



Environmental Impact Assessment Screening

Proposed Residential Development at Units 64 & 65,
Cherry Orchard Industrial Estate, Dublin 10

AAI Palmerstown Ltd.

November 2021

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Introduction

1.1 Purpose of Statement

This Environmental Impact Assessment Screening has been prepared by HW Planning on behalf of AAI Palmerstown Ltd. to determine whether an Environmental Impact Assessment Report (EIAR) is required for a Strategic Housing Development (SHD) at Units 64 & 65, Cherry Orchard Industrial Estate, Palmerstown, Dublin 10.

This statement should be read in conjunction with other application documents including the Statement of Consistency, Appropriate Assessment Screening, Ecological Impact Assessment Report, Landscape Design Strategy Report, Landscape/Townscape Visual Impact Assessment, Noise Impact Assessment, Microclimate Report, Air Quality Report, and Waste and Construction Management Plan.

Environmental Impact Assessment (EIA) is a procedure under the terms of European Directives on the assessment of the impacts of certain public and private projects on the environment. In accordance with the provisions of Part X of the Planning and Development Act 2000 (as amended), an EIA shall be carried out in respect of an application for development which is specified in Schedule 5 of the Planning and Development Regulations 2001 (as amended) [the Regulations]. A mandatory EIA is required for developments which fall within the remit of Schedule 5.

In addition, a 'sub-threshold' EIA may be required, if the Planning Authority determines that the development would be likely to have significant impacts on the environment. Schedule 7 of the Regulations details the criteria for determining whether a development would or would not be likely to have significant impacts on the environment considering the characteristics of the proposed development, its location and characteristics of potential impacts.

Having regard to the above, the first step in the EIA process is to undertake a screening exercise to determine whether or not EIA is required for a particular project. This report considers same relative to European best practice guidance on such matters.

Article 4(4) of the Directive 2014/52/EU introduces a new Annex IIA to be used in the case of screening determinations. Annex IIA of Directive 2014/52/EU requires that the following information be provided by a developer in respect of projects listed in Annex II:

"1. A description of the project, including in particular:

a) a description of the physical characteristics of the whole project and, where relevant, of demolition works.

b) a description of the location of the project, 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 project.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the project on the environment resulting from:

a) the expected residues and emissions and the production of waste, where relevant.

b) the use of natural resources, in particular soil, land, water and biodiversity.

4. The criteria of Annex III shall be taken into account, where relevant, when compiling the information in accordance with points 1 to 3.”

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the pro-forma included as Appendix A in this report provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

1.2 Background to the EIA Screening

The EIA Screening is being prepared having regard to article 299B (1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018.

Article 299B (1)(b)(ii)(II) states the following:

(II) there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall satisfy itself that the applicant has provided to the Board

(A) the information specified in Schedule 7A,

(B) any further relevant information on the characteristics of the proposed development and its likely significant effects on the environment, and

(C) a statement indicating how the available results of other relevant assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive have been taken into account.

Article 299B(1)(c)

The information referred to in paragraph (b)(ii)(II) may be accompanied by a description of the features, if any, of the proposed development and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the development.

Project Details

2.1 Description & Characteristics of the Proposed Development

AAI Palmerstown Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development at Units 64 & 65, Cherry Orchard Industrial Estate, Dublin 10,

The development will consist of the demolition of an existing warehouse / factory building and the construction of a residential development of 144 no. apartments with supporting tenant amenity facilities (gym and activity areas, lounges and meeting room), employment uses including 2 no. incubator units and a remote working space, building management facilities and all ancillary site development works. The proposed development includes 72 no. 1-bedroom apartment and 72 no. 2-bedroom apartments to be provided as follows: Building A (35 no. 1-bedroom & 24 no. 2-bedroom over 5-9 storeys), Building B (7 no. 1-bedroom & 10 no. 2-bedroom over 3-4-storeys), Building C (16 no. 1-bedroom, 19 no. 2-bedroom over 5-storeys), Building D (14 no. 1-bedroom & 19 no. 2-bedroom over 4-5-storeys). Vehicular access to the proposed development will be provided via an entrance from the existing estate road as accessed from Kennelsfort Road Upper.

The proposal includes improvement works on the northern side of the junction at the estate road/Kennelsfort Road Upper, new pedestrian/cycle paths on the estate road to the south of the site, and provision of a controlled pedestrian crossing on Kennelsfort Road Upper to the west as part of enabling infrastructure. The proposed development provides for outdoor amenity areas, landscaping, external podium lift, under-podium and street car parking, bicycle parking, bin stores, ESB substation, public lighting, roof mounted solar panels and all ancillary site development works.

2.2 Description of Location of Site

The subject site, which is c.0.8544 ha (2.11 acres) in area and located in the north western corner of the Cherry Orchard Industrial Estate. The site fronts on to the Kennelsfort Road Upper to the west opposite the established residential area of Palmerstown Manor. Palmerstown Shopping Centre is located c.300 m to the north. Kennelsfort Road Upper connects with the Ballyfermot Road to the south where there is a concentration of convenience retail and social and community infrastructure, including Cherry Orchard Hospital and primary care facilities. The site is approximately 1km by road from Liffey Valley Retail Park.

The site is located within the defined 'Consolidation Areas within Gateway' as per the South Dublin County Council Development Plan 2016 Core Strategy where the objective is to realise "opportunities to strengthen and consolidate through infill and brownfield redevelopment". The largest proportion of planned growth for the plan period to 2022 is earmarked for this 'consolidation area'. The Plan identifies that such lands have the capacity to deliver 3,088 units.

The subject lands are zoned REGEN in accordance with Core Strategy Policy 1 Objective 2 to promote and support the regeneration of underutilised industrial areas (to facilitate enterprise and/or residential led development). The subject lands are also identified as a housing capacity site in Section 1.6.4 of the Development Plan.

2.3 Environmental Sensitivities

LANDSCAPE

While no specific landscape designations apply to the subject site and no scenic routes occur in its vicinity, the subject proposal will introduce increased building height at this location ranging between 1-9 storeys. The subject site is located within the landscape character area of 'Sub-urban South Dublin' in the county landscape character assessment (2015). This area consists of the industrial/ employment character, built-up housing estate environment along with the road and rail infrastructure, several corridors of natural and semi-natural vegetation plus several recreational facilities and open space areas. A Landscape/Townscape Visual Impact Assessment prepared by Macroworks accompanies this application and is informed by a series of photomontages. It concludes the following:

'Overall, it is considered that the proposed Orchard Gate development is an appropriate contribution to both the existing and likely future built fabric of this urban area and it will not result in any significant / negative townscape or visual impacts'.

AMENITY

As with any new development within an existing built-up area, there is the potential for overlooking and overshadowing arising from and within the proposed scheme. To address this potential issue a suite of technical reports in relation to the daylight and sunlight reception of the existing and proposed habitable rooms and amenity areas has been undertaken by DK Partnership. Based on this analysis, the design of the proposed development has been rigorously tested against a number of key assessments and the proposal will provide future occupants with high quality amenity while protecting that of existing residents in the area.

BIODIVERSITY & EUROPEAN SITES

The accompanying Ecology Impact Assessment prepared by Dixon Brosnan Environmental Consultants classifies the habitats occurring within the subject site as Buildings and Artificial surfaces (BL3), Treelines (WL2) and Recolonising Bare Ground (ED3), all considered to be of 'local importance (lower value)'. The EclA considered there are no suitable habitats on the site for other terrestrial mammals, reptiles and amphibians. The bird survey concluded that the proposed development site is of a low local value for terrestrial bird species that are relatively common in the Irish urban environment. No species of high conservation status or other significant nesting species recorded. A medium impact invasive species – Buddleia, was recorded on site, the management of which is required to ensure it does not spread further.

Overall the proposed development will impact on low value habitats, with a net gain envisaged by planting of grass areas, flowerbeds and treelines. Localised short term disturbance impacts are envisaged during the construction phase, however, no significant impact are foreseen on fauna including birds, aquatic habitats, surface water quality or designated sites or their conservation objectives.

A Report in Support of Appropriate Assessment Screening has also been prepared by Dixon Brosnan Environmental Consultants. This examined the likelihood of significant effects to a European site arising from the proposed development based on several indicators including:

- Loss of habitat
- Impacts from noise and disturbance
- Potential Impacts of Surface Water Run-off

- Potential Increase in the Discharges from Ringsend WWTP (Indirect Impact)
- Spread of Invasive Species
- Cumulative Impacts.

The AA Screening Report concludes that:

‘the proposed development at Units 64 & 65, Cherry Orchard Industrial Estate, Palmerstown, Dublin 10 either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives’.

European Designation	Code
Rye Water Valley/Carton SAC	001398
Glenasmole Valley SAC	001209
South Dublin Bay SAC	000210
Wicklow Mountains SAC	001209
North Dublin Bay SAC	000206
South Dublin Bay and River Tolka Estuary SPA	004024
North Bull Island SPA	004006
Wicklow Mountains SPA	004040

Table 2.1 - List of Natura 2000 sites within 15km of subject site

BAT ASSESSMENT

The accompanying EclA Report prepared by Dixon Brosnan Environmental Consultants includes a section on the bats. A tree inspection, a building visual inspection and a bat activity survey were undertaken which indicated that the buildings and trees on-site were not being used as bat roosts and the treelines are not used as commuting routes by bats. No significant impacts on bats are predicted.

TRAFFIC IMPACT

The subject lands are located east of Kennelsfort Road Upper with vehicular access off the Cherry Orchard Industrial Estate . Possible operational stage impacts include the generation of unacceptable levels of congestion and queuing at the site entrance and the Kennelsfort Road Upper and the Cherry Orchard Industrial Estate junction, as well as the endangering of public safety by reason of traffic hazards arising from the development. The potential for operational traffic to impact human health from increased volumes and associated road safety implications is addressed in the accompanying Traffic and Transportation Assessment prepared by TPS M Moran and Associates Traffic and Transport Consultants . The Report concludes that:

Capacity assessments have been carried out on the critical junction, the Kennelsfort Road Upper with Cherry Orchard Industrial Road which indicates that under the

forecast future traffic conditions there will be sufficient practical reserve capacity at this junction to accommodate the traffic associated with the 144-unit residential development...This approach seeks to implement a sustainable community connected by well-designed links, layout and access, which combined will deliver an attractive, convenient and safe development in addition to promoting modal shift and viable alternatives to car-based journeys.

Alongside this, the construction phase has the potential to increase traffic congestion and/or public safety hazard, with the significance of impacts likely to be moderate without appropriate mitigation. Please refer to Section 4 of the Outline Waste and Construction Management Plan prepared by Hayes Higgins Partnership Chartered Engineers.

FLOOD RISK

An initial desktop review of flood risk was carried out by Hayes Higgins Partnership, Chartered Engineers, as part of the Civil Engineering Services Report. This concluded that the subject site is not at risk from tidal or pluvial flooding. It noted that as it is:

'intended that all surface water run off generated by the 1in100 year storm will be dealt with via attenuation tank storage and porous surfacing. An allowance has been made for a 20% increase in runoff due to global warming, as per the "Greater Dublin Strategic Drainage Study" recommendations. As such the proposed development is deemed not to be subjected to pluvial flooding from internal sources'.

It concludes that due to all these factors no significant risk of flooding applies to the subject site.

AIR QUALITY

During the construction phase the primary air quality issues are associated with the demolition of the vacant industrial buildings, the construction of the new development and associated construction traffic from which short term increases in dust and exhaust emissions could result. A Waste and Construction Management Plan prepared by Hayes Higgins Partnership, Chartered Engineers, accompanies this application outlining measures to address any potential impacts.

Due to the proximity of the proposed development to the Cherry Orchard Industrial Estate possible operational stage impacts include unacceptable levels of industrial emissions impacting on the health of the future population. In addition, the enclosed Air Quality Impact Assessment prepared by DK Partnership identifies transportation related air emissions principally from the Kennelsfort Road Upper and sources of domestic heating from nearby residential as additional main sources of air emissions in the area. It notes that within the Cherry Orchard Industrial Estate there are no business activities which exceed EPA emission thresholds requiring an industrial IED or IPC license, nor are there any other facilities in the vicinity that generate industrial emissions on a large scale. The EPA data 2019 indicate that the existing baseline air quality in the general vicinity of the site can be characterised as being good with no exceedances of the National Air Quality Standards Regulations limit values of individual pollutants.

The operational phase of the proposed development has the potential to result in an impact on local air quality primarily as a result of the increased traffic movements associated with the development. The Air Quality Impact Assessment uses the predicted operational traffic flow modelled data and concludes that the predicted air quality index for health (AQIH) is good for future occupancy. Given the emphasis that is being placed on sustainable travel in the design of

the scheme, with measures being put in place to promote and improve the attractiveness of using public transport, cycling, walking, car sharing there could potentially be improvements in the baseline AQIH in the future.

ASBESTOS

An asbestos survey of the warehouse to be demolished was undertaken by Asbestos Safe, refer to Appendix A of the accompanying Waste and Construction Management Plan. Some asbestos containing material was found in the cement sheeting on the roof. Asbestos containing material can potentially release fibres into the air if they are disturbed potentially impacting on the health of the existing population. An asbestos survey determined the material poses a low risk. However, it recommended that it should be removed by a competent asbestos contractor. Given the hazardous nature of such material it should be disposed of correctly to a licenced waste facility and all standard procedures for same should be followed.

NOISE

The noise generated from construction activities and related powered mechanical equipment has the potential to pose adverse noise impacts to existing surrounding sensitive receivers. Section 6 of the Waste and Construction Management Plan prepared by Hayes Higgins Partnership, Chartered Engineers, accompanies this application and outlines standard best-practice construction measures to address this.

In the context of the operational phase, an External Noise Impact Analysis Report has been prepared by DK Partnership to determine if there is any potential for 'industrial' noise (from the adjoining industrial site to the south-east of the subject lands) or traffic noise (from Kennelsfort Road Upper) to impact on ambient internal room noise in the development. A noise survey was completed at the site on Friday the 23rd March 2021 and concluded that the majority of the noise level effecting the proposed development would be generated by the traffic on Kennelsfort Road Upper, with little nuisance noise being generated by the industrial estate units. Conservative reduction capabilities for the modern construction were applied. The findings confirm internal room noise levels ranging from 34dB(A) to <25dB(A) which places the development at 'Good / Reasonable' levels during daytime and 'Very good' for nighttime. As such, no particular measures are required to lower the noise level threshold as part of the development.

Furthermore, as the accompanying Design Statement notes *'the building formation creates a protective elevated enclosure around the central amenity space of the scheme to enhance acoustic tranquility from the roadway potentially more problematic future noise intensification from the warehousing to the East'*. Arising from this the calculated predicted noise levels in the amenity area of 50dBday and 41dBnight are also well within the EPA NG4 day and nighttime noise level guidelines for general amenity spaces and we therefore deemed to be satisfactory and within the recommendations of the relevant standards and guidelines. Standard noise reduction measures in relation to ventilation and landscaping are recommended.

HERITAGE

The subject lands are within an existing industrial estate with no recorded archaeological monuments or hertiage features in the vicinity. The site is brownfield in nature, contains a number of existing buildings which cover a sizable footprint of the site and has been in industrial

use for decades. Based on this, the site has a long development history inclusive of extensive site works. These works have reduced the archaeological potential of the subject lands to a negligible level. As a result, the potential for unrecorded, sub-surface archaeological features is considered to be very low

SOIL

The Geological Survey of Ireland (GSI) classes the site within an area of moderate groundwater vulnerability rating, The GSI database shows the bedrock geology underlying the site is Lucan formation with Dark Limestone and Shale. There are no karst landforms or rock outcrops indicated on the site. Potential impacts on land, soil and geology in the absence of appropriate construction phase measures include the following:

- Soils have the potential to become polluted by spillages during construction.
- Soils have the potential to be compacted by plant and machinery during construction.
- Soils (inert and/or contaminated soils) require excavation and subsequent offsite recovery and/or disposal.
- Potential exposure of workers to contaminated soil.

No potential impacts on land, soils, geology, surface water or groundwater during the operational phase of the proposed development, are envisaged.

CUMULATIVE IMPACTS

This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using South Dublin County Council planning enquiry systems. Only 1 no recent application was identified for a significant project which is summarised in Table 2.2. This project relates to the extension to an industrial unit within Cherry Orchard Industrial Estate. Due to the scale of the extension proposed it is considered that no significant direct, indirect or cumulative impacts will arise.



Figure 2.1 Planning Applications in Vicinity

Reference	Applicant	Address	Date Received	Description
SD21A/02 57	Premium Facades Ltd.	Unit 78, Cherry Orchard Industrial Estate, Ballyfermot Road, Ballyfermot, Dublin 10	15/09/2021	Construction of extension to existing warehouse premises; erection of 2.4m high palisade fencing including entrance gates to front boundary.

Table 2.2 Nearby Plans and Projects

The proposed development must also be considered in the context of the future redevelopment of the surrounding REGEN lands, as indicated in the Masterplan included in the accompanying Design statement prepared by Shipsey Barry Architecture (ref Figure 2.2).



Figure 2.2 Masterplan extracted from Design Statement prepared by Shipsey Barry

Consideration of the potential cumulative impacts of this development in combination with the potential development of the wider masterplan area has been key in arriving at the appropriate design solution for the site. The scale of the overall potential REGEN development requires it to be sequenced in order to avoid conflicting usage and allow new users and existing land uses to co exist comfortably. The potential for the construction of the proposal to coincide with other phases of the masterplan will be considered in full as part of the Waste and Construction Management Plan and the potential for such unforeseen impacts will be addressed accordingly as part of focused response measures.

Given the site's location at the Northern Boundary of the regen lands it is considered it will represent the initial phase and the primary access for the future development of the REGEN lands to the south and east. With this in mind the proposal seeks to offer a clear access point at this location with emphasis on pedestrian and cyclist permeability through routed desire lines to Kennelsfort Road. It also opens up the opportunity for the redevelopment of the site to the

immediate east by way of offering a road and boundary condition to be taken in charge by SDCC to reduce junction demands to Cherry Orchard Industrial Estate Road.

The development of the subject site and the overall REGEN lands is supported by adopted plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area.

2.4 Description of Aspects of the Environment likely to be affected by the project.

The most significant possible negative impacts on the environment, without appropriate mitigation measures in place, are likely to be:

- Construction traffic contributing to traffic congestion and road safety hazards on the local road network.
- Additional traffic on local road network once scheme is operational.
- Adverse health and amenity impacts arising from noise and air quality pollution during demolition and construction phase.
- Adverse health impacts from asbestos containing material removal.
- Disturbance and habitat loss of fauna;
- Possible residential amenity and visual impacts.
- Increased demand on recreation and amenity services in the vicinity.
- Possible impacts include a risk of inadequacy or malfunction of the sewage system resulting in contamination, odour and potential human health impacts. A lack of capacity in the water or sewer network, could result in a lack of supply to residential units.

These matters have been considered in full as part of the design and assessment of the subject proposal, with a range of positive measures produced in response, including:

- Provision of a detailed Landscape Design Strategy and Landscaping Proposals.
- Preparation of Daylight Reception and Sunlight Reception Reports.
- Preparation of a Noise Impact Assessment Report.
- Preparation of an air quality Report.
- Preparation of a Microclimate Report.
- Provision of an AA Screening, Ecological Impact Assessment Report.
- Provision of a Traffic Impact Assessment.
- Preparation of a Waste and Construction Management Plan with Asbestos Report.
- Preparation of a Landscape/Townscape Visual Impact Assessment.

2.5 Expected Residues / Emissions / Production of Waste

It is expected that there will be some normal residues/emissions during the construction stage. Standard dust and noise prevention reduction measures as per the majority of planning applications of all scales will be employed and monitored. As such, pollution and nuisances are not considered likely to have the potential to cause significant impacts on the environment. Construction will be guided by a Waste and Construction Management Plan. There will be some waste produced in the construction of the proposed scheme, but this will be subject to normal controls. This will be disposed of using licensed waste disposal facilities and contractors. The asbestos containing material will be removed by a competent asbestos contractor and will be disposed of correctly to a licenced waste facility and all standard procedures for same will be followed. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors does not cause concern for likely significant impacts on the environment.

During the operational phase, everyday waste and recycling from residential dwellings will be disposed of by approved licensed waste disposal contractors. There are no significant

mitigations measures or methods to be undertaken in order to reduce likely significant impacts on the environment in order to complete the proposed scheme. Any measures to manage noise, dust and/or pollution during the construction and operational phases are subject to standard policies and practices.

2.6 Use of Natural Resources – Soil / Land / Water / Biodiversity

There will be no significant likely impacts on the environment in relation to natural resources in the area. The main use of natural resources will be land. However, the land is a brownfield site in an urban context. The scale of natural resources used both in construction and operation is not such that would cause concern in terms of significant likely impacts on the environment. The development will not result in high demand for water use.

As outlined in the prepared Appropriate Assessment screening, there is no likelihood of significant impacts on the nearest European sites.

Assessment of EIA Requirement

3.1 Schedule 5 Criteria

Article 93 and Schedule 5 of the 2001 Planning and Development Regulations sets out the classes of development for which a planning application must be accompanied by an Environmental Impact Assessment Report (EIAR).

Part 1 and Part 2 Schedule 5 of the Planning and Development Regulations, 2001 defines the categories and thresholds of developments requiring EIA. The subject proposal does not come under any of the stipulated categories contained in Part 1.

The proposed development for a residential and employment scheme and ancillary works falls within the category of an 'Infrastructure Project' under Schedule 5 (10) (b) of the Planning and Development Regulations, which provides that a mandatory EIAR must be carried out for the following projects:

"b)

(i) Construction of more than 500 dwellings

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

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

(In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)"

The proposed development does not trigger a requirement for mandatory EIA because:

- At 0.8544 ha, the site area is below the threshold that would trigger a mandatory EIA.
- At 144 the number of individual residential units falls below the threshold of 500 dwellings.

3.1 Schedule 7 Criteria

Schedule 7 of the Regulations details the criteria the planning authority must consider in determining whether a sub-threshold EIA should be undertaken. This schedule is a direct transposition of Annex III of EU Directive 2011/92/EU. EU Directive 2014/52/EU provides a revised Annex III and its transposition into national legislation is mandatory. Accordingly, the following provides a screening statement of the proposed development against the Annex III criteria of 2014/52/EU.

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Appendix A – Schedule 7 Screening Summary

Construction Phase

Criteria for assessment of EIA sub-threshold	Impacts during Construction Phase
<p>1. Characteristics of proposed development</p> <p>The characteristics of the proposed development, in particular</p>	
<ul style="list-style-type: none"> - The size of the proposed development 	<p>The site area is 0.8544 ha. It will be constructed as a single phase over a period of 16 months. The construction works themselves will be confined to the site and will be informed by a Waste and Construction Management Plan to mitigate potential impacts.</p> <p>The proposed development also includes the provision of pedestrian upgrade works to Kennelsfort Road Upper. These works will be guided by appropriate construction, environmental and health and safety measures to ensure no impact to existing populations.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - The cumulation with other proposed development 	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using South Dublin County Council planning enquiry system. The one recent application is not significant in scale and includes an extension to an existing industrial unit.</p> <p>The lands immediately south and east of the site zoned REGEN while the lands immediately north and west of the site are comprise residential, commercial and education areas. The site therefore comprises of a brownfield urban regeneration site with the lands around the site already developed. While there is potential for future regeneration development on other REGEN lands to the east and south (ref Masterplan in Figure 2.2) it is considered that the subject site represents a gateway site for any such development, opening up access for other REGEN lands. It is unlikely that any potential such REGEN development will be under construction at the same time as the proposed scheme. The prepared Waste and Construction Management plan will provide for appropriate traffic management procedures in such a scenario.</p> <p>No significant negative impact likely.</p>

<p>- The Nature of any demolition works</p>	<p>The proposed development includes the demolition of the existing single storey warehouse building which takes up most of the site. As the accompanying Waste and Construction Management Plan (WCMP) notes, there is asbestos containing material in the roof of the existing building. The WCMP is supported by an asbestos report which stipulates that this should be removed by a competent asbestos contractor and disposed of correctly to a licensed waste facility. Demolition will be guided by the procedures set out in the WCMP. The contractor will submit and have agreed a Construction Management Plan providing details of demolition practice. Best practice guidance in relation to demolition will be adhered to.</p> <p>No significant negative impact likely.</p>
<p>- the use of natural resources, in particular land, soil, water and biodiversity</p>	<p>Energy, including electricity and fuels, will be required during construction phase. Rock and soil resources to be excavated. Construction will use various raw materials typical of the construction of residential and employment developments. The proposal has been designed to allow for the retention of all but two of the existing treelines, which will be bolstered and enhanced as part of the project landscape strategy. The trees to be removed, both Norway Maples, include one which is already dead (T289) to be removed for arboricultural reasons and an immature category C tree to be removed to facilitate the proposed development. These losses have been assessed in the accompanying Arboricultural report prepared by Charles McCorkell, Arboricultural consultancy, and will have a negligible impact on the character and appearance of the surrounding local area.</p> <p>It is also proposed to remove the medium impact invasive species – Buddleia. Considerable numbers of new trees and hedges will be planted as part of the landscaping plan for the new development, this will include significant re-enforcement planting along boundary areas as well as within the site's interior. This new planting will result in a net gain in tree and hedge numbers across the site. Overall the development will impact on low value habitats. While the loss of habitat may lead to a localised and short-term disturbance impacts during construction, no significant impacts on fauna, including birds, are envisaged. There will be a net gain by planting of grass areas, flowerbeds, hedging and treelines.</p> <p>No out of the ordinary use of natural resources is likely during the construction process.</p> <p>No significant negative impact likely.</p>

<ul style="list-style-type: none"> - the production of waste 	<p>Waste will be generated during the construction phase and these will be typical of development of this nature. The Waste and Construction Management Plan includes provisions for handling waste in full accordance with statutory legislation and associated guidance. This includes a suite of focused management measures related to the removal of asbestos containing material.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - pollution and nuisances 	<p>Development of site will increase traffic in the area for the duration of the construction phase. Temporary noise, dust and vibration impacts, as well as any potential for water pollution, will be addressed as part of standard best practice controls.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - 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 	<p>No significant risks on the proposed development site are foreseen, subject to strict compliance with standard environmental controls.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - the risk to human health (for example due to water contamination or air pollution) 	<p>Additional noise and dust from temporary construction works may be experienced by residents and other property users in the vicinity. This can be effectively managed, having regard to the nature of the project and measures proposed in the Waste and Construction Management Plan. Asbestos containing material be removed by a competent asbestos contractor and disposed of correctly to a licensed waste facility and all standard procedures for same will be followed. On completion of works, noise and dust levels will return to background levels. Standard water control measures will ensure that run-off of sediment or other pollutants will not enter the watercourse therefore the proposed project will not have any impact on water quality.</p> <p>No significant negative impacts are likely.</p>
<p>2. Location of proposed development The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<ul style="list-style-type: none"> - the existing land use 	<p>The site is presently in disused industrial use, however it is zoned for REGEN development, which allows for enterprise</p>

	<p>and/or residential led regeneration. Its proposed development is consistent with the land use objective.</p> <p>No significant negative impacts are likely.</p>
<p>- the relative abundance, quality and regenerative capacity of natural resources in the area</p>	<p>The site is not located within or in proximity to a designated area, with the closest being the Rye Water Valley/Carton SAC 8km west of the site. There are 8 no. Natura 2000 sites within 15km of the subject site, however, 4 no. of these have no source-pathway receptor link. The remaining 4 no. have been indentied as having an unlikely link via a potential pathway comprising an impact on water qyality and spread of invasive species during construction and operation. These consist of:</p> <p>the South Dublin Bay SAC, North Dublin Bay SAC, South Dublin Bay and River, Tolka Estuary SPA and the North Bull Island SPA.</p> <p>An Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. It concludes that the proposed development either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European Site, in light of their conservation objectives</p> <p>No significant negative impact likely.</p>
<p>- the absorption capacity of the natural environment, paying attention to the following areas:</p> <ul style="list-style-type: none"> (a) wetlands, (b) coastal zones, (c) mountain and forest areas, (d) nature reserves and parks, (e) areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, (f) areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded, (g) densely populated areas, 	<p>The site is not located within or in the vicinity of a statutory designated area. The nearest being the Rye Water Valley/Carton SAC 8km west of the site, with 7 no. others within 15km of the site. An Appropriate Assessment (AA) Screening Report has been prepared to actively consider the potential for adverse impacts on qualifying interests, arising from the construction phase. The findings of the report have determined that construction of the proposed development will not adversely impact on natural resources.</p> <p>The construction phase will not interfere with any of the areas listed opposite, with the exception of (g) densely populated areas. The accompanying Ecology Impact Assessment prepared by Dixon Brosnan Environmental Consultants classifies the habitats occurring within the subject site to comprise mainly Buildings and Artificial surfaces (BL3), Treelines (WL2) and Recolonising Bare Ground (ED3), all considered to be of 'local importance (lower value)'.</p>

<p>(h) landscapes of historical, cultural or archaeological significance</p>	<p>There are no Record of Monuments and Places (RMP) in the vicinity of the vicinity of the subject site.</p> <p>Best practice standards, environmental guidelines measures will be adhered to during the construction phase in order to avoid potential impacts on natural resources and likely significant impacts are not anticipated.</p> <p>The site is presently in disused industrial use however, it is surrounded by an existing populated area of Dublin City - a densely populated area. Any interaction with the existing population can be effectively managed, having regard to the nature of the project and measures proposed in the Waste and Construction Management Plan. On completion of works, noise and dust levels will return to background levels.</p> <p>No significant negative impact likely.</p>
<p>3. Types and Characteristics of potential impacts The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<ul style="list-style-type: none"> - the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected) 	<p>The site is located off an urban road junction. A Construction Traffic Management Plan will be put in place prior to commencement of development at the site to mitigate any potential negative impacts on traffic flow.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - the nature of the impact 	<p>Potential for the environment to be impacted negatively during the construction phase by way of traffic disruption, noise and dust issues etc. Any impacts will be localised and temporary in nature and are not deemed to be significant. These will be proactively managed via standard environmental protection measures.</p> <p>No significant impacts are likely.</p>
<ul style="list-style-type: none"> - the transboundary nature of the impact 	<p>No significant impacts arising from construction of the development.</p>
<ul style="list-style-type: none"> - the intensity and complexity of the impact 	<p>The intensity and complexity of the construction phase is in keeping with modern construction projects.</p> <p>No significant negative impacts are likely.</p>

<ul style="list-style-type: none"> - the probability of the impact 	<p>Some level of construction impacts is highly probable, but these will be mitigated by standard best practice techniques identified in the Waste and Construction Management Plan.</p> <p>No significant negative impact likely.</p>
<ul style="list-style-type: none"> - the expected onset, duration, frequency and reversibility of the impact. 	<p>The construction phase of the development is expected to commence within approximately 6 months of any grant of permission and extend for a duration of 16 months. Any impacts will be short-term and restricted by planning conditions in terms of the hours of operation. No permanent negative impacts are anticipated as a result of the construction phase of the project.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - The cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment. 	<p>There is potential for impacts caused by one as of yet unknown project to combine with the subject proposal to give rise to a cumulative effect. This will be considered in full as part of the final pre-commencement Waste and Construction Management Plan and the potential for such unforeseen impacts will be mitigated accordingly as part of focused response measures.</p> <p>No significant negative impacts are likely.</p>
<ul style="list-style-type: none"> - The possibility of effectively reducing the impact 	<p>There is a strong possibility of reducing potential impacts arising from the construction phase through appropriate project management and the application of identified best practice construction and environmental protection methods.</p> <p>No significant negative impacts are likely.</p>

Operational Phase

Criteria for assessment of EIA sub-threshold	Impacts during Operational Phase
<p>1. Characteristics of proposed development</p> <p>The characteristics of the proposed development, in particular</p>	
<p>The size of the proposed development</p>	<p>The site area is 0.8544 ha. The development will change the use of the land from industrial to residential and employment which is consistent with the zoning of the site. The developed design has been tested relative to key policy and guidelines, as well as landscape and visual considerations. Collectively, the size and design of the project will deliver significant positive benefits relative to the 'do-nothing' scenario including:</p> <ul style="list-style-type: none"> • Delivery of Housing • Delivery of Employment Use. • Improved Connectivity. • Road safety enhancements through introduction of traffic calming measures. • Biodiversity enhancements through bolstering of existing and new hedge and tree planting. <p>No significant negative impact likely.</p>
<p>the cumulation with other proposed development</p>	<p>This screening assessment has also considered potential cumulative impacts that could arise from the proposed development in combination with other known projects in the area. A desktop review of other local projects in the vicinity was undertaken using South Dublin Council planning enquiry system. There is only 1 no. recent application in the vicinity for the extension to an existing industrial unit. The potential future development of REGEN lands to the east and south has also been considered in the proposed masterplan for the area (ref Figure 2.2).</p> <p>The proposed uses are consistent with the land use zoning of the site and compatible with adjacent land-uses, as enshrined in adopted planning policy. The development will positively integrate with other plans and projects once operational.</p>

	No significant negative impact likely.
the use of natural resources, in particular land, soil, water and biodiversity	<p>Water, consumption of electricity, energy related to the proposed residential and creche uses. No out of the ordinary use of natural resources is likely during the operational phase.</p> <p>No significant negative impacts are likely.</p>
the production of waste	<p>An Operational Waste Management Plan will put in place measures to avoid and / or reduce pollution from operational waste. With these measures in place no significant negative impacts are likely. Domestic and commercial waste will be generated from the development, the disposal of which will be informed by a waste/refuse management strategy for the site. Related practices are unlikely to cause unusual, significant or adverse impacts.</p> <p>No significant negative impacts are likely.</p>
pollution and nuisances	<p>The site is currently in disused industrial/warehousing use and previously generated industry/warehouse related vehicular movements. While recent uses have included an indoor BMX track and skateboard park, which may have experienced increased visitor numbers, the proposal will give rise to an increase in traffic and visitor numbers to/from site. Suitable provision has been made for pedestrian and cycle infrastructure, to connect the site to nearby local centres, to offset vehicular trips.</p> <p>An Operational Waste Management Plan will be put in place prior to the occupation of the development with measures to avoid and / or mitigate pollution from operational waste.</p> <p>Surface water management proposals for the site have been designed in accordance with best practice measures including SuDS measures.</p> <p>No significant negative impacts are likely.</p>
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	<p>None foreseen, subject to compliance with building and fire regulations.</p> <p>No significant negative impacts are likely.</p>
the risk to human health (for example due to water contamination or air pollution)	<p>None. The development will not involve the use, storage, transport, handling or production of substances or materials which could be harmful to people and the environment. it is</p>

	<p>considered that this proposal has the potential to have a long-term beneficial impact on human health as a consequence of facilitating sustainable urban development incorporating communal and private open space areas on lands zoned for residential development.</p> <p>No significant negative impacts are likely.</p>
<p>2. Location of proposed development</p> <p>The environmental sensitivity of geographical areas likely to be affected by proposed development, having regard to:</p>	
<p>the existing land use</p>	<p>The site is presently in disused industrial/warehousing use, however, the proposed use is consistent with existing residential and commercial uses to the west and north of the site and the site zoning as outlined in the South Dublin Development Plan 2016 - 2022. The proposal will develop an important gateway site, consistent with the zoning and acting as an enabler for the regeneration of other REGEN sites in the area.</p> <p>No significant negative impacts are likely.</p>
<p>the relative abundance, quality and regenerative capacity of natural resources in the area</p>	<p>The proposed operational phase will not have any out of the ordinary impact on natural resources.</p> <p>No significant negative impact likely.</p>
<p>the absorption capacity of the natural environment, paying attention to the following areas:</p> <p>wetlands,</p> <p>coastal zones,</p> <p>mountain and forest areas,</p> <p>nature reserves and parks,</p> <p>areas classified or protected under legislation, including special protection areas designated pursuant to Directives 79/409/EEC and 92/43/EEC, areas in which the environmental quality standards laid down in legislation of the EU have already been exceeded,</p> <p>densely populated areas,</p> <p>landscapes of historical, cultural or archaeological significance</p>	<p>Proposed use is compatible with the geographical area and zoning, as well as other policy intentions for the area.</p> <p>The high-quality architectural design will contribute to the urban landscape. The retention of much of the existing treeslines in addition to the further provision of trees and landscaping planting will assimilate the development in its local context and contribute towards an attractive environment.</p> <p>None of the listed areas are in the vicinity of the site with the exception of 'densely populated areas'. Once developed the site will become an integrated part of the urban area consistent with the zoning objectives for the site.</p> <p>No significant negative impact likely.</p>

<p>3. Characteristics of potential impacts</p> <p>The potential significant effects of proposed development in relation to criteria set out under paragraphs 1 and 2 above, and having regard in</p>	
<p>the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)</p>	<p>The site area is 0.8544 ha., and is sub-threshold for the purposes of EIA [Schedule 5, Part 2, Section 10 (b)(iv) of 2001 Planning and Development Regulations]. Development will be compatible with its urban context and consistent with zoning objectives.</p> <p>A Townscape and Visual Impact Assessment for the project has been undertaken by a chartered landscape architect which concludes that the proposed development is an appropriate contribution to both the existing and likely future built fabric of this urban area and it will not result in any significant townscape or visual impacts.</p> <p>The existing population likely to be impacted will be residents of the existing residential developments in the immediate vicinity of the site. However, as this is zoned REGEN where residential-led development is considered acceptable and located within an urban area, as such the proposed land use is appropriate and will be compatible with the existing surrounding uses. Increased permeability and enhanced amenity spaces will benefit the existing population.</p> <p>No significant negative impact likely.</p>
<p>the nature of the impact</p>	<p>Expected benefits to physical, micro and macro environments fostering the envisaged growth in the Cherry Orchard/Palmerstown area. The site is located within the defined <i>'Consolidation Areas within Gateway'</i> as per the South Dublin County Council Development Plan 2016 Core Strategy where the objective is to realise <i>'opportunities to strengthen and consolidate through infill and brownfield redevelopment'</i>. The largest proportion of planned growth for the plan period to 2022 is earmarked for this <i>'consolidation area'</i>. The Plan identifies that such lands have the capacity to deliver 3,088 units. The proposal will contribute towards the achievement of this target growth and impacts will be generally positive in nature.</p> <p>No significant negative impact likely.</p>
<p>the transboundary nature of the impact</p>	<p>Given the scale and nature of the proposed development and the remoteness from the nearest E.U. Member state, no transboundary impacts are expected.</p>

	No significant negative impact likely.
the intensity and complexity of the impact	<p>The proposed development, by its nature will be of low intensity and complexity and the impact of the development will be moderate and will actively managed.</p> <p>No significant negative impacts are likely.</p>
the probability of the impact	<p>The operational phase will inevitably change the local environment. Measures will be in place to avoid, reduce, or mitigate any likely negative impacts.</p> <p>No significant negative impact likely.</p>
the expected onset, duration, frequency and reversibility of the impact.	<p>Once constructed, the proposal will result in landscape and visual impacts that will be permanent and non-reversible. These have been assessed as part of a Landscape/Townscape Visual Impact assessment and have been deemed acceptable.</p> <p>No significant negative impact likely.</p>
cumulation of the impact with the impact of other existing and/or approved projects.	<p>The development of the subject site is supported by adopted Development Plans and policy objectives which have been subject to Strategic Environmental Assessment. The environmental effect of the proposed development has already been adjudicated on and it has been determined that the types of intended development would be appropriate relative to the subject site and adjacent areas. It is anticipated that the subject proposal will provide for important synergistic and cumulative benefits in the wider area.</p> <p>No significant negative impact likely.</p>
The possibility of effectively reducing the impact	<p>The proposal is being shaped by a number of proactive design measures to reduce the potential for any negative impacts. This includes the promotion of sustainable travel patterns and the inclusion of Sustainable Urban Drainage Systems. The proposal also includes extensive planting to improve the amenity and enhance biodiversity in the area.</p> <p>It has been objectively concluded that the proposal will provide for long-term beneficial impacts of varying degrees.</p> <p>No significant negative impact likely.</p>

Based on the information provided in accordance with Annex IIA and Annex III of the 2014 Directive, it is considered that a sub-threshold EIA is not required for the proposed development, as adequate measures are in place to avoid, reduce or mitigate likely impacts, such that neither the construction nor operational phase of the overall development will have a significant negative impact on the environment.

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