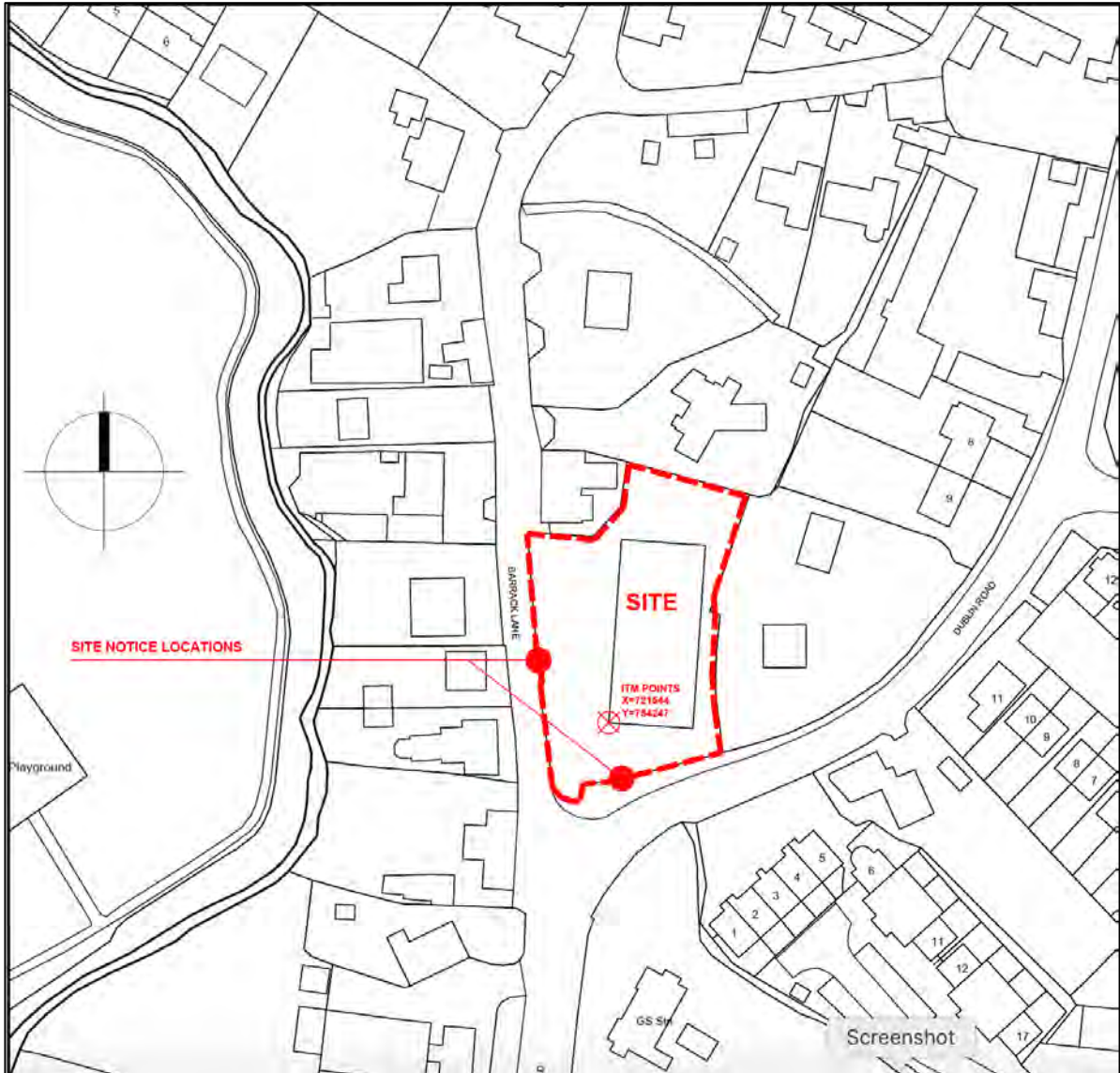


Figure 2: Site Location within Lusk Village

4 Preliminary Examination of the Proposed Development

The Preliminary Examination considers, at least, the nature, size and location of the proposed development and the requirements of Schedule 7 of the PDR 2001.

4.1 The nature of the Proposed Development

4.1.1 The Proposed Development

The proposed development consists of the following:

- The construction of a 2 ½ storey, stone/render/zinc clad building with pitched and flat roofs including solar panels and roof lights with;
- 10 number units in total to include;
 - 4 number 2 bedroom single storey dwellings and 1 number single storey live-in artists studio with part double height gallery space at ground floor level and;
 - 5 number 2 bedroom duplex dwellings at first floor level with stairs/lift/external walkway access and;
 - 11 number car parking spaces including 2 number visitor spaces and bin/bike/meter stores to the north of the site and;
 - Public and private landscaped areas with trees/hedges/paving/seating onto Barrack Lane and to the centre of the development and;
- Boundary walls, SUDs drainage, and all associated works.

The overall Site area is c.0.25ha and the proposed site layout is illustrated on Figure 3.



Figure 3 Proposed Site Plan

4.1.2 Appropriate Assessment

A report for the purposes of Appropriate Assessment (AA) Screening has been prepared by Brady Shipman Martin and accompanies the planning application. The Report notes that there is no connectivity to any European sites and significant effects on any European sites as a result of the proposed development have been ruled out, and potential significant effects on European sites have been excluded at a preliminary screening stage.

The assessment states that:

On the basis of objective information it can be excluded that the construction and operational phases of the proposed development, individually or in-combination with other plans or projects, will have a significant effect on a European site.

4.1.3 Archaeological and Cultural Heritage Impact Assessment

A detailed report (*Archaeological, Architectural and Cultural Heritage Impact Assessment of a Proposed development at Barrack Lane, Lusk, County Dublin* (Rubicon Heritage services Ltd, January 2020)) concluded that:

The archaeological assessment of the proposed development site at Barrack Lane, Lusk, Co. Dublin has identified six sites of archaeological, and/or cultural heritage significance within the study area. These comprise four RMPs, one ACA and one area of archaeological potential (AAP). The results of the test excavation carried out at the site indicate that the outer circuit of the early medieval ecclesiastical enclosure may transect the site with related archaeological features located both within and without it.

The results of this impact assessment, in conjunction with results of test excavation, indicate that the development site as a whole is an area of archaeological potential (CH006).

A separate report (*Report on Archaeological Testing of Lands at Barrack Lane, Lusk, Co. Dublin* (Rubicon Heritage services Ltd, January 2020)) concluded that:

Archaeological testing of advance works has identified 22 archaeological features within the footprint of the proposed development area. These are located in proximity to RMP listed sites DU008-098, a habitation site preserved in situ. DU008-105, miscellaneous features discovered during grading of a stream bank that surrounds the open space of Chapel Farm housing estate and the early medieval monastic site in the historic town of Lusk. The most significant of the features identified is the potential outer enclosure ditch for the ecclesiastical site. It is likely that further archaeological features, deposits or artefacts remain in situ. As such the development site as a whole is an area of high archaeological potential, with the potential that construction groundworks could uncover further previously unknown archaeological features, deposits or artefacts.

4.2 The Size of the Proposed Development

The proposed development site is located on a small site of c.0.25ha. The Site is already developed, with a disused car showroom and associated hardstanding (parking). The proposed development is small in scale, comprising a total of 10 new residential dwellings, with associated car parking, landscaping and connections to services.

4.3 The Location of the Proposed Development

The proposed development site is located within the village centre of Lusk, in north County Dublin. It comprises a disused car showroom and associated hardstanding on a site located where Dublin Road and Barrack Lane meet.

The proposed development site is situated 150m the south of St. MacCullins Church and Lusk Round Tower.

4.3.1 Fingal County Development Plan 2017-2023

There are no protected trees or scenic views (views and prospects) pertaining to the Site (refer to Sheet 6A of Fingal County Development Plan).

The Site is located within the Town and District Centre of Lusk (Development Plan Objective TC) (Sheet 6A of Fingal County Development Plan).

The site is also located within the Lusk Architectural Conservation Area and within the Zone of Archaeological Notification (refer to Sheet 6A of Fingal County Development Plan), refer to Figure 4.

The Site is not located within or adjacent to an area identified as being susceptible to flooding (refer to Sheet 16 of Fingal County Development Plan).

The Site is not located within or adjacent to a Natural Heritage Area or proposed Natural Heritage Area (NHA or pNHA) (refer to Sheet 15 of Fingal County Development Plan).

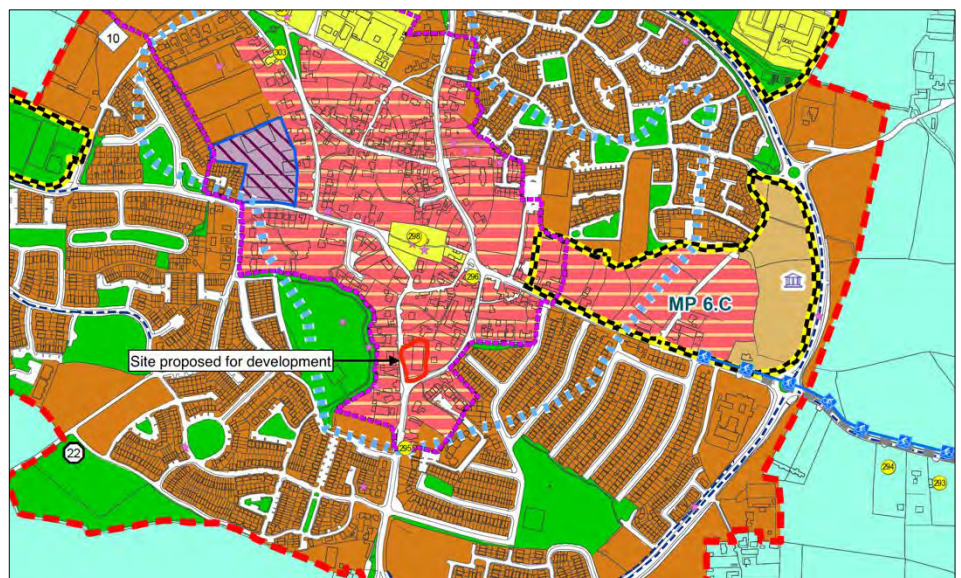


Figure 4: Extract from Sheet 6A of Fingal County development Plan. The site is within the Lusk ACA

4.4 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 4.4.1 - 4.4.3 respectively.

4.4.1 Characteristics of the Proposed Development

Table 1 assesses the environmental sensitivity of the characteristics of the proposed development and the potential for significant impact.

Table1: 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 located on a small developed site of c.0.25ha.</p> <p>The proposed development involves the demolition of an existing building – a car showroom – and the construction of ten new dwellings, as well as the provision of associated infrastructure and landscaping.</p> <p>There is no likelihood of <i>significant environmental effects</i> 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 development is a redevelopment of an previously developed site located within the village of Lusk.</p> <p>The small site is within the area zoned TC – Town and District Centre (Protect and Enhance the special physical and social character of town and district centres and provide and/or improve urban facilities).</p> <p>The proposed development site is situated in a well-established residential area.</p> <p>There is no likelihood of <i>significant environmental effects</i> 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>The proposed development involves the demolition of existing hardstanding and a disused building as well as the construction of a number of new structures on the lands.</p>

Type and Characteristics of Proposed Development	Comment
	There is no likelihood of <i>significant environmental effects</i> by reason of the proposed small-scale demolition works.
d) the use of natural resources, in particular land, soil, water and biodiversity,	There are no unusual aspects to the proposed development. The existing 0.25ha site is already developed. Use of natural resources will be limited to the normal use of building materials and no likelihood of <i>significant environmental effects</i> arises.
e) the production of waste	Normal site clearance works, including the demolition of hardstanding and a building (car showroom), are included in the construction phase of the proposed development. There are no unusual aspects to the proposed development. Therefore, production of waste will be limited and subject to appropriate recycling or removal to approved, licensed facilities. There is no likelihood of <i>significant environmental effects</i> arising.
f) pollution and nuisances,	Construction works have the potential for noise disturbance. However, any such disturbance will be temporary (limited to the construction phase), localised and controlled and mitigated by standard construction best practice and normal day-time working hours. No other pollution or nuisances are identified and no likelihood of <i>significant environmental effects</i> arises.
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	There are no unusual aspects to the proposed development No particular risks are identified and no likelihood of <i>significant environmental effects</i> arises.
h) the risks to human health (for example, due to water contamination or air pollution).	The proposed development will connect to existing potable water, surface water and wastewater infrastructure networks. There are no unusual aspects to the proposed residential development. No particular risks to human health are identified, with no likelihood of <i>significant environmental effects</i> arises.

4.4.1.1 Section Summary

There is no likelihood of significant effects on the environment arising from the nature of the proposed development.

The proposed development involves the demolition of a single existing building and the construction of a number of new structures on an overall small site area is c.0.25ha. 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 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.

The Proposed Development will not result in any significant environmental effects arising from the nature of the development.

4.4.2 Location of the Proposed Development

Table 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: Location of Proposed Development

Type and Characteristics of Potential Impacts	Comment
i) the existing and approved land use	The proposed development is located on an existing developed site within the village of Lusk. The site is within the area zoned TC – Town and District Centre (Protect and Enhance the special physical and social character of town and district centres and provide and/or improve urban facilities). No likelihood of <i>significant environmental effects</i> 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 development involves the demolition of an existing building and hardstanding, and the construction of ten new dwellings, as well as the provision of associated infrastructure and landscaping. The Site currently comprises a single unoccupied car showroom surrounded by hardstanding. The proposed development will have negligible impact on the quality and regenerative capacity of natural resources in the area. No likelihood of <i>significant environmental effects</i> 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 <i>significant environmental effects</i> 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 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 issues arise.

Type and Characteristics of Potential Impacts	Comment
(vii) densely populated areas;	The development proposed is small in scale and will be located within the Town and District Centre of Lusk. No likelihood of <i>significant environmental effects</i> arises.
(viii) Landscapes and sites of historical, cultural or archaeological significance.	The site is located within Lusk Architectural Conservation Area and a Zone of Archaeological Notification. A total of 22 archaeological features were identified during the course of advance archaeological works within the proposed development site. A detailed Archaeological, Architectural and Cultural Heritage Impact Assessment and Geotechnical Investigation of the proposed development were undertaken by Rubicon Heritage services Ltd. The proposed development site as a whole is considered to be an area of high archaeological potential and a full archaeological excavation under licence from the National Monuments Service will be undertaken in advance of any construction works. The site is already developed, with an existing building and hardstanding. Measures proposed in the Archaeological, Architectural and Cultural Heritage Impact Assessment will appropriately address any potential for impact on heritage.

4.4.2.2 Section Summary

There is no likelihood of significant effects on the environment arising from the location of the proposed development.

The proposed development will consist of the demolition of a single building, modest new construction and associated infrastructure, landscaping and connections to services.

The Screening for the requirement for Appropriate Assessment (AA) concludes the following:

In view of best scientific knowledge this report concludes that the development, individually or in combination with another plan or project, is not likely to have a significant effect on the European site.

A detailed report (*Archaeological, Architectural and Cultural Heritage Impact Assessment of a Proposed development at Barrack Lane, Lusk, County Dublin* (Rubicon Heritage services Ltd, January 2020)) concluded that:

The archaeological assessment of the proposed development site at Barrack Lane, Lusk, Co. Dublin has identified six sites of archaeological, and/or cultural heritage significance within the study area. These comprise four RMPs, one ACA and one area of archaeological potential (AAP). The results of the test excavation carried out at the site indicate that the outer circuit of

the early medieval ecclesiastical enclosure may transect the site with related archaeological features located both within and without it.

The results of this impact assessment, in conjunction with results of test excavation, indicate that the development site as a whole is an area of archaeological potential (CH006).

A separate report (*Report on Archaeological Testing of Lands at Barrack Lane, Lusk, Co. Dublin* (Rubicon Heritage services Ltd, January 2020)) concluded that:

Archaeological testing of advance works has identified 22 archaeological features within the footprint of the proposed development area. These are located in proximity to RMP listed sites DU008-098, a habitation site preserved in situ. DU008-105, miscellaneous features discovered during grading of a stream bank that surrounds the open space of Chapel Farm housing estate and the early medieval monastic site in the historic town of Lusk. The most significant of the features identified is the potential outer enclosure ditch for the ecclesiastical site. It is likely that further archaeological features, deposits or artefacts remain in situ. As such the development site as a whole is an area of high archaeological potential, with the potential that construction groundworks could uncover further previously unknown archaeological features, deposits or artefacts.

In terms of other environmental sensitivities, e.g. landscapes or biodiversity, the proposed development will not give rise to any significant effects.

The Proposed Development will not result in any significant environmental effects arising from its location.

4.4.3 Type and Characteristics of Potential Impacts

Tables 3 and 4 assesses likely significant effects on the environment of the proposed development in relation to criteria set out under paragraphs 1 and 2 (*i.e.* Sections 4.4.1 & 4.4.2 and Tables 1 and 2 above), having 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.

Table 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. Therefore, the geographical extent and population likely to be affected are slight and no likelihood of <i>significant environmental effects</i> arises.

Type and Characteristics of Potential Impacts	Comment
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 normal small scale development. No likelihood of <i>significant environmental effects</i> 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 / demolition works of the proposed development. No medium or long-term impact arises and no likelihood of <i>significant environmental effects</i> 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 / demolition works of a proposed development. Such potential impacts may be appropriately mitigated through standard construction best practice and control of working hours. No likelihood of <i>significant environmental effects</i> arises.

Table 4: Assessment against the environmental factors specified in Section 171A(b) of the Planning and Development Act 2000, as amended.

EIA Factor	Comment
Population	Positive impact as the proposed development will provide additional housing stock. No negative impact arises.
Human Health	No significant impact arises.
Biodiversity	No adverse impact arises. No impact arises on any European site (Natura 2000 Sites). No significant impact arises.

EIA Factor	Comment
Land	The Site is already developed and is of small area (c. 0.25ha.) No significant impact arises.
Soil	The Site is currently developed, with an existing building and hard standing (car parking). No significant impact arises.
Water	The Site is not located within or adjacent to an area identified as being susceptible to flooding. Appropriate surface water management and discharge measures are provided. No significant impact arises.
Air and Climate	The proposed development will consist of demolition and construction works. The proposed refurbishment will be constructed to the required high standards of environmental performance. No significant impact arises.
Material Assets	No significant impact arises.
Cultural Heritage	The site is within an ACA and a total of 22 archaeological features were identified during the course of advance archaeological works within the proposed development site. A detailed Archaeological, Architectural and Cultural Heritage Impact Assessment and Geotechnical Investigation of the proposed development were undertaken by Rubicon Heritage services Ltd. The proposed development site as a whole is considered to be an area of high archaeological potential and a full archaeological excavation under licence from the National Monuments Service will be undertaken in advance of any construction works. No significant impact arises.
Landscape	The Site is not located within or adjacent to a Natural Heritage Area (NHA). 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.

4.4.3.1 Section 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 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 and any potential impact on nearby receptors will be effectively managed through standard best practice construction measures.

The proposed development comprises the demolition of a single, unoccupied dwelling and the construction of ten new apartments. Proposed works will also include provision of car parking, landscaping, drainage and all ancillary site structures and works.

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

4.5 Overall Summary

The proposed development will be located on a site that is already developed, located within the built-up town centre / sub-urban environment of Lusk. The development is small-scale in nature and in-keeping with the landuse character of the existing site and typical of redevelopment of such sites.

The archaeological impact assessment notes that it will be necessary to undertake a full archaeological excavation under licence from the National Monuments Service in advance of any construction works.

The Site is otherwise not considered sensitive in terms of environmental aspects, including human beings, ecology, or landscape. The proposed development will not impact any European site.

The proposed development will not give rise to significant environmental impacts by virtue of its characteristics, size or location or from the types of potential effects.

5 Conclusion

Having regard to the nature and limited scale of proposed development and to the limited nature of environmental sensitivities (i.e. archaeological heritage) the Preliminary Examination has shown that there is no real likelihood of significant effects on the environment arising from the proposed development.

The need for further screening for Environmental Impact Assessment (EIA) or for Environmental Impact Assessment (EIA) can therefore, be excluded on the basis of the Preliminary Examination, in accordance with article 120(1)(b)(i) of the Planning and Development Regulations 2001-2019.

6 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.*
- *Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, Department of Environment, Heritage and Local Government, 2003.*
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, Department of Housing, Planning and Local Government, 2018.*
- *Fingal County Development Plan 2017-2023, Fingal County Council.*
- *Lusk Local Area Plan 2009, Fingal County Council.*
- *Planning and Development Act 2000-2019.*
- *Planning and Development Regulations 2001-2019.*

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