

**EIA SCREENING REPORT
FOR P & S MACHINERY LTD.
AT BLUEBELL INDUSTRIAL ESTATE,
BLUEBELL AVENUE, DUBLIN 12**

1.0 INTRODUCTION

John Taylor Architects Ltd. retained Marron Environmental to carry out an EIA screening report for a proposed development at Bluebell Industrial Estate, Bluebell Avenue, Dublin 12.

The Applicant applied for planning permission in December 2021 (planning reference SD21A/0329). In February 2022 a request for additional information was made by the planning authority and included the following items:

Item No.2: The applicant is advised that the subject site is zoned 'REGEN' and is part of the City Edge area project. In this context, the applicant is requested to identify how the proposed development relates to the Emerging Preferred Scenario (published September 2021 and available on www.cityedge.ie) and how the development would address the initial approach to the Grand Canal in terms of:

- Creating a destination and attraction
- Creating an active travel and ecological greenway
- Introducing amenity and recreational uses
- Balancing amenity & ecology;

The likely impact of the proposed development on trees along the canal-side walk and how any impact may be mitigated.

Item No.5: "In the context of the location of the proposed development along the Grand Canal pNHA and directly upstream of Natura 2000 sites in Dublin Bay, the applicant is requested to submit AA and EIA Screening Reports."

This document comprises the EIA screening report and is presented to aid the Planning Authority in making an EIA screening assessment.

1.1 Project Description

The planning application relates to a development in the Bluebell Industrial Estate, Bluebell Avenue, Dublin 12. The site measures some 666 m² of relatively flat ground composed of part concrete hardstand and part bare soil. It is proposed that the site be developed with 189m² of warehousing and 84m² of ancillary offices with the remainder of the site covered with concrete hardstand and used for parking and vehicle marshalling. The end use is not defined but will likely be used for storage, transfer and / or sale of goods and materials.

The site is triangular shaped and the eastern boundary comprises of a c. 3.2m high concrete wall separating the site from the adjoining industrial premises. The southwestern boundary comprises a 1.7m high palisade fence separating the site from the adjoining industrial premises. The northern boundary comprises of a c. 3.2m high concrete wall separating the site from the canal which runs west to east parallel to and some 18m from the northern boundary. A 10m wide band of trees, bushes and undergrowth are present immediately outside the northern wall and run parallel to the wall the length to the site and indeed all along the boundary of the industrial estate. The towpath and grass areas either side of the towpath (canal-side walkway) run west to east parallel to and north of the band of trees and border the canal. The concrete wall and band of trees form an effective physical and visual barrier between the site and the canal and associated canal-side walkway.

2.0 Relevant EIA Legislation

EIA requirements derive from Council Directive 85/337/EEC (as amended by Directive 97/11/EC, 2003/35/EC and 2009/31/EC) and as codified and replaced by Directive 2001/92/EU of the European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment (and as amended in turn by Directive 2014/52/EU).

2.1 Mandatory EIA

The mandatory requirement for an EIA is generally based on the nature or scale of a proposed development, as set out in EU Directive 85/337/EEC (as amended by Directive 97/11/EC). This is transposed into Irish Law in the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. These identify certain types and scales of development, generally based on thresholds of scale, for which EIA is mandatory. In addition, there is sometimes a requirement for EIA 'sub-threshold' developments and, in this respect, it may be necessary to undertake a screening exercise to assess whether the proposed development requires the preparation of an EIAR.

Section 172 of the Planning and Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states the following:

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

(a) Proposed development of a class specified in Schedule 5 of the Planning and Development Regulations 2001 which exceeds a quantity, area or other limit specified in that Schedule, and

(b) Proposed development of a class specified in Schedule 5 to the Planning and Development Regulations 2001 which does not exceed a quantity, area or other limit specific in that Schedule but which the planning authority or the Board determines would be likely to have significant effects on the environment"

Further to the above, Schedule 5 of the Planning and Development Regulations 2001, as amended sets out at number of classes and scales of development that require EIA.

Having regard to the above, it is concluded that EIA is not mandatory for the proposed development.

2.2 Sub-Threshold Development

Section 172 of the Planning and Development Act, 2000, as amended, also sets out the basis for EIA for developments which may not be of a scale included in Schedule 5 of the Planning and Development Regulations 2001, as amended. This allows a consenting authority to require EIA where it is of the opinion that the proposed development (although subthreshold) is likely to have significant effects on the environment and therefore should be subject to EIA. In this context, the consideration of 'significant effects' should not be determined by reference to size only and the nature and location of a project must also be taken into account.

Class 15 of Schedule 5 provides for EIA/EIAR for developments under the relevant threshold, where the works would be likely to have significant effects on the environment. This states the following:

"Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7."

It is considered that the type of project subject to EIA remains those listed in Schedule 5 of the Planning & Development Regulations 2001, as amended. The proposed development is not a project type listed in either Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended and therefore does not constitute a 'Project' that falls within any of the specified thresholds in Part 2.

As the proposed development is not a 'Project' listed in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, EIA is not mandatorily required.

Notwithstanding the above an evaluation of the Class 15 criteria is provided below for completeness.

2.3 Sub-Threshold Assessment

The 1997 amending Directive (97/11/EC) introduced guidance for Member States in terms of deciding whether or not a development is likely to have 'significant effects on the environment'. The criteria have been transposed in full into Irish legislation, in the Third Schedule to the EC EIA (Amendment) Regulations 1999 (S.I. No. 93 of 1999) and in Schedule 7 to the Planning and Development Regulations 2001 (S.I. No. 600 of 2001) as amended. The criteria, as transposed in Irish legislation, are grouped under three headings, as follows:

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

Each of the above groupings includes a number of criteria for consideration. The assessment of the likelihood of significant environmental effects is based on the overall consideration of all criteria and requires clear and rational judgement. The DoEHLG Guidance Document 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Subthreshold Development' states that *'those responsible for making the decision must exercise their best professional judgement, taking account of considerations such as the nature and size of the proposed development, the environmental sensitivity of the area and the nature of the potential effects of the development. In general, it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision'*

The Schedule 7 criteria to be reviewed are discussed in more detail, with reference to the proposed development, in the following subsections. The screening questions are based on the criteria listed under each grouped heading in Schedule 7.

Table 1: Characteristics of the Proposed Development

Characteristics of the Proposed Development - screening questions	Brief description	Is this likely to result in a significant effect
Could the scale of the proposed works be considered significant?	0.0666 Ha site. 273m ² of warehouse & office development	No. This is a relatively small scale development.
Considered cumulatively with other proposed development adjacent would the size of the proposed works be considered significant?	The development is located in the existing Bluebell Industrial Estate.	No. This is a relatively small scale development. It comprises infill of a small area (666 m ²) within existing industrial premises and will not add in any significant way to environmental impacts.
Is the nature of the proposed works significant?	Construction of warehouse, offices and concrete hardstand.	No. Entails normal construction methodologies. No significant impacts expected during the Operational Phase.
Will the proposed works utilise a significant quantity of natural resources?	273m ² of warehouse & office development. Concrete hardstand on remainder of 666 m ² site	No. Natural resources will not be removed or displaced during construction. All construction works will be carried out in accordance with construction and waste management plans. It is expected that no significant natural resources will be utilised during operation.
Will the proposed works produce a significant quantity of waste?	Warehouse and ancillary offices.	Construction will be carried out in accordance with a construction waste management plan. The development will not comprise a waste management facility and normal operations will entail limited amounts of canteen, office and packaging wastes.
Will the proposed works create a significant amount or type of pollution?	Warehouse and ancillary offices.	No. No significant amounts of pollution are envisaged during construction or operation.
Will the proposed works create a significant amount of nuisance?	Warehouse and ancillary offices.	No. No significant types or amounts of nuisance are envisaged during construction or operation.
Will there be a risk of accidents, having regard to substances or technologies used?	Warehouse and ancillary offices.	No. No unusual substances or technologies envisaged at the development.
Would any combination of the above factors be considered likely to have significant effects on the environment?	Warehouse and ancillary offices.	No. There are no significant environmental impacts envisaged from each of the factors above individually and therefore no significant impact envisaged from a combination of any of these factors.

Conclusions: It is concluded that the nature of the proposed development would not be considered likely to have significant effects on the environment.

Reasoning:

The scale of the works when viewed individually and cumulatively is small to negligible when viewed in the context of both the EIA threshold criteria and types of projects listed in the regulations which require EIA.

The proposed development will not give rise to any unusual or significant pollution and will be constructed and operated in accordance with best planning and environmental practices.

Table 2: Characteristics of the Proposed Development

Location of the Proposed Development – Screening Questions	Brief description	Is this likely to result in a significant effect
<p>Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g.SAC, SPA, pNHA); habitats listed as Annex I in the EU Habitats Directive; habitats listed as Priority Annex I in the EU Habitats Directive; species listed as Annex II in the EU Habitats Directive; species listed as Annex IV in the EU Habitats Directive; species listed as Annex I of the EU Birds Directive; the breeding places of any species protected under the Wildlife Act?</p>	<p>0.0666 Ha site. 273 m² of warehouse & office development</p>	<p>No. The AA screening report carried out for the development has concluded the following: No significant effects will arise from this project to Natura 2000 sites in Dublin Bay: the North Dublin Bay SAC, South Dublin Bay SAC, the North Bull Island SPA or the South Dublin Bay and River Tolka Estuary SPA. In carrying out this AA screening, mitigation measures have not been taken into account. Standard best practice construction measures which could have the effect of mitigating any effects on any European Sites have similarly not been taken into account. On the basis of the screening exercise carried out above, it can be concluded that the possibility of any significant impacts on any European Sites, whether arising from the project itself or in combination with other plans and projects, can be excluded beyond a reasonable scientific doubt on the basis of the best scientific knowledge available. The AA screening report also concluded that the band of trees/hedgerow located outside the northern boundary wall of the site will not be affected in any way by the application.</p>
<p>Has the proposed development the potential to impact directly or indirectly on existing land use?</p>	<p>The development is located in the existing Bluebell Industrial Estate.</p>	<p>No. This is a relatively small scale development. It comprises infill of a small disused area (666 m²) within existing industrial premises.</p>
<p>Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?</p>	<p>Construction of warehouse, offices and concrete hardstand on disused site in Bluebell Industrial Estate.</p>	<p>No. There are no sites or monuments of archaeological Interest at the disused site.</p>
<p>Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?</p>	<p>Development within existing industrial estate and adjacent the Grand Canal.</p>	<p>No. The development will be located between existing industrial premises in the industrial estate. Views from the canal towards the site and the industrial estate generally, are limited by the 3.2m high concrete wall and 10m wide band of trees/bushes located along the northern side of the wall along the length of the industrial estate.</p>

Conclusions: It can be concluded that there will be no significant direct or indirect impacts

by virtue of the location of the proposed development on the receiving environment.

Reasoning: The European Communities (Natural Habitats) Regulations, 2011 requires that an Article 6(3) assessment be carried out where it is considered that a development is likely to have a significant effect on a European Site. In this regard an Article 6(3) Screening Report has been completed for the proposed development. This report concludes that based on a consideration of the likely impacts arising from the proposed development, no likely significant impacts on the conservation objectives of any European Site has been identified. There will be no impacts on any other designated sites such as pNHAs as a result of the proposed development.

Table 2.1: Significance of Impact According to Theme (as in EIA)

EIA Section	Brief description	Brief Assessment of Impacts
Population and Human Health	0.0666 Ha site. 273 m ² of warehouse & office development	There are no residential areas within close proximity to the site. It is not envisaged that there will be significant impacts from noise, dust, nuisance, litter, vermin, traffic, water pollution or other that will affect local populations either in residential areas or in employment in other premises within the industrial estate. Use of the canal-side walkway will not be impacted in any way. The wall and 10 m wide band of trees/shrubs along the wall provides an effective physical and visual barrier between the canal-side walkway and the proposed site.
Ecology/Biodiversity	The development is located in the existing Bluebell Industrial Estate.	The site is a disused industrial area measuring 666 m ² with little ecological value on site. The AA report concludes that there will be no significant impacts on any Natura 2000 sites. The proposed development will not impact on the band of trees outside and north of the boundary wall.
Soils and Geology	Construction of warehouse, offices and concrete hardstand on disused site in Bluebell Industrial Estate.	There are no sites of geological importance at the site. The development will entail construction of foundations etc. and these will have little or no impact on the soils or geology of the area.
Air and Climate Change	Development within existing industrial estate.	There are no significant emissions to air or impacts that may arise which would lead to negative impacts on Climate Change or Air Quality.
Noise & Vibration	Development within existing industrial estate.	It is expected that there will be no significant adverse noise or vibration impacts during construction phase which will be temporary in duration. It is not envisaged that there will be significant noise or vibration impacts during operational phase.
Landscape	Development of warehouse and offices within existing industrial estate.	The development is located within an existing industrial estate and therefore will be in-keeping with local structures. Views into the site and the industrial estate generally, from the canal are limited by the existing concrete wall and band of trees/bushes along the northern side of the wall.

Material Assets	Development of warehouse and offices within existing industrial estate.	Development will be located in an existing industrial estate and there will be no impact on local or regional material assets associated with the development.
Cultural Heritage	Development on disused site in Bluebell industrial estate	There are no archaeological sites or monuments of interest on the site and no other areas or sites of cultural heritage in the vicinity of the development.
Water	Potential effluents, spills, leakages from the site.	The grand canal is the only surface water feature in the vicinity of the site. All wastewater effluent will be discharged to the mains public sewer. There are no direct pathways for overland flow or run-off of surface waters to leave the site and gain access to the canal. All stormwaters are to be collected and discharged to the mains stormwater system. There is a provision within the stormwater management Suds system for the provision of a percolation area to attenuate excess storm flows and in the unlikely event of spills or leaks on site this could allow contaminated rainwater to enter the groundwater. However, as the canal was constructed with an impermeable layer of lining (poddle clays) to maintain water levels within the canal this layer will eliminate the potential for any groundwater, contaminated or otherwise to enter the canal. Therefore there will be no potential for impact on water quality within the canal directly by overland flow or indirectly by groundwater inputs.
Interaction of Foregoing	Development on disused site in Bluebell industrial estate	No interactions anticipated.

Conclusions

No significant impacts have been identified for any of the individual environmental aspects as defined in EIA.

Table 3: Characteristics of the Potential Impacts Matrix

Characteristics of Potential Impacts – Screening Questions	Brief description	Brief Assessment of Impacts
Would a large geographical area be impacted as a result of the proposed development?	0.0666 Ha site. 273m ² of warehouse & office development	No. Relatively small area of infill development in the existing Bluebell Industrial Estate.
Would a large population of people be affected as a result of the proposed development?	0.0666 Ha site. 273m ² of warehouse & office development in Bluebell Industrial Estate.	No. The site is not adjacent to any residential areas. Existing local developments comprise similar commercial/retail/light industrial premises to that proposed.
Are any transboundary impacts likely to arise as a result of the proposed development?	Development within existing industrial estate.	No. No transboundary impacts identified or expected.
Would the magnitude of impacts associated with the proposed development be considered significant?	0.0666 Ha site. 273m ² of warehouse & office development	No. No significant impacts likely from the proposed development.
In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?	Relatively small development of warehouse and offices within existing industrial estate.	No. No significant impacts likely from the proposed development, no significant interaction or cumulative impacts expected.
Is there a high probability that the effects will occur?		N/A
Will the effects continue for a long time?		N/A
Will the effects be permanent rather than temporary?		N/A
Will the impacts be irreversible?		N/A
Will it be difficult to avoid, or reduce or repair or compensate for the effects?		N/A

Conclusions: It is concluded that there are no potential impacts which would be considered significant and therefore no largescale, geographically significant, transboundary or complex characteristics of the potential impacts.

2.4 Conclusions and Recommendations

A summary of conclusions is presented below:

The project is not a development for which EIA is mandatory. An EIA Screening exercise was however carried out to determine the potential for the proposed project to have significant environmental impacts or not. This exercise has been informed by Screening for Appropriate Assessment completed in conjunction with other surveys and desktop studies. The nature, scale and

characteristics of the proposed development are not considered likely to have significant effects on the environment.

The project has been reviewed in the Article 6(3) Appropriate Assessment Screening Report which has concluded that the proposals will not significantly adversely impact sensitive habitats nor will there be adverse impacts arising from the proposals on any Natura 2000 Sites.

The overall conclusion of this screening exercise is that there is no specific requirement for an Environmental Impact Assessment of the proposed project.

3.0 Potential Impacts on the Policy Objectives of the 'REGEN' Zoning (city edge area project)

It is considered that the proposed development will not impact negatively in any way on the policy objectives of the 'REGEN' zoning for the area which are summarised as follows:

Creating a destination and attraction:

- Creating an active travel and ecological greenway
- Introducing amenity and recreational uses
- Balancing amenity & ecology;

The site measures just 666m² and is located in an infill area between existing premises in the existing Bluebell Industrial Estate and will be similar in most respects to those premises. The entire industrial estate is separated from the canal and canal-side walkway by a c. 3.2 m high wall and band of trees/hedgerow c.10m wide along its length of some 800m. The site makes up 51m of this boundary. The boundary provides an effective physical and visual barrier between the industrial estate and walkway. The AA screening report concluded that the development will not impact on the hedgerow in any way and therefore will not impact on the travel and ecological greenway. Similarly, the proposed development will not impact in any way on the introduction of amenity and recreational uses along the canal and due to its small area and location behind the boundary wall cannot add in any meaningful way to this aspect of the zoning objective. It is proposed that some trees be planted on site along the internal side of the boundary wall and this will provide a small measure of ecological and visual improvement of that section of the amenity.

In summary, it is submitted that the proposed development will not impose any detrimental effect to the 'REGEN zoning (city edge project) objectives for the area.