

Housing Development, Old Road, Hayestown Rush, Co. Dublin

EIAR Screening Report

August 2020

Project number: 2020s0434

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Revision History

Revision Ref / Date Issued	Amendments	Issued to
1st September 2020	Final Report	O'Briain Beary Architects

Contract

This report describes work commissioned by O'Briain Beary Architects, on behalf of Fingal County Council, by a letter dated 17/3/2020. Conor O'Neill and Emily Rick of JBA Consulting carried out this work.

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Purpose

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Abbreviations

- AA - Appropriate Assessment
- CEMP - Construction and Environmental Management Plan
- EIAR - Environmental Impact Assessment Report
- FCC - Fingal County Council
- LAP - Local Area Plan
- NIAH - National Inventory of Architectural Heritage
- NMS - National Monuments Service
- SFRA - Strategic Flood Risk Assessment
- WFD - Water Framework Directive

1 Introduction

JBA Consulting Engineers and Scientists Ltd. (hereafter JBA) has been commissioned by O' Brian Beary Architects, on behalf of Fingal County Council, to prepare an EIAR Screening Document for a proposed housing development in Hayestown, Rush, Co. Dublin (the 'proposed development'). The proposed development, which will be submitted under Part 8 of the Planning and Development Act (2000) as amended, consists of approximately 62 new dwellings in a mix of types and sizes, as advised by Fingal County Council Housing Department.

1.1 Purpose of this Report

The purpose of this report is to identify whether there is a need under the Planning and Development Act 2000, as amended, for an EIAR for the proposed development.

Schedule 5 (Parts 1 and 2) of the Act lists the groups of development projects which are subject to EIAR screening under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. Part 1 lists those projects which are automatically subject to an EIAR due to the scale and nature of the project. Part 2 lists projects which are also likely to have significant environmental effects based on the nature and size of the development set out by threshold criteria.

An additional group of projects, which are considered sub-threshold developments under Part 2, may fall below the thresholds set but may, under further analysis, be deemed to have significant effects due to their location within a catchment, size, or proximity to sensitive areas.

This report documents the methodology employed to determine whether the proposed development falls under any of these groups, and therefore will have significant environmental impacts. Rationale has been given for the decision made in reference to the relevant legislation, and additional documents have been referenced where required.

This report is intended for the project as described below. Any significant changes to the project description or location would require preparation of a new EIAR screening report.

An Appropriate Assessment (AA) Screening Report has been prepared by JBA Consulting (2020a) and has identified any potential impacts to Natura 2000 sites and protected landscapes. This EIAR Screening document, along with the AA Screening Report, will be submitted as part of the Part 8 planning process for the proposed development.

This EIAR Screening Report is based on:

- Housing Development, Old Road, Hayestown, Rush, Co. Dublin – Screening for Appropriate Assessment report (JBA Consulting, 2020a);
- Housing Development, Old Road, Hayestown, Rush, Co. Dublin - Preliminary Ecological Appraisal (JBA Consulting, 2020b)
- Hayestown, Rush, Co. Dublin: Archaeological Impact Assessment (Archer Heritage Planning, 2020)
- Asbestos Survey Report, Old Road Bungalow, PE 20-418 (Phoenix Environmental Safety, 2020)
- Proposed Housing at Hayestown, Rush, Co. Dublin: Civil Engineering Report (Downes Associates, 2020)
- Tree Survey Report, Hayestown Rush, Old Road, Co. Dublin (Arbor-Care Professional Consulting Tree Service, 2020)

2 Description of Proposed Works

2.1 Site Location

The location for the development is Hayestown, Rush, Co. Dublin. The proposed housing development will be spread over one plot shown below in Figure 2.1, on a greenfield site located on the western edge of Rush, south of a pre-existing housing development (Hayestown), with an entrance off Old Road L1305. The site is approximately 2.41 hectares. The land is zoned RS-Residential: 'Provide for residential development and protect and improve residential amenity'.

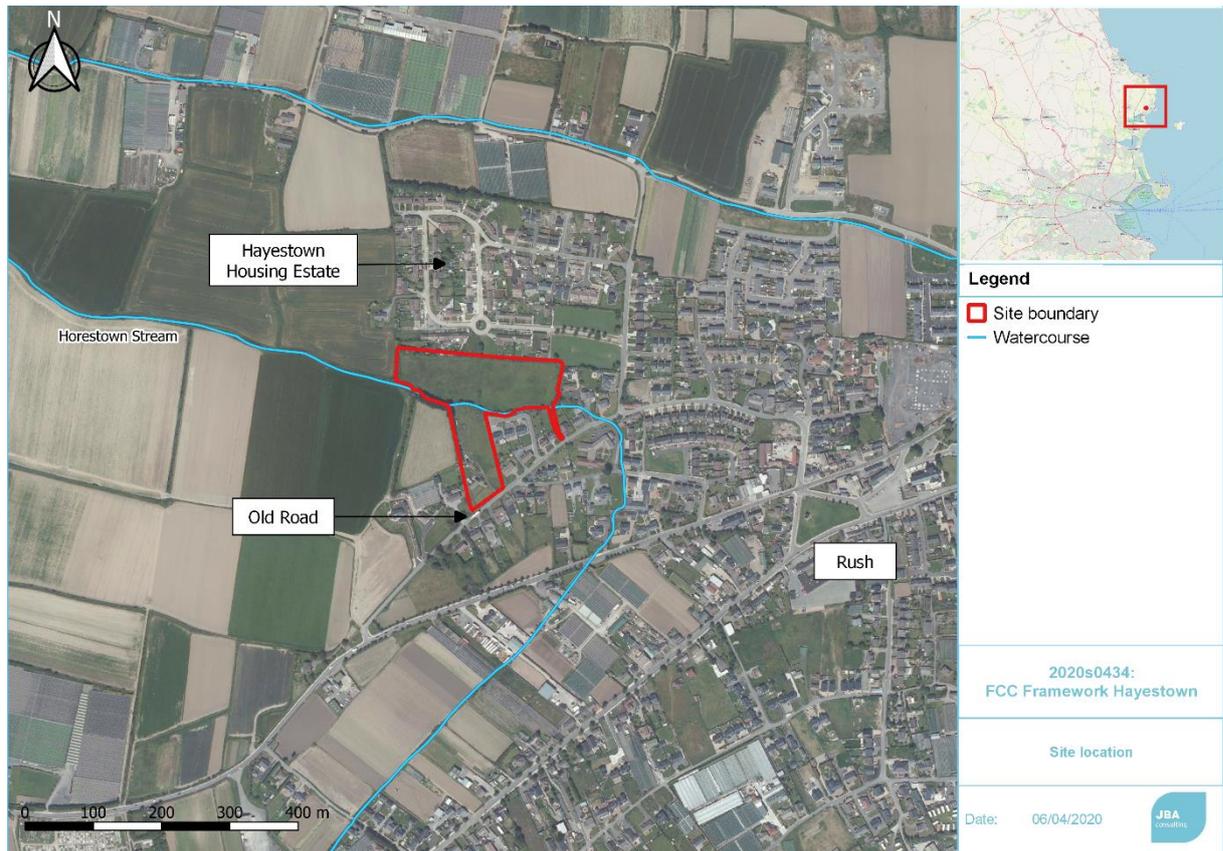


Figure 2.1: Site Location

The site is T-shaped, with the north-south section approximately 50m wide by 115-160m long, and the east-west oriented section being 230m by 50-70m. The smaller section closest to Old Road contains an abandoned bungalow, garden, and adjoining field. The larger section consists of two adjoining fields. Horestown Stream separates the two northerly fields from the house and field to the south.

2.2 Proposed Development

The proposed development comprises:

- Provision of 62 dwellings, in the following approximate breakdown: 9 No. 2-bed apartments, 9 No. 3-bed duplex, 30 No. 3-bed terraces, 6 No. 3-bed semi-detached, 8 No. 2-bed terraces;
- New street connection to Old Road L1305, associated footpaths, and the provision of new car parking (114 no. spaces);
- New vehicular and pedestrian crossing of Horestown Stream, approximately 10m wide (6m carriageway and 2m footpaths either side);
- Hard landscaping including; homezone areas, bin stores, privacy strip to front gardens, rear garden walls, installation of street lighting etc;
- Soft landscaping including planting of trees;
- Construction of and/or remedial works to boundaries with adjacent sites;

- Construction of foul and surface water and associated drainage works;
- Connection to public utilities;
- All associated site works.

The proposed site layout is shown in

Figure 2.2.

3 Purpose of Screening

3.1 Legislative Context for EIAR in Ireland

The EU has set out mandatory requirements for Environmental Impact Assessments under the EIA Directive 2011/92/EU (as amended by Directive 2014/52/EU). The Directive identifies certain project types, described under Annex I, that will always have significant environmental effects due to their nature and size. These projects are required to undergo an EIAR in every Member State.

For projects listed under Annex II, the EIA Directive gives Member States discretion to decide the limits of projects requiring an EIAR. In Ireland, mandatory thresholds have been set for projects that would otherwise fall under Annex II, which are described in Schedule 5 of The Planning and Development Regulations 2001 as amended. These thresholds are based on project characteristics including size and location. Projects within these thresholds are always subject to an EIAR. In some circumstances, projects considered below the thresholds set under Schedule 5 Part 2 may still be considered by the Planning Authority to have significant effects on the environment, such as in cases where the projects are in a location of particular environmental sensitivity and may also be subject to an EIAR. These sub-threshold projects are reviewed by the Planning Authority on a case-by-case basis.

The principal piece of legislation under which an EIAR may be undertaken for various developments is The Planning and Development Act 2000, as amended. Further regulations are explained in The Planning and Development (Environmental Impact Assessment) Regulations 2001-2018.

Legislation is examined below as to whether an EIAR will be required for this project.

3.2 The Planning and Development Act 2000 - Mandatory EIAR

The Planning and Development Act 2000, as amended, Section 172 sets out the types of projects that require an Environmental Impact Assessment Report (EIAR):

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

a. the proposed development would be of a class specified in

- i. Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either-
 - I. such development would 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.

3.2.1 Part 1 of Schedule 5 of the Planning and Development Regulations 2001-2018

Projects which fall under Schedule 5, Part 1 are typically large infrastructure and energy projects and by their nature will always have significant environmental effects. The proposed residential development does not fall under Schedule 5, Part 1.

3.2.2 Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2018

With regards to Part 2 projects, the categories and thresholds were examined for the following category:

10. Infrastructure projects

- (a) Industrial estate development projects, where the area would exceed 15 hectares.
 - (b) (i) Construction of more than 500 dwelling units.
 - (ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
 - (iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.
 - (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.
- (In this paragraph, “business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The proposed development will consist of 62 dwelling units (less than 500 dwelling units in 10(b)(i) above) and the site area is 2.41 ha (below the thresholds in 10(b)(iv) above). It does not fall under any of the other categories above. Therefore, an EIAR has not been automatically triggered for this proposed development.

However, it is necessary to consider if this development could result in significant environmental effects under the category of sub-threshold developments.

3.3 Sub-threshold EIAR

In accordance with the requirement to submit an EIAR with sub-threshold planning application (Article 103 of the Planning and Development Regulations 2001-2018), where a planning application for sub-threshold development is not accompanied by an EIAR, and the Planning Authority considers that the development is likely to have significant effects on the environment it shall, by notice in writing, require the applicant to submit an EIAR. This process therefore occurs after submission of an application, if that application is not accompanied by an EIAR.

The decision as to whether a development is likely to have ‘significant effects’ on the environment must be taken with reference to the criteria set out in Schedule 7A of the Planning and Development Regulations 2001-2018. Schedule 7A requires that the following information be provided for the purposes of screening sub-threshold development for EIAR:

1. A description of the proposed development, including in particular—
 - a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - b) a description of the location of the proposed development, with regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—
 - a) the expected residues and emissions and the production of waste, where relevant, and
 - b) the use of natural resources, in particular soil, land, water and biodiversity.
 - c) The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7 of the Planning and Development Regulations 2001-2018 (DHPLG 2018).

In order to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of development below the national mandatory EIAR thresholds, the Minister for the Environment, Heritage and Local Government published a Guidance document in August 2003, the Environmental Impact Assessment (EIA) Guidance for Consent

Authorities regarding Sub-threshold Development and the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DHPLG 2018b)

The criteria, as transposed in Irish legislation, are grouped under three headings:

- i. Characteristics of Proposed Development
- ii. Location of Proposed Development
- iii. Characteristics of Potential Impacts

For the purposes of assessing if the development is likely to have significant effects on the environment in reference to these three parameters, the project is examined below in further detail.

4 Overview of Environmental Impacts

An overview of the potential environmental impacts of the development, according to theme presented in an EIAR, is provided below.

4.1 Population and Human Health

The development will allow for a small increase in the population of Rush, in keeping with the objectives of the Fingal County Development Plan (CDP) (2016).

There is a risk to the health and safety of workers on the development, as with any construction project. This will be mitigated against by the site-specific CEMP and operational plans devised by the contractor. No impacts to human health are expected as a result of the operation of the development.

4.2 Biodiversity

Ecological receptors that must be examined include protected Natura 2000 sites under the Habitats Directive (92/43/EEC) and Birds Directive (2009/147/EC), as well as species protected under the Wildlife Act (1976), and any ecological receptors which may be negatively impacted by the proposed development, both directly and indirectly.

4.2.1 Proximity to Protected Sites

A Stage 1 Appropriate Assessment (AA) Screening Report was completed for this development (JBA Consulting, 2020a). That report determined that, of the Natura 2000 sites within 15km of the proposed site (Table 4.1), five could potentially be impacted by the development. These were:

- Rogerstown Estuary SAC (000208)
- Rogerstown Estuary SPA (004015)
- Rockabill to Dalkey Island SAC (003000)
- Lambay Island SPA (004069)
- Lambay Island SAC (000204)

Table 4.1: Natura 2000 sites within 15km of the proposed development

Natura Site	Site Code	Approximate distance from site
Rogerstown Estuary SPA	000208	1.1km
Rogerstown Estuary SAC	004015	1.1km
Rockabill to Dalkey Island SAC	003000	2.7km
Malahide Estuary SAC	000205	4.8km
Skerries Islands SPA	004122	5.2km
Malahide Estuary SPA	004025	5.6km
Rockabill SPA	004014	5.8km
Lambay Island SPA	004069	5.9km
Lambay Island SAC	000204	6.0km
Baldoyle Bay SAC	000199	11.4km
Baldoyle Bay SPA	004016	11.4km
Ireland's Eye SPA	002193	12.4km
Ireland's Eye SAC	004117	12.9km
North Bull Island SPA	004006	14.8km
North Dublin Bay SAC	000206	14.8km

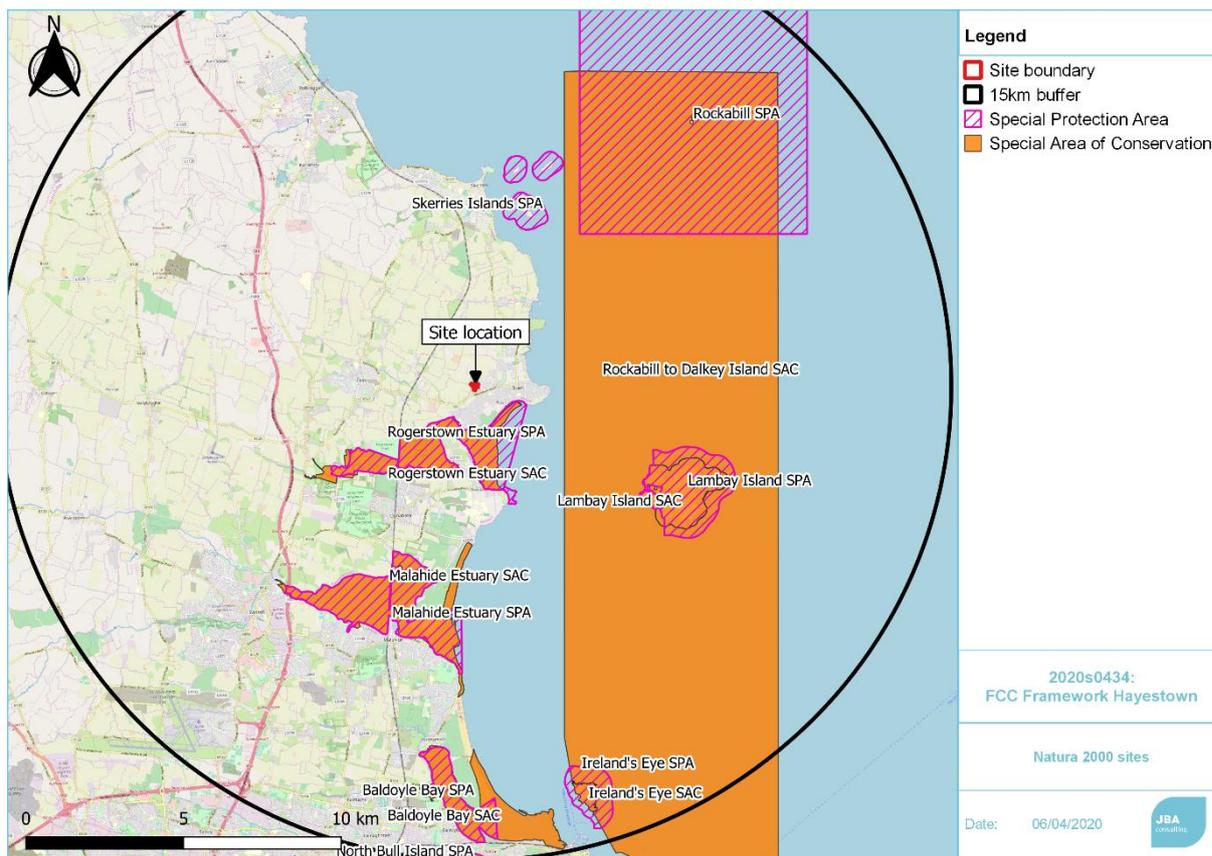


Figure 4.1: Natura 2000 sites within 15km of the proposed development

All other Natura 2000 sites were screened out, due to either distance to the site or absence of pathways between the development site and the receiving environment.

The Screening Assessment examined these five sites in detail. It was determined that, given the size of the proposed development and methods used, no likely significant impacts are expected on the five Natura 2000 sites listed.

4.2.2 Tree Survey

A tree survey was carried out on site. A separate Arboricultural Impact Assessment and tree protection plan is being prepared. These will identify trees and hedgerows impacted on by the proposed development, and outline protection measures for them.

4.2.3 Other Ecological Receptors

Surveys were conducted by JBA ecologists to assess the presence of protected or other notable species. It was found during these surveys that the existing treelines, hedgerows, and watercourses on site provide valuable wildlife corridors and connectivity to the rural landscape to the west of the site. These habitats have the potential to support a number of protected species (e.g. Stoat, Hedgehog, Badger, Otter, and Pygmy Shrew).

A Preliminary Ecological Appraisal Report (PEAR) conducted by JBA Consulting (2020b) found that the proposed development is not anticipated to have an adverse impact on population numbers of the bat species using the site, as there will be no reduction in potential roosting locations as a result of the development. A small number of bat species are thought to use the site for foraging and commuting. The proposed development should take this into consideration by designing a sensitive and suitable lighting scheme, both for construction and operation.

The PEAR conducted by JBA Consulting (2020b) has included recommendations based on the results of the site surveys:

- Retention of willow trees and riparian vegetation along Horestown Stream;

- Any vegetation clearance to be carried out outside the bird nesting season (i.e. March to September). Any nests found should have an exclusion zone put in place until chicks have fledged;
- Measures to be put in place to prevent general debris and sediment being washed into aquatic environments (Horestown Stream and any drainage ditches);
- General avoidance measures during the construction phase;
- Measures to preserve water quality and prevent pollution.

A full explanation of the recommendations made can be found in the Preliminary Ecological Appraisal Report (JBA Consulting, 2020b) which forms part of the planning submission.

4.3 Soils and Geology

The underlying bedrock of the site is composed of Carboniferous limestone, interbedded with shale.

The subsoil on site is primarily Limestone till, poorly drained, and of low permeability.

A preliminary estimate indicates that somewhere in the range of 7,000 cubic metres of bulk excavation & removal will be required for this development (Downes Associates, 2020).

Any potential impacts would only occur via accidental spills and leaks causing localised contamination to soils during the construction phase. Measures to mitigate impacts on soils and water courses will be detailed in the site-specific Construction and Environmental Management Plan (CEMP) to be developed on site by the appointed contractor.

4.4 Hydrology and Hydrogeology

4.4.1 Surface Water

The proposed site lies within the Water Framework Directive (WFD) Nanny-Delvin catchment and WFD Palmerstown_SC_010 sub-catchment (EPA, 2020).

Horestown Stream runs through the site from west to east, dividing the north and south sections. The waterbody was not assigned a WFD status for the latest reporting period (2013-2018). However, flowing from the site, Horestown Stream flows approximately 1.6km south to Rogerstown Estuary, which was classed as 'Bad' status for 2013-2018 (EPA, 2020).

Rush Stream is approximately 350m north of the site, running along Brook Lane in an easterly direction. As with Horestown Stream, it was not assigned a status for the WFD 2013-2018 report. Its outfall is on Rush Beach.

Palmerstown Stream is approximately 1.1km south-west of the site, however it was also not assigned a status for the latest WFD report. It drains into Rogerstown Estuary.

A Strategic Flood Risk Assessment (SFRA) was completed as part of the Fingal CDP 2017-2023, while a Stage 2 Flood Risk Assessment (FRA) was completed for the site (Downes Associates, 2020). The development site is outside Flood Zones A (1 in 100 chance in any given year) and B (1 in 1000 chance) according to the Fingal SFRA. The Stage 2 FRA found that the site is not at risk of fluvial flooding, provided the watercourse is not directly impacted and a 10-metre wide strip each side of the watercourse is maintained.

4.4.2 Groundwater

Groundwater vulnerability within the site is Low, indicating that the site has a low likelihood of groundwater contamination (Figure 4.2).

4.4.3 Hydrological Impacts

Impacts to surface and groundwater bodies are unlikely to occur once the development is operational.

During construction, there is the potential for emissions of dust and silt into waterways. This could therefore lead to a reduction in water quality, particularly of Horestown Stream. Mitigation measures to combat this will be outlined in the site-specific Construction and Environmental Management Plan (CEMP) to be developed on site by the appointed contractor.

Under the proposed layout, there is to be a 15-metre wide strip each side of the watercourse, in excess of the 10-metre strip discussed above. Therefore, the development is considered to be in flood Zone C - where the probability of flooding is low.

The detailed design of the new crossing of Horestown Stream will be subject to consultation with the Office of Public Works (OPW), and will adhere to the OPW publication 'Construction, Replacement or Alteration of Bridges and Culverts, A Guide to Applying for Consent under Section 50 of the EU (Assessment and Management of Flood Risks) Regulations SI 122 of 2010 and Section 50 of the Arterial Drainage Act, 1945', Rev 201311-2.

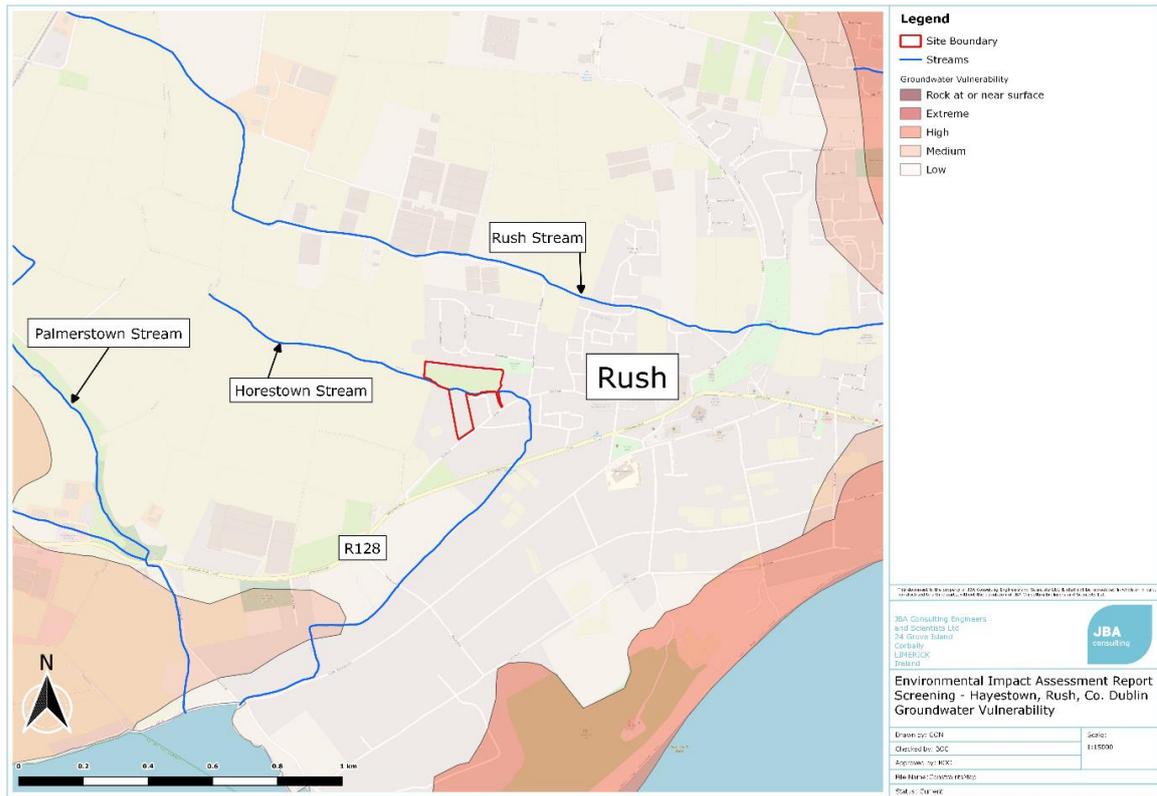


Figure 4.2: Groundwater Vulnerability

4.5 Cultural Heritage

There are no archaeological features or protected structures within or directly bordering the proposed site. Figure 4.3 shows features of interest in the area around the site.

An Archaeological Impact Assessment was carried out on the site by Archer Heritage Planning Ltd (2020). This assessment found that there are no recorded archaeological monuments within the proposed site, or any potential for archaeological features recorded in historical maps or aerial photographs of the site. Nonetheless, the report recommended that further assessment take place in the form of a geophysical survey followed by test excavations. Archer Heritage Planning are in the process of selecting trench locations. Should the geophysical survey and trench investigations highlight any archaeological objects, then appropriate strategies will be adopted to resolve any features under the guidance of the National Monument Service. It may be necessary to include archaeological monitoring in other undisturbed areas during construction within the preliminary CEMP.

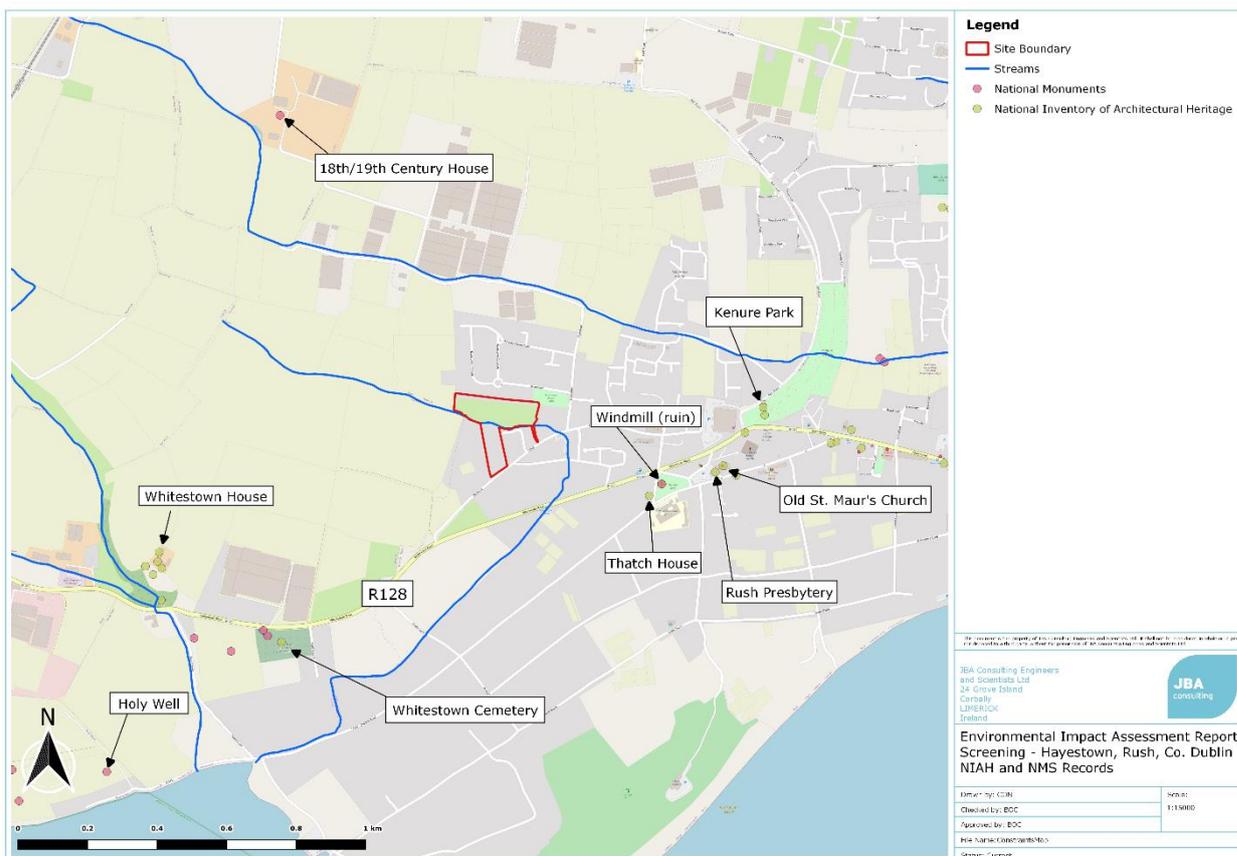


Figure 4.3: Archaeological and architectural sites near the proposed development

4.6 Air and Climate

There is potential for impacts to air quality through emissions during the construction phase of the development, due to the operation of machinery on site and transport of materials to and from the site. These impacts will be mitigated against with measures outlined in the preliminary CEMP.

The proposed development will not give rise to any significant impacts on air quality or climate during operational period.

4.6.1 Asbestos

An asbestos survey (Phoenix Environmental Safety, 2020) was carried out on the Old Road Bungalow on site, which is due for demolition. The purpose of the survey was to locate and identify the presence of asbestos containing materials (ACMs); this will allow appropriate precautions to be taken and an action plan to be developed and implemented prior to any work or demolition on site.

During the asbestos survey, the following ACMs were identified:

- Asbestos cement fillet slates were identified along the main roof of the house (15 linear metres approx.);
- Asbestos cement slates were identified under the tank over the boiler unit in the boiler room;
- Asbestos containing floor tiles & bitumen adhesive were identified in the rear garage (15 square metres approx.) ;
- Asbestos containing bitumen adhesive was identified in the kitchen (8 square metres approx.).

FCC will appoint a suitably trained and competent contractor to remove the asbestos.

4.7 Noise and Vibration

There is potential for localised noise and vibration impacts during the construction phase due to operation of machinery on site. These impacts would be temporary and only during the construction phase. Mitigation measures against such impacts will be outlined in the preliminary CEMP.

The proposed development will not lead to any significant noise or vibration impacts during operational period.

4.8 Landscape and Visual

The proposed development will give rise to temporary landscape or visual impacts to residents living in proximity to the development during the construction phase. There are no protected landscapes or views in proximity to the site.

When constructed, the proposed development will be low in landscape and visual impact for surrounding landowners. A landscape design scheme has been prepared for the proposed development, the planting proposals will mitigate visual impacts of the development and enhance the overall residential amenity of the area.

4.9 Material Assets including Traffic, Utilities, and Waste

4.9.1 Traffic

Access to the site, during both construction and operation, will be via a new connection to Old Road L1305. During construction, there may be some disruption to local traffic. A Construction Traffic Management Plan (Downes Associates, 2020) has been prepared to mitigate impacts on local roads. The recommendations made will be adopted in the site-specific CEMP to be drawn up by the appointed contractor.

A proposed new road is outlined in the Fingal CDP 2017-2023 (Figure 4.4), which loops around the western edge of Rush. This road would help support any increase in local traffic resulting from the development.

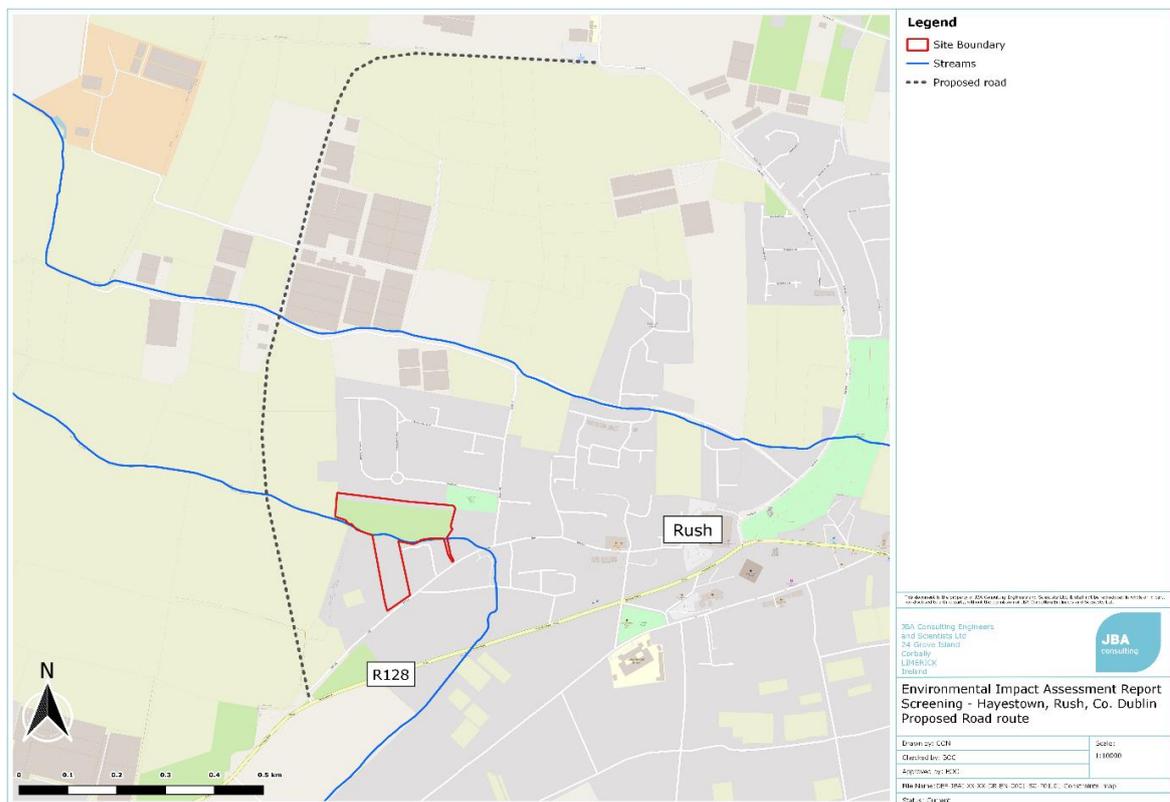


Figure 4.4: Proposed road near site location

4.9.2 Utilities

Foul water drainage will, subject to confirmation from Irish Water, connect into the existing foul sewer on Doctor's Lane. Allowance has been made in the current proposals to upgrade the 150mm sewer on Doctor's Lane to a 225mm foul sewer, as the existing 150mm sewer may be at capacity. This is indicated on Drawing 5007, Proposed Drainage Layout (Downes Associates, 2020).

SuDS measures are proposed for surface water drainage. Water from rear roofs will be collected in individual water butts for garden use, with excess conveyed to the detention system. Surface water from front roofs, pavements and roadways shall be conveyed to the roadside bioretention system (tree pits or similar linear system).

Excess water which is not absorbed or evaporated shall be conveyed to the detention system. In the Northern section, excess water will be released into Horestown Stream on site. In the Southern section, excess water will be released into the watercourse southwest of the site at the junction of Old Road and Whitestown Road.

Gas and electricity services are subject to applications which will be made to An Bord Gáis and the ESB.

Each dwelling will be provided with broadband, telephone, and TV connections.

4.9.3 Waste

Waste generated during construction will be collected and disposed of with licensed facilities, in line with the preliminary CEMP.

4.10 Cumulative Impacts

4.10.1 Plans

Fingal County Development Plan 2017-2023

Fingal County Development Plan 2017-2023 (CDP) has been prepared in accordance with the Planning and Development Act 2000. The plan sets out the overall strategy for planning and sustainable development in the county. The land the site is on is zoned as RS-Residential: 'Provide for residential development and protect and improve residential amenity'. The Natura Impact Statement for the Plan states that in terms of zoning, there are some potential impacts to protected areas on a county-level basis. However, the overall conclusion is that there should be no significant impacts as a result of the County Development Plan (Fingal County Council, 2016).

The CDP has the following objective relevant to this development:

- Objective SS20: Manage the development and growth of Lusk, Rush and Skerries in a planned manner linked to the capacity of local infrastructure to support new development.

Kenure Rush Local Area Plan 2009-2015 (extended to 2019)

Kenure Rush Local Area Plan (LAP) sets out the strategy for the development of a housing area extending north from the town (Fingal County Council, 2009). The LAP area is to the northwest of the proposed site, and the two do not overlap or share a boundary.

The development within this LAP proposes a wide range of residential density from 19 units per ha. at the lower end of the scale to 50 units per ha. at the higher end. The result will be approximately 1,000 residential units within the LAP. Local services are proposed, including doctor and dentist surgeries, pharmacy, a small local supermarket, delicatessen, crèche, community resource meeting room, restaurant/café, public house and recreational facilities.

The LAP also provides for the Rush Relief Road running north to south through part of lands located to the west of Park Road (Figure 4.4). A new street is also proposed in the form of an east-west "boulevard", connecting Skerries Road to the Rush Relief Road.

The LAP states that no new residential development will take place until necessary wastewater treatment infrastructure has been upgraded. Information on Irish Water's projects states that the Rush Wastewater Collection Scheme has been completed and all wastewater generated in the town is transported to the Wastewater Treatment Plant (WWTP) at Portrane (Irish Water, 2020). The new sewer pipes and pumping stations have all been sized to accommodate an increase in the local population, facilitating future growth in the area.

An Appropriate Assessment has been carried out on the LAP as it was concluded that potential significant impact could arise from increased disturbance by an increase in number of people using the dunes as amenity area (Natura Environmental Consultants, 2008). As the potential impacts on the Rogerstown Estuary will come from multiple sources, Fingal Co. Co. proposes to develop a Management Plan for the Outer Rogerstown Estuary that will address all the existing and potential threats on the habitats and species of conservation concern in Rogerstown Estuary. A number of mitigation measures will be considered, that will reduce the existing and potential future negative impacts on the coastal dune systems and potential increased disturbance impacts on birds in the estuary. Fingal County Council are committed to implementing appropriate mitigation measures to minimise the impacts. Provided the measures are implemented, there will be no significant negative impact on the integrity of the Natura 2000 site.

River Basin Management Plan for Ireland 2018-2021

The River Basin Management Plan (RBMP) for Ireland 2018-2021 sets out the actions that Ireland will take to improve water quality and achieve 'good' ecological status in water bodies (rivers, lakes, estuaries and coastal waters) by 2021 (DoHPLG, 2018). A major change from previous River Basin Management Plans is that all River Basin Districts are merged as one national River Basin District. The Plan provides a more coordinated framework for improving the quality of our waters — to protect public health, the environment, water amenities and to sustain water-intensive industries, including agri-food and tourism, particularly in rural Ireland.

Rogerstown Estuary is included amongst 190 prioritised areas for action where collaboration between the Government and the dairy industry aims to promote best agricultural practice in order to address existing environmental pressures (DoHPLG, 2018). This includes the WFD River Sub Basins feeding into the estuary, the Horestown Stream and Palmerstown Stream.

The criteria for these prioritised areas for action is that they are identified as At Risk of not achieving their objectives or Under Review. Rogerstown Estuary is At Risk and is classified as Bad status (EPA, 2020). Both Horestown Stream and Palmerstown Stream are Under Review and neither of them have been assigned a WFD status.

4.10.2 Projects

There are several smaller housing developments in the vicinity of the proposed project. Larger development planning applications in the near vicinity from the last three years that have been granted permission are listed below. Applications which are not retention applications, home extensions and/or internal alterations are considered.

Planning Application Reference		F19A/0320
Development address	Site on the South side of Brook Lane, Hayestown, Rush, Co Dublin	
Description:	Permission for alterations to already approved development Reg. Ref. F17A/0739, comprising: (a) Minor alterations to house types and 5 no. additional houses as follows: (i) 2 no.4 bedroom 2 storey semi-detached houses in lieu of 4 no. 4 bedroom 2storey semi-detached houses; (ii) 38 no. 3 bedroom 2 storey semi-detached houses in lieu of 31 no. semi-detached, end & mid terrace houses (from 35 to 40 dwelling units in total); (b) New gravity foul main to connect into existing manhole to the east of the site and adjacent to Seabrook at Brook Lane and omission of pumping station, (c) Associated alterations to internal road layout and relocation and reduction in public open space; (d) All associated site works; all on this 1.292ha site on the south side of Brook Lane Haystown Rush Co Dublin (opposite Daffodil Stores glass houses)	
Final Decision on Application	Grant permission with conditions	
Decision Date	19-Dec-2019	

Planning Application Reference		F17A/0218
Development address	Rush National School, Channel Road, Rush, Co. Dublin.	
Description:	A new free-standing prefabricated single classroom building	

Final Decision on Application	Grant permission with conditions
Decision Date	07-Jun-2017

Planning Application Reference	F13A/0054/E1
Development address	Whitestown Road, Rush, Co Dublin
Description: The erection of two agricultural sheds (558 sq.m. each), an infill lean-to shed (143 sq.m.) attached to existing shed and all associated site development works at Whitestown Road, west of St Maurs Church and Graveyard. The development will also include the relocation of a proposed house, garage and waste water treatment system granted permission under Reg. Ref. F07A/0501 and F09A/0150.	
Final Decision on Application	Grant extension of duration of permission
Decision Date	08-Nov-2017

Planning Application Reference	F17A/0533
Development address	Whitestown Road, Rush, Co. Dublin
Description: Construction of a previously approved wastewater treatment plant and percolation area (Reg. Ref. F13A/0054, F09A/0150 & F07A/0501) in alternative location to south of existing detached house and garage.	
Final Decision on Application	Grant permission with conditions
Decision Date	25-Oct-2017

Planning Application Reference	F17A/0391
Development address	Lands north of Old Road, Rush, Co Dublin
Description: Permission for A) demolition of existing 3 bedroom bungalow, adjoining garage and outbuildings. B) discontinue use of 2 no. existing vehicular site entrances and form 1 new site entrance off Old Road. C) construct new housing development consisting of 1 x 4 bedroom detached dormer bungalow, 3 x3 bedroom detached dormer bungalows, 2 x 2 bedroom semi-detached bungalows and 14 x 3 bedroom two storey semi-detached dwellings (20 units in total), new footpaths and access road (3 x dormer bungalows to front on to and to have vehicular access directly off Old Road), landscaped open space, screen walls/boundary and all site development works on site (0.748 ha) at Old Road (approx. 280m from its junction with Whitestown Road), Rush. Co. Dublin.	
Final Decision on Application	Grant permission with conditions
Decision Date	18-Dec-2017

Planning Application Reference	F18A/0256
Development address	Bounded by Sea Brook residential estate to the west, Brook Lane to the south, undeveloped lands & Woodland Park to the north & east, within the townlands of Rush, Rush, Co Dublin
Description: (Comprising amendments to a portion of the permitted residential development (under Fingal Reg. Ref. F15A/0294; F16A/0221 & An Bord Pleanála Ref: PL06F.247032)). The development will consist of amendments to the approved 74 no. 2 storey 3 and 4 bedroom dwellings, (relating to house types and mix on C. 2.1 hectares of the overall permitted site) to now comprise 86 no. dwellings as follows: (36 no. 2 bedroom terraced dwellings; 19 no 3 bedroom terraced dwellings; 22 no. 3 bedroom semi-detached dwellings; 8 no. semi-detached 4 bedroom dwellings; 1 no detached 4 bedroom dwelling [all houses 2 storeys]) along with associated alterations to car parking/bin storage and landscaping; resulting in an increase from	

129 no. dwellings to 141 no. dwellings on the overall wider site of c. hectares; all associated site development and landscape works.	
Final Decision on Application	Grant permission with conditions
Decision Date	06-Jul-2018

Planning Application Reference	F12A/0225/E1
Development address	10, 12, 14a, 14 (a protected structure), 16, 18 and 20 Upper Main Street, 44A and 44B Bollum Lane, Rush, Co Dublin
<p>Description: Permission for development at this site at no. 10, 12, 14a and 14 (which is a protected structure), 16, 18 and 20 Upper Main Street, as well as nos. 44A and 44B Bollum Lane, and their associated lands in Rush, Co Dublin. The development will consist of a mixed-use commercial and residential development of 3,437 sq.m. that will include demolition of the properties at nos. 10, 12, 14a and 16 Upper Main Street; as well as that of 44A and 44B Bollum Lane; and the construction of the following elements: Block 1 (1,689 sq.m.) to include single storey supermarket (discount foodstore - unit 1) measuring 1,452 sq.m. gross (990 sq.m. net) including a subsidiary licensed area which will be used for the display and sale of intoxicating liquor, including wines, beers and spirits for consumption off the premises; as well as 2 no. single sided internally illuminated signs (total 6.9 sq.m.) mounted on the north (5.1 sq.m.) and west (1.8sq.m.) elevation of the anchor. A two-storey commercial property fronting Upper Main Street (Unit 2 - 237 sq.m.) including post office retail unit (124 sq.m.) with signage at ground floor (7.5 sq.m.) and office use (113 sq.m.) at first floor level. Block 2 (936 sq.m.) to include raising ridge height of nos. 18 and 20 Upper Main Street and change of use of the 2 no. two storey residential dwellings with new and internal modifications to create a new commercial block with two storey extension to rear to create 5 no. retail units (Unit3 - 68 sq.m., Unit 4 - 133 sq.m. Unit 5 - 149 sq.m., Unit 6 - 90 sq.m. and Unit 7 - 62 sq.m.) at ground floor level, with a gymnasium (365 sq.m.) at first floor level plus ancillary space. Block 3 (264 sq.m.) to include a two-storey detached restaurant. Block 4 (428 sq.m.) to include construction of a terrace of 4 no. two storey three-bedroom dwellings. Change of use, repair and extension (64 sq.m.) of the single storey thatched cottage (34 sq.m.) at 14 Upper Main Street (which is a protected structure) to a public exhibition hall (98 sq.m.) with external information advertising screen (4.3 sq.m.) on its eastern elevation fronting the public plaza and new signage to northern elevation of extension fronting Upper Main Street (2 sq.m.). In addition the development will consist of an ESB substation (22 sq.m.) and car parking for 129 cars and 36 no. bicycle spaces all at surface level; 1 no. 4.1m high double sided projecting internally illuminated sign (5.1 sq.m.) at the entrance off Upper Main Street; as well as all other associated signage, on site waste water treatment plant, plant, landscaping, including new public plaza to Upper Main Street, and site development works. Vehicular and pedestrian access to the commercial development is off Upper Main Street with a second pedestrian access off Bollum Lane. Vehicular access to the four no. residential units will be via a laneway off Convent Lane with pedestrian access to these units also being off this and via Cooper's Bank.</p>	
Final Decision on Application	Grant extension of duration of permission
Decision Date	13-Nov-2017

Planning Application Reference	F19A/0094
Development address	St Joseph's Secondary School, Convent Lane, Rush, Co Dublin
<p>Description: For demolition of an existing single storey studio building (floor area - 68sq/m) and for construction of two new temporary, single storey, detached, prefabricated buildings containing (building A) two x science laboratories and (building B) one x technical graphics/DCG classroom and one x general classroom (total floor area of both new buildings - 349 sq/m) plus associated site development works.</p>	

Final Decision on Application	Grant permission with condition
Decision Date	15-Apr-2019

Planning Application Reference	F20A/0015
Development address	Rear of St Jude's, Old Road, Rush, Co Dublin
Description:	Permission for a storey and a half type dwelling to rear of St Jude's Old Road Rush Co Dublin. It is proposed to access the development via the existing vehicular access from the public road. The development will include the ancillary site development works.
Final Decision on Application	Grant permission with condition
Decision Date	15-Jul-2020

The site previously granted planning permission under reference F17A/0391 is included within the proposed development and as such is not considered for cumulative assessment.

The potential for cumulative impact of the plans and projects identified above are assessed in the Screening section below in combination with the currently proposed project.

5 Screening Assessment

5.1 Characteristics of the Proposed Development

To determine whether the characteristics of the proposed development are likely to have significant impacts on the environment, the following questions are answered in Table 5.1, following guidelines set out in Guidance for Consenting Authorities regarding Sub-Threshold Development (DoEHLG 2003).

Table 5.1: Characteristics of the proposed development

Characteristics of the Proposed Development - Screening Questions	Comment
Could the scale (size or design) of the proposed development be considered significant?	The proposed development is 2.41 hectares in size and is comprised of 2- and 3-bed homes. The land is zoned for residential development. For the reasons outlined, the scale of the proposed development is not considered to be significant.
Considered cumulatively with other adjacent proposed developments, would the size of the proposed development be considered significant?	<p>The size of the development is considered small. An existing development of similar extent is situated to the north of the site.</p> <p>A number of planning applications have been granted permission in the area around the proposed development in the last three years. The applications are all small scale. As such, the cumulative effect is not expected to be significant.</p> <p>The site has been zoned in the County Development Plan as RS-Residential: 'Provide for residential development and protect and improve residential amenity'</p>
Will the proposed development utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?	In terms of land area, the proposed development is small (2.41ha), and much of the area will be dedicated to open space. All mature trees and hedgerows in the centre of the site will be maintained where possible. This will be detailed in the Arboricultural Impact Assessment and tree protection plan. Therefore, there will not be a significant quantity of natural resources used.
Will the proposed development produce a significant quantity of waste?	<p>No. Waste will be produced only during the construction phase of the development. During this phase, should excavated materials require off-site removal, they will be tested to determine the most appropriate means of disposal, and disposed of at appropriately licenced or permitted sites. This will be detailed in the preliminary CEMP.</p> <p>During operation, the proposed development will produce household waste, which will be collected and disposed of at appropriate facilities.</p>
Will the proposed development create a significant amount or type of pollution?	No. A preliminary CEMP will be implemented in order to avoid incidents of pollution.
Will the proposed development create a significant amount of nuisance?	No. During construction, some noise will be created, however this will be temporary and short-term. Construction works will be limited to certain times of day to avoid nuisance to local residences.

<p>Will there be a risk of major accidents having regard to substances or technologies used?</p>	<p>No. The risks of this development will be those typically associated with normal construction practices.</p> <p>Construction machinery will be used during the construction phase and will be operated by licensed contractors, and following a site-specific CEMP.</p>
<p>Will there be a risk of natural disasters which are relevant to the project, including those caused by climate change?</p>	<p>The proposed development is outside the Flood Zone A and B extents as described in the Fingal SFRA, and a Stage 2 FRA found that the site is at low risk of flooding. Risk of natural disasters to the project is therefore low.</p>
<p>Will there be a risk to human health (for example due to water contamination or air pollution)?</p>	<p>No. Any potential risk to human health will be as a result of the construction phase of this project. All contractors will be subject to best practice methodologies and risk assessments in order to minimize any risk to human health.</p>
<p>Would any combination of the above factors be considered likely to have significant effects on the environment?</p>	<p>No. The development is relatively small scale. Environmental impacts are predictable and easily mitigated through the use of a site-specific CEMP during the construction phase. As such, significant impacts on the environment are not expected as a result of the proposed development.</p>

Conclusion: The characteristics of the proposed development are not considered likely to result in a significant impact on the environment by virtue of its size, nature or operational activities.

Reasoning: The proposed housing development is relatively small in extent. Any environmental or noise impacts will be during the construction phase and not during operation of the development. Construction will not require significant use of natural resources, nor will it generate significant amounts of waste.

5.2 Location of the Proposed Development

The following questions are answered below in Table 5.2 to determine whether the geographical location of the proposed development can be considered ecologically or environmentally sensitive.

Table 5.2: Location of the proposed development

Location of the Proposed Development - Screening Questions	Comment
Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?	No. The AA Screening for the site concluded that no likely significant impacts are expected on any Natura 2000 sites within 15km of the proposed development.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. The AA Screening for the proposed development determined that, due to the small size of the development, and the proposed design and construction methods, there will be no impacts on any habitats listed as Annex I in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?	No. The AA Screening determined that there are no likely significant impacts expected from the proposed development.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. The proposed development is not expected to result in any significant impacts on any Natura 2000 sites, as determined by the AA Screening.
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. Badgers, a protected species under the Wildlife Act, were surveyed for and results reported in the PEAR prepared by JBA Consulting. No signs indicating the presence of badgers at the site were found.
Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?	No. The proposed development is in line with the approved land use under the Fingal CDP; RS-Residential: 'Provide for residential development and protect and improve residential amenity'. This site is primarily greenfield at present, with an abandoned house in the southern section.
Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?	No. The proposed development will not impact the relative abundance, availability, or regenerative capacity of natural resources. There will be a small amount of surface runoff, however this will be countered by the use of SuDS and the retention of a large green area in the northern section of the site, which will ensure that surface water is re-absorbed into the local groundwater and surface water environments.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	The Archaeological Impact Assessment conducted by Archer Heritage Planning found no protected structures, Recorded Monuments, or Places of Archaeological Interest in close proximity to the site. A programme of site testing is being carried out. Should the geophysical survey and trench investigations highlight any archaeological objects, then appropriate

	strategies will be adopted to resolve any features under the guidance of the National Monument Service. It may be necessary to include archaeological monitoring in other undisturbed areas during construction within the preliminary CEMP
Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?	No. Under the Fingal CDP, the view along the R128 road from the railway line to Whitestown Cemetery should be preserved. The proposed development is not near this area and no impact will result.

Conclusion: The proposed development will not have a significant impact on the environment as a result of its location. This has been confirmed for Natura 2000 sites in the AA Screening report (JBA Consulting, 2020a) provided for this development. The Archaeological Impact Assessment found that, with the implementation of archaeological testing on-site, there will be no risk to protected features or features of interest.

Reasoning: The AA Screening report highlights the lack of connectivity from the proposed development, via surface water, land & air and groundwater to the Natura 2000 sites within the 15km buffer zone. When considered with other plans and projects, this project will not significantly affect any designated European Sites. While the proposed site is located close to some of these Natura 2000 sites, the scale and nature of the works make it unlikely that there would be any significant impact upon their condition.

5.3 Characteristics of Potential Impacts

The following questions were answered in Table 5.3, in line with Guidance on EIA Screening - June 2001, prepared for the European Commission by ERM (UK), to determine whether the environmental impacts of the development can be considered significant.

Table 5.3: Characteristics of potential impacts

Characteristics of Potential Impacts - Screening Questions	Comment
Will there be a large change in environmental conditions?	No. The AA Screening report found no likely significant impacts are expected. Any mitigation measures outlined in the AA Screening will be adhered to through the site-specific CEMP and the design of the development.
Will new features be out of scale with the existing environment?	No. The proposed development is set to the same scale as the existing housing developments in Rush and thus will not be out of place in the local environment.
Will the effect be particularly complex?	No. The primary environmental impacts are expected to occur during the construction phase, and will be mitigated in the preliminary CEMP. These include temporary impacts to surface water quality, air quality, noise and vibration, and through the generation of waste.
Will the effect extend over a large area?	No. Given the small scale and nature of the proposed development this is highly unlikely.
Will there be any potential for trans-frontier impacts?	No.
Will many people be affected?	Only residents and business owners in the local vicinity will be affected by the construction phase, however such impacts will be temporary. During operation, the development will lead to a small increase in the numbers living in Rush. This was planned for in the Fingal CDP, and the land is zoned for such an outcome.
Will many receptors of other types (fauna and flora, businesses, facilities) be affected?	No. The AA and PEAR, both prepared by JBA Consulting found that the potential impacts arising from this development will be limited in terms of biodiversity and temporal scale. Impacts on other receptors are expected to be temporary and limited to the construction phase.
Will valuable or scarce features or resources be affected?	No. There will be no effect on scarce features or resources.
Is there a risk that environmental standards will be breached?	No. The appointed contractor will be contractually obligated to follow the site-specific CEMP, which contains mitigation measures designed to follow environmental standards.
Is there a risk that protected sites, areas, features will be affected?	No, as determined by the AA Screening Report and Archaeological Impact Assessment.
Is there a high probability of the effect occurring?	No.

Will the effect continue for a long time?	No. Potential impacts would be brief to temporary, only occurring occasionally within the construction phase of the development or in the case of a breach of environmental standards.
Will the effect be permanent rather than temporary?	No. Potential impacts would be temporary.
Will the impact be continuous rather than intermittent?	No. Potential impacts would be intermittent.
If it is intermittent will it be frequent rather than rare?	No. Potential impacts would be rare, occurring only in the case of accidental breach of environmental standards during the construction phase.
Will the impacts be irreversible?	No.
Will it be difficult to avoid, or reduce or repair or compensate for the effect?	No. Mitigation measures as set out in the site-specific CEMP and as recommended in the Archaeological Impact Assessment (AIA), Asbestos Survey, and AA Screening Report will be sufficient to avoid or reduce potential impacts during the construction phase.

Conclusions: The characteristics of the potential impacts as a result of the proposed development are unlikely to be significant and are easily mitigated. The potential impacts are expected to be temporary (i.e. during the construction phase) and no impacts are expected during the operational phase of the development.

Reasoning: The potential impacts from this development would be during the construction phase. It is easy to predict these impacts and mitigate them through the use of environmental procedures outlined in the preliminary CEMP.

6 Conclusions and Recommendations (Draft incomplete)

The purpose of this report was to identify whether there is a need under The Planning and Development Act 2000, as amended, for an EIAR for the proposed housing development at Old Road, Rush, Co. Dublin.

The proposed development comprises 62 units of different types and size, on one greenfield plot between Hayestown Housing Estate and Old Road L1305. An abandoned bungalow on the site will be demolished as part of the development, and a new pedestrian and vehicle connection to Old Road will be established.

It was determined that the proposed development does not fall under Schedule 5 (Parts 1 and 2) of the Act. As such, an EIAR has not been automatically triggered. To determine whether the development may fall under the category of Sub-threshold development, with the potential to give rise to significant environmental effects, a screening exercise was undertaken.

An Archaeological Impact Assessment has been carried out by Archer Heritage Planning (2020). It found no potential for above ground archaeological features or protected structures on site. It did recommend a further archaeological assessment in the form of geophysical survey and test excavations; this assessment is ongoing by Archer Heritage Planning. Any mitigation measures that arise from this investigation will be incorporated into the plans for the development.

An AA Screening Report (JBA Consulting, 2020a) determined that no likely significant impacts are expected as a result of the proposed development. This is due to the small size of the development, the distance and lack of pathways to Natura 2000 sites, and the design of the development, taking into consideration the presence of a watercourse through the site and a 10m exclusion zone around this feature.

Based on the results of the above screening exercise, an EIAR is not required or recommended for this project.

The overall conclusion is based on the details of the scheme available at the time of preparation of this report. If the extent of the scheme or the construction methods for the scheme are changed then the EIAR Screening assessment should be reviewed.

7 References

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C: Proposed Landscape Masterplan



The logo for JBA consulting, featuring the text "JBA" in a large, bold, white sans-serif font above the word "consulting" in a smaller, white sans-serif font. The text is set against a teal-colored rounded square background.

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