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Downey Planning and Architecture

Prospect House

Appropriate Assessment Screening Report

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Prospect House

Appropriate Assessment Screening Report

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DO2	Draft	Ú.B	13/05/2022	Á.S	16/05/2022	L.K	16/05/2022

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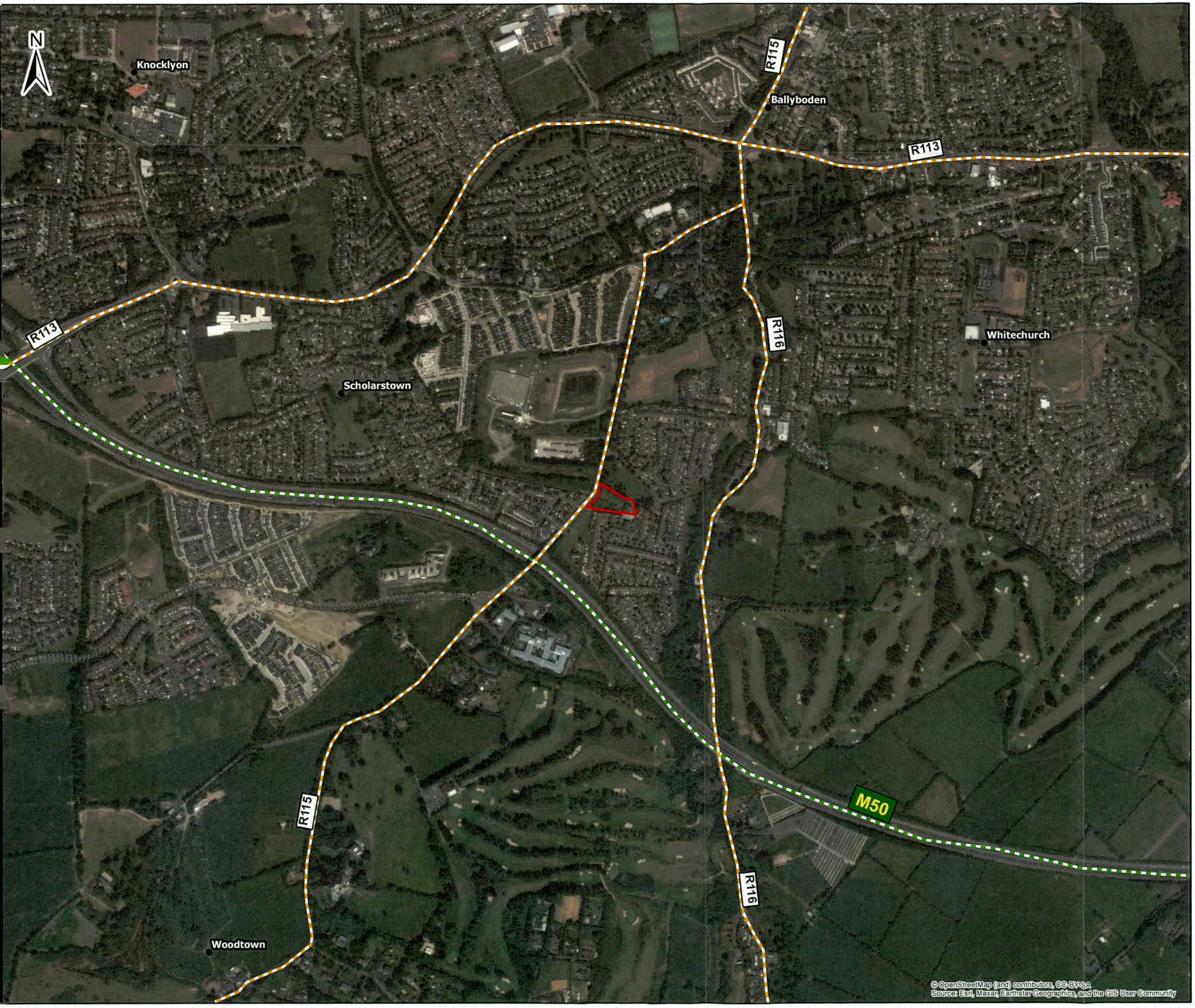

Legend

Proposed Planning Boundary

Roads

Motorway

Regional

0 250 500

Metres

NOTES

1. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING
2. ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE
3. ENGINEER TO BE INFORMED OF ANY DISCREPANCIES BEFORE ANY WORK COMMENCES
4. ALL LEVELS RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD

Issue	Date	Description	By	Chkd
D01	09/05/2022	Draft issue	S.P	U.B

Client: DOWNEY

Project: Prospect House

Title: Site Location Map

Scale @ A3: 1:8,000

Prepared by:	Checked:	Date:
S.Pezzetta	U.Butler	May 2022

Project Director: D.Grehan

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Draft: D01

Figure 3-1

3.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.2.1 Overview

The proposed development will include: the construction of a 4-storey apartment block over a single storey basement (3 storeys plus setback penthouse level), this will facilitate 21 no. apartments. There will also be internal and external modification, refurbishment and extension of Prospect House along with partial demolition of the boundary wall and renovation of the coach house. The refurbishment and extension of the existing Gate House will allow the accommodation of a single residential unit. A portion of the western wall boundary wall will be removed to provide a new vehicular and pedestrian access from Stocking Lane. The proposed development will also include the provision of a play area and the engineering and site development works necessary to facilitate the development. The entire proposed development will have a land-take of 0.507ha and can be accessed via Stocking Lane.

3.2.2 Construction Phase

It is expected that construction works of the proposed development will commence in the third quarter of 2023 for a duration of 18-24 months, subject to a successful planning outcome, Normal working hours during the construction phase are expected to be Monday to Friday 07:00 to 19.00 and from 08.00 to 04.00 on Saturdays.

Construction phase activities will include the following:

- The site demolition works will require the breakup and removal of approximately 25 tonnes of reinforced concrete and 25 tonnes of masonry
- Site development works will include the reprofiling of the existing site to include the removal of topsoil and subsoil
- The existing coach house will be renovated and a portion of the western boundary wall will be removed to provide a new site entrance access from Stocking Lane
- Drainage pipelines will be laid and manholes will be placed underneath the carpark (see Appendix A- Drawing S627-OSC-XX-XX-DR-C-0550-S4-P02 and Appendix B- Drawing S627-OSC-XX-B1-DR-C0501-S3-P01). The drainage pipes will be constructed to include both foul and surface water drainage. Foul water will be discharged to public sewers- after prior agreement with the local authority and the existing storm water drainage system will be retained and remain connected to the existing storm sewer. Modifications may be made to the storm water drainage system as necessary to prevent ingress of debris during the construction phase.
- Watermains, ancillary valves, chambers and hydrants will be laid (see Appendix A- Drawing 627-OSC-XX-XX-DR-C-0550-S4-P02)
- Service ducting including public lighting, telecommunications and power services will be installed
- Roads, footpaths and some parking areas will be constructed (see Appendix A- Drawing 627-OSC-XX-XX-DR-C-0550-S4-P02)
- Recreational areas will be constructed and trees planted along with other landscaping activities
- 22 no. residential units and ancillary retaining elements including a low wall along the southern boundary will be constructed
- The basement, retaining walls and podium will be constructed in insitu concrete,
- The superstructure will be constructed in either insitu or precast cross wall construction
- Floors will be constructed in precast wide slab with insitu concrete structural topping
- The cores will be constructed in insitu concrete
- The roof will be constructed using precast wideslab with insitu topping.

3.2.3 Operational Phases

Due to the small scale nature of the proposed development, there will not be a major increase in traffic or activity in the area once the 29 residential units become inhabited.

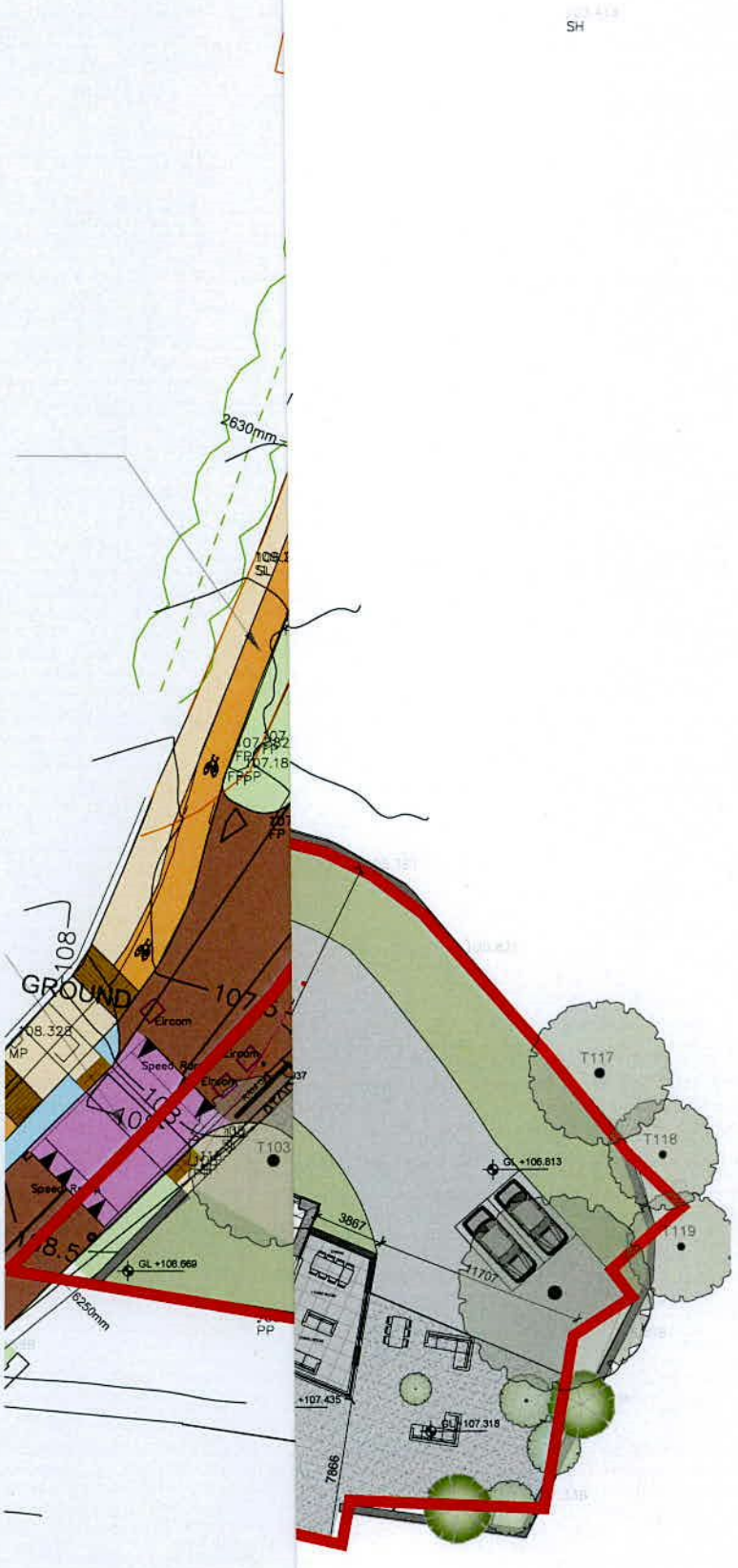
Surface water drainage system serving the proposed development will include source control in the form of pervious paving a piped conveyance system and site control attenuation facility with interception storage. Which will be placed along the northern boundary of the site (see Appendix B). Prior to discharge into the public wastewater network, all surface water runoff from the development on the landholding will pass through a Class 2 petrol interceptor. The basement car park drainage will pass through a Class 2 petrol interceptor and will be pumped to the proposed wastewater network at ground level.

The foul water will be connected to the rising main from the basement level will be discharged to a stand-off manhole. It is proposed that the foul water drainage will be discharged to public sewers after prior agreement with the local authority. Foul water will then be directed to the Ringsend wastewater treatment plant.

In order to comply with the Arterial Drainage (Amendment) Act 1995 the proposed surface water system will be designated in accordance with the principles of Sustainability Urban Drainage System (SUDS).

GENERAL NOTES -

** Do not scale from this drawing
** Use figured dimensions only



SITE LAYOUT PLAN
SCALE 1:200

PLANNING

Rev	Initial	Date	Revision Description

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CLIENT	MSJAG Ltd.	SCALE @ A1: 1:200	PAPER SIZE
		SCALE @ A3:	A1
PROJECT	PROPOSED DEVELOPMENT AT PROSPECT HOUSE	DRAWN BY: RJ	JOB NO.
		CHECKED BY: JR	620-005
DWG. TITLE	SITE LAYOUT PLAN	DATE: 26.01.22	DRWG NO.
		REVISION:	PL-001

3.3 DESCRIPTION OF THE EXISTING ENVIRONMENT

3.3.1 Desktop Study and Information Sources

A desktop study was undertaken to inform this screening assessment. The desktop study comprised a review of the following key datasets and information sources:

- Identification of European sites within the Zone of Influence (ZoI) of the proposed development area through the identification of potential pathways/links from the proposed development area and European sites and/or supporting habitats.
- Review of the National Parks and Wildlife Service (NPWS) site synopsis, Natura 2000 data forms and Conservation Objectives for European sites identified through potential pathways from the proposed development (NPWS, 2022).
- NPWS datasets on Annex I habitats and Annex II species (Kingston, 2012).
- Review of available literature and web data. This included a detailed review of the NPWS and National Biodiversity Data Centre (NBDC) websites including mapping and available reports for relevant sites and in particular Qualifying Interests and Special Conservation Interests described and their Conservation Objectives (NPWS, 2022; NBDC, 2022).
- Review of Inland Fisheries Ireland (IFI) research data. This included reviewing research studies carried out for the Habitats Directive and Red Data Book Fish species within the receiving environment (IFI, 2022).
- Water Framework Directive (WFD) website (E.C., 2022).
- GIS Online mapping (GSI, 2022).
- EPA Mapping database (EPA, 2022).

Review of previous and current ecological assessments undertaken within the area was also undertaken. In addition, aerial photography (Google Maps, Bing Maps) and mapping (Ordnance Survey of Ireland, Geological Survey of Ireland) were used to identify non-designated habitats such as rivers, woodlands, and hedgerows of local ecological importance.

3.3.2 Existing Environment

As mentioned, the proposed development is situated in South Dublin, in proximity to the m50 Motorway and Edmondstown Golf Club, Rathfarnham, Dublin 16.

The proposed development site is situated in an urban setting and the surrounding habitat predominantly comprises buildings and artificial surfaces (BL3) which are mainly residential developments and amenity grassland (GA2) within golf courses, with some treelines (WL2) present throughout the surrounding area.

There are no European sites located within or adjacent to the proposed development site. The closest European sites are the Wicklow Mountain SAC (002122) and Wicklow Mountain SPA (004040) which are both located approximately 4km from the proposed development site at the closest point.

A review of the NBDC map viewer[1] indicates that no invasive plant species listed in Part 1 of the Third Schedule of S.I No. 477/2011 – European Communities (Birds and Natural Habitats) Regulations 2011 or plant species protected under the Flora Protection Order, 2015 (S.I. No. 356/2015) or listed under the Irish Red Data List of Irish Plants have previously been recorded within the proposed development site. In addition, there are no records of Annex I habitats located within the confines of the proposed development.

[1] Accessed [May 2022] via: https://biodiversityireland.ie

3.4 CONSTRUCTION PHASE

The proposed development site is not located within or directly adjacent to any designated European site. Therefore, there will be no direct impact on any European sites as a result of the proposed development.

There are several elements associated with the proposed development however that may give rise to indirect impacts that have the potential to result in likely significant effects during both the Construction and Operation Phases. The significance of these impacts depends on the scale of the impact as well as the ecological condition and the sensitivities of the qualifying interests/special conservation interests. Elements of the proposed development that may give rise to impacts which have been considered with regards to potential effects on European sites are discussed hereunder.

3.4.1.1 Run-off of Sediment and/or Construction Pollution

Site clearance, excavation activities and the stockpiling of material have the potential to result in the run-off of sediment and construction pollution if not appropriately managed. The nearest waterway to the proposed development site is the Owenadoher River (09001) which is located approximately 169m from the proposed development site. There is also an existing wall surrounding the proposed development along with a number of residential properties situated between the proposed development site and the river. Therefore, the risk of waterway contamination is very low.

Excavation activities may also result in the temporary generation of dust in the locality of the works area. The Institute of Air Quality Management provide guidelines, which prescribes potential dust emission risk classes to ecological receptors (Holman et al., 2014). Following the guidelines and considering the size of the proposed development, the scale of the earthworks are considered small. The guidelines indicate that 'Small' trackout equates to dust occurring up to 50m from the site. The spatial limit of dust impacts was therefore determined as a 50m buffer from the proposed works area.

The pouring of concrete will be required to facilitate the foundation works. The runoff of contaminated surface water can result in the degradation of water quality and impacts to aquatic fauna and flora. However, there is no hydrological connectivity to the Owenadoher River therefore there is no potential for water quality impacts.

The proposed development site is situated in an area of 'at risk' in terms of ground waterbodies risk (IE_EA_G_003), this water quality could be affected if deep foundations were needed for construction, however, there will be no deep excavations or deep drilling during the proposed development . The basement and underground piping will reach a maximum depth of 5.2m (3-3.5m below ground level basement with a raft type foundation of 600mm and depth of pipes between 0.9-1.2m from the surface). Furthermore, the site is underlain by low permeability soils and a Poor Aquifer Bedrock which is generally unproductive except for in Local Zones. Due to the low permeability soils/bedrock, there is no potential to impact groundwater.

3.4.1.2 Noise and Disturbance

The proposed construction works will result in an increase in noise levels during the works due to the presence of construction vehicles and machinery. The construction works will also result in an increase in personnel and traffic movement to and from the proposed development site. Some rock drilling may will be required during minor excavation activities. No blasting or piling will be undertaken.