Proposed Development at Fortlawn, Blanchardstown, Dublin 15

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT

BSM Est. 1968

Brady Shipman Martin

Built. Environment.

Environmental Assessment **Built Environment**

Client: Fingal County Council

Date: 30 October 2025

DOCUMENT CONTROL SHEET

6970_EIASR01_Environmental Impact Assessment Screening Report

Project No.	6970
Client:	Fingal County Council
Project Name:	Proposed Development at Fortlawn, Blanchardstown, Dublin 15
Report Name:	Environmental Impact Assessment Screening Report
Document No.	EIASR01
Issue No.	04
Date:	30/10/2025

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	Draft – for Internal Consultation	09 Dec 2024	SG	MH
02	Draft – for Internal Consultation – minor updates	19 Dec 2024	SG	MH
03	Final report	18 Jun 2025	MH	MH
04	Updated/reissued	30 Oct 2025	MH	MH

Contents

1 Introduction 1
1.1 Statement of Purpose 1
1.2 Qualifications 1
2 Background and Methodology 2
2.1 Legislation 2
2.2 Guidelines 2
2.3 Legislative Context 2
2.4 Approach to EIA Screening Process 3
3 Understanding the Proposal / Proposed Development 5
3.1 Overall Description of the Proposed Development 5
3.2 Requirement for EIA or for Screening for 'Sub-threshold EIA' 7
4 Screening for requirement for Sub-threshold EIA 8
4.1 Screening for 'Sub-threshold EIA' 8
4.2 Description of the Proposed Development 8
4.2.1 Water Infrastructure 9
4.2.2 Access and Parking 10
4.2.3 Waste 12
4.2.4 Energy 12
4.2.5 Construction Phase 12
4.2.6 Environmental Protection Measures 13
4.2.7 Environmental Enhancement Measures Proposed 14
4.3 Description of the aspects of the environment likely to be significantly affected 14
4.4 Description of Likely Effects 22
4.4.1 Overview 22
4.4.2 Population & Human Health 23
4.4.3 Biodiversity 23
4.4.4 Land, Soil, Water, Air & Climate 24
4.4.5 Material Assets, Cultural Heritage & the Landscape 26
4.4.6 Interactions 27
4.4.7 Cumulative Impacts 27
4.5 Schedule 7 Criteria 28
5 Conclusion 35
6 References 1

1 Introduction

Fingal County Council (FCC) proposes to develop new housing at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15.

The development is proposed at two infill sites at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15; site A to the north and site B to the south (see Section 3.1). The proposed development will principally comprise of the demolition of 4 no. existing residential dwellings, and the construction of 21 no. new residential dwellings across the two sites.

The overall site area is 7189m² (0.72Ha) with a net development area of (0.48Ha). Site A is bound by: Residential boundary walls to the east and west; Cul-de-sacs on Fortlawn Park and Avenue to the north; Cul-de-sacs on Fortlawn Park and Avenue, and public open space to the south. Site B is bound by: Residential boundary walls to the east; Cul-de-sacs on Fortlawn Park and Avenue, and public open space to the north; Public open space to the west and south.

1.1 Statement of Purpose

Brady Shipman Martin (BSM) was appointed to prepare an Environmental Impact Assessment (EIA) Screening Report in relation to the proposed Local Authority Own Housing Development in accordance with the requirements of the 2000 Act and the 2001 Regulations (as outlined hereinafter).

1.2 Qualifications

This report has been prepared by Sadye Goldfarb, Ecologist and Environmental Consultant at Brady Shipman Martin. She holds a bachelor's degree (Hons.) in Environmental Science from the University of Vermont and a master's degree in Biodiversity and Conservation from Trinity College Dublin. Sadye is experienced in drafting and reviewing AA Screening Reports and Ecological Impact Assessment Reports and is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management.

A technical review of this document has been completed by Senior Ecologist and Associate, Matthew Hague BSc MSc Adv. Dip. Plan. & Env. Law CEnv MCIEEM. Matthew is a highly experienced and qualified ecologist, with a master's degree in Ecosystem Conservation and Landscape Management. He has over 20 years of experience in ecological and environmental consultancy, across a wide range of sectors. Matthew is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Matthew has also completed an Advanced Diploma in Planning and Environmental Law, at King's Inns and is a member of the Irish Environmental Law Association (IELA).

2 Background and Methodology

2.1 Legislation

The key legislative provisions of relevance to the EIA screening exercise are as follows:

- Directive 2014/52/EU amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment;
- Planning and Development Act 2000, as amended ('PDA 2000'); and
- Planning and Development Regulations 2001, as amended ('PDR 2001').

2.2 Guidelines

In the preparation of this document, regard has been had to the following guidance documents:

- Department of Housing, Planning and Local Government (DoHPLG) (2018). *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment;*
- Environmental Protection Agency (EPA) (2022). *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports;*
- European Commission (2017). *Environmental Impact Assessment of Projects – Guidance on Screening;* and
- Office of the Planning Regulator (OPR) (2021). *OPR Practice Note PN02: Environmental Impact Assessment Screening.*

2.3 Legislative Context

The EIA Directive entered into force in 1985 (Directive 85/337/EEC). It was amended three times (in 1997, 2003 and 2009) and subsequently codified by Directive 2011/92/EU and amended by Directive 2014/52/EU. The EIA Directive is transposed into Irish legislation through the Planning and Development Act 2000-2023 and the Planning and Development Regulations 2001-2023.

The Directive aims to ensure a high level of protection for the environment and human health, through the establishment of minimum requirements for environmental impact assessment (EIA) for the purposes of development consent for public and private developments that are likely to have significant effects on the environment.

Part 1 of Schedule 5 of the PDR 2001 lists the classes of development for which EIA is a mandatory requirement. Part 2 of Schedule 5 sets out specific thresholds for classes of development at or above which EIA is also a mandatory requirement. 'Sub-threshold development' refers to developments of a class listed in Part 2 of Schedule 5, which do not meet or exceed the stated threshold, and these developments are subject to screening for the requirement for 'sub-threshold EIA'.

Schedule 7 of the PDR 2001 sets out the criteria that must be considered in determining whether a sub-threshold project should be subject to EIA. Schedule 7A lists the information that the applicant must submit to the competent authority for the purposes of an EIA screening determination, i.e. the information that must be contained in the EIA Screening Report. This is a step-by-step process known as 'screening for EIA' (refer to **Figure 2.1**).

- The objective of screening for EIA is to ascertain whether there is a real likelihood that a project's effects on the environment would be significant and, therefore, whether full EIA (and the preparation of an Environmental Impact Assessment Report (EIAR)) is required.

2.4 Approach to EIA Screening Process

EIA Screening follows a three-step process (DoHPLG, 2018; OPR, 2021) – refer to **Figure 2.1**:

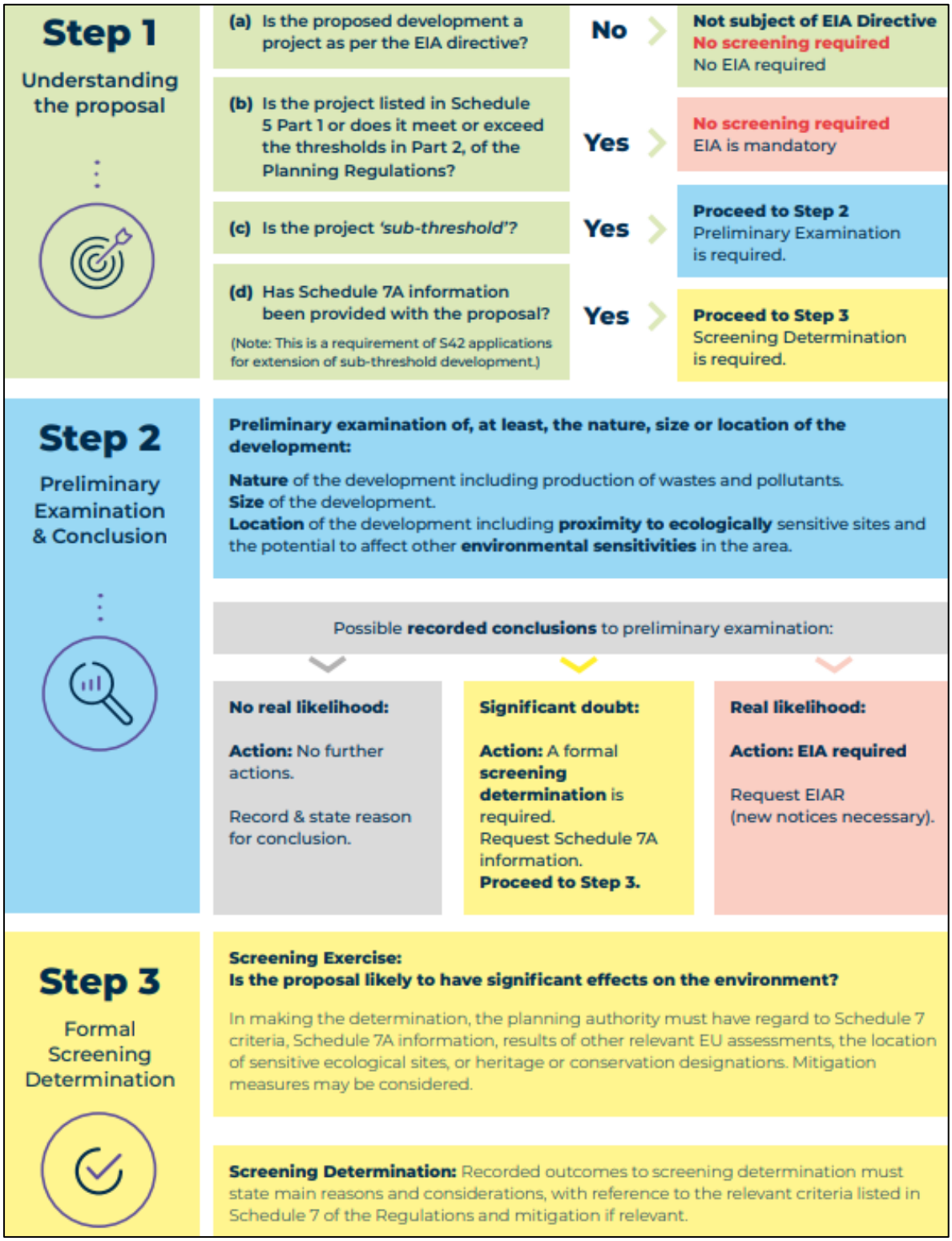
Step 1: Pre-screening / Understanding the proposal / proposed development;
Step 2: Preliminary examination and conclusion; and
Step 3: Screening determination (by competent authority).

In order to assist the competent authority (Fingal County Council) to carry out the screening for EIA, this report provides the following information:

- A description of the Project for concluding, with reference to Part 1 and Part 2 of Schedule 5 of PDR 2001, if the proposal is a 'project', and if it is:
  - of a type where the requirement for EIA is mandatory, or
  - of a type and scale that meets or exceeds a stated threshold at or above which the requirement for EIA is mandatory;

Consideration for the requirement for the proposal / proposed development to be subject to sub-threshold EIA, including the provision of information required and as set out in Schedule 7A of PDR 2001.

Figure 2.1 - Step-by-Step Approach to EIA Screening for Development Proposals (OPR, 2021).



3 Understanding the Proposal / Proposed Development

3.1 Overall Description of the Proposed Development

The proposed development will consist of the construction of 21 dwellings and associated infrastructure, divided between two sites with a total area of c. 0.7ha. Refer to **Figure 3.1** below.

The two sites include: 6 no. cul-de-sacs and parts of the roads on Fortlawn Park and Fortlawn Avenue for alterations to the road and footpath layouts, the green open space centrally located between site A and site B, mains water, foul and surface water connection works.

The proposed works on Site A comprise of: Demolition of 4 no. detached, 3-bedroom, two-storey houses at no.'s 23A and 46A Fortlawn Avenue, and no.'s 63A & 81A Fortlawn Park, Blanchardstown, D15; Construction of 7 no terraced houses in one block comprising 1 no. 4-bedroom house (1 & 2-storeys) and 6 no. 3-bedroom houses (2-storeys) and associated boundary treatments, private open space, hard & soft landscaping, paved driveways, and bin and bicycle storage to mid-terrace units; Construction of 12 no. apartments in one block (2-storeys) comprising 6 no. 1-bedroom apartments (3 no. to each floor) and 6 no. 2-bedroom apartments (3 no. to each floor), with 3 no. shared entrances, stairs and plant areas, terraces and balconies and associated boundary treatments, communal open space with hard & soft landscaping (250m²), communal waste bin storage, communal and visitor bicycle storage, hard & soft landscaping to building perimeter, off street parking for 12 no. vehicles (incl. 2 no. disabled bays and 2 no. EV charging bays) and 2 no. motorcycle parking bays.

The proposed works on Site B comprise of: Construction of two no semi-detached houses,1 no. 4-bedroom house (1 & 2-storeys) and 1 no. 3-bedroom house (2-storeys) and associated boundary treatments, private open space, hard & soft landscaping, and paved driveways.

The development will also include the following: Demolition of 6 no. cul-de-sacs on Fortlawn Park and Fortlawn Avenue; New roads and pedestrian footpaths to provide access to Site A and Site B, linking Fortlawn Park and Fortlawn Avenue in 3 no. locations with associated works including speed ramps, raised table pedestrian crossings, public lighting, street trees, hard & soft landscaping, improvements to existing open space creating areas of incidental play; and all associated site development, water, drainage and utility connection works, above and below ground.

Figure 3.1 - Proposed site layout for development at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15 (Fingal County Council, 2024).

3.2 Requirement for EIA or for Screening for 'Sub-threshold EIA'

This stage establishes whether, with reference to Part 1 and Part 2 of Schedule 5 of PDR 2001, the proposal / proposed development, is a 'project' within the meaning of the EIA Directive and if it is of a type where the requirement for EIA is mandatory (Part 1 of Schedule 5), or of a type and scale that meets or exceeds a stated threshold at or above which the requirement for EIA is also mandatory (Part 2 of Schedule 5).

Classes of development listed in Part 1 of Schedule 5 of the PDR 2001 relate to major industrial and infrastructural projects (e.g. power stations, refineries, metal works, major pipelines and powerlines, and mines). The proposed development does not conform to any of the classes of development and is not a 'project' as set out in Part 1 of Schedule 5 of PDR 2001. Therefore, there is no requirement for mandatory EIA under this provision.

With reference to Part 2 of Schedule 5 of the PDR 2001, the proposal can be considered a 'project' within a class / type of development as set out in Table 3.1.

Table 3.1 - Applicable classes of development for the purposes of EIA (from Part 2 Schedule 5 of PDR 2001).

Provision (Part 2 of Schedule 5 of PDR 2001)	Proposed Development	Pre-screening Assessment
Schedule 5, Part 2, paragraph 10(b)(i): *"Construction of more than **500 dwelling units**."*	21no. dwelling units	**Requirement for Mandatory EIA -** The proposed development does not meet or exceed the stated threshold. Therefore, EIA is not a mandatory requirement. **Requirement for Sub-threshold EIA -** The proposed development is of a class / type listed in this provision but being significantly below the stated threshold is considered to be 'sub-threshold'. The proposal should be screened for the requirement for 'sub-threshold EIA'
Schedule 5, Part 2, paragraph 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 paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)"*	c. 0.7ha located in other parts of a built-up area	**Requirement for Mandatory EIA -** The proposed development does not meet or exceed the stated threshold. Therefore, EIA is not a mandatory requirement. **Requirement for Sub-threshold EIA -** The proposed development is of a class / type listed in this provision but is significantly below the stated threshold. The proposal should be screened for the requirement for 'sub-threshold EIA'

The pre-screening exercise has concluded that the proposed development is 'sub-threshold'. While below the thresholds, the proposed development is of a type in respect of development classes 10(b)(i) and 10(b)(iv) as listed in Part 2 of Schedule 5 of the PDR 2001, and therefore, in accordance with Art.81A(5)(c) of the PDR 2001, is screened for the requirement for a 'sub-threshold EIA' having regard to the requirements of Schedules 7 and 7A of the PDR 2001.

4 Screening for requirement for Sub-threshold EIA

4.1 Screening for 'Sub-threshold EIA'

This stage considers whether the proposal / proposed development should, or should not be, subject to the requirement for 'sub-threshold EIA' and the preparation of an EIAR.

It provides the information required of the applicant, as set out in Schedule 7A of the PDR 2001, to allow the Competent Authority to carry out a preliminary examination of, at least, the nature, size or location of the development, (including proximity to ecologically sensitive sites and the potential to affect other environmental sensitivities in the area) and to make a determination as to whether there is a real likelihood of significant effects on the environment, as specified in Schedule 7A of the PDR 2001, and with reference to the criteria in Schedule 7 of the PDR 2001.

Schedule 7A of the PDR 2001 requires the applicant to provide:

> *"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.*

This information is provided in the following sections.

4.2 Description of the Proposed Development

An overview of the description of the proposed development is provided at Section 3.1 of this report. In addition to planning drawings and other reports, the application is also accompanied by the following specific reports (among others):

- Architectural Report (Fingal County Council, 2025);
- Suite of Architectural Drawings (Fingal County Council, 2025);
- Engineering Report (McMahon Associates, 2025);
- Resource and Waste Management Plan (McMahon Associates, 2025);
- Arboricultural Report (Charles McCorkell Arboricultural Consultancy, 2024);
- Ground Investigation Report (Causeway Geotech, 2024)
- Appropriate Assessment Screening Report (BSM, 2025).

Further detail on the proposal / proposed development is provided in the following sections.

4.2.1 Water Infrastructure

4.2.1.1 Supply

Site A North:

As the existing 150mm watermain runs through the proposed private boundaries (as per Uisce Eireann mapping), it will be diverted via a new 150mm watermain in which 5No. of the units will be connected to. 2No. of the units will connect to the existing 150mm diameter watermain which is to be confirmed by Uisce Eireann's approval. These watermains will provide water to the dwellings via boundary box meters; each dwelling will have their own as per Uisce Eireann requirements.

Site A South:

A new 100mm diameter watermain is proposed to connect to the existing 100mm diameter watermain southwest of the site boundary; to be confirmed by Uisce Eireann's approval. Water to the dwellings will be provided via boundary box meters; each dwelling will have their own as per Uisce Eireann requirements.

Site B:

2No. individual connections to the existing 150mm diameter watermain located within the site boundary to the north is proposed subject to Uisce Eireann approval. Water to the dwellings will be provided via boundary box meters; each dwelling will have their own as per Uisce Eireann requirements.

Each meter will be connected to a 25mm diameter flexible pipe which will provide water to the dwellings.

3 no. new fire hydrants will be provided and located within the footpath at a minimum 6m distance from all properties to ensure each dwelling is within 46m of a fire hydrant as per Uisce Eireann Code of Practice Requirements. Uisce Eireann to advise if additional boundary box meters are required to allow monitoring of nighttime flows to new properties.

A pre-connection enquiry (PCE) was submitted to Uisce Eireann, and their response stated the water connections were feasible without infrastructure upgrade, but that Site A might require a contribution fee related to the network improvement works that would be requested at a connection application stage.

4.2.1.2 Drainage

Surface Water

As detailed in the Engineering report prepared by McMahon Associates (2025), the proposed drainage strategy will be designed to ensure surface water is captured and controlled on site and ensure the proposed development will not have a detrimental impact on Flood Risk on and offsite.

The surface water strategy will follow the principle of Sustainable Drainage Systems (SuDS), whereby surface water is collected at source and the rate, volume and quality of runoff controlled and improved.

In accordance with the hierarchy for discharging surface water, infiltration testing has been carried out in accordance with the requirements of BRE Digest 365 and results showed low infiltration therefore this cannot be implemented.

The next preferred means of discharging surface water is to a watercourse. The sites are not located close to any watercourse or ditches; therefore, the sites will discharge to the existing storm manholes.

Site A:

The existing runoff rate from the site is 7.73 l/s (the sum of brownfield and greenfield runoff rates). As noted in the Engineering report "i*n order to make a betterment, surface water from each unit will be restricted via a 15mm orifice. As per the SuDS manual, orifices as small as 15mm can be provided to restrict runoff when utilising storage under pervious surfaces (provided that the opening is well protected from material that could potentially cause a blockage). Units 1-6 discharges at 0.6 l/s and Unit 7 discharges at a rate of 0.7 l/s, culminating in an overall restriction of 4.3 l/s. This is therefore a betterment to the current runoff rate*".

Site B:

As noted in the Engineering report "*A flow control device restricted to below 1.0 l/s or an orifice smaller than 15mm is not practical and may cause blockages, therefore, surface water from each unit will be restricted via a 15mm orifice. Discharge from the site will therefore have an overall restriction of 1.6 l/s*".

Foul Water

As part of the development, the foul water drainage network for the proposed dwellings will be separated from the surface water sewers, and will comply with the latest "Technical Guidance Document H - Drainage and Waste Water Disposal".

Site A North: A proposed uPVC 150mm diameter foul gravity sewer will collect the wastewater via soil vent pipes and inspection chambers from the proposed dwellings and discharge into the existing 225mm diameter PVC foul sewer to the northwest of the site.

Site A South: A proposed uPVC 150mm diameter foul gravity sewer will collect the wastewater via soil vent pipes and inspection chambers from the proposed dwellings and discharge into the existing 225mm diameter PVC foul sewer to the southeast of the site. 10No. of the apartments will discharge to the new foul sewer and 2No. of the apartments will discharge direct to the existing foul sewer.

Site B: A proposed uPVC 150mm diameter foul gravity sewer will collect the wastewater via soil vent pipes and inspection chambers from the proposed dwellings and discharge into the existing 225mm diameter PVC foul sewer to the northeast of the site.

All Sites: The pipes will be designed with a roughness coefficient (ks) of 0.15mm and designed to achieve a minimum self-cleansing velocity of 0.75m/s when flowing half full. All drainage pipes will need to be supported off firm bearing. This may require all soft material to be excavated underneath the pipe runs and backfilled with stone. The depth of this will vary depending on location and invert level of pipe. A geotextile membrane should also be incorporated into the drainage trenches and also to the hardstanding areas.

A pre-connection enquiry (PCE) was submitted to Uisce Eireann and their response stated the wastewater connections were feasible without infrastructure upgrade.

4.2.2 Access and Parking

As stated in the Engineering and Architectural Reports (McMahon Associates, 2025; Fingal County Council Architects Department, 2025) the proposed development site is located at Fortlawn Avenue

and Fortlawn Park in Dublin 15. Site A consists of 4No. existing houses and open green space accessed via footpaths from the existing housing developments; Fortlawn Park and Fortlawn Avenue. The northern and southern boundaries of the site can be accessed by car via the access roads from the existing housing developments; Fortlawn Park and Fortlawn Avenue.

Site B is open green space accessed via footpaths from the existing housing developments; Fortlawn Park and Fortlawn Avenue. The site can be accessed by car via the access roads from the existing housing developments; Fortlawn Park and Fortlawn Avenue.

The access to the north of Site A will remain, with a through road created between the existing housing developments; Fortlawn Park and Fortlawn Avenue. This will also be the case for the southern portion of the site. The proposed roads will be reduced in width to 5m (reduction from existing adjoining roads), to promote lower speeds. Raised tables and ramps will also be utilised to promote lower speeds. Pedestrian access via footways and pedestrian crossings will be provided between Fortlawn Park and Fortlawn Avenue. Turning facilities are not required as through roads provided.

A through road will be created between the existing housing developments at Site B; Fortlawn Park and Fortlawn Avenue to allow vehicular access to the site. The proposed road will be 5m wide (reduction from existing adjoining roads) to promote lower speeds. A raised table will also be utilised to promote lower speeds. Pedestrian access via footways will follow the road alignment; adjoining Fortlawn Park and Fortlawn Avenue. Turning facilities are not required as through road provided.

The proposed development will provide for the following:

- Car parking:
  - Apartment Block
    i) car parking total: 12 No. Parking Bays (includes 2 No. accessible parking bays and 2No. EV charging Bays)
    ii) Zone 1 Fingal development Plan requirements: 6 No. parking bays
  - Housing
    i) Car parking total: 12 No. parking Bays.
    ii) Zone 1 Fingal development Plan requirements: 9 No. parking bays
  - Total 24 No. Parking Bays
- Bicycles (long- and short-stay):
  - Apartment Block
    i) Long Stay Bicycle storage 30 bicycles split into two external bicycle stores.
    ii) Short Stay Bicycles 6 No. Bicycle Visitor stands
    iii) Zone 1 Fingal development Plan requirements: Long Stay 30 Bicycles, Short Stay 6 No. Bicycles.
  - Housing
    i) 3 Bed Mid Terrace Housing – 5 Bicycles per House equates to 25 No. Bicycles
    ii) Fingal development Plan requirements: 25 No. bicycles, No requirement for Bicycle storage to the end terrace units.
    iii) Fingal development Plan requirements: No requirement for short stay visitor stands for housing.

- Total 55 No. Long Stay Bicycle Bays
- Total 6 No. Short Stay Bicycle Stands

- Motorcycles
  - Apartment Block
    i) 2 No. Motorcycle parking bays
    ii) Fingal development Plan requirements: (1 motorcycle space per 10 car parking spaces), 2 No. motorcycle bays required for 12 No. parking bays.
  - Housing
    i) No requirement for housing.

4.2.3 Waste

The site and proposed development are of a small scale and do not give rise to any unusual construction or operational arrangements or features. Measures will be implemented during the construction phase to reduce the amount of waste produced, manage the waste generated to minimise the effect on the environment. On-site segregation of non-hazardous and hazardous waste material into appropriate categories will be undertaken, and sufficient space on site for Waste Storage Areas (with adequate space for storage and handling) will be allocated.

A Resource and Waste Management Plan has been prepared by McMahon Associates (2025) and will be implemented by the Contractor during construction. During the construction phase, the visibility of waste storage area to residents will be considered and suitable buffers and hoarding to mitigate any potential visual and odour issues will be provided. During the operational phase, all dwellings will be provided with dedicated bin stores capable of accommodating 3 bins (black, brown and green) positioned at their front entrances within the privacy strip.

4.2.4 Energy

The Architectural Report (Fingal County Council, 2025) states that detailed design of the buildings will ensure high levels of occupant comfort, and compliance with requirements expressed in current, relevant parts of the Building Regulations:

- Part F: Ventilation
- Part J: Heat Producing Appliances
- Part L: Conservation of Fuel and Energy

The requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages.

All dwellings are at least dual aspect with some having fenestration on three elevations. All living areas are orientated to ensure adequate indoor light quality during the day.

4.2.5 Construction Phase

A Construction and Environmental Management Plan (CEMP) will be prepared by the contractor during pre-construction phase.

The construction phase will involve the following generic sequencing:

- Pre-construction surveys;

- Site establishment (e.g. scaffolding, site hoarding, protection of adjacent structures, etc.);
- Site clearance (e.g. vegetation clearance);
- Excavations for local foundations and drainage;
- Construction of proposed building; and
- Fit-out, landscaping and finishes.

The site is small, and the extent of the development is of a similar small-scale and typical of a proposed development site in a built up area.

4.2.6 Environmental Protection Measures

While no likely significant effects on the environment have been identified (refer to Sections 4.3, 4.4 and 5.0 of this report) the following best practice environmental protection measures will be adopted.

4.2.6.1 Construction Traffic Management Plan (CTMP)

- The contractor will prepare a Construction Traffic Management Plan (CTMP) to be agreed with Fingal County Council prior to commencement of construction. The CTMP will designate construction traffic routes, parking and storage areas. All activity is to be limited to designated areas to ensure minimum impact on surrounding areas.
- The Contractor will be required to ensure the safe access and egress of construction traffic from the site and public road. The Contractor will be responsible for ensuring that there is no conflict between road users and vehicles entering / exiting the site.
- Road and footpath cleaning will take place to ensure that there is no negative impact on road / footpath users.

4.2.6.2 Construction Environmental Management Plan (CEMP)

Prior to commencement, the contractor will prepare a Construction Environmental Management Plan (CEMP) to be agreed with Fingal County Council prior to commencement of construction. The CEMP will address the following aspects:

- Establishing channels of communication between the contractor, Local Authority and local residents.
- Avoiding, reducing and / or remediating any environmental effects arising from construction activities.
- Site operating hours will be 8.00am to 6.00pm Monday to Friday and 8.00am to 2.00pm on Saturdays. The site will not operate on Sundays or Bank Holidays.
- A site compound will be established and maintained in good condition throughout the construction period. The compound will be decommissioned and fully reinstated at the end of the contract.
- The construction site will be fully enclosed and secured with solid hoarding minimum 2.4m high.
- Site lighting will not be directed towards the adjoining residential area.
- Noise, Dust Minimisation, Surface Water Management & Resource & Waste Management will be addressed prior to construction.

4.2.6.3 Resource and Waste Management Plan (RWMP)

A Resource and Waste Management Plan (RWMP) has been prepared for the construction stage of the proposed development by McMahon Associates. This will be updated and a final RWMP will be agreed with Fingal County Council prior to commencement of construction.

A critical part of a successful RWMP will be the effective implementation on site. At construction stage, the appointed contractor will therefore be required to:

- Agree and revise as necessary any commitments or targets included in the RWMP developed at design/planning with the Client for acceptance and adoption in the RWMP for construction.
- Allocate responsibility for resource management to one or more individuals of sufficient seniority to put the relevant procedures into practice. Nominate a suitably qualified Resource Manager (RM) with expertise in waste and resource management to implement the RWMP.

The RM will also be responsible for training site personnel and making all on site operatives aware of their individual responsibility to reduce waste.

At construction stage, the appointed contractor will be required to provide sufficient infrastructure to deal with waste safely and efficiently. This will include:

- Allocating sufficient space on site for Waste Storage Areas, with adequate space for storage and handling;
- Allocating sufficient space for the stockpiling of excavating materials Allocating sufficient space for multiple skips to allow waste segregation;
- Providing clear signage for waste storage area;
- Providing sufficient space for any hazardous waste storage, including any bunding requirements;
- Taking into consideration the visibility of waste storage area to local residents and providing suitable buffers and hoarding to mitigate any potential visual and odour issues.

4.2.7 Environmental Enhancement Measures Proposed

The development will include the provision of nesting boxes to maximise nesting opportunities for birds such as house sparrow, house martin and wallow as well as for bats and insects. The quantity, type and location of these nesting boxes will be determined in consultation with specialists during detail design.

The landscaping design will be further developed at detailed design, appropriate provisions will be made for planting to include biodiverse and pollinator friendly planting in accordance with the All-Ireland Pollinator Plan 2021 – 2025.

4.3 Description of the aspects of the environment likely to be significantly affected

This section provides a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected. The compilation of the information in this section has had regard to the criteria set out in Schedule 7 of the PDR 2001.

The proposed development site (refer to **Figure 4.1** below) is located at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15. The site to the North of the site is site A and the site to the South is site B. The proposed development will principally comprise of the demolition of 4 no. existing residential dwellings, and the construction of 21 no. new residential dwellings across the two sites.

The overall site area is 7189m² (0.72Ha) with a net development area of (0.48Ha). Site A is bound by: Residential boundary walls to the east and west; Cul-de-sacs on Fortlawn Park and Avenue to the north; Cul-de-sacs on Fortlawn Park and Avenue, and public open space to the south. Site B is bound by: Residential boundary walls to the east; Cul-de-sacs on Fortlawn Park and Avenue, and public open space to the north; Public open space to the west and south.

As per the *Fingal Development Plan 2023-2029*, the proposed development site is zoned as 'RS – Residential': *Provide for residential development and protect and improve residential amenity* and 'OS - Open Space': Preserve and provide for open space and recreational amenities. Refer to **Figure 4.2.**

Figure 4.1 - The location of the proposed development site at Fortlawn, Dublin.

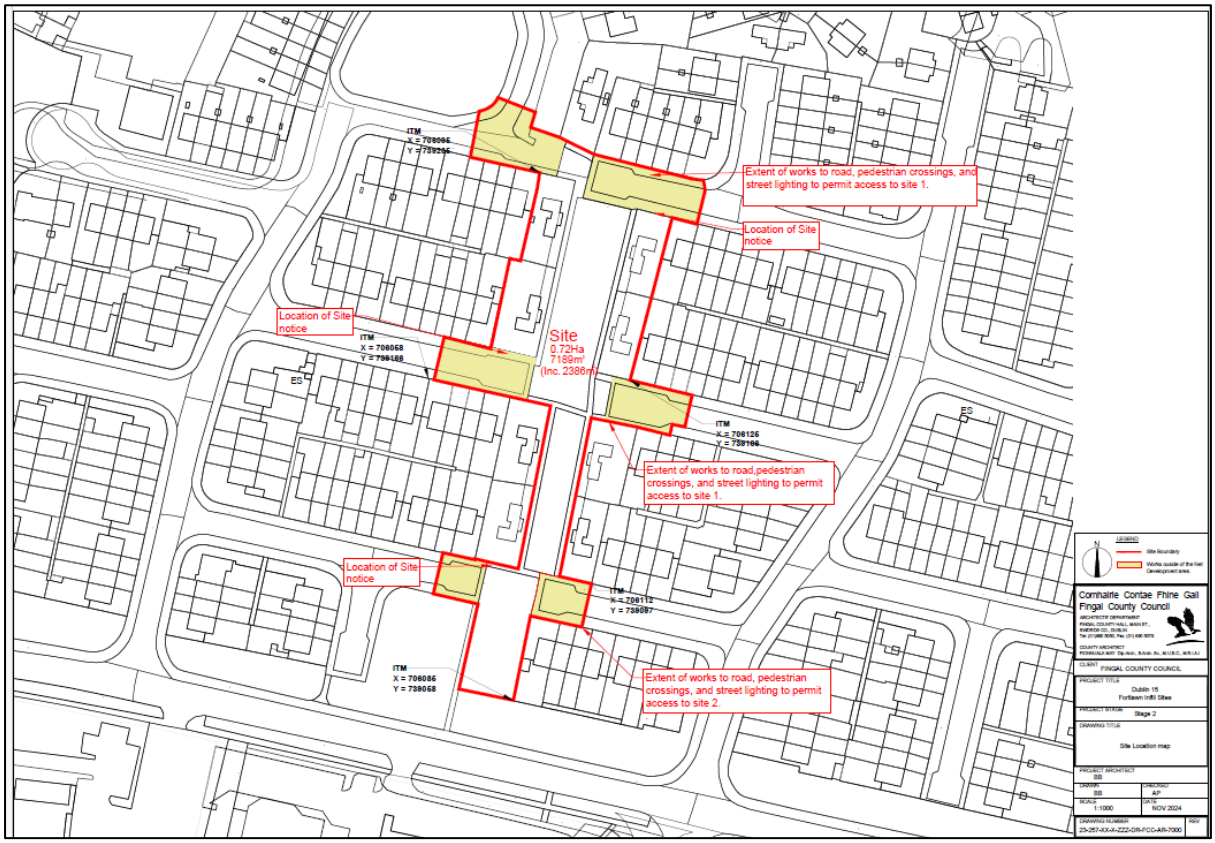


Figure 4.2 - Land use zoning at the proposed development site (*Fingal County Development Plan 2023-2029).*

The site of the proposed development is situated in the Local Electoral Area (LEA) of Castleknock and the Electoral Division (ED) of 'Blanchardstown-Coolmine'. The CSO provides data on population and socio-economic aspects of the population at different levels from the State, county level, Local Electoral Area (LEA), individual Electoral Districts (ED) to Small Areas (SA) within each County. The 2016 Census undertaken by CSO provides detailed results and reports.

The most recent census was undertaken in April 2022. CSO published preliminary results for 'Census of Population 2022' on 23 June 2022 (updated September 2022) which have been superseded by the summary results published on 30 May 2023. A series of themed reports, Small Area Population Statistics (SAPS) and Place of Work, School, College - Census of Anonymised Records (POWSCAR) and their detailed statistical tables will be provided as per the schedule set by CSO for May 2023 to December 2023.

The CSO data illustrates that the population of the Irish State increased between 2011 and 2016 by 3.8%, and further increased by 8.1% between 2016 and 2022, bringing the total population of the Irish State to c. 5.1 million in April 2022 (see **Table 4.1**, below), which is the highest population recorded in a census since 1841. In the period between 2016 and 2022, the population in the administrative area of Fingal County Council (FCC) increased by 11.6% as compared to the previous increase of 8% between 2011 and 2016. The population statistics indicate that growth at the level of the ED between 2011 and 2016 was more than the growth between 2016 and 2022.

Table 4.1 - Population change: State, LA and ED level: 2011 – 2022 (CSO, 2012; 2017; 2022)

Area		Number of persons		
	2011	2016	2022	Change
Ireland (State)	4,588,252	4,761,865	5,149,139	**+3.8%** (2011-2016) **+8.1%** (2016-2022)
Fingal County Council Administrative Area	273,991	296,020	330,506	**+8.0%** (2011-2016) **+11.6%** (2016-2022)
Blanchardstown-Coolmine ED	10,819	11,320	11,271	**+4.6%** (2011-2016) **-0.4%** (2016-2022)

The site of the proposed development is situated adjacent to the existing road network, namely the Blanchardstown Road S (R121). The area is served by public transport infrastructure or services, including bus services, providing access to-and-from Dublin city centre and Dublin Airport. The proposed site is c. 1.8km north-west (linear distance) to the nearest SEVESO III site Contract & General Warehousing Ltd., Navan Road, Dublin 15 (upper tier) and is outside the SEVESO site consultation distance.

The Mountview Youth and Community Centre, Mountview Fortlawn Community, Youth and Sports Hub, and Blakestown Community & Resource Centre are c. 65m, c. 170m and c. 540m away, respectively. There are retail, health care facilities, schools, GAA clubs etc in close proximity to the proposed development.

Owing to the urban context, the site of the proposed development and the majority of the surrounding areas are on hardstanding underlain by artificial surfaces. The bedrock geology in the area is of the Lucan Formation and comprises of dark limestone and shale, with no karst features present. The site is underlain by 'locally important aquifer' that is *'bedrock which is moderately productive only in local zones'*. The groundwater vulnerability is classed as 'Extreme' or 'Extreme – rock at or near surface/karst', indicating that site is underlain by 0-3m depth of till derived from limestones or bedrock outcrops/subcrops (GS1, 2024).

No watercourses are present within or connected to the proposed development site at Fortlawn Avenue and Fortlawn Park, Blanchardstown. A review of the Environmental Protection Agency (EPA) web-tool indicates that the nearest mapped watercourses are the Barberstown 09 c.750m (linear distance) to the north and apparently substantially culverted, and the Tolka River c.1.2km to the north-east. The Royal Canal Main Line is c.1.2km (linear distance) to the north. The Tolka River flows east and enters the Tolka Estuary/Dublin Bay approximately 13km downstream. The proposed development site is located within the Liffey and Dublin Bay catchment (9) and Tolka_030 river sub-basin. Refer to **Figure 4.3**. Given the location of the site in relation to the relevant watercourses there is no more than a theoretical surface water pathway between the proposed development site and the European sites associated with the Tolka Estuary/Dublin Bay (i.e. Dublin Bay and Rover Tolka Estuary SPA, South Dublin Bay SAC, North Dublin Bay SAC and North Bull Island SPA).

Considering the distance to the relevant waterbodies, there is no possibility that polluted surface water could be emitted directly to either. There is a possibility that contaminated surface water from the site could enter the municipal surface water drainage network adjacent to the site and be indirectly discharged to surface waters via the drainage network (e.g. during extreme rainfall events and / or high tides), thereby creating an indirect hydrological pathway linking the proposed development site with

European Sites downstream. There is also a potential groundwater pathway between the proposed development site and these European sites should indirect discharges (i.e. spillages to ground) occur, or should any contamination on the site enter the ground water.

A second potential link to coastal European sites is via the emission point of the Ringsend Wastewater Treatment Plant (WwTP), which will receive foul water flows from the proposed development during its operation. Though the WwTP is currently over capacity (the plant is currently accommodating 1.9m PE), recent water quality assessment undertaken in Dublin Bay (published by the EPA and available on the EPA online mapping database confirms that Dublin Bay is classified as "unpolluted" and there is no evidence that the over-capacity issues at Ringsend are affecting the conservation objectives of the European sites in Dublin Bay. All proposed foul drainage infrastructure will meet the required specifications of Irish Water and the current version of the Building Regulations.

As per the WFD 2016-2021 status, Barberstown 09 and the Tolka River are of 'Poor' status and are 'At Risk' for river waterbodies risk. As per the WFD 2016-2021 status, the Tolka Estuary (IE_EA_090_0200) is 'Poor' and 'At risk' of failing to achieve its WFD objective / good status by 2027.

The WFD ground waterbody (GWB) status of the Dublin GWB is rated as 'good', and the risk status is 'under review' (2016 – 2021 cycle).

There are no European sites within the immediate vicinity of the proposed development site at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Co. Dublin. The nearest European site is the Rye Water Valley/Carton SAC, c. 6.2km to the south-west. There are 15 no. European sites located within the potential Zone of Influence (Figure 4.4):

- Rye Water Valley/Carton SAC (site code 001398), c. 6.2km to the south west;
- South Dublin Bay SAC (site code 000210), c. 14.2km to the south;
- Glenasmole Valley SAC (site code 001209), c. 14.9km to the south;
- North Dublin Bay SAC (site code 000206), c. 15.2km to the east;
- Malahide Estuary SAC (site code 000205), c. 15.5km to the north east;
- Wicklow Mountains SAC (site code 002122), c. 17.2km to the south;
- Baldoyle Bay SAC (site code 000199), c. 17.4km to the east;
- Rogerstown Estuary SAC (site code 000208), c. 18.3km to the north east;
- North Bull Island SPA (site code 004006), c. 12.2km to the east;
- South Dublin Bay and Rover Tolka Estuary SPA (site code 004063), c. 14.2km to the south-east;
- Malahide Estuary SPA (site code 004025), c. 15.5km to the north east;
- Northwest Irish Sea SPA (site code 004236), c. 17.7km to the east;
- Baldoyle Bay SPA (site code 004016), c. 17.9km to the east;
- Wicklow Mountains SPA (site code 004040), c. 18.4km to the south;
- Rogerstown Estuary SPA (site code 004015), c. 18.9km to the north east.

Note that the above-listed distances are linear (i.e. 'as the crow flies'). The conservation objectives of these sites are to maintain the favourable conservation condition of the Qualifying Interests / Special Conservation Interests in question. For further information, refer to the standalone AA Screening Report.

There are no fully designated Natural Heritage Areas (NHA) within the potential Zone of Influence. The pNHAs within the ZoI are as follows (note that the distances are linear):

- Proposed Natural Heritage Areas (pNHA):

- Royal Canal pNHA (site code 002103), c. 1.2km to the south;
- Liffey Valley pNHA (site code 000128), c. 2.1km to the south;
- Rye Water Valley/Carton pNHA (site code 000395), c. 7.2km to the south west;
- Grand Canal pNHA (site code 002104), c. 6.8km to the west;
- Santry Demesne pNHA (site code 000178), c. 9.9km to the east;
- North Dublin Bay pNHA (site code 000206), c. 12.0km to the east;
- Dodder Valley pNHA (site code 000991), c. 12.3km to the south east;
- Lugmore Glen pNHA (site code 001212), c. 13.3km to the south;
- South Dublin Bay pNHA (site code 000210), c. 14.2km to the south east;
- Slade of Saggart And Crooksling Glen pNHA (site code 000211), c. 14.3km to the south;
- Feltrim Hill pNHA (site code 001208), c. 14.5km to the north east;
- Glenasmole Valley pNHA (site code 001209), c. 14.9km to the south.

North Bull Island Ramsar site (406) is located c. 16km to the east of the site. The site covers most of an island within the wider coastal and estuarine waters of Dublin Bay. Salt marshes extend along the length of the landward shore, and a well-developed and dynamic dune system along the seaward shore, where annual vegetation of drift lines is found in places. The dunes and salt marshes support characteristic plant communities and a number of rare plants which are legally protected. The intertidal habitats feature a rich macrofauna, small areas of eel grass and, in the summer months, green algal mats. The wider estuarine complex provides feeding and roosting habitat for more than 1% of the global population of more than 20 wintering birds, including black-tailed godwit (*Limosa limosa*) and light-bellied brent goose (*Branta bernicla hrota*). It is a very popular recreational area and important for educational and research purposes: nature conservation is a main land use within the Site.

Malahide Shellfish area is c. 20km to the north-east of the site and 'All Beds' are classified for bivalve mollusc and species of interest include razor clams. The site has seasonal classification and is classified as Class A.

Figure 4.3 - EPA waterbodies in the proximity of the proposed development

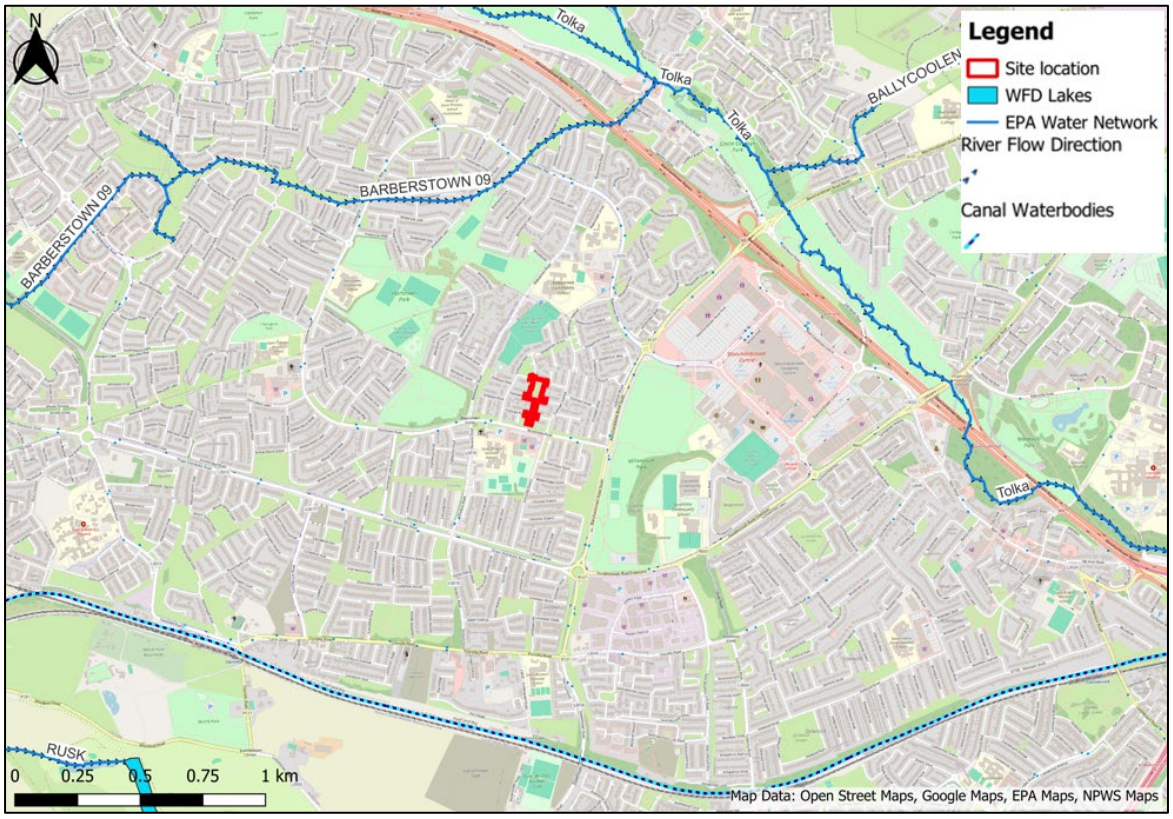
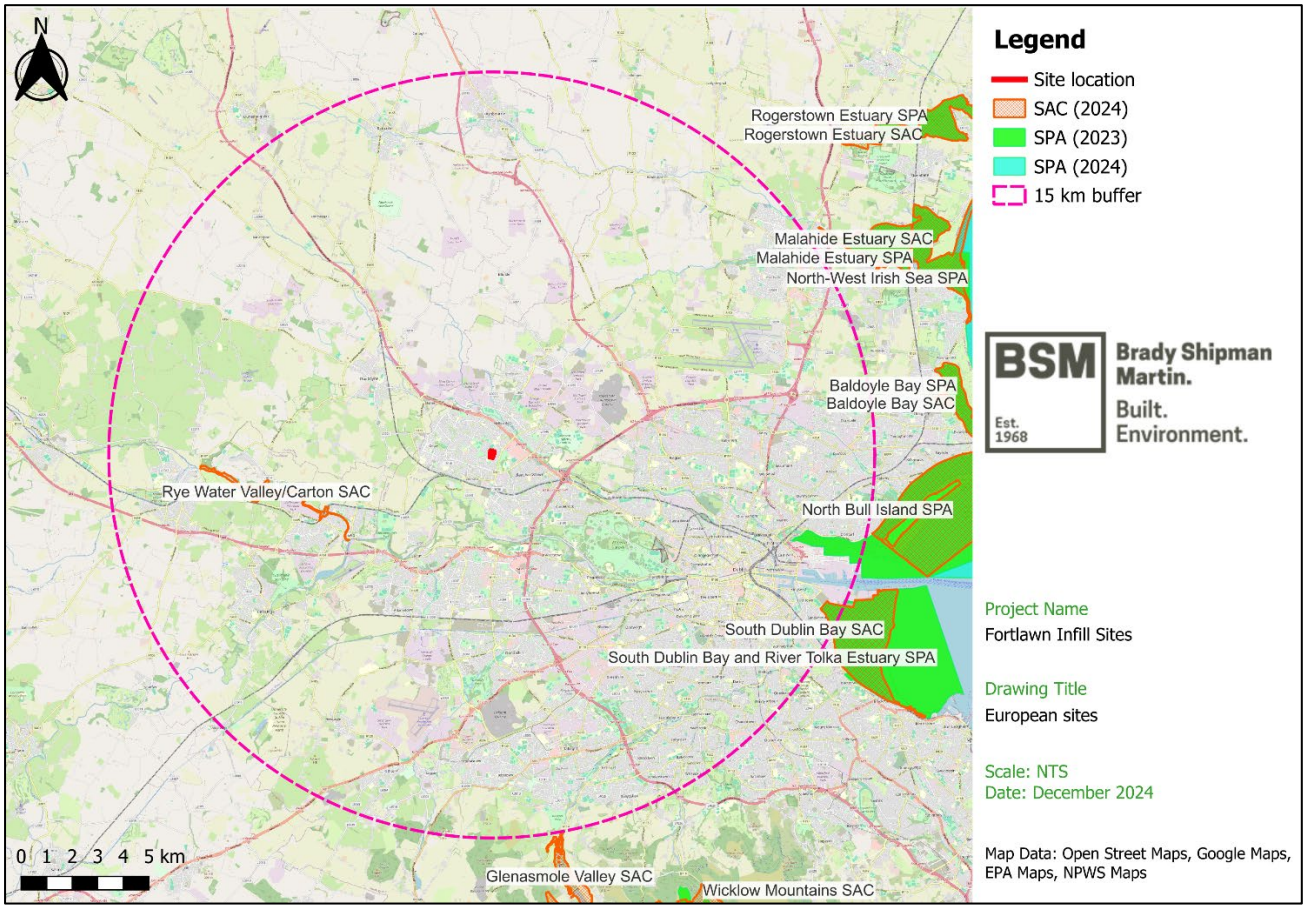


Figure 4.4 - European sites within Zone of Influence of the proposed development. A 15km radius is shown for scale.



There are no ecologically significant habitats on the proposed development site, which comprises of existing public open space (Fossitt code GA2 amenity grassland (improved)), located between Fortlawn Avenue and Fortlawn Park. There are some existing footpaths through and around the amenity grassland (Fossitt code BL3 buildings and artificial surfaces) which provide access to the site from all sides. A total of 39 no. trees were recorded in the arboricultural survey completed on 5th November 2024, and to facilitate the proposed development, 28 trees, 2 shrubs and 4 ornamental hedgerows of low quality and 4 trees of poor quality are required to be removed.

The proposed development site is not under any wildlife or conservation designation. The NPWS and NBDC databases were consulted with regard to rare species (Curtis & McGough, 1988) and species protected under the Flora Protection Order (2022). There are no records of any rare or threatened plant species protected under the *Flora Protection Order* (2022) within the 2km grid square that covers the site (Square O03U). The 2km grid square takes in a significantly wider area than the subject site, and the presence of a species in the grid square is *not necessarily indicative of its presence on the subject site*. The third schedule invasive plants noted within the 2km grid square include American Skunk-cabbage (*Lysichiton americanus*) and Giant Hogweed (*Heracleum mantegazzianum*) which are not known to be present on or near the site. No rare habitats or habitats of any ecological value (i.e. International, National or County Importance, or Local Importance) are present, and there are no Key Ecological Receptors at the proposed development site.

Badgers, otters (protected under Article 12 of the Habitats Directive), amphibians or reptiles are not likely to be present within the proposed development area. The site, in its current state, is of some limited local value for nesting birds. None of the trees have significance for roosting bats and the existing buildings are of no more than low suitability for roosting bats. Nevertheless, as bats are very small and highly mobile creatures, as a precautionary measure, prior to demolition a bat survey shall be undertaken by a suitably experienced bat specialist.

Overall, the site of the proposed development is of no more than Local (lower Value) importance, at most, 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)).

There is no evidence of any habitats or species with links to European sites on the site and no 'reservoir' type habitats (habitats which have the potential to support Qualifying Interest / Special Conservation Interest species in any European site) are present. The site is entirely unsuited to use by any bird species listed as Special Conservation Interests in any of the European sites within the potential Zone of Influence.

There are no recorded archaeological or architectural heritage sites on the site of the proposed development. Coolmine Church (DU013-019001) and Graveyard (DU013-019002) are protected structures located c. 365m to the south east. The closest 'Zone of Archaeological Notification' is Swords, c.1 3.7km to the north east.

The *Fingal Development Plan 2023 – 2029* provides a Landscape Character Assessment of the Local Authority administrative area. It classifies six 'Landscape Character Types'. The site of the proposed development is located within the 'River Valleys/Canal' Character Type, which is categorised as having high value and high sensitivity to development. There are no protected views identified in the Development Plan in the vicinity of the proposed development or that could be affected by the proposed development.

4.4 Description of Likely Effects

This section provides a description of the likely effects of the proposed development, with reference to the above-listed environmental aspects, and under the headings of the environmental factors as specified in paragraph (b)(i)(I) to (V) of Section 171A of the PDA 2000:

- Population and human health;
- Biodiversity, with particular attention to species and habitats protected under the Habitats and Birds Directives;
- Land, soil, water, air and climate;
- Material assets, cultural heritage and the landscape; and
- The interaction between the foregoing factors.

4.4.1 Overview

The proposed development is a public residential project. The proposed development will consist of the construction of 21 no. residential units and associated infrastructure.

The proposed development site is situated in the urbanised surrounds of Blanchardstown and is not an area with a high sensitivity to the environmental effects of development of this nature and scale. The site of the proposed development predominantly comprises existing buildings and artificial surfaces. The site of the proposed development is not under any ecological designation. There are no significant ecological sensitivities in the immediate environs.

The proposed development requires the removal of 28 trees, 2 shrubs and 4 ornamental hedgerows of low quality and value and 4 trees of poor quality. The loss of trees required to facilitate the development will not have a significant impact on the character and appearance of the local surrounding areas. All trees to be removed are of low and poor quality, and of limited public amenity value. The proposed development has included sufficient space for new high-quality tree planting that can help mitigate the loss of trees and canopy cover in the medium to long term and have a positive impact on the character and appearance of the new development and the surrounding local landscape. Refer to the accompanying Architectural Report and drawings for further information.

During the construction phase, typical environmental effects associated with urban construction and demolition works of this nature and scale are predicted, including elevated levels of noise, emissions of dust, direct and indirect greenhouse gas emissions, impacts on visual amenity, effects associated with construction traffic, etc. These effects will be short-term in duration, at most, and reversible. There will also be environmental risks associated with the presence of potential pollutants (e.g. hydrocarbons, solvents, cementitious materials) and human health risks associated with typical site safety risks.

During the operational phase, typical environmental effects associated with the presence and operation of apartment buildings are also predicted, including water consumption, surface and foul water loading to the municipal network, additional traffic volumes and direct and indirect greenhouse gas emissions. Operational phase effects are expected to be permanent in duration.

The following sections present the results of an assessment of potential impacts, specifically with regard to the environmental factors as specified in paragraph (b)(i)(I) to (V) of Section 171A of the PDA 2000, identifying in each case, the types and characteristics of potential impacts.

4.4.2 Population & Human Health

As stated above, the construction phase of the proposed development may be expected to give rise to typical environmental effects associated with urban construction activities of this nature and scale, including generation of dust, noise and vibration effects associated with construction traffic, and negative impacts on visual amenity.

The proposed development site is situated in the built up area of Blanchardstown. It is surrounded by existing residential development that may be affected by the environmental aspects of the proposed construction works. All such effects are predicted to be localised, short-term in duration and reversible. Nevertheless, best practice measures will be implemented during the proposed works (as detailed in Section 4.2.6, above), in order to avoid and minimise impacts on local residents insofar as possible.

The proposed development will replace the existing greenfield site with 21 no. residential apartments, open space, parking and associated infrastructure. The proposed development presents an opportunity to provide addition residential units in a strategic location, utilising existing services and infrastructure, and providing sustainable places to live, close to work and public transport link.

The proposal complies with TGD Part M, Access, and Use, of the Building Regulations as well as Fingal County Council's Age Friendly Policies. During the detailed design phase, the proposed development will adhere to guidance documents such as "Building for Everyone: A Universal Design Approach," "Universal Design Guidelines for Homes in Ireland," "10 Steps to an Age Friendly Home (Fingal County Council)," and "Technical Guidance Document M".

The proposed development integrates Universal Design principles by providing ground-level access for bicycle and vehicular parking, illuminating entrances, ensuring level approaches and thresholds, and a covered main entrance. Internal doorway widths, corridors and hallways comply with accessibility standards & windows are easy to operate. There is space for wheelchair turning in kitchens, living rooms, bedrooms, and bathrooms with adequate circulation space, and bathrooms are designed with adaptable features such as handrails and easy access to showers, WC, and wash basin. Switches, sockets, ventilation, and service controls will be placed at heights usable by all. 3no. ground floor level 1 bed apartments units, 3 no. ground floor 2 bed apartment units and 2no. 4 bed houses at ground floor level are fully accessible and have been designed to universal design standards. This represents 38% of the total number of proposed dwellings.

Detailed design of the buildings will ensure high levels of occupant comfort, and compliance with requirements expressed in current, relevant parts of the Building Regulations: Part F: Ventilation, Part J: Heat Producing Appliances and Part L: Conservation of Fuel and Energy.

Also, given the site's proximity to a variety of retail, educational, recreational, and healthcare facilities located close-by and to Public Transport, the development of the site for social housing would contribute to the creation of sustainable mixed communities in accordance with national and local statutory planning policy.

Hence, no likely significant effects are predicted in relation to population and human health.

4.4.3 Biodiversity[1]

There are no European sites within the immediate vicinity of the proposed development site.

[1] With particular attention to species and habitats protected under the Habitats and the Birds Directives

Overall the development site has **low ecological value** (at most) 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)).

The proposed development requires the removal of 28 trees, 2 shrubs and 4 ornamental hedgerows of low quality and value and 4 trees of poor quality. The loss of trees required to facilitate the development will not have a significant impact on the character and appearance of the local surrounding areas. All trees to be removed are of low and poor quality, and of limited public amenity value. The proposed development has included sufficient space for new high-quality tree planting that can help mitigate the loss of trees and canopy cover in the medium to long term and have a positive impact on the character and appearance of the new development and the surrounding local landscape.

The site, in its current state, is of some limited local value for nesting birds. None of the trees have significance for roosting bats and the existing buildings are of no more than low suitability for roosting bats. Nevertheless, as bats are very small and highly mobile creatures, as a precautionary measure, prior to demolition a bat survey shall be undertaken by a suitably experienced bat specialist.

Biosecurity measures will be implemented during the proposed works to prevent the introduction of invasive species. To avoid the introduction of invasive species any material imported to the site should be screened for invasive species and all machinery should be thoroughly cleaned down prior to arriving on site.

The construction phase of the proposed development will result in typical construction phase effects such as elevated noise levels and lighting that could potentially result in disturbance of wildlife in the surrounding environment. However, considering the high urbanised and disturbed context at present, the proposed works are only expected to result in marginal change in this regard – with no significant ecological impacts likely to occur.

The AA Screening Report for the proposed development, submitted as part of the planning application under separate cover, has arrived at the following conclusion:

> *'In view of best scientific knowledge this report concludes that the proposed residential development at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15, individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.'*

Therefore, for the purposes of this EIA screening determination, significant effects on European sites can also be excluded. This conclusion has been arrived at having consideration of the nature, scale and location of the proposed development, and the potential for significant effects on the Qualifying Interests/Special Conservation Interests of the above-listed European sites, with regard to their conservation objectives, and in accordance with the source-pathway-receptor model for impact assessment. For further detail, please refer to the separate AA Screening Report.

No likely significant effects are predicted in relation to biodiversity, including to species and habitats protected under the Habitats and Birds Directives.

4.4.4 Land, Soil, Water, Air & Climate

The site of the proposed development is situated on a mixed site, with greenfield (amenity grassland) and existing buildings present. There are no watercourses on the site of the proposed development or

in the immediate vicinity, and it is not feasible that pollutants could be directly discharged from the site of the proposed development to the surface water network. The proposed development includes comprehensive surface water drainage infrastructure through which the rate of discharge of surface water will be carefully controlled.

During the construction phase, standard good practice pollution control measures will be implemented, preventing the emissions of pollutants to the municipal drainage network. During its operation, the proposed development will feature segregated foul and surface water drainage networks. Both systems will discharge to the existing Irish Water surface and foul water infrastructure underlying the adjacent roads.

The proposed development is not expected to increase flood risk on the site or elsewhere. The inclusion of on-site surface water attenuation measures and soft landscaping is expected to attenuate surface water run-off and, therefore, reduce overall flood risk.

The Engineering Report prepared by McMahon Associates and submitted separately, has considered the flood risk associated with the proposed development, including under future climate change scenarios. It has concluded that-

> *'Given the extensive modelling completed in the area and referenced in the county development plans, and that there is no historical flooding at the site identified on the OPW website, the flood risk for the site is therefore considered to be minimal and the site appropriate for residential development.'*

Groundworks are likely to be required (e.g. to facilitate the construction of foundations and drainage services) and it may be required to export a certain volume of excavated material for off-site disposal (in accordance with the applicable legislation). Significant impacts on land, soil or groundwater are not likely to occur as a result of these works, which will be carried out in accordance with best practice measures.

The Ground Investigation Report (Causeway Geotech, 2024) states that the site investigation works were undertaken in September 2024 and comprised of five boreholes by dynamic (windowless) sampling, dynamic probes conducted as a follow-on from two boreholes using the DPSHB method, five machine-dug trial pits, one hand-dug foundation inspection pit, and In-situ testing, including: Standard Penetration Tests, two infiltration tests and three plate load tests.

The general ground type at the proposed site includes a topsoil layer (100-300mm thick) followed by made ground (reworked sandy gravelly clay fill with layers of sandy clayey gravel, low cobble content and fragments of plastic and red brick extending to a depth of 0.50-0.80m) and glacial till (sandy gravelly clay, frequently with low cobble content, typically firm in upper horizons, becoming stiff with increasing depth). The possibility of encountering groundwater during excavation works at these locations should not be ruled out, and details of the individual groundwater strikes, along with any relative changes in levels as works proceeded, are presented in the Ground Investigation Report. The ground investigation works noted that based on the presence of stiff glacial till at relatively shallow depths across the footprint of the proposed building, the implementation of traditional shallow (spread) foundations (strip/pad and trench fill) are considered suitable.

The Waste Classification Report (Causeway Geotech, 2024, Appendix L) noted that the material tested as part of the works could be classified as non-hazardous material. Following waste classification, a Waste Acceptance Criteria (WAC) of the samples was completed. 11 no. of the 12 no. samples were

classified as inert. Sample number 5 tested positive for Flammable liquid and vapour but was deemed non-hazardous because there was no free product present in exploratory holes during investigation work. Any potential contamination identified during site development works by visual or olfactory means shall be further investigated, including further laboratory testing and appropriate health and safety, waste disposal and remediation measures adopted. The waste will then be sent to appropriate licensed facility for disposal.

In relation to air quality, minor emissions of dust may be expected to occur during the proposed works. Dust management measures will be implemented under the scope of the CEMP. No significant impacts are anticipated in this regard.

As noted in Section 4.2.4, the detailed design of the proposed development will ensure compliance with requirements expressed in current, relevant parts of the Building Regulations. Further, the requirement for nearly zero energy buildings and renewable sources of energy will be addressed in the detailed design and construction stages.

The proposed reduced numbers of on-site car parking, coupled with the generous provision of on-site bicycle parking, is consistent with national and municipal objectives to promote a modal shift away from private car use in favour of low-carbon and active alternatives.

No likely significant effects are predicted in relation to land, soil, water, air or climate.

4.4.5 Material Assets, Cultural Heritage & the Landscape

The proposed development is not expected to give rise to any significant effects in relation to material assets, i.e. roads or other built services / infrastructure. As discussed in Section 4.2.2, the access to the north of Site A will remain, with a through road created between the existing housing developments; Fortlawn Park and Fortlawn Avenue. This will also be the case for the southern portion of the site. The proposed roads will be reduced in width to 5m (reduction from existing adjoining roads), to promote lower speeds. Raised tables and ramps will also be utilised to promote lower speeds. Pedestrian access via footways and pedestrian crossings will be provided between Fortlawn Park and Fortlawn Avenue. Turning facilities are not required as through roads provided.

During construction, the proposed development has the potential for significant (both temporary and permanent) negative effects on major public utilities due to the requirement to divert or modify existing infrastructure. During the operational phase, the proposed development is unlikely to have a significant effect on material assets such as major public utilities.

There are no recorded archaeological or architectural heritage sites on the site of the proposed development. The proposed site is c. 1.7km to the north east of the Luttrellstown Demesne Architectural Conservation Area. If any subsurface archaeological remains are to be encountered during groundworks, these elements of the works will be supervised by a competent and suitably qualified archaeologist, in order to ensure that no significant impacts arise in relation to subsurface archaeological remains. Impacts on architectural or archaeological heritage outside of the site are not expected to occur.

There are no protected views or prospects in this area. There is the potential for temporary significant negative townscape and visual effects during construction due to general construction activity, impacts on property boundaries, traffic diversions and streetscape disturbance. Indirect impacts include the

visible and landscape impact of construction activities and hoarding, changes to traffic patterns and diversions and the increased movement of HGV.

During the operational phase, the proposed development may alter visual amenity due to the new features within the streetscape, changes in traffic flows, lighting, signage, new boundaries and landscape planting treatments.

No likely significant effects are predicted in relation to material assets, cultural heritage or the landscape.

4.4.6 Interactions

The key interactions may be summarised as follows:

- Negative water quality effects have the potential to negatively affect aquatic ecology;
- Negative effects in relation to noise, air quality, traffic and material assets have the potential to negatively affect population and human health.

Interactions between environmental topics have been comprehensively addressed herein.

No likely significant effects are predicted in relation to the interaction between environmental topics.

4.4.7 Cumulative Impacts

The following sources were consulted to identify relevant other plans or projects:

- Fingal Development Plan 2023-2029 (FCC, 2023);
- An Board Pleanála database (www.pleanala.ie – accessed June 2025); and
- EIA Portal (www.housinggovie.maps.arcgis.com – accessed June 2025).

No developments are proposed within the immediate vicinity of the site that would, in combination with the development under appraisal in this report, give rise to significant effects. This includes projects that are currently under construction, have recently been granted planning permission or are awaiting a decision.

The Fingal County Development Plan 2023-2029 has a series of objectives intended to protect and enhance the natural environment. For example, the plan includes policies for the protection of the county's flood plains, to prevent development in flood plains without satisfying the appropriate justification test and to require the use of sustainable drainage systems (SuDS) to minimise and limit the extent of hard surfacing and paving in order to reduce the potential impact of existing and predicted flooding risks.

The proposed development will not impact on the flow of water through the area, nor increase potential flood impacts. It is in compliance with all of the relevant Plan objectives.

A number of other plans were considered when assessing in-combination effects, but it was determined that there would be no in-combination effects with these:

- The National Planning Framework (Project Ireland 2040);
- The Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 – 2031 (The Eastern and Midland Regional Assembly);
- The Greater Dublin Strategic Drainage Study;
- Greater Dublin Area Transport Strategy 2022-2042;
- Climate Action Plan 2023 (CAP 23 – Changing Ireland for the Better);

- Fingal County Council Fingal Climate Action Plan 2024 – 2029;
- National Biodiversity Action Plan 2023 —2030.

As concluded in the Appropriate Assessment (AA) Screening Report (BSM, 2025), the proposed development, individually or in combination with another plan or project, will not have a significant effect on any European sites.

4.5 Schedule 7 Criteria

Schedule 7A of the PDR 2001 requires the Applicant to have regard to the criteria set out in Schedule 7 of the PDR 2001. These criteria have been considered as set out in Table 4.2.

Table 4.2 - Criteria set out in Schedule 7 of the PDR 2001 and corresponding information in respect of the proposed development.

Criteria	Information in respect of the proposed development
1. Characteristics of proposed development *The characteristics of proposed development, in particular—*	
(a) the size and design of the whole of the proposed development,	The proposed development comprises 21 no. social housing units on a site of c. 0.72ha in area. The size and design of the proposed development are detailed in **Section 3.1 and Section 4.2,** above.
(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 [PDA 2000] and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,	As per **Section 4.4.7** above, it is considered that significant in-combination effects on European sites are not likely to occur as a result of the proposed development in combination with other plans or projects.
(c) the nature of any associated demolition works,	As part of the proposed works, the existing site will be cleared for construction of the proposed residential complex. The proposed development will comprise of the demolition of 4 no. existing residential dwellings
(d) the use of natural resources, in particular land, soil, water and biodiversity,	The site of the proposed development in Blanchardstown is a mixed greenfield/developed site. Therefore, there will be some new consumption of 'land' required to facilitate the build. Local excavations for foundations and services are envisaged, and it may be necessary to export excavated material for off-site disposal. This will be executed in accordance with the relevant legislative provisions. During the operational phase, potable water from the municipal supply network will be consumed by residents. In this regard, the proposed development is not expected to be significantly different to the existing operational scenario. The site of the proposed development comprises of existing buildings and greenfield currently used as public open space. The proposed development requires the removal of 28 trees, 2 shrubs and 4 ornamental hedgerows of low quality and value and 4 trees of poor quality. The loss of trees required to facilitate the development will not have a significant impact on the character and appearance of the local surrounding areas. All trees to be removed are of low and poor quality, and of limited public amenity value. The proposed development has included sufficient space for new high-quality tree planting that can help mitigate the loss of trees and canopy cover in the medium to long term and have a positive impact on the

Criteria	Information in respect of the proposed development
	character and appearance of the new development and the surrounding local landscape. There are no unusual aspects of the proposed development in this regard. Use of natural resources will be limited to standard / typical levels for development of this nature, scale and location.
(e) the production of waste,	During the construction phase, waste material will be generated, requiring off-site disposal. Waste materials are likely to include construction waste and excavated material. Waste material will be managed in accordance with the applicable legislative provisions. As detailed in **Section 4.2.6**, a CEMP, which will address Resource & Waste Management, will be prepared for the construction and demolition phase of the proposed development, in accordance with the EPA Best Practice Guidelines for the Preparation of Resource & Waste Management Plans for Construction & Demolition Projects (2021). During the operational phase, municipal solid waste will be generated by residents. All terraced houses have own door access at ground floor level located to the front of the properties with a designated bin storage area, for 3no. standard domestic bins, located adjacent to the entrance of the dwelling. For the apartment units, there is a designated bin storage area to the front on the eastern boundary. The bin storage is less than 35 metres from each communal entrance, is accessible for wheelchair access and is roofed with ventilation around the roof perimeter at high level. The door to the bin store will be fob accessed for residents only. There are no unusual aspects of the proposed development in this regard. Volumes of waste generated during the construction and operational phases will be commensurate of development of this nature, scale and location.
(f) pollution and nuisances,	As detailed above, during the construction phase, there will be typical construction related pollution risks and effects, e.g. generation of dust, elevated levels of noise, potential pollution risk associated with presence of hazardous substances (hydrocarbons, cementitious material, etc.). Standard good practice construction pollution control measures will be implemented (as detailed in **Section 4.2.6**), and no significant environmental effects are predicted in this regard. Works will be limited to normal working hours in order to avoid / minimise potential nuisance. During the operational phase, potential sources of pollution associated with the proposed development are principally (i)

Criteria	Information in respect of the proposed development
	generation of municipal solid waste (addressed above) and (ii) generation of foul water. As detailed above, foul water will be discharged to the municipal wastewater drainage network, which contains overflow arrangements and which conveys wastewater to Ringsend WwTP for treatment prior to discharge at Irish Sea. For the reasons detailed, no significant environmental effects are predicted in this regard.
(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	The proposed development is neither especially susceptible to the risk of major accidents and / or disasters, nor is it likely to cause or exacerbate such an event. No particular risks have been identified in this regard. The proposed site is c. 1.8km north-west (linear distance) to the nearest SEVESO III site Contract & General Warehousing Ltd., Navan Road, Dublin 15 (upper tier) and is outside the SEVESO site consultation distance. As detailed in **Section 4.4**, above, a flood risk assessment has been carried out as part of the Engineering Report prepared by McMahon Associates, which has considered the flood risk associated with the proposed development, including under future climate change scenarios. It has concluded that- '*Given the extensive modelling completed in the area and referenced in the county development plans, and that there is no historical flooding at the site identified on the OPW website, the flood risk for the site is therefore considered to be minimal and the site appropriate for residential development.*'
(h) the risks to human health (for example, due to water contamination or air pollution).	The potential impacts of the proposed development in relation to human health have been assessed above (refer to **Section 4.4.2**, above). The site of the proposed development is situated in a densely populated urban area, with numerous residential receptors present in the immediate vicinity. However, having regard to the nature and scale of the proposed development, no likely significant effects are predicted in this regard. A range of best practice environmental protection measures will be implemented (refer to **Section 4.2.6**) in order to avoid / minimise impacts on the local population insofar as possible.
2. Location of proposed development *The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—*	
(a) the existing and approved land use,	The proposed site is a mixed greenfield/developed site at Fortlawn Avenue and Fortlawn Park, Blanchardstown, Dublin 15. As per the Fingal Development Plan 2023-2029, the proposed site is zoned as '*RS – Residential': Provide for residential development and protect and improve residential amenity*' and '*OS - Open Space': Preserve and provide for open space and recreational amenities*.' For further details in

Criteria	Information in respect of the proposed development
	relation to existing and approved land use, refer to **Section 4.3**, above.
(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,	The site of the proposed development is a mixed greenfield/developed site with some use as public open space. Overall the development site has low ecological importance as defined by the ecological resource valuations presented in the NRA Guidelines. There are no protected habitats or rare / protected species of flora present on the site. There are no surface water bodies or designated sites on the site or in the immediate vicinity. For further details, refer to **Sections 4.3** and **4.4.3**, above. The site of the proposed development and wider area is developed and urban in nature, having low sensitivity to the effects of development, and a relatively high regenerative capacity (given the absence of sensitive habitats).
(c) *the absorption capacity of the natural environment, paying particular attention to the following areas:*	
a. wetlands, riparian areas, river mouths;	There are no wetlands, riparian areas or river mouths at the site of the proposed development or in the immediate vicinity that could be directly affected by the proposed development. At closest, North Bull Island Ramsar site (406) is located c. 16km to the east of the site. Indirect hydrological connections, e.g. via the wastewater drainage and treatment system, are detailed in **Section 4.4.4**, above.
b. coastal zones and the marine environment;	The site of the proposed development is situated a c. 12.5km linear distance from the coast. There are no direct impact pathways between the proposed development site and coastal zones or the marine environment. Indirect hydrological connections, e.g. via the wastewater drainage and treatment system, are detailed in **Section 4.4.4**, above.
c. mountain and forest areas;	There are no mountains or forest areas at the proposed development site or in the immediate vicinity that could be affected.
d. nature reserves and parks;	The nearest statutory Nature Reserves to the proposed development site are the North Bull Island Nature Reserves, 16.5 km to the east. There is no real likelihood of significant effects on any Nature Reserve or park resulting from the proposed development.
e. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;	An Appropriate Assessment (AA) Screening Report has been prepared by Brady Shipman Martin in respect of the proposed development (refer to document submitted under separate cover). It has concluded that the proposed development, 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. This assessment has also

Criteria	Information in respect of the proposed development
	taken account of the potential for significant effects on nationally designated sites (NHA / pNHA). For details, refer to the AA Screening Report, submitted under separate cover. Refer also to **Sections 4.3** and **4.4.3**, above.
f. 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;	There are no such areas connected to the site that could be significantly affected by the proposed development.
g. densely populated areas;	As discussed above (refer to **Sections 4.3** and **4.4.2**), the proposed development is situated in populated Blanchardstown, and there are numerous residential receptors in the immediate area that could be affected by the environmental aspects of the proposed development. However, having regard to the nature and scale of the proposed development, it is considered that there is no real likelihood of significant effects in this regard. A schedule of good practice environmental protection measures, has been proposed, in order to avoid / minimise impacts on the local population insofar as possible.
h. landscapes and sites of historical, cultural or archaeological significance.	The closest 'Zone of Archaeological Notification' is Swords, c.1 3.7km to the north east. There are no recorded archaeological or architectural heritage assets on the site. Nevertheless, a schedule of environmental protection measures is proposed in order to avoid potential adverse impacts on unrecorded subsurface cultural heritage features.
3. Types and characteristics of potential impacts *The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the [PDA 2000], taking into account—*	
(a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),	Regard has been had, in the preparation of this report, to the likely magnitude and spatial extent of impacts arising from the proposed development during the construction and operational phases. The likely impacts of the proposed development will not be unusual in these respects. The spatial extent of the direct impacts of the proposed development (e.g. habitat loss, dust generation, elevated noise, etc.) will be limited to the site and / or the immediate environs (i.e. typically within 50 m). This is a densely populated area, with numerous residential receptors in the immediate area. Additionally, as detailed above, there is the potential for indirect impacts further afield, e.g. due to the generation of

Criteria	Information in respect of the proposed development
	greenhouse gas emissions, waste materials, wastewater and surface water. This is a small sized development that, during the operational phase, will entail only a marginal change, in terms of environmental aspects and impacts, relative to the baseline.
(b) the nature of the impact,	Regard has been had, in the preparation of this report, to the likely nature of impacts arising from the proposed development during the construction and operational phases. The likely impacts of the proposed development will not be unusual in this respect.
(c) the transboundary nature of the impact,	The site of the proposed development is not proximate to any boundaries of relevance (e.g. Local Authority administrative areas, County boundaries or the boundary with Northern Ireland), and no transboundary impacts are likely to arise.
(d) the intensity and complexity of the impact,	Regard has been had, in the preparation of this report, to the likely intensity and complexity of impacts arising from the proposed development during the construction and operational phases. No impacts of unusual intensity or complexity are likely to arise.
(e) the probability of the impact,	In accordance with the EPA (2022) criteria, regard has been had to the probability of impacts arising from the proposed development.
(f) the expected onset, duration, frequency and reversibility of the impact,	In accordance with the EPA (2022) criteria, regard has been had to the likely onset, duration, frequency and reversibility of impacts arising from the proposed development. Generally speaking, construction phase impacts are predicted to be short-term in duration (lasting as long as the proposed works) and reversible; while effects of the operational phase are assumed to be permanent in duration.
(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 [PDA 2000] 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	Cumulative impacts addressed above in **Section 4.4.7** relation to paragraph 1(b). No likely significant cumulative impacts are predicted to occur.
(h) the possibility of effectively reducing the impact.	A schedule of environmental protection measures are proposed in order to avoid / minimise potential environmental impacts, where appropriate. Refer to **Section 4.2.6.**

5 Conclusion

It is considered that the proposed development would not be likely to have significant negative effects on the environment. The main reasons for this conclusion are as follows:

- The size of the site and the extent of the proposed development are of a small scale and significantly below the stated thresholds of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended at or above which there is a mandatory requirement for EIA.
- The nature of the proposed construction works and of the proposed development itself are not unusual in the context of the receiving environment. The construction phase of the proposed development is expected to give rise to minor, localised environmental effects that are typical of urban construction projects of this nature.
- The location of the proposed development is a previously developed site in an existing urbanised location, which is not particularly sensitive to the environmental effects of development of this nature and scale. There are no designated sites or surface water bodies on the site or in the immediate vicinity. The receiving environment is densely populated, with residential and commercial receptors situated in close proximity; however, appropriate best practise environmental protection measures have been incorporated into the proposal in order to avoid / minimise impacts insofar as possible.
- The provision of landscaping on-site, in the form of open space, the inclusion of tree planting and shrub planting, bat and bird boxes will result in a positive biodiversity impact.

Therefore, it is recommended that, having regard to the information set out above, the Competent Authority (Fingal County Council) may reach a screening determination that *there is no real likelihood of significant effects arising as a result of the proposed development; and, therefore, that environmental impact assessment and the preparation of an environmental impact assessment report is not required.*

6 References

- Bat Conservation Ireland (2010). *Bats & Lighting: Guidance Notes for Planners, Engineers, Architects and Developers*.
- CIEEM (2022). *Guidelines for Ecological Impact Assessment in the UK and Ireland (Version 1.2)*.
- CSO (2022). *Census 2022 Small Area Population Statistics.*
- CSO (2017). *Census 2016 Small Area Population Statistics.*
- CSO (2012). *Census 2011 Small Area Population Statistics (SAPS).*
- DoHLGH (2025). *EIA Portal*.
- DoHPLG (2018). Department of Housing, Planning and Local Government. *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.*
- EPA (2025). *EPA Maps*.
- EPA (2022). *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports.*
- European Commission (2017). *Environmental Impact Assessment of Projects – Guidance on Screening.*
- European Commission (2001). *Guidance on EIA – Screening.*
- FCC (2023). *Fingal Development Plan 2023-2029.*
- Government of Ireland (2024). *Historic Environment Viewer*.
- GSI (2025). *Geological Survey Ireland Spatial Resources.*
- Institution of Lighting Professionals & Bat Conservation Trust (2018). *Bats and Artificial Lighting in the UK (Guidance Note 08/18)*.
- Institution of Lighting Professionals (2021). *Guidance Note 1 for the Reduction of Obtrusive Light*.
- NBDC (2025). *Biodiversity Maps*.
- NRA (2009). *Guidelines for Assessment of Ecological Impacts of National Road Schemes*.
- OPR (2021). *OPR Practice Note PN02: Environmental Impact Assessment Screening.*
- Teagasc (2025). *Teagasc Subsoil Map*

Brady Shipman Martin

DUBLIN
Mountpleasant Business Centre
Ranelagh
Dublin 6

CORK
Penrose Wharf Business Centre
Penrose Wharf
Cork

+353 1 208 1900
mail@bradyshipmanmartin.com
www.bradyshipmanmartin.com