

Proposed All-Weather Facilities and Associated
Works at Ballymastone Recreational Hub,
Donabate, Co. Dublin

Preliminary Examination (for the purposes of EIA) in accordance
with Article 120 of Planning and Development Regulations 2001-
2021

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Strategic
Assessment
**Built
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Client:

Fingal County Council

Date:

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1 Introduction

1.1 Background

Fingal County Council (FCC) is seeking permission under Part 8¹ of the Planning and Development Regulations 2001-2021 (hereafter PDR 2001) for the development of new all-weather recreational facilities and associated works at the proposed Ballymastone Recreational Hub to be located on existing recreational lands at Ballymastone, County Dublin.

Brady Shipman Martin was appointed by FCC to prepare a Preliminary Examination of, at least, the nature, size or location of the proposed Recreational Hub development at Ballymastone (hereafter the Proposed Project), in relation to the requirement, or not, for Environmental Impact Assessment (EIA). This is in accordance with article 120^{2,3} of the PDR 2001, and the purpose is 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 SDCC by Matthew Hague BSc MSc Ad. Dip. Planning & Environmental Law CEnv MCIEEM MIELA, 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) MIELA, Partner with Brady Shipman Martin, environmental, landscape and planning consultants. Thomas has over 25 years' experience in the area of Environmental Assessment.

¹ Provisions with respect to specified development by, or on behalf of, or in partnership with local authorities

² Sub-threshold EIAR

³ Article 120 of Planning and Development Regulations 2001-2021 [Sub-threshold EIAR]. Further information on the requirements in relation to Local Authority and State Authority development can be found in the *Environmental Impact Assessment Screening – Practice Note 02* published by the Office of the Planning Regulator (<https://www.opr.ie/planning-practice/>)

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The application for Part 8 permission for the Proposed Project is accompanied by a Screening for Appropriate Assessment Report prepared by Brady Shipman Martin and an Ecological Study Report prepared by BEC and NM Ecology, as well as the project design details prepared by FCC.

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 amendments were subsequently codified and replaced by Directive 2011/92/EU, as amended in turn by Directive 2014/52/EU⁴. 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), or where no threshold is set.

The proposed development does not correspond to a class of development set out in Part 1 of Schedule 5 of the PDR 2001 for which EIA would be a mandatory requirement.

The existing recreational site includes a range of sports pitches and training grounds associated with sports grounds associated with St. Patrick's GAA Club and St. Ita's Football Club. The existing facility at Ballymastone extends to c.13.75 hectares (ha.). The area of the proposed development is c.7.39ha. comprising c.3.43ha. as an extension to the existing facility, and c.3.96ha. for enhancement / redevelopment of part of the existing sport facility.

For the purposes of EIA, the proposed development may be considered as 'urban development' under 'infrastructure' in Part 2 of Schedule 5 of the PDR 2001 and therefore, should be assessed under Project Type 10.b:

- (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

In this instance the appropriate area for the purposes of EIA is 20ha, and the proposed development is significantly below the stated threshold.

⁴ 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

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The project may also be considered as a development falling within Project Type 13 of Part 2 of Schedule 5 of the PDR 2001: *Changes, extensions, development and testing, which would be:*

(a) Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than –

- 25 per cent, or

- an amount equal to 50 per cent of the appropriate threshold,

whichever is the greater.

The Proposed Project provides for a c.3.43ha. extension to the existing c.13.75ha. sports facility (i.e. a 24.9% extension), the proposed development does not result in an increase greater than 25 per cent or is not of an amount equal to 50 per cent of the appropriate threshold (i.e. 50% of 20ha. or 10ha.) of an existing authorised development, where mandatory EIA would be required for the Proposed Project.

Therefore, the Proposed Project does not meet or exceed any stated thresholds at which a mandatory EIA would be a mandatory requirement. However, as a development which falls below the stated thresholds for EIA within the meaning of either 10b(iv) or 13(a)(i) of Part 2 of Schedule 5, the Proposed Project should be subject to a preliminary examination for the requirement for a 'sub-threshold' EIA.

2.3 Requirement for 'Sub-threshold' EIA

Certain developments by planning authorities prescribed under Section 179⁵ of the Planning and Development Act 2000-2021 (hereafter the PDA 2000) that are not listed in Part 1 of Schedule 5 and that do not meet or exceed a stated threshold for EIA of a class of development listed in Part 2 of Schedule 5 (i.e. where requirement for EIA is not 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 7A of the PDR 2001 in preparing this Preliminary Examination.

⁵ Local authority own development

3 The Proposed Development

Fingal County Council is proposing to develop an active recreational hub incorporating a GAA sized / 2 Soccer sized all-weather pitches, and a Third Generation (3G) surface all-weather running track constructed around a full-sized grass soccer pitch located at an existing sports facility at Ballymastone, Donabate, Co. Dublin.

The facilities will be serviced by new and upgraded carparking (including special needs car parking) and a new access road linking the facilities to the recently constructed Donabate Distributor Road. Soil excavated during the construction of these facilities will be used to form earthen berms adjacent to and overlooking the track and sports pitches. A perimeter fence will be provided around the facilities. All drainage for these facilities will be attenuated locally within the existing parkland setting of the facilities.

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

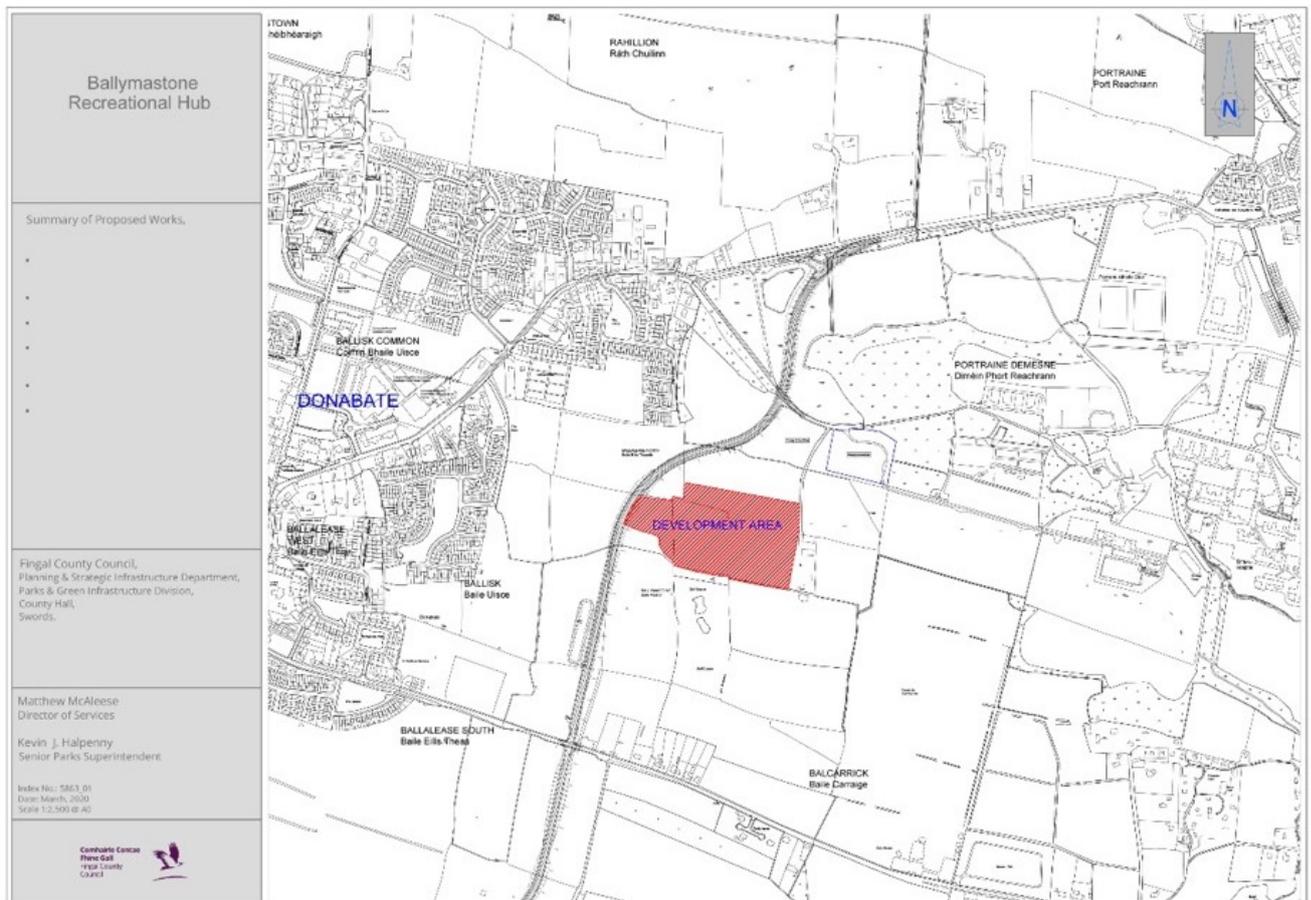


Figure 1 Location of proposed development site (refer to accompanying documentation for full details)

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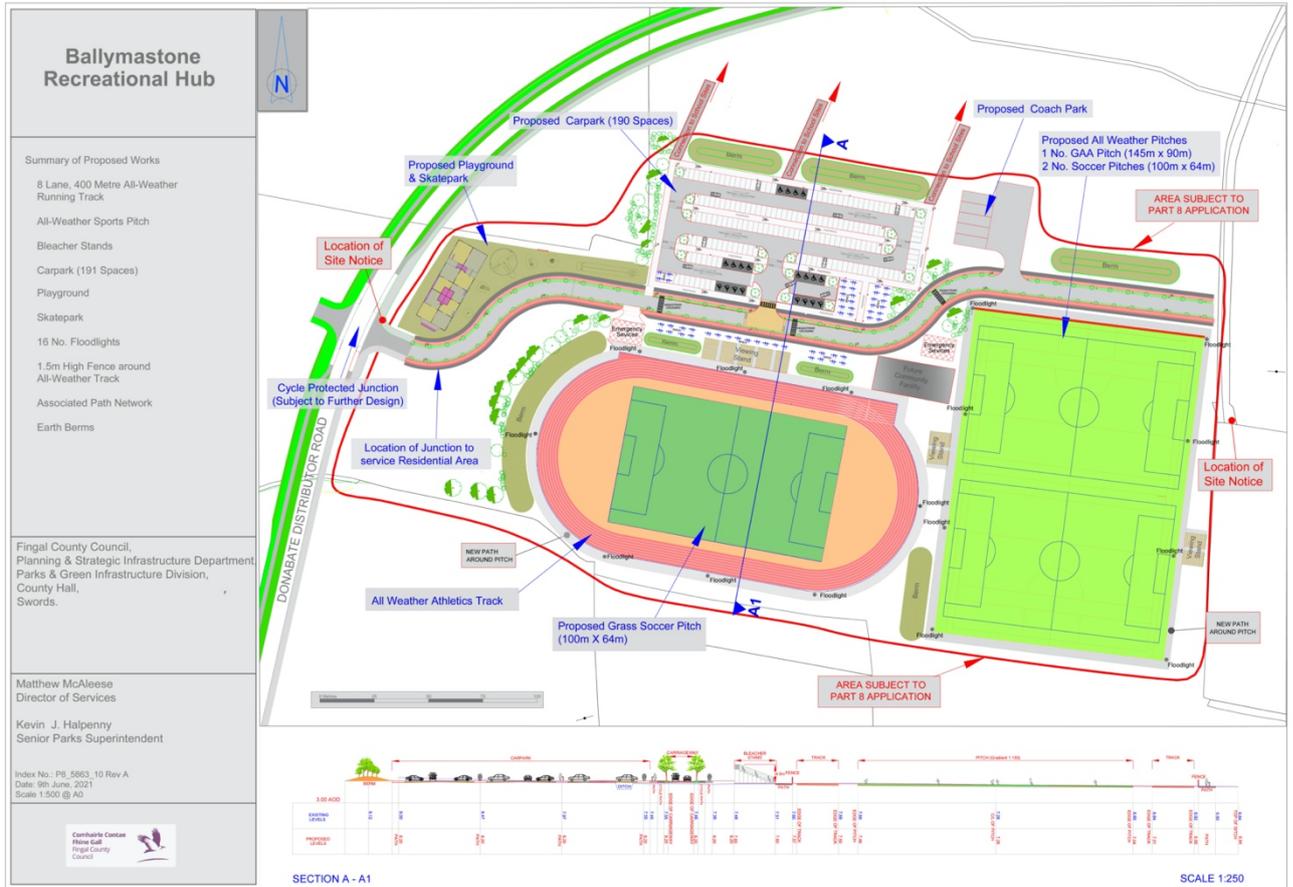


Figure 2 Layout of proposed development site (refer to accompanying documentation for full details)

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 7A of the PDR 2001.

4.1 The nature of the Proposed Development

4.1.1 The Proposed Development

The proposed development comprises the following elements:

- 1 No. 8 Lane 400m Athletics Track (All weather surface);
- 1 No. Grass Sports Pitch (100m x 64m);
- 1 No. All-weather Pitch (1GAA/2Soccer) (150m x 106m);
- Combined Public Skatepark and Playground Facility;
- Car Park (191 No. Spaces, incl. 20 No. Universally Accessible Spaces);
- Coach Park (6 Spaces);
- Bicycle Parking: 300 No. Bicycle Parking Spaces;
- 3 No. Bleacher seating structures;
- Sports Hub enclosure fencing (1.8 M high Security Fencing);
- 6 m wide Vehicular Access Road through site from cycle protected junction on Donabate Distributor Road;
- Extensive dedicated Walking and Cycling infrastructure linking to adjoining networks;
- Associated Foul/Fresh Water & ESB Connections and Fibre Optic Communications Connections;
- Recreational Hub Lighting Including:
 - Public lighting of primary Circulation/Road Network;
 - Public lighting of Car Park;
 - 8 No. Floodlights around All-weather Sports Pitches;
 - 8 No. Floodlights around Athletics Track & Grass Sports Pitch;
- Extensive Landscape Planting using predominately native Tree and Shrub Species;
- Extensive Earthen Berms to incorporate excavated soil and to enclose and screen the facility from surrounding areas;
- Sustainable Urban Drainage Infrastructure (SuDS) to ensure surface water is attenuated within the site;
- All ancillary Site Works.

The site of the Proposed Project is located to the east of Donabate in north County Dublin, on the eastern side of the recently-constructed Donabate Distributor Road

(R126). It occupies the northern / western part of an existing sports facility at St. Patrick's Donabate GAA Club / St. Ita's AFC. The site comprises a mix of amenity grassland (an existing sports field) and parts of abandoned arable fields, with hedgerows and tree lines along the field boundaries. Donabate Golf Club is located to the south.

4.1.2 Appropriate Assessment

An Appropriate Assessment (AA) Screening Report has been prepared by Brady Shipman Martin. The Report notes that 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 screening for AA concludes that:

In view of best scientific knowledge this report concludes that the proposed recreational hub development at the Ballymastone site, individually or in combination with another plan or project, will not have a significant effect on any European sites. This assessment was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

It is considered that this report provides sufficient relevant information to allow the Competent Authority (Fingal County Council) to carry out an AA Screening, and reach a determination that the Proposed Project will not have any likely significant effects on European sites under Article 6 of the Habitats Directive in light of their conservation objectives.

4.1.3 Archaeological and Cultural Heritage Impact Assessment

The nearest recorded monuments listed on the Sites and Monuments Record (SMR) are over 180m from the proposed site. Investigative works (geophysical survey and archaeological test trenching) undertaken for the Donabate Local Area Plan (LAP) c.2008 identified an 'archaeological risk zone' in the northern part of the site (north of the field boundary). Archaeological remains (a burnt mound / possible *fulacht fiadh* and an associated ditch) were identified here during the test-excavation. There is also the potential for the identification of further remains outside the previously tested areas.

In order to establish the extent of archaeological remains, within the footprint of the proposed development it is recommended that a more detailed pre-development test excavation programme be undertaken, outside of the previously identified archaeological area. The probable Bronze Age remains identified in the 2008 report would require to be preserved by record and archaeologically resolved prior to development.

4.1.4 Biodiversity Assessment

The proposed development site is not under any wildlife or conservation designation. Furthermore, no rare, threatened or legally protected plant species, as listed in the *Irish Red Data Book 1 – Vascular Plants (Curtis & McGough, 1988)*, the *Flora*

Protection Order, 2015 or the EU Habitats Directive, are known to occur within the site.

Overall the site, which includes tree lines and hedgerows as well as amenity grassland and abandoned arable fields, is of Local Importance (Higher Value) as defined by the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland *Guidelines for Assessment of Ecological Impacts of National Road Schemes* (NRA/TII, 2009 (Rev. 2)). According to the Ecological Study of the site, prepared by BEC and NM Ecology, ecological consultants to Fingal County Council, the site contains no rare or protected plant species. Herring gull and yellowhammer, both red-listed species on the list of Birds of Conservation Concern in Ireland were recorded on the site. No evidence of badger setts or roosting bats was recorded.

No evidence of any habitats or species with links to European sites was recorded during either the field survey or desk study undertaken in the preparation of the accompanying AA Screening report, and no 'reservoir' type habitats (habitats which have the potential to support Qualifying Interest/Special Conservation Interest species in any European site) are present. Although amenity grassland has the potential to be used by SCI birds such as light-bellied Brent goose, and the species is known to use such habitats in other parts of Dublin, there are no records of the birds using the Ballymastone site and no evidence of bird usage (such as sighting of birds or the presence of droppings or feeding signs) was recorded during the site visits undertaken in the preparation of this report.

4.2 The Size of the Proposed Development

As noted in Section 4.1.1 the overall area of the proposed development will be c.7.39ha., and this provides for a c.3.43ha. extension to the existing c.13.75ha. sports facility.

The majority of the existing site is in use as sports grounds / pitches with some adjoining agricultural land use, and is suitable and appropriate for the proposed development.

4.3 The Location of the Proposed Development

4.3.1 Fingal County Development Plan 2017-2023 and Donabate Local Area Plan 2016

The land occupied by the existing GAA Club and Golf Club is zoned OS (*Open Space – to preserve and provide for open space and recreational amenities*). The site itself is subject to a Local Area Plan (Donabate Local Area Plan), and is located within the area zoned *Shared Community and Education Campus* in the LAP.

It is an objective of the LAP to develop an educational and recreational hub at this site, and the proposed all-weather facilities comply with this objective.

There are no protected prospects or significant views pertaining to the site (refer to Sheet 7 of Fingal County Development Plan) and similarly the site contains no features listed on either the Record of Monuments and Places or the Record of

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Protected Structures. Some trees will be removed to facilitate the development, however there are no trees subject to Tree Protection Orders or objectives.

The site is not located within or adjacent to an area identified as being susceptible to flooding and in any case the proposed development is not of a type listed as vulnerable in the context of the OPW Guidelines for Planning Authorities⁶: *The Planning System and Flood Risk Management*. It is considered to be 'water-compatible development' and the Justification Test would not be required.

The site is not located within or adjacent to any site designated for nature conservation, such as a European site or Natural Heritage Area or proposed Natural Heritage Area (NHA or pNHA).

The proposed development aligns fully with the policies and objectives of both the County Development Plan and the Local Area Plan in relation to the development of community and recreational facilities in appropriate locations.

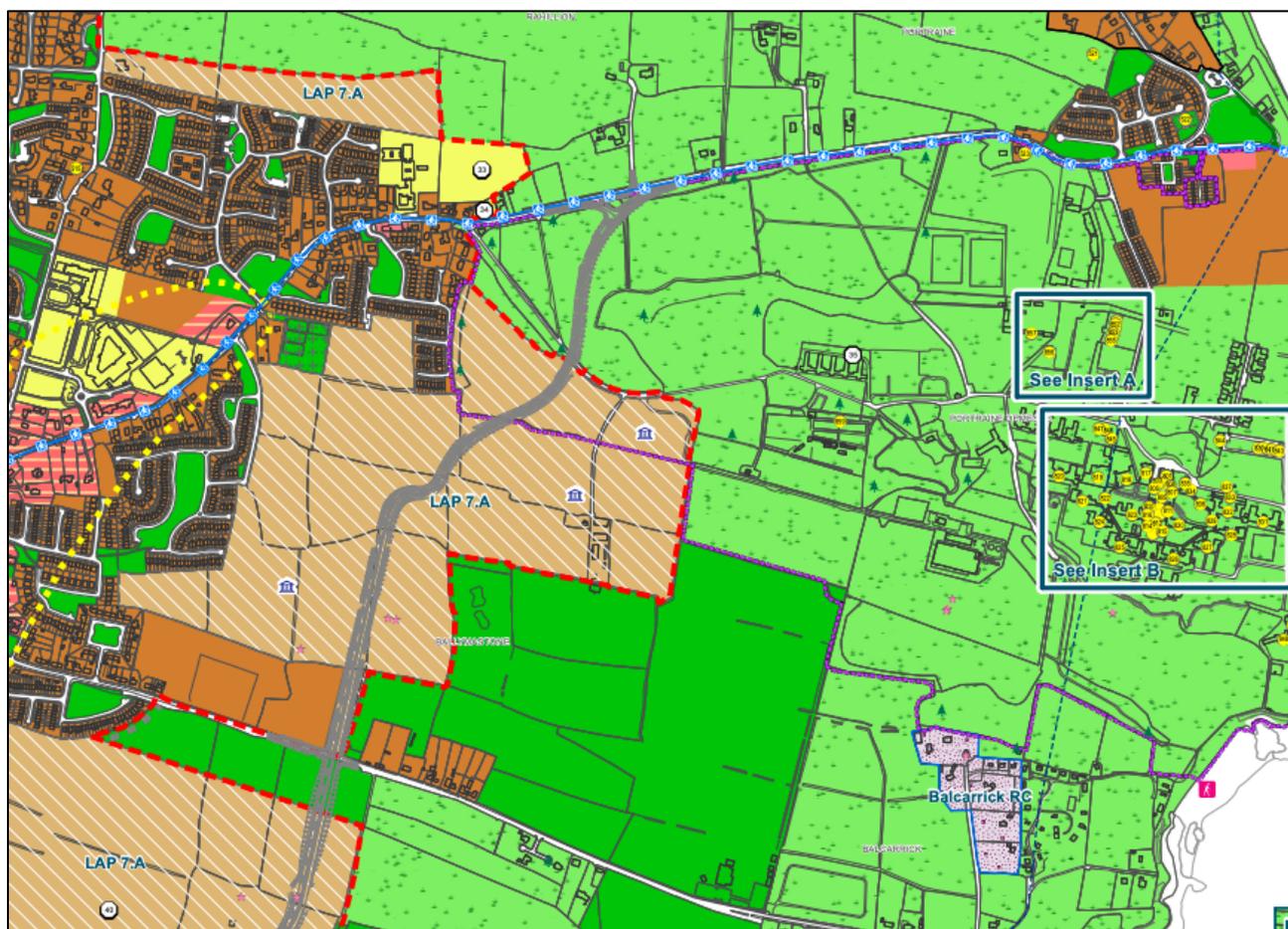


Figure 3: Extract from Sheet 7 of Fingal Development Plan. Site is located east of the Donebate Distributer Road (grey alignment on map) within the area identified as LAP 7.A.

⁶ <https://www.opr.ie/wp-content/uploads/2019/08/2009-Planning-System-Flood-Risk-Mgmt-1.pdf>

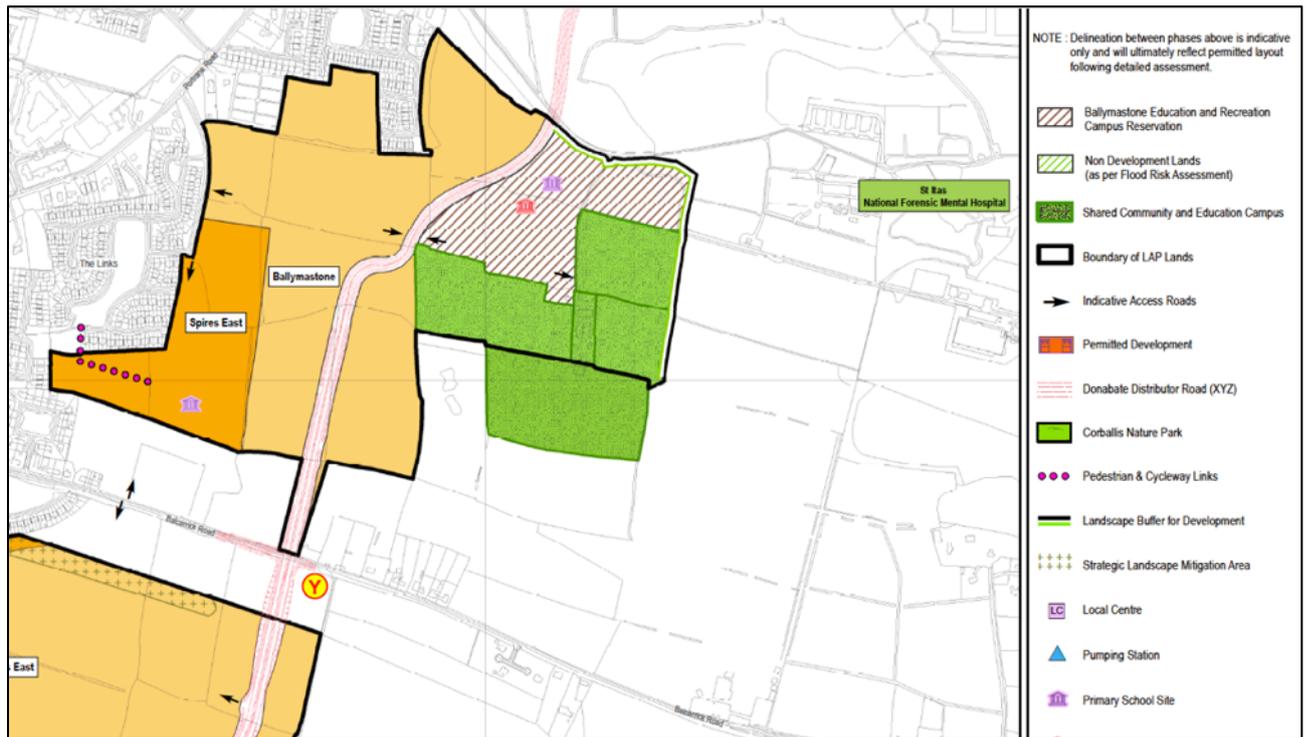


Figure 4: Extract from Figure 9.1 of Donabate Local Area Plan 2016-2022. Site is primarily located within the area zoned 'Shared Community and Education Campus' (green) and partly within the area zoned 'Ballymastone Education and Recreation Campus Reservation' (diagonal hatch).

4.4 Criteria under Schedule 7A of Planning and Development Regulations 2001-2021

The information to be provided by the developer for the purposes of screening sub-threshold development for EIA is set out in Schedule 7A of PDR 2001 as follows:

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 particular 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.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

The criteria set out in Schedule 7 to the PDR 2001 is grouped under headings as follows:

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

4.4.1 A Description of the Proposed Development

A detailed description of the Proposed Project is provided at Sections 4.1, 4.2 and on **Figure 2** of this report. A description of the location of the Proposed Project is provided at Sections 4.3 and on **Figure 3** and **Figure 4** of this report.

The proposed development will provide for an active recreational hub incorporating a GAA sized / 2 Soccer sized all-weather pitches, and a Third Generation (3G) surface all-weather running track constructed around a full-sized grass soccer pitch. The proposed development is located in-part on sports grounds at the existing sports facility, and in-part on adjoining arable lands at

The Proposed Project is located at an existing sports grounds, which extend to c.12ha at Ballymastone, Donabate, Co. Dublin. The proposed c.6ha development is located on c.4ha of the existing grounds and c.2ha of adjoining arable lands.

The facilities will be serviced by part new and part upgraded carparking (including special needs car parking) and a new access road linking the facilities to the recently constructed Donabate Distributor Road to the immediate west, see **Figure 2**.

Soil excavated during the construction of the facilities will be used to form earthen berms adjacent to and overlooking the track and sports pitches. A perimeter fence will be provided around the facilities. All drainage for these facilities will be attenuated locally within the existing parkland setting of the facilities.

The Proposed Project is further described in Table 4.1 having regard to the criteria set out in Schedule 7 of the PDR 2001 in relation to the characteristics of the proposed development.

Table 4.1: Characteristics of the Proposed Development

| Type and Characteristics of Proposed Development | Comment |
|--|--|
| a) the size and design of the whole of the proposed development, | <p>The proposed development is located on a site of c.7.39ha. in area. This comprises c.3.96ha. of an existing c.13.75ha. sports grounds and c.3.43ha. of adjoining mainly arable land.</p> <p>The proposed development is for an active recreational hub incorporating a GAA sized/2 Soccer sized all-weather pitches, a 3G surface all-weather</p> |

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| Type and Characteristics of Proposed Development | Comment |
|--|---|
| | <p>running track constructed around a full-sized grass soccer pitch.</p> <p>There is no likelihood of <i>significant environmental effects</i> by reason of the size and design of the proposed development.</p> |
| <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> | <p>The site is within an area partly zoned <i>Shared Community and Education Campus</i> and partly <i>Ballymastone Education and Recreation Campus Reservation</i> in Donabate Local Area Plan.</p> <p>The Proposed Project is a recreational development primarily located on existing sports grounds and in keeping with the objectives for the area.</p> <p>There are no other relevant developments in the vicinity and there are no elements of the proposed development that will conflict with these objectives.</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> |
| <p>c) the nature of any associated demolition works</p> | <p>No significant demolition is proposed. The proposal involves some site development / redevelopment and the construction the proposed development primarily on existing sports grounds.</p> <p>There is no likelihood of <i>significant environmental effects</i> as a result of demolition works.</p> |
| <p>d) the use of natural resources, in particular land, soil, water and biodiversity,</p> | <p>There are no unusual aspects to the proposed development, which will take place on a site already partly occupied by sports grounds. The remainder of the site comprises tree lines / hedgerows and parts of two disused arable fields. There are no protected habitats or species on the site.</p> <p>Use of natural resources will be limited to the normal use of building materials and no likelihood of <i>significant environmental effects</i> arises.</p> |
| <p>e) the production of waste</p> | <p>Normal site clearance works are included in the construction phase of the proposed development. There are no unusual aspects to the proposed development.</p> <p>Soil stripped on site will be utilised for berming around the proposed sports track.</p> <p>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.</p> |
| <p>f) pollution and nuisances,</p> | <p>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</p> |

| Type and Characteristics of Proposed Development | Comment |
|---|--|
| | <p>construction best practice and normal day-time working hours.</p> <p>No other pollution or nuisances are identified and no likelihood of <i>significant environmental effects</i> arises.</p> |
| <p>g) the risk of major accidents, and / or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and</p> | <p>There are no unusual aspects to the proposed development.</p> <p>No particular risks are identified and no likelihood of <i>significant environmental effects</i> arises.</p> |
| <p>h) the risks to human health (for example, due to water contamination or air pollution).</p> | <p>There will be no environmental or human health impacts for example via flooding, or via operational surface or foul water management. There are no unusual aspects to the proposed development.</p> <p>No particular risks to human health are identified, with no likelihood of <i>significant environmental effects</i> arises.</p> |

4.4.1.1 Section Summary

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

The proposed development is approximately 7.39ha. in area and is located on an appropriate site. The scale of the proposed development, when viewed individually and / or cumulatively, is small in terms of the extent of development and is 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 construction-related 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.

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

4.4.2 A Description of the Aspects of the Environment likely to be Significantly Affected by the Proposed Development

The Proposed Project involves redevelopment of part of existing sports grounds and part of adjoining agricultural lands. It is not envisaged that the proposed development will give rise to significant environmental effects.

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The likely significant environmental effects of the Proposed Project are further considered in Table 4.2 having regard to the criteria set out in Schedule 7 of the PDR 2001 in relation to the geographical area likely to be affected and the potential for significant impact.

Table 4.2: Location of Proposed Development

| Type and Characteristics of Potential Impacts | Comment |
|---|--|
| i) the existing and approved land use | The site is within an area partly zoned <i>Shared Community and Education Campus</i> and partly <i>Ballymastone Education and Recreation Campus Reservation</i> in Donabate Local Area Plan. 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 will require the removal of sections of existing tree lines and hedgerows, as well as parts of two disused arable fields. In addition, the existing grass playing field will be removed. However these impacts are not significant and 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. |
| (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; | <p>The development proposed is small in scale and will be located on a site appropriate to such development.</p> <p>While setback from existing areas of population, the development will be a recreational amenity for the use of existing and emerging local populations.</p> <p>No likelihood of <i>significant environmental effects</i> arises.</p> |
| (viii) Landscapes and sites of historical, cultural or archaeological significance. | <p>Pre-development test excavation will be undertaken at the site, outside of a previously identified archaeological area. Probable Bronze Age remains identified in the 2008 report (see Section 4.1.3) would require to be preserved by record.</p> <p>The development is not located in a sensitive or significant landscape.</p> <p>No likelihood of <i>significant environmental effects</i> arises.</p> |

4.4.2.2 Section Summary

There is no likelihood of significant effects on the environment arising from the location of the proposed development, including on European sites (AA Screening).

Pre-development test excavation will be undertaken at the site, outside of a previously identified archaeological area. Probable Bronze Age remains identified in the 2008 report (see Section 4.1.3) would require to be preserved by record.

Similarly, in terms of other environmental sensitivities, 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 4.3 and 4.4 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 4.1 and 4.2 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 4.3: 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) | The site for the proposed development is c.7.39ha. in area and any potential impact will be temporary, short-term and limited to the site area. |

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| Type and Characteristics of Potential Impacts | Comment |
|---|---|
| and size of the population likely to be affected), | Therefore, the geographical extent and population likely to be affected are small. |
| 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. |
| 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 of the proposed development. |
| 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. |

Table 4.4: 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 enhance and increase recreational amenity in the area. No negative impact arises. |
| Human Health | No negative impact arises. |
| Biodiversity | No impact arises on National, local or site-level biodiversity receptors (e.g. rare plants or bats) or on any European site (Natura 2000 Sites). |

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| EIA Factor | Comment |
|------------------------------------|---|
| | No significant impact arises. |
| Land | The majority of the site is already in use as a playing field, and no significant impact arises. |
| Soil | 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 excavation and soil movement works. The works will be undertaken to the required high standards of environmental performance. No significant impact arises. |
| Material Assets | No significant impact arises. |
| Cultural Heritage | In order to establish the extent of archaeological remains within the footprint of the proposed development a detailed pre-development test excavation programme will be undertaken, outside of the previously identified archaeological area. The probable Bronze Age remains identified in the 2008 report would require to be preserved by record. |
| 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. |
| Interaction between factors | No adverse 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.

While temporary or short-term impacts relating to noise and dust are typical of any small-scale construction, 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, which comprises the construction of new all-weather facilities and associated works at Ballymastone Recreational Hub, Ballymastone, County Dublin will 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 Recreational hub development is small-scale in nature and is in-keeping with the land use character of the existing site. It will make a positive contribution to the site and the wider area.

It is recommended that pre-development test excavation be undertaken at the site outside of the previously identified archaeological area. The probable Bronze Age remains identified in the 2008 report would require to be preserved by record that is archaeologically resolved prior to development.

There will be no significant long-term impacts on biodiversity as a result of the proposed development, and the site is otherwise not considered sensitive in terms of environmental aspects, including human beings, 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 scale of proposed development and to the limited nature of environmental sensitivities, the Preliminary Examination has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development at Ballymastone Recreational Hub.

The need for further screening for Environmental Impact Assessment (EIA) and therefore, in accordance with article 120(1)(b)(i) of the Planning and Development Regulations 2001-2021, the requirement for Environmental Impact Assessment (EIA) can be excluded on the basis of the Preliminary Examination.

6 References

- *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 Development Plan 2017-2023*, Fingal County Council.
- *Planning and Development Act 2000-2021.*
- *Planning and Development Regulations 2001-2021.*

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