



HUGHES
PLANNING
& DEVELOPMENT CONSULTANTS

EIA Screening Report

Bancroft View SHD

Lands on Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airtown Road junction), Tallaght, Dublin 24

MAY 2022

SUBMITTED ON BEHALF OF:
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1.0 Introduction

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have prepared this EIA Screening Report on behalf of our clients, Greenhills Living Limited, to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development at Lands on Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airton Road junction), Tallaght, Dublin 24.

The purpose of this report is to assist a determination as to whether an Environmental Impact Assessment Report (EIAR) is required for the proposed development. An Appropriate Assessment Report (AA Screening), an Ecological Impact Assessment (EclA) Reports and a Construction Environmental Waste Management Plan (CEWMP) have been prepared in respect of this application, as prepared by Openfield Ecology and FDA Consulting, whilst a flood risk assessment is provided as part of the Engineering Services Report prepared by FDA Consulting. All reports were reviewed and are referred to in this report.

The Appropriate Assessment Screening Report for the site assessed the potential of the proposed activity to adversely affect the integrity of European sites (i.e. SACs and SPAs). The report concluded that no significant effects will arise from this project to Natura 2000 sites in Dublin. The EclA (completed separately) for the site concluded that no long-term negative impacts to biodiversity are predicted to arise from this development.

This EIA Screening exercise was completed to determine the potential for the proposed activity to have significant environmental effects or not. The exercise has been informed by a desk study of the site, based on best available information provided by the client. The following summary applies:

- The proposed development does not constitute development for which EIA is mandatory or required.
- In terms of scale, development and operations proposed for the Strategic Housing Development does not fall under those projects requiring mandatory EIA's as prescribed in Annex I of the EIA Directive (Schedule 65, Part 1 of the Planning and Development Regulations 2001, as amended). Therefore, a mandatory EIA is ruled out for reasoning set out in section 4.2 herein. Given the status of the development activity is therefore sub-threshold, the requirement for EIA must be determined on a specific case basis.

This report concludes that this is a sub-threshold type project which is not likely to have a significant effect on the environment, either by itself or in combination with other plans or projects, and that an Environmental Impact Assessment (EIA) is not required in this instance. Article 299B (1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001 to 2021 in relation to the Strategic Housing Development (SHD) was consulted for this assessment and each of the relevant assessments that are available were identified and the results were identified.

No significant negative effects on any of the environmental factors to be considered under the EIA Directive are anticipated as a result of the proposed development. As such the available information supports that an Environmental Impact Assessment is not required for the proposed development.

1.1 Project Details

The purpose of the Report is to determine if an Environmental Impact Assessment (EIA) is required for the proposed development as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000, as amended and Schedule 5 of the Planning and Development Regulations, 2001, as amended (2018).

The requirement for a 'sub-threshold' development to be subject to EIA is determined by the likelihood that the development would result in significant environmental effects which may arise due to the location of the development or the characteristics of the development. The EIA screening exercise outlined below have examined the project with reference to the relevant thresholds and criteria.

1.2 Overview of the Proposed Development

The subject application involves a parcel of land located at the intersection of Greenhills Road and Airtion Road, Tallaght, Dublin 24, and comprises an area of approximately 0.8 ha (1.98 acres). The site consists of a hard-standing surface to the north which is used for car parking and a greenfield to the south. The subject site is devoid of any built form with the exception of an existing ESB substation.



Figure 1.0 Aerial image illustrating the immediate locational context of the subject site (red outline).



Figure 2.0 Aerial image showing the wider locational context of the application site (red outline).

The site is located within an area comprising industrial land use immediately east and north, retail to the west and public open space area immediately south. The industrial land immediately north is known as the Hibernian Industrial Estate.

The Hibernian Industrial Estate is expected to be the subject of extensive urban renewal in the coming years, with existing industrial buildings being replaced with higher density mixed use development. More broadly, Tallaght Village is situated south of the subject site and provides a range of retail and commercial services. Further services and amenities are provided in Tallaght Town Centre which is located south west of the subject site.

Technological University of Dublin – Tallaght is situated to the west of the subject site, approximately 550 metres west of the site. Tallaght Hospital is located a further 1.5 km west. The subject site is situated directly across from a bus stop served by Dublin Bus Route 27, which provides access to Dublin city centre as well as Tallaght Town Centre and the LUAS Red Line.

Further bus routes to the city centre via the Tallaght Quality Bus Corridor are provided in Tallaght Village, which is a 10-minute walk to the south of the subject site. It is noted that Greenhills Road forms part of Bus Connects plans for the Tallaght area, improving access to Dublin city centre via bus.



Figure 3.0 Existing view of southern portion of subject site as viewed from Greenhills Road.



Figure 4.0 Existing view of northern portion of subject site as viewed from Greenhills Road.

The proposed development will consist of the following:

(i) demolition of existing substation and removal of existing advertisement structure on site; (ii) construction of a residential development of 197 no. apartments (79 no. one-bedroom, 105 no. two-bedroom and 13 no. three-bedroom) in 4 no. blocks (ranging in height from seven to eight storeys with ninth floor level roof garden) as follows:

- *Block A containing 41 no. apartments (6 no. one bedroom, 34 no. two bedroom and 1 no. three-bedroom) and measuring eight storeys in height (with ninth floor roof garden);*
- *Block B containing 79 no. apartments (33 no. one bedroom, 34 no. two bedroom and 12 no. three bedroom) and measuring eight storeys in height;*
- *Block C containing 42 no. apartments (24 no. one bedroom and 18 no. two bedroom) and measuring seven storeys in height; and,*
- *Block D containing 35 no. apartments (16. no one bedroom and 19 no. two bedroom) and measuring seven storeys in height.*

(iii) all apartments will have direct access to an area of private amenity space, in the form of a balcony, and will have shared access to internal communal amenities including 2 no. resident lounges (114.7sq.m), gym (98sq.m) external communal amenity space (1,490.8sq.m) and public open space (1,667sq.m); (iv) provision of 78 no. vehicular parking spaces (including 3 no. car-share parking spaces, 4 no. mobility parking spaces, and 8 no. electric vehicle parking spaces), 4 no. set-down vehicular parking spaces (including 1 no. mobility parking space) and 348 no. bicycle parking spaces (including 100 no. visitor parking spaces) at ground floor/ground level accessible via new vehicular entrance gate off access road off Greenhills Road; (v) provision of 4 no. commercial units (871.5sq.m total) and 1 no. childcare facility (329.7sq.m) with associated external amenity space (168.8sq.m) located at ground floor level; and, (vi) all ancillary works including public realm/footpath improvements, landscaping, boundary treatments, internal footpaths/access roadways, bin storage, foul and surface water drainage, green roofs, removable solar panels, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development.

There have been previous planning applications for this site are as follows and are listed in Section 2.

1.3 Objectives & Work Brief

This EIA screening report is being submitted as part of the planning application process for the proposed development referenced above and has been prepared to assist in the decision as to whether an EIA is required. The question of whether an EIA is required arises only in relation to the projects that fall within the scope of one or more of the project classes listed in Annex I or II of the EIA Directive 2011/92/EU and/or corresponding classes or projects listed in Schedule 5, Parts 1 and 2, of the Planning and Development Regulations 2001, as amended. Projects which do not fall within the scope of the listed projects are not subject to any requirements for EIA or screening EIA under Directive 2011/92/EU as amended 2014/52/EU.

This EIA screening report will be accompanied by the following reports all of which have been used to inform the EIA screening exercise:

- Appropriate Assessment Screening & Ecological Impact Assessment (EclA) prepared by Openfield Ecological Services in April 2022.
- Construction Site Environmental Waste Management Plan prepared by FDA Consulting April 2022.
- Flood Risk Assessment (See Engineering Services Report) prepared by FDA Consulting in April 2022.
- Engineering Service Report prepared by FDA Consulting in April 2022.
- Arboricultural Report prepared by Charlie McCorkell Arboricultural Consultancy in May 2022.

In order to meet project objectives, our work brief included the following:

- A review of existing site details and proposed development plans;
- A review of EIA requirements under Planning and EIA regulations, including site specific requirements;
- A review of available reports and figures; Desk study assessment of environmental sensitivity of the site location; and
- Review of development plans for lands adjacent to the proposed development.

2.0 Site Location & Setting

The subject application involves a parcel of land located at the intersection of Greenhills Road and Airtown Road, Tallaght, Dublin 24, and comprises an area of approximately 0.8 ha (1.98 acres). The site consists of a hard-standing surface to the north which is used for car parking and a greenfield to the south. The subject site is devoid of any built form with the exception of an existing ESB substation.

Boundary	Land use
North	To the north, the site is bounded by an adjoining commercial development located within the Hibernian Industrial Estate.
South	To the south, the site is bounded by an adjoining recreational development in the form of an open-air astropark located immediately north of Bancroft Park.
West	To the west, the site is bounded by the pedestrian footpath and wider carriageway of Greenhills Road, the local arterial route.
East	To the east, the site is bounded by an adjoining commercial located within the Hibernian Industrial Estate.

Figure 5.0 Table presenting adjacent land uses.

2.1 Site History & Planning Records

Primary sources used to research the history of the site included available extracts from historical Ordnance Survey Ireland (OSI) maps, aerial photographs and planning information from Myplan.ie. The maps consulted include the OSI 6-inch historic maps from 1837 to 1842, the OSI 25-inch historical maps surveyed between 1888 and 1913 and the OSI 6-inch Cassini map surveyed in early 20th century. In summary, the historic maps show no development or modification of note to the site up until the 1990's. The 1995 aerial image appears to show an external yard of hardstanding atop the subject site which appears to remain in situ until c. 2015, at such time the site reverts to its current use.

The South Dublin County Council Planning Records have also been consulted (on the 1st April 2022) for the purposes of this study and the results are summarised below in Table 2.2.

Planning Reg.	Description	Site Location	Application/Decision Date	Outcome
S01A/0086	3 No. Three-Storey Blocks (retail/commercial)	Subject Site	15 th February 2001/29 th June 2001	Granted
SD04A/0186	Alteration of S01A/0086	Subject Site	22 nd March 2004/25 th June 2004	Granted
SD07A/0622	1 No. Four-Storey & 1 No. Three-Storey Block (office accommodation)	Subject Site	1 st August 2007/23 rd August 2008	Granted

Figure 6.0 Table presenting details of relevant planning applications.

2.2 Site Physical Setting

Information on the site location, hydrology, geology hydrogeology and ecology of the area has been obtained from records held by the Geological Survey of Ireland (GSI), Environmental Protection Agency (EPA), Ordnance Survey of Ireland (OSI), Water Framework Directive Maps, National Parks and Wildlife

Service (NPWS) databases and on-line resources of Department of Environment, Community and Local Government (myplan.ie). Details of the site physical setting are outlined in Figure 7.0 which includes desk study findings.

Feature	Details / Comments
Topography	Topography is generally flat over the site area
Geology	<p>The bedrock geology of this area is of the Lucan Formation. The bedrock is identified as a combination of dark limestone and shale (calp)</p> <p>The near surface subsoil is predominantly comprised of made ground. The quaternary period is the most recent stage of the geological period. It marks the period of the Ice Age and the postglacial period which extends to the present day. Most surface deposits were deposited in the Quaternary Period and provide the parent materials for the soils in the area.</p> <p>The GSI soils map indicates the predominant soil type in the development area to be till derived from limestones</p>
Hydrogeology	<p>According to GSI data, the bedrock aquifer beneath of the site is classified as Locally Important (LI) – bedrock that which is moderately productive in local zones.</p> <p>The GSI has classified the aquifer vulnerability underlying the site as “L” (low) which infers the bedrock is at a depth of 10m below low permeability till.</p> <p>The GSI online map does not identify any significant or notable abstraction wells within the vicinity of the proposed development. No groundwater protection zones are marked in proximity to the site.</p>
Hydrology/Ecology	<p>The characteristics of the underlying limestone bedrock and local topography appear to have a strong influence in the hydrogeology of the site. Groundwater is likely present within the upper levels of the bedrock with little or no groundwater present within the subsoils. Groundwater flows follow the topographical relief of the area and generally flow towards the nearby Tymon/Poddle Stream.</p> <p>Under the requirements of the Water Framework Directive, the Dublin groundwater body was classified as having an overall good status for water quality and quantity 2010-2015. However, it is classified as ‘at risk’ of not achieving at least good ecological or good chemical status/potential by 2015. No site-specific water quality data is available from the site investigation.</p> <p>The proposed application site is not within or immediately adjacent to any site that has been designated as a Special Area of Conservation</p>

	(SAC) or a Special Protection Area (SPA) under the EU Habitats or EU Birds Directive. The site is located within Flood Zone C and is at low risk (1:1,000) of flooding.
Licences / Permits	There are no licenced activities, waste permitted operations or discharge licences at this site or immediate surroundings in accordance with EPA.

Figure 7.0 Table presenting details of the physical setting of the site.

3.0 EIA Screening Legislation & Guidance

EIA Directive, Council Directive 85/337/EEC (as amended) on the assessment of the effects of certain public and private projects on the environment is designed to ensure that projects likely to have significant effects on the environment are subject to a comprehensive assessment of environmental effects prior to development consent being given. This Directive was amended by the following Directives: Directive 97/11/EC of 3rd March 1997, Directive 2003/35/EC of 26th May 2003, Directive 2009/31/EC of 23rd April 2009, (codified in Directive 2011/92/EU of 13th December 2011) and most recently by Directive 2014/52/EU of 16th April 2014. The objective of the Directive (2014/52/EU), is to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for Environmental Impact Assessment (EIA), prior to development consent being given, of public and private development that are likely to have significant effects on the environment. In Ireland, EIA provisions relating to planning permissions are contained in the Planning and Development Act, 2000, as Amended (hereafter referred to as “the Planning Act”), and in the Planning and Development Regulations, 2001, as amended.

The environmental assessment must identify, describe and assess the direct and indirect significant impacts of the project on specified environmental factors (Article 3 (1) of the Directive and 171a(b) and 172 of the Planning and Development Act 2000). These factors include changes from the 2011 Directive, most notable being the replacement of ‘Human Beings’ by ‘Population and Human Health’, the addition of ‘Land’ and the replacement of ‘Flora and Fauna’ by ‘Biodiversity’ with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2099/14/EC (the Habitats and Birds Directive).

The 2014 EIA Directive has been transposed into national planning law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018), with effect from 1st September 2018, and the European Union (Planning and Development) (Environmental Impact Assessment) (No.2) Regulations 2018, with effect from 8th October 2018.

It is clear from the Directive, Article 2, that requirement for a development “*before consent is given, projects likely to have significant effects on the environment by virtue of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects on the environment (EIA)*”. Under Article 2 of the Directive, for a project to require an Environmental Impact Assessment it must come within one of the categories in Annex I or II of the Directive. Under Schedule 5 Part 1 of the Planning Act projects require EIA if the stated thresholds set therein has been met or exceeded or where no thresholds are set. Schedule 5 Part 2 projects meeting or exceeding national thresholds set out therein, or where no thresholds are set, require an EIA. Sub-threshold projects in Schedule 5 Part 2 require screening for EIA. EIA or screening for EIA is not required where a proposed development does not come within any of the classes of project listed in Schedule 5, irrespective of the size or location or whether it is considered likely to have a significant effect on the environment. Article 4 of the Directive provides that projects listed in Annex I shall be subject to a mandatory EIA and that projects listed in Annex II shall be subject to a determination as to whether and EIA is required, either by screening or subject to thresholds or criteria.

The outcome of the EIA process does not, in itself, determine the outcome of an application for development consent for a project. The Planning Authority and An Bord Pleanála must consider each application for development consent on its own merits, taking into account all material considered, including conclusions in respect of EIA, before making its decision to grant with or without conditions, or to refuse consent.

3.1 EIA Guidance

The Department of Housing, Planning and Local Government (DHPLG) revised the Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, in August 2018. These updated Guidelines deal with the new legislative provisions resulting from the 2014 EIA Directive and the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) and how they are to be addressed in practice.

The EPA published Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Aug 2017), which includes guidance on preparing an EIAR and the screening process. In addition, both the European Commission and the Institute of Environmental Management and Assessment (IEMA) have published guidance on various aspects of the EIA process which includes guidance on screening. This report has been prepared with reference to each of the above documents.

4.0 EIA Screening

The proposed development is evaluated to determine potential EIA requirements based on the characteristics of the development, site location sensitivity and characteristics of potential impacts. The first step is to determine whether the proposed project exceeds thresholds requiring a mandatory EIA as set out in Annex I or II of the EIA Directive. These classes have been broadly transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001-2018 with national thresholds included for many of the Annex II classes. If the project is not subject to a mandatory EIA, EIA may still be required to determine the likelihood of a sub-threshold projects having significant effects on the environment. Criteria are included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001-2018) to determine whether a sub-threshold development should be subject to an EIA.

The screening determination completed by the competent authority must be based on the information provided by the developer and considered in light of the precautionary principle. Criteria to determine whether projects by virtue, inter alia, of their nature, size or location should be subject to EIA, are set out in Schedule 7 to the 2001 Regulations, as amended (Annex III of the 2014 Directive). The determination made by the competent authority must include reasons with reference to Schedule 7 criteria and make reference to any mitigation features or design factors influential to the making of the determination. Particular attention should be given to potential significant impacts on sensitive areas (e.g. areas identified as important to nature conservation and/or areas of particular archaeological interest in the relevant Development Plan), and also to cumulative effects with relevant existing and/or approved projects.

4.1 Mandatory EIA Thresholds (Schedule 5 Criteria)

Section 172 of the Planning & Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states that an environmental impact assessment shall be carried out by a planning authority or the Bord, as the case may be, in respect of an application for consent for proposed development where either:

(a) *the proposed development would be of a class specified in –*

- (i) *Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either – (I) such development would exceed any relevant quantity, area or other limit specified in that Part, or (II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*

or,

- (ii) *Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either – (I) such development would exceed any relevant quantity, area or other limit specified in that Part, or (II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*

(b)

- (i) *the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but does not exceed the relevant quantity, area or other limit specified in that Part;*

and,

- (ii) *the planning authority or the Board, as the case may be, determines that the proposed development would be likely to have significant effects on the environment.*

There is no class set out under Part 1 of Schedule 5 (or Annex I of the EIA Directive) in relation to the proposed SHD development at Lord Mayor's Public House and therefore an EIA is not mandatory. The proposed development is of a type listed in Annex II of the EIA Directive (Part 2 of Schedule 5).

Further to the above, Schedule 5 of the Planning & Development Regulations 2001, as amended sets out a number of classes and scales of development that require EIA. The proposed development for residential apartments, crèche, communal space, commercial space and ancillary works falls within the category of an 'Infrastructure Project' under Schedule 5(10)(b) of the Regulations which provides that a mandatory EIAR must be carried out for the following projects:

- (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 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*

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

- *At 197 no apartment units within 4 Blocks, the number of individual residential units falls below the threshold of 500 dwellings. It is therefore referred to a 'sub-threshold' development.*
- *At 78 no. vehicular parking spaces and 4 no. set-down parking spaces, the number of car parking spaces falls below the threshold of 400 spaces.*
- *At 0.8ha the site is below the threshold that would trigger a mandatory EIA. The proposed development includes a significant area of undeveloped land providing residential units, commercial units and communal open space.*

Therefore, the proposed development is classed as a sub-threshold development.

4.2 Sub-Threshold Screening (Schedule 7 Criteria)

Potentially, a sub-threshold EIA may be required and "sub-threshold development" is defined as *development of a type set out in Schedule 5 which does not exceed a quantity, area or other limit specified in that Schedule in respect of the relevant class of development.* To determine whether the project described in Section 2 above should be subject to an EIA, Annex III of the EIA Directive details the criteria to be used to determine whether a project should be subject to EIA and Schedule 7 of the Planning and Development Regulations 2001-2018 (S.I. No. 296 of 2018) implements this Directive in Ireland.

The following assessment is completed on the basis of the Criteria in Schedule 7 of the Planning and Development Regulations 2018 and utilising the Screening Checklist provided in the 'Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)' (EC, 2017). Information to be provided by the applicant or developer for the purposes of screening sub-threshold development for EIA comprises of the following (Schedule 7A):

1. A description of the proposed development, including in particular—

- a) *a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
- b) *a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—
 - a) the expected residues and emissions and the production of waste, where relevant, and
 - b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

The Schedule 7 criteria are grouped under the following three headings:

- *Characteristics of the Proposed Development*
- *Location of Proposed Development*
- *Characteristics of Potential Impacts*

Each group includes a number of criteria for consideration. The assessment of the likelihood of significant environmental effects requires professional judgment. The DoEHLG Guidance Document 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development' states that "*it is not intended that special studies or technical evaluations will be necessary for the purpose of making a decision*". In this context, this screening exercise has relied on available information. The Schedule 7 screening criteria to be reviewed are discussed in Figures 8.0-9.0 below and overleaf, with reference to the proposed development.

4.3 Cumulative Assessment

The proposed development was considered in combination with other projects and developments in the surrounding area that would result in cumulative effects on the environment. The South Dublin online planning search was consulted on the 1st April 2022 in respect of the wider vicinity of the application site. Figure 6.0 in Section 2 lists historical planning applications upon the application site, however it is noted that there are no proposed planning applications within the immediate vicinity of the site. Given the lack of adjoining applications within the immediate vicinity, the potential for ongoing environmental effects and associated potential cumulative effects with the currently proposed development is low.

4.4 EIA Screening Assessment

Figure 8.0 presents a brief description of the projects likely impacts on the environment.

Screening Questions	Comment
Characteristics of the Proposed Development	
Is the scale of the project considered to be significant?	No. The site area is small (approx. 0.8ha) located on a brownfield site in an area of mixed residential and commercial. The development is to include 197No. residential apartment units with private and communal amenity space, vehicular parking, 4 no. commercial units and a childcare facility.
Is the size of the project considered significant when considered cumulatively with other adjacent developments?	No. As it stands there are no anticipated adjoining developments planned within the surrounding development as confirmed in Section 4.3 above. It can be concluded that proposed or planned projects within the zone of influence of the proposed development which could potentially lead to cumulative impacts. Rather the proposed development will positively influence the local area providing residential living accommodation with private and communal amenity spaces.

	The surrounding area includes apartments, residential housing estates and commercial units.
Will the project utilise a significant quantity of natural resources, in particular land, soil, water or biodiversity?	The proposed development will be mainly located on a brownfield site. Overall, the construction phase will result in the removal or interference with habitats that support local biodiversity. Site clearance works will be required but will be limited to essential removal only and the reuse clean and inert soil, gravel and stone where possible. During the construction and operation phase, it is considered that the proposed development would not require an out of the ordinary use of natural resources.
Will the project produce a significant quantity of waste?	<p>The proposal includes demolition of an existing substation and removal of an existing advertisement structure on site. A CEWMP has been prepared by FDA Consulting. Management of waste will be carried out following best practice principles, adherence to waste hierarchy and comply with the appropriate environmental standards and waste regulations. The segregation of material for offsite disposal/recycling and off-site reuse of clean soil. Materials will be segregated into the following principle stream, hard plastics, timber, metal, plasterboard, glass, organic food waste, WEE, non-recyclable waste, asbestos, and other hazardous wastes for removal offsite to an approved licensed facility. There will be limited quantity of waste during site clearance. During the construction phase, normal construction waste will be generated, managed and controlled on site and waste will be minimised through measures taken to comply with the CEWMP. Waste will be segregated on site where it is practical and the appointed contractor will collect and transfer off-site. Any soil removed off-site will be carried by contractors licensed under the Waste Management Act holding a waste collection permit. Records will be kept for all waste material which leaves the site either for reuse, recycling or disposal. Any clean soil to be reused as much as possible by nearby construction site if required as a by-product, will be done in accordance with Article 27.</p> <p>Operational waste will be generally domestic waste by residential units and will be disposed of by a licensed waste contractor.</p> <p>No significant impacts as a result of production of waste during the construction and operational phases of the proposed development are anticipated.</p>
Will the project create a significant amount or type of pollution?	The proposed development during construction phase will have the potential to create short term negative impacts particularly in terms of dust and noise. However, the CEWMP will ensure that construction activities are properly controlled and mitigated for example managing noise, dust, accidental spills and minimize disturbance to adjacent local amenities, residents and local receiving environment.

	<p>Dust control is outlined in the CEWMP. Demolition of existing buildings will have the potential to create dust and potential for negative impacts on sensitive receptors. A range of dust mitigation strategies for demolition, stockpiling, loading and transporting of waste material. These include hoarding with net extensions, restriction to light wind conditions, damping surfaces (stockpiles and road surfaces) and covering trucks. Speed restrictions will be applied and sweeping of hard surfaces. There is potential for spillage and blow-off of debris on public roads, this will be mitigated with tarpaulin covering the waste material and road sweeper on the road. All delivering and removal of trucks will take place within the permitted hours of work and delivery will be coordinated following strict effective management to minimise disruption to local traffic and create smooth continuation of works.</p> <p>Noise control is outlined in the CEWMP. Steps will be taken to ensure noise arising will be adequately mitigated. Attended noise control monitoring will be carried out at a number of locations on the site. During construction and demolition phases, the development shall comply with the BS 5228 standards. Noise control audits will be conducted regularly and steps will be taken to control construction noise emissions which include hours of operation observed, siting of plant items, plant items left to run unnecessarily, material handling etc. these are outlined in the CEWMP.</p> <p>The surface water run-off from the development will be attenuated using an underground storage tank and discharged at a restricted rate to the public surface water sewer. Additional measures include blue/green roofs, permeable paving, a rain garden, and bioretention tree pits. As such, there will be no impact to the run-off characteristics from the site. SUDS are standard measures in all development projects and are not included here to reduce or avoid any affect to a Natura 2000 site. All fuels/oils storage tanks and draw-off points will be bunded in the event there is to be any spills or leakages and will be located in a dedicated secure area of the site. All bunds will be at least 10m from drains, ditches and excavations. Dedicated bunded storage containers will be provided for hazardous waste such as batteries, paints oils tec., if required.</p> <p>The CEWMP will be developed by the Contractor at the beginning of the construction phase of works and will include a detailed Sequencing and Phasing Schedule and Traffic and Parking Management plan for the works. The overall analysis concluded that the propped development is acceptable.</p>
<p>Will the project create a significant amount of nuisance?</p>	<p>No more than other residential/commercial developments alike. The works will take place within the site of the proposed development. The CEWMP ensures active control, management and</p>

	<p>monitoring of waste and demolition associated with the proposed development during construction and demolition phases. This will be implemented throughout the construction phase to ensure to manage and control any environmental impacts (noise, vibration, dust, water) that construction work activities may have on neighboring properties and local receiving environment. It is proposed the Design Team will ensure all aspects of the CEWMP will be adhered to and provide specialist environmental monitoring, consultancy and auditing services as required to ensure that all potential impacts on the local receiving environment and residential amenity are controlled at source and minimized to acceptable levels. In the event of there being a fuel or oil spill, all storage tanks and draw-off points will be banded in a secure area of the site.</p>
<p>Will there be a risk of major accidents?</p>	<p>No. However during construction phase utmost care will be taken by the contractors to prevent accidental spillages whether on land or directly into water courses through the adoption of strict best practice construction management. The proposed development is not of a type that poses a risk of major accidents. The design and construction of the development will be carried out in accordance with building and fire regulations. The development is not regulated or connected to or close to any site regulated under the Control of Major Accident Hazards Involving Dangerous Substances Regulations (SEVESO). The proposed development is residential in nature and is not at risk of major accidents nor is the development as designed likely to increase the risk of major accident in this location.</p>
<p>Will there be a risk of natural disasters, including those caused by climate change?</p>	<p>The potential natural disasters that may occur are limited to flooding and fire. According to OPW flood maps and FDA Consulting Flood Risk Assessment (see Engineering Services Report), a significant proportion of the proposed site is within a flood zone C and the risk of flooding is less than 1:1,000.</p> <p>In terms of fire risk, there are no planned operations during construction or operation that would lead to an elevated fire risk. The proposed development is not likely to be at risk from natural disasters including those caused by climate change</p>
<p>Will there be a risk to human health (for example due to water contamination or air pollution)?</p>	<p>No. There is a short term limited potential for negative effects on human health during the construction phase as a result of potential emissions to air of dust, or from small quantities of wastewater, chemical or hazardous substance residues being handled on site are managed by appropriate risk mitigation measures (Standard Operating Procedures, banded storage and robust H&S systems). As such the scale and nature of the proposed development is not likely to lead to significant human health impacts.</p>

Is the combination of the above factors likely to have significant effects on the environment?	No. Given the proposed scale of activity, limited emissions and waste generation, and mitigation measures during construction and operational phases, there are no factors above which when combined would result in the proposed development, due to its characteristics, have a significant effect on the environment.
The existing and approved land use	The existing land use is a brownfield site. The land is zoned for zoned 'REGEN', the objective of which is 'To facilitate enterprise and/or residential-led regeneration', under the South Dublin County Development Plan 2016-2022. The development plan also notes: ET2 Objective 2: To support proposals for more intensive compatible enterprise and/or residential led development on lands designated with Zoning Objective 'REGEN', subject to appropriate design safeguards and based on a traditional urban form that adhere to urban design criteria.
Has the proposed development the potential to impact directly or indirectly on any site designated for conservation interest (e.g. SAC, SPA, pNHA)?	No. The AA and EclA Reports completed for the site concludes that no significant potential impacts directly or indirectly on any designated sites. The project is not likely, alone or in-combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives nor their qualifying interests. The proposed project will not adversely affect the integrity of European sites during construction or operational phases through implementation of successful mitigation measures outlined in the EclA report. Mitigation measures will ensure there are no significant impacts on the surface water that lead to conservation sites. Surface water discharge from the site will be developed in accordance with the requirements of the Drainage Division as set out in the Greater Dublin Strategic Drainage Study's Technical Document and Water Pollution Act.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Annex I in the EU Habitats Directive?	No. The AA and EclA report completed for the site concludes there will be no negative direct or indirect impacts to or reduction in Annex I habitat area.
Has the proposed development the potential to impact directly or indirectly on any habitats listed as Priority Annex I in the EU Habitats Directive?	No. The AA and EclA Report completed for the site concludes that the proposed development will not have any significant effects on Natura 2000 sites and therefore no direct or indirect effects on Annex I habitats in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex II in the EU Habitats Directive?	No. The AA and EclA Report completed for the site concludes that the proposed development will not have any significant effects directly or indirectly on any species listed as Annex II in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex IV in the EU Habitats Directive?	No. The AA and EclA Report completed for the site concludes that the proposed development will not have any significant effects directly or indirectly on any species listed as Annex IV in the EU Habitats Directive.
Has the proposed development the potential to impact directly or indirectly on any species listed as Annex I of the EU Birds Directive?	No. The AA and EclA Report completed for the site concludes that the proposed development will not have any significant effects directly or indirectly on

	any species listed as Annex I of the EU Birds Directive.
Has the proposed development the potential to impact directly or indirectly on the breeding places of any species protected under the Wildlife Act?	No. The AA and EclA Report completed for the site concludes that the proposed development will not have any significant effects directly or indirectly on the breeding places of any species protected under the Wildlife Act.
Has the proposed development the potential to impact directly or indirectly on the existing or approved land use?	The proposed development will positively impact the land use. Currently it is a brownfield site. The overall construction is not out of the ordinary and mitigation measures are outlined in the CEWMP to reduce/prevent any negative impacts to the land. The development will also positively impact the land use providing residential/commercial units to a growing metropolitan area.
Has the proposed development the potential to significantly impact directly or indirectly the relative abundance, availability, quality or regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground?	No. The size of the overall development site is relatively small. The proposed development includes public open space and landscaping which will retain as much vegetation on the site. The proposed development will also ensure good water drainage on the site through control measures during construction phase outlined in the CEWMP. The proposed development can be accommodated on this site with no significant negative effects on the abundance, availability, quality or regenerative capacity of the receiving natural environment.
Has the proposed development the potential to impact directly or indirectly on any protected structures or Recorded Monuments and Places of Archaeological Interest?	No. There are no protected structures or recorded monuments or places of archaeological interest on or adjoining the application site.
Has the proposed development the potential to impact directly or indirectly on listed or scenic views or protected landscapes as outlined in the County Development Plan?	No. The proposed development does not affect any listed or scenic views or protected landscapes.
Would a large geographical area be impacted as a result of the proposed development?	No. The geographic extent of the proposed works is confined to the proposed development site. It is expected that the proposed development will not have any environmental impact beyond the site and immediate vicinity.
Would a large population of people be affected as a result of the proposed development?	No, rather it will positively affect a small population providing residential units to the Greenhills Road area and provide enhanced public realm along Greenhills Road for the community. The proposed development site is within the existing urban area and is consistent with the land use pattern in the general area.
Are any transboundary impacts likely to arise as a result of the proposed development?	No. Any minor impacts will be contained in the immediate vicinity of the site (which are likely to be insignificant) and will not result in any transboundary impacts.
Would the magnitude of impacts associated with the proposed development be considered significant?	No. The scale and type of development is not likely to pose any significant negative impacts. Any potential significant effects during development is primarily associated with the construction phase and are likely to be temporary in nature. All construction activities will be governed by the CEWMP and specific mitigation measures will be adhered to in order to reduce the probability of impacts on the surrounding environment.

	No significant impacts have been identified in the AA or EclA that accompanies this application.
In considering the various aspects of the environment, would the impacts of the proposed development be considered complex?	No. The proposed development is not of any significant intensity or complexity such that would cause significant effects on the environment. Proposed development will consist of normal construction works which is predicted to produce light negative impacts that are temporary due to noise and dust impacts however these are not considered to be significant or permanent for those reasons. Similarly during operation, the proposed development is not likely to have any impact on the local environment including adjoining land uses or road, rather it will improve recreation and amenities for the locality and promote the local economy. No complex impacts or interactions have been identified in the AA or EclA Report that accompanies this application.
Is there a high probability that the effects will occur?	No significant effects have been identified. However, there is possibility that minor impact of dust and noise during construction phase may occur however construction works on zoned lands within a metropolitan area are not unexpected or out of the ordinary and working hours will be followed in the CEWMP.
Will the effects continue for a long time?	No, the minor impacts identified would occur during construction phase and there are no negative impacts considered likely to occur during the operational phase. The frequency of the impacts considered during the construction phase are not considered to be significant and will be temporary and will not lead to residual impacts. Mitigation measures are set out in the CEWMP for construction phase operations. The CEWMP presents the potential proposed methodologies based on Best Practices and proposed mitigation measures to be implemented at the site. The project will have a long-term positive impact on Human Beings and the community.
Will the effects be permanent rather than temporary?	The majority of the adverse effects that may arise are associated with the construction and will be temporary, reversible and 'once-off'. Standard mitigation measures to manage noise, dust pollution, surface water drainage etc. during the construction phase will be based on best standard practice, policies and guidance. No significant permanent negative impacts are expected to result from the operational phase. The AA and EclA concludes that the development during construction and operational phases will not adversely affect the integrity of any European site within the zone of influence through implementation of mitigation measures as outlined in the EclA and CEWMP.
Will the impacts be irreversible?	No likely significant effects on the environment have been identified as a result of the proposed development. Where other slight impacts have been identified, they are not of an irreversible nature.

Will there be significant cumulative impacts with other existing and/or approved projects?	No. The proposed development at the site will not give rise to significant effects on the environment. The scale of the proposed scheme and any other developments permitted in the vicinity of the site will not likely to have any potential impacts, in combination with each other, or have significant effects on the environment. The proposed development is not considered likely to result in impacts to European sites alone or in combination with other projects.
Will it be difficult to avoid, or reduce or repair or compensate for the effects?	No likely significant effects are identified. Good management, guidelines and relevant best practices followed during the construction phase will minimise any potential short term impacts. It is considered the completion and operation of the proposed development will enhance the amenity and attraction of Greenhills Road

Figure 8.0 Screening questions & comments.

The characteristic's screening assessment has concluded that due to the scale and nature of the proposed development it will not have likely significant effects on the environment. Similarly, the location screening assessment has concluded there will be no significant direct or indirect impacts of the location of the proposed development, to the scale and nature of the works on the receiving environment. A further screening exercise was completed to assess the most significant potential impacts as outlined in Figure 9.0 below/overleaf. These are the topics that would be covered in the any EIA as specified in the EU Directive 2011/92/EU, as amended. The assessment draws on a number of reports including the AA (Appropriate Assessment), EclA (Ecological Impact Assessment) and CEWMP (Construction Site Environmental / Waste Management Plan).

EIA Topic	Assessment of Impacts
Population and Human Health	<p>The potential impacts of the construction phase on human beings are not considered to be significant. During construction, there is the potential for temporary minor impacts related to traffic inconvenience, dust and noise to occur. However, the works will be short-term in duration and active works will be limited so potential impacts will be restricted in their geographical extent as well as their duration. Standard best practice and guidelines during the construction phase will be implemented as outlined in the Construction Site Environmental / Waste Management Plan (CEWMP) and will limit disturbance to people in the area.</p> <p>There are no operational impacts associated with the residential development that would likely to cause significant effects in terms of population and human health. The increased population resulting from the development is a positive impact that will provide additional support for housing crises in Ireland and add to the Greenhills community. The subject land is zoned REGEN in the South Dublin Development Plan 2016-2022. As mentioned above in Figure 8.0, the Development Plan notes: ET2 Objective 2: To support proposals for more intensive compatible enterprise and/or residential led development on lands designated with Zoning Objective 'REGEN', subject to appropriate design</p>

	safeguards and based on a traditional urban form that adhere to urban design criteria
Biodiversity / Species and Habitats	As stated in the Appropriate Assessment Report accompanying this application, no significant effects will arise from this project to Natura 2000 sites in Dublin. In addition, and as per the Ecological Impact Assessment, no long-term negative impacts to biodiversity are predicted to arise from this development. The development will be constructed in line with the mitigation measures referenced in the EclA
Land and Soils	<p>The subject site contains an existing substation and an advertisement structure which will be demolished/removed. The rest of the site is resembles a brownfield plot. The proposed development will require excavation works, which will be carried out in accordance with the Preliminary Construction and Demolition Waste Management Plan and will ensure such a quantity of soil or water to result in significant effects on the environment. Much of the sites existing vegetation is broadly small stature or comprises natural regeneration and should be considered to new and replacement planting.</p> <p>No significant impact; the development will be constructed in accordance with best practice environmentally sensitive methods and environmental management systems. The construction works for the proposed development will not be out of the ordinary. Soils on site will be reused where possible if clean or otherwise removed off site for either reuse on other nearby construction sites as a by-product, recycling or disposal.</p>
Water	<p>The potential impact of the proposed development has been fully assessed in the AA and EclA reports which concluded that no significant effects are likely on Natura 2000 sites, their features of interest or conservation objectives.</p> <p>With best practice incorporated into the design and the construction works which include mitigation measures, the potential for significant run-off of pollutants is either eliminated or greatly reduced, and no significant residual impacts on water are anticipated.</p> <p>The blocks will consist comprise partial green roof and the remaining areas roof drain is treated prior to leaving the roof. Rain water is carried to an attenuation system where it is then treated through imported engineered soil towards the river. Tree pits are proposed where rainwater will be stored and used to irrigate trees and planting. The implementation of SuDS measures and riparian features which have been built into the design of the project are being used to enable sustainable urban drainage including green roofs, swales, permeable paving, infiltration and attenuation.</p>
Air & Climate	Potential short-term low probability impact on air quality and noise due to dust and noise from construction machinery and vehicles required

	<p>during construction. However, this will be managed through best practice measures described in the Construction Site Environmental / Waste Management Plan (CEWMP). The proposed development is not a recognised greenhouse gas emitter with the potential to effect climate change. Green roofs and landscaping have been considered in the proposal. Plant and equipment used during construction phase will use fossil fuels, but the potential air, climate and noise impacts associated with this is insignificant due to the short-term scale of the works. No significant impact will occur.</p>
Noise & Vibration	<p>Short-term noise impact has the potential to arise during construction activities however this will be managed through industry best practice measures to ensure impacts are minimized. Mitigation is described in the Construction Site Environmental / Waste Management Plan (CEWMP). No significant impact is therefore anticipated. Noise and vibration will be managed and controlled and will comply with the relevant Best Practice Guidelines. The Design Team for the project will monitor the Contractors Site Management Team to ensure that all aspects of the proposed Construction Site Environmental / Waste Management Plan (CEWMP) are adhered to and provide specialist environmental monitoring, consulting and auditing services as required to ensure all potential environmental impacts on the local environment and residential amenity are controlled at source and minimised to acceptable levels.</p>
Material Assets: Built Environment and Transportation	<p>Potential short-term low probability impacts in relation to traffic inconvenience in the area, however this will be managed throughout construction phase. There will be limited parking of vehicles or construction vehicles on the site during construction works and designated public parking. A detailed Construction Traffic Management Plan shall be provided by the Main Contractor specific to the site. Access routes to and from the site, delivery times and off-loading will be agreed with South Dublin County Council. All deliveries of materials and removal of waste or other material will take place within the permitted hours of work. Deliveries will be coordinated to prevent queuing and affecting traffic flow and to minimise disruption to local traffic.</p> <p>The land on which the site is situated is zoned for regeneration. The use of material asset is entirely appropriate. Once constructed, the operational phase will provide important material asset for the area in terms of residential units, residential communal facilities and amenities and public open space.</p>
Waste Management	<p>No significant effects are anticipated. In terms of general waste management municipal waste services will be contracted to an authorised waste</p>

	<p>management company to cater for waste generated at the site.</p> <p>Specific waste objectives include the re-use / recycle / disposal of excavated material as well as other waste generated on site i.e. construction and demolition waste. Any effects will be mitigated by the implementation of best practice in construction and demolition and operational waste management procedures. Waste management for the construction phase is described in detail within the Construction Site Environmental / Waste Management Plan (CEWMP). The plan describes the approach to be taken to comply with waste management legislation and policy and it assigns responsibility for implementing the Plan.</p>
Cultural Heritage	The proposed development will not give rise to any significant impacts on cultural heritage, protected structures or archaeological features.
Landscape	<p>A detailed landscape plan has been submitted with this application and it is submitted that the overall development will have a positive impact on the landscape features of the site. Please refer to Cummane Stratton Reynolds for landscape drawings and Landscape Design Report and a Landscape and Visual Impact Assessment (LIVA) report. Overall, the proposed development represents a significant change in the nature of the site however, the predicted effects on the local landscape were assessed in the LIVA report as being of medium impact to the local area and of low impact to the wider area surrounding the subject site.</p> <p>None of the proposed features of the development are expected to have significant effect on the landscape surrounding the site. The landscape itself will be greatly enhanced. The proposed development will overall be sympathetic to the existing surrounding townscape character and it will integrate into the established suburban grain when seen in conjunction with the neighbouring commercial, residential and light industrial units.</p>
Interactions	No significant effects are anticipated when considering interactions between all factors considered.

Figure 9.0 Assessment of impacts relative to each screening topic.

It is concluded that the characteristics of the potential impacts are not considered significant from the proposal. There are no long-term negative impacts which can be associated with the project.

The proposed development has been considered as a sub-threshold development. The information herein has been provided to assist with the determination of whether an EIA is required on the basis of the characteristics of the proposed development and the surrounding environment. In conclusion having regard to the criteria specified in Schedule 7 of the Planning and Development Regulations 2001; the context and character of the site and the receiving environment, the nature, extent and character of the proposed development, this Screening Assessment concludes an Environmental Impact Assessment is not required for the proposed SHD development. The information provided in this screening report should be used by the competent authority, South Dublin County Council, to support its determination of the need or otherwise for an EIAR for the proposed development.

5.0 Conclusion

The proposed development to be undertaken at a site on Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airton Road junction), Tallaght, Dublin 24. This report has been prepared to determine the need for an Environmental Impact Assessment (EIA). The EIA Screening exercise was carried out to determine the potential for the proposed development to have significant environmental effects or not. This exercise has been informed by a desk study of the site based on the best available information. A determination is made based on the characteristics of the proposal and the site location sensitivity. The Appropriate Assessment Screening Report for the site concluded using precautionary principle that No significant effects will arise from this project to Natura 2000 sites.

The aforementioned report 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 Ecological Impact Assessment (completed separately) for the site concluded after basic mitigation measures, no long-term negative impacts to biodiversity are predicted to arise from this development. The EIA screening was undertaken in two stages. The first stage considered the requirement for a mandatory EIA, while the second stage considered the requirement or need for a sub-threshold EIA. As part of the sub-threshold screening exercise, the potential for impacts on environmental sensitivities was considered in addition to the interrelationship between those environmental sensitivities. Following on from this an EIA Screening exercise was completed. The findings of other reports prepared in relation to this development were also considered including an Appropriate Assessment Report, Ecological Impact Assessment, Construction Site Environmental / Waste Management Plan and Flood Risk Assessment (see Engineering Services Report).

This report concludes that the proposed Strategic Housing Development is a sub-threshold type project which is not likely to have a significant effect on the environment, either by itself or in combination with other plans or projects, and that an Environmental Impact Assessment (EIA) Report is not required in this instance. The above conclusions are made under the assumption that good construction site practices will mitigate any risk of pollution to the receiving environment. In terms of other environmental sensitivities e.g. landscapes/sites of historical, cultural or archaeological significance, the EIA Screening exercise concludes that the proposed development will not give rise to any significant effects, given its location. It may be concluded that the proposed development site can therefore accommodate the development without significant impact and a detailed EIAR is not required.

The proposed development does not trigger the threshold for mandatory EIA/EIAR as set in EU Directive 85/337/EEC (as amended by Directive 97/11/EC, Directive 2014/52/EU and S.I. 454 of 2011; S.I. 456 of 2011 and S.I. of 2018) and has been assessed as a sub-threshold EIA development. This EIA Screening Assessment has determined that the characteristics of the proposed development are considered not significant due to the scale and nature of the proposed development and footprint which is confined in an area of approx. 0.8 hectares, the characteristics and sensitivities of the receiving environment and design and mitigation measures will be implemented as part of the construction phase and operation phase of the proposed development. Having considered the proposed SHD development in the context of the criteria set out in relevant Environmental Impact Assessment legislation, it is therefore the view of Hughes Planning & Development Consultants that the effects of the proposed project are unlikely to result in significant adverse impact on the environment that would be enough to trigger a requirement for EIA.

The information provided in this EIA Screening Report can be used by the competent authorities, South Dublin County Council & An Bord Pleanála, to conclude and determine that an EIA is not required as there will be no significant effects associated with the proposed Strategic Housing Development. The overall conclusion for this screening appraisal is that, having considered the appropriate criteria, an Environmental Impact Assessment for the project is not required.



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