

August 2022

**Environmental Impact Assessment
Screening Report
Housing Development**

On behalf of

Romeville Developments Ltd

**Stoney Hill Road,
Rathcoole, Co. Dublin**



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Environmental Impact Assessment Screening Report
Housing Development
Romeville Developments Ltd
Stoney Hill Road, Rathcoole, Co. Dublin

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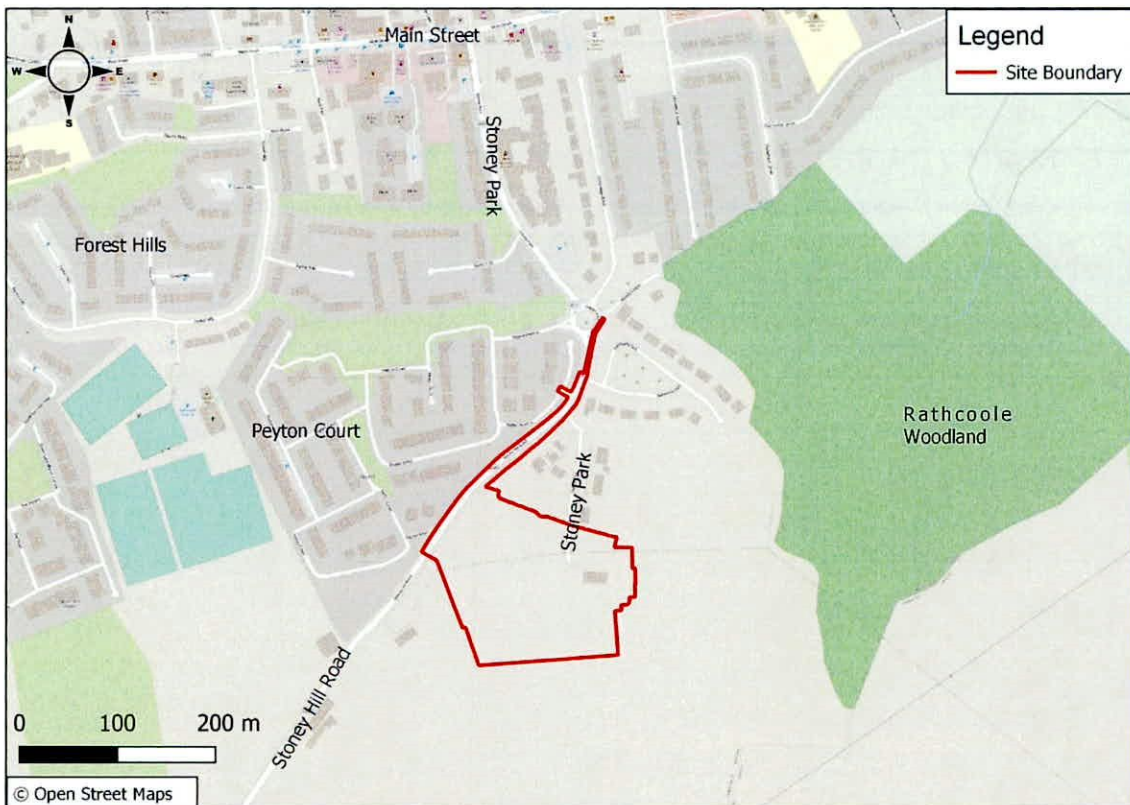
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1 INTRODUCTION

Malone O'Regan Environmental (MOR) were commissioned by Romeville Developments Ltd. (the Applicant) to undertake an Environmental Impact Assessment (EIA) Screening, for the construction of a new residential development and all ancillary works (Proposed Development), at Stoney Hill Road, Rathcoole, Co. Dublin.

The location of the Proposed Development (the Site) is shown in Figure 1-1.

Figure 1-1: Site Location



This EIA Screening Report has been prepared to consider the requirement, or otherwise, of carrying out an EIA in respect of the Proposed Development. This screening exercise was undertaken in two stages:

- Stage 1 considered the requirement for a mandatory EIA; and,
- Stage 2 considered the requirement for a sub-threshold EIA.

As part of the sub-threshold screening exercise, the potential impacts on environmental sensitivities were considered in addition to the interrelationship between those environmental sensitivities.

This EIA Screening Report will be submitted as part of the overall planning submission.

1.1 Site Zoning

The South Dublin County Development Plan 2016-2022 [1] deems Rathcoole as a "small town" along with Newcastle. The CDP states that "it is the policy of the Council to support the sustainable long term growth of Small Towns based on local demand and the ability of local services to cater for growth". The core strategy for small towns includes:

CS4 Objective 1:

To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans

CS4 Objective 2:

To provide sufficient zoned land to accommodate services, facilities, retail and economic activity

The Site is located within lands with zoning objectives “to provide for new residential communities in accordance with approved area plans” in the Plan.

The South Dublin County Development Plan 2022-2028 Draft is consistent with the above from the South Dublin County Development Plan 2016-2022 [1]. The draft CDP also highlights a 47% population increase in Rathcoole.

1.2 Need for the Proposed Development

As mentioned in Section 1.1 above, the population of Rathcoole is increasing. This population growth within Rathcoole leads to the requirement of additional housing development to accommodate the predicted increase of the town’s population.

Rathcoole also serves as a commuter town for those working in Dublin City. The Proposed Development will offer housing for both the local area and those commuting to and from Dublin City.

2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

2.1 Site Context

The Site (ca. 2.9 hectares in size) is located within the townland of Rathcoole, Co. Dublin, ca. 500m south of the main street and ca. 15km from Dublin City Centre. A portion of the Site is currently being used as a builder's yard. There is one (1No.) residential dwelling and one (1No.) outhouse on the Site which are proposed to be demolished. The remainder of the Site was in agricultural use and contains some inert materials including topsoil, subsoil and stone which are being temporarily stored on the Site. These materials originated during the construction works on the adjacent site. These materials will be removed offsite as part of the construction works for the Proposed Development subject to obtaining planning consent.

The total proposed residential development gross floorspace is ca. 5,622sqm. The Proposed Development includes for a new vehicular access route on Stoney Hill Road and an internal road network.

The majority of the Site is located within lands with zoning objectives "*to provide for new residential communities in accordance with approved area plans*" and the southern portion of the Site is zoned as "*To protect and improve rural amenity and to provide for the development of agriculture*" in the South Dublin County Development Plan [1]. The Site is surrounded by predominantly residential dwellings with a number of residential developments to the north, east and west. Greenfield sites are located further west and Rathcoole woodlands further east. The nearest hydrological feature to the Site is the River Camac ca. 400m southeast of the Site at its closest point.

The Site formed part of the entire residential zoned landholding for a 204 housing scheme, with associated infrastructure and facilities, that was granted planning permission through the Strategic Housing Development (SHD) process by An Bord Pleanála (ABP) on 12th November 2020 (Ref. ABP-307698-20).

The Proposed Development will be for a portion of this housing scheme, 42No. dwellings, and will be on approx. a quarter of the landholding. The new housing will provide much needed high-quality family housing at a time where housing need is exceptionally high and housing supply is at crisis point, both locally and nationally.

2.2 Proposed Development

The Proposed Development is for a housing development at Stoney Hill Road, Rathcoole, Co. Dublin and will comprise of the following:

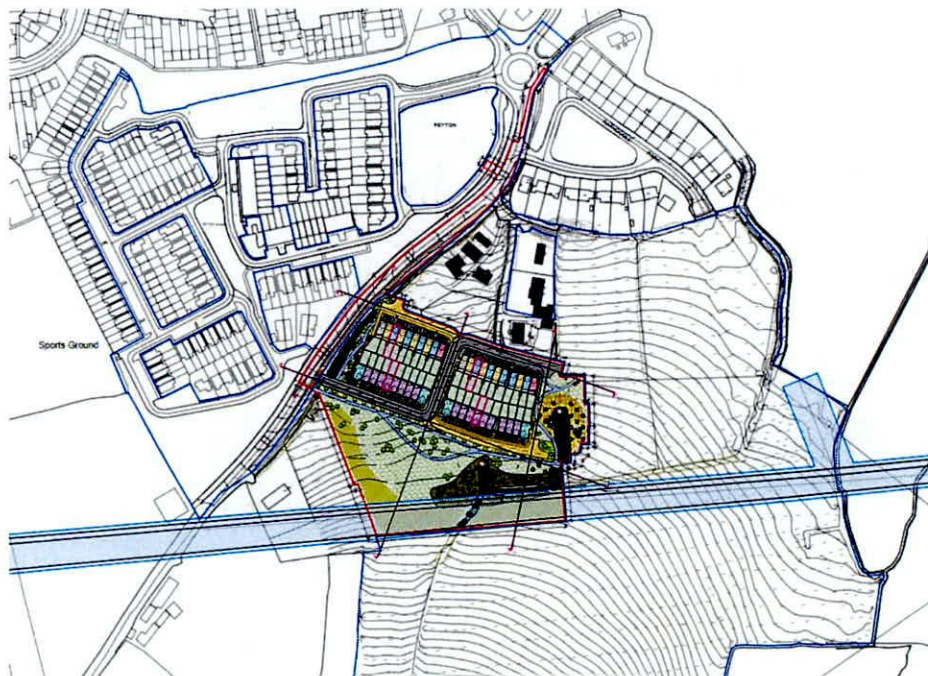
- The demolition of 1No. residential property and 1No. ancillary outbuilding;
- The construction of 42No. dwellings comprising of 42No. 3 bed units in a mix of terraced and semi-detached units;
- The Proposed Dwellings will comprise 2No. typologies (typology F and typology L), typology F will comprise of 21No. dwellings typology L will also comprise of 21No. dwellings;
- Typology L are two storey and typology F are two storey, plus second floor loft accommodation with front dormer windows. The total proposed residential development gross floorspace is circa: 5,622 sqm;
- The provision of 84No. curtilage car parking spaces, ca. 3,281m² public open spaces in an eastern park and a western park, (including proposed play equipment);
- An additional large parkland to the south of the site of circa 11,797 sq.m comprising the first phase of a linear park, private domestic gardens, a new vehicular, pedestrian

and cycle entrance from Stoney Hill Road, an internal road network, including footpaths / cycleways; and,

- All associated ancillary development including 3No. refuse / bin store, public lighting, landscaping, boundary treatments, drainage and engineering works and all other associated and ancillary works.

Figure 2-1 below shows an outline site layout of the Proposed Development.

Figure 2-1: Proposed Development Site Layout (Refer to Adrian Hill Architects Drawing No. (P)006)



2.2.1 Drainage

2.2.1.1 Surface Water Drainage

There is an existing surface water drainage system running in a northerly direction along Stoney Hill Road. It is proposed to add a drainage network running east to west of the Proposed Development and discharge into the existing surface water sewer by gravity via a single point of connection to the sewer. The storm sewer will discharge to an existing surface water pipe located in Stoney Hill Road, approximately 140m north of Phase 1. The discharge flows from Phase 1 will be piped to the existing network via a new 225mm piped network. It is also proposed to have an attenuation system in place in accordance with SuDS for the excess surface water during periods of heavy rain. Other proposed features in accordance with SuDS includes permeable paving, rainwater butts and flow control devices.

Further details on the surface water drainage layout can be found in the AECOM Infrastructure Report.

2.2.1.2 Foul Drainage

There is an existing 225mm diameter sewer running in a northerly direction along the Stoney Hill Road. It is proposed to add a drainage network running east to west of the Proposed Development which will then discharge into the existing sewer. The foul water will discharge to an existing foul water pipe located in the Stoney Hill Road roundabout, approximately 230m north of Phase 1. The existing network currently ultimately discharged to Tay Lane Pumping Station.

Feasibility of connection has been confirmed by Irish Water, refer to the Confirmation of Feasibility submitted with this application which states that there are known constraints in Tay Lane Pumping Station. Irish Water currently has a project underway which will provide the necessary upgrades. This upgrade project is scheduled to be completed in Q1/2026 (this may be subject to change) and the proposed connection for the full development could be completed as soon as possibly practicable after this date. Some number of units may be permitted to connect prior the completion of the upgrade project, subject to other IW new connection agreements within the PS contributing area at the time. At connection application stage, it will be reviewed and the number of units which can be connected (if any) will be advised.

The foul drainage has been designed in accordance with the Greater Dublin Strategic Drainage Study. A portion of Stoney Hill Road is included in the site area where the foul system is proposed to be installed.

Further details on the foul drainage layout can be found in the AECOM Infrastructure Report.

2.2.2 External Lighting

Existing street lighting along the Stoney Hill Road will be retained. Lanterns proposed for the access road of the Proposed Development are to be 2700K. Column heights are to be 6m. Refer to M And E Consulting Engineers Public Lighting Layout Drawing No. 22022-MAE-XX-DR-R-6000, submitted as part of the overall planning submission.

2.2.3 Landscaping

The Proposed Development landscaping design involves woodland, meadowlands and greenspaces. For further information, refer to Doyle and O'Troithigh Landscape – Architecture Drawing No. LP-01-PP, submitted as part of the overall planning submission.

2.3 Construction Procedures

During the construction phase of the Proposed Development potential environmental effects will be short-term and localised. Nonetheless, all works will comply with the relevant legislation, construction industry guidelines and best practice in order to reduce potential environmental adverse effects.

A Construction Environmental Management Plan (CEMP) has been prepared and submitted as part of the overall planning application. The following guidance has been referred to and will be followed during the construction phase of the project to prevent environmental pollution that may occur within the area:

- C532 – Control of Water Pollution from Construction Sites. Guidance for Consultants and Contractors (Construction Industry Research and Information Association (CIRIA, 2001);
- C692 - Environmental Good Practice on Site (4th edition) (CIRIA, 2015);
- C698 - Site Handbook for the Construction of SUDS (CIRIA, 2007); and,
- C697 – The SUDS Manual (CIRIA, 2007).

A construction compound and site offices will be set up on site.

Works are proposed to start ca. Q2 2023 and last for 14-16 months.

Working hours are determined and conditioned by the Grant of Permission. Works are envisioned to be limited to:

- Monday - Friday 07:00 – 18:00
- Saturday 08:00 – 14:00

Working hours will generally be agreed in advance with the Planning Authority. Should construction work be required outside of these hours, they shall be subject to agreement with the local authority. Refer to DCON Construction and Environment Management Plan for further details.

3 METHODOLOGY

3.1 Desk Based Studies

In undertaking this EIA Screening Assessment, a detailed desk-based study was undertaken that included a review of the following information:

- Relevant legislation and guidance;
- Relevant published information pertaining to the Site and surrounding area in regard to all of the stipulated EIAR topics; and,
- Information supplied by the client in relation to the Proposed Development.

3.2 Other Assessments Completed

This EIA screening takes into account the findings of other assessments submitted as part of this planning application. This report should be read in conjunction with these assessments including the following:

- Natura Impact Assessment Screening;
- Ecological Impact Assessment;
- Construction Environmental Management Plan;
- Outline Construction and Demolition Waste Management Plan;
- Infrastructure Design Statement;
- Traffic Impact Assessment;
- Travel Plan / Mobility Management Plan;
- Flood Risk Assessment;
- Landscape Design Statement;
- Arboricultural Impact Assessment;
- Environmental Impact Assessment Screening;
- Landscape and Visual Impact Assessment;
- Archaeological Impact Assessment;
- Aviation Impact Assessment; and,
- All other plans and particulars submitted with the planning application.

3.3 Regulatory Context

3.3.1 Environmental Impact Assessment Screening Legislative and Regulatory Context

EIA screening requirements derive from the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU). The amended Directive came into force on 16th May 2017 and regulations transposing it into national legislation were signed into law on 19th July 2018 as the Planning and Development (Amendment) Act 2018 [2]. There are no changes to the prescribed project types or EIA thresholds under the amended EIA Directive 2014/52/EU. The project types and thresholds set out in the 2001-2010 Regulations remain in effect.

To determine whether it is required to undertake an EIA for the Proposed Development, the following legislation was consulted:

- The Planning and Development Regulations, 2001 (as amended) [3]; and,
- EU Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment ('2014 EIA Directive') [4].

In addition, the following guidance documents were reviewed:

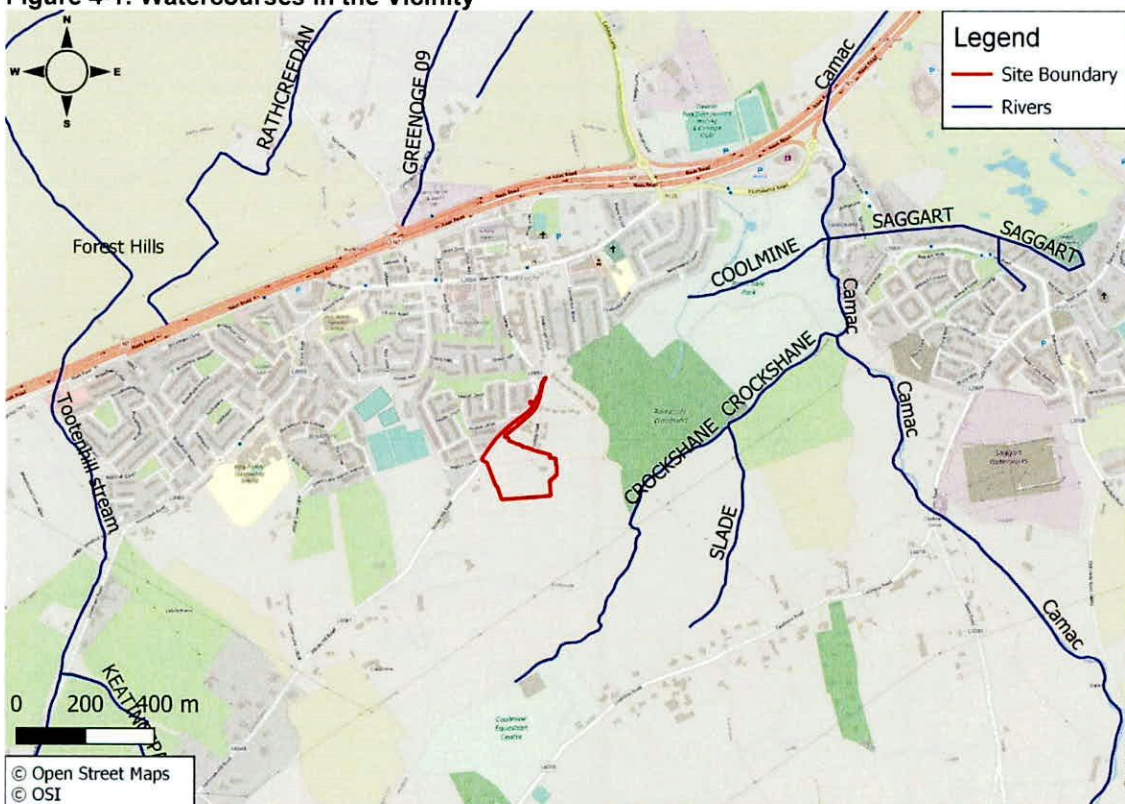
- European Commission (June 2017), Environmental Impact Assessment of Projects. Guidance on Screening [5];
- OPR Practice Note PN02 Environmental Impact Assessment Screening [6];
- Department of the Environment, Heritage and Local Government (August 2003), Environmental Impact Assessment (EIA) Guidelines for Consent Authorities regarding Sub-threshold Development [7];
- Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Reports [8]; and,
- Department of Housing, Planning and Local Government (DHPLG) Transposing Regulations (S.I. No. 296 of 2018) Guidelines for Planning Authorities and An Bord Pleanála on Carrying out Environmental Impact Assessment [9].

4 RECEIVING ENVIRONMENT

This section describes the existing conditions at the Site. The land to the immediate north, west and east of the Site comprises existing residential developments. Further east comprises greenfield sites and further west comprises Rathcoole Woodlands. To the south of the Site are greenfield sites.

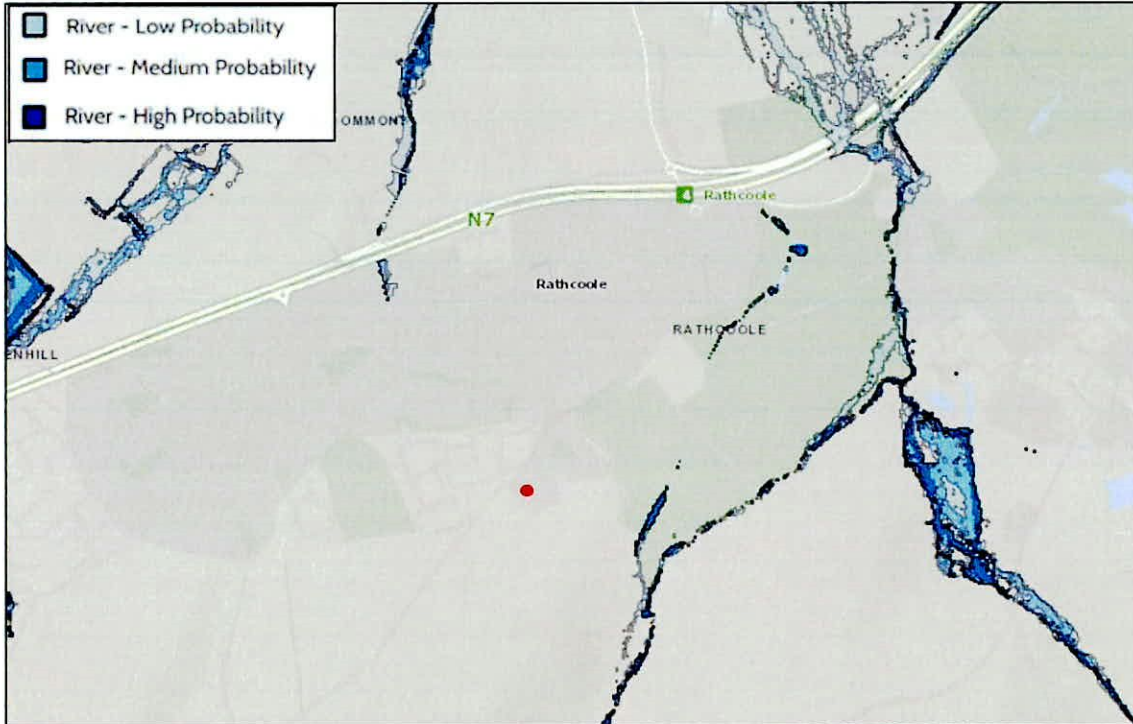
The Site is located within the Liffey and Dublin Bay Catchment [Catchment_ID: 09] and the Liffey_SC_090 subcatchment [Subcatchment_ID: 09_15] [10], refer to Figure 4-1. The nearest river to the Site is the Camac_020 river (Crockshane) which flows in a northerly direction drains into the River Liffey. The River Liffey discharges into Dublin Bay. The status of the River Camac (Camac_020) river is moderate, however it is deemed 'at risk' of reaching WFD objectives by 2027 [11].

Figure 4-1: Watercourses in the Vicinity



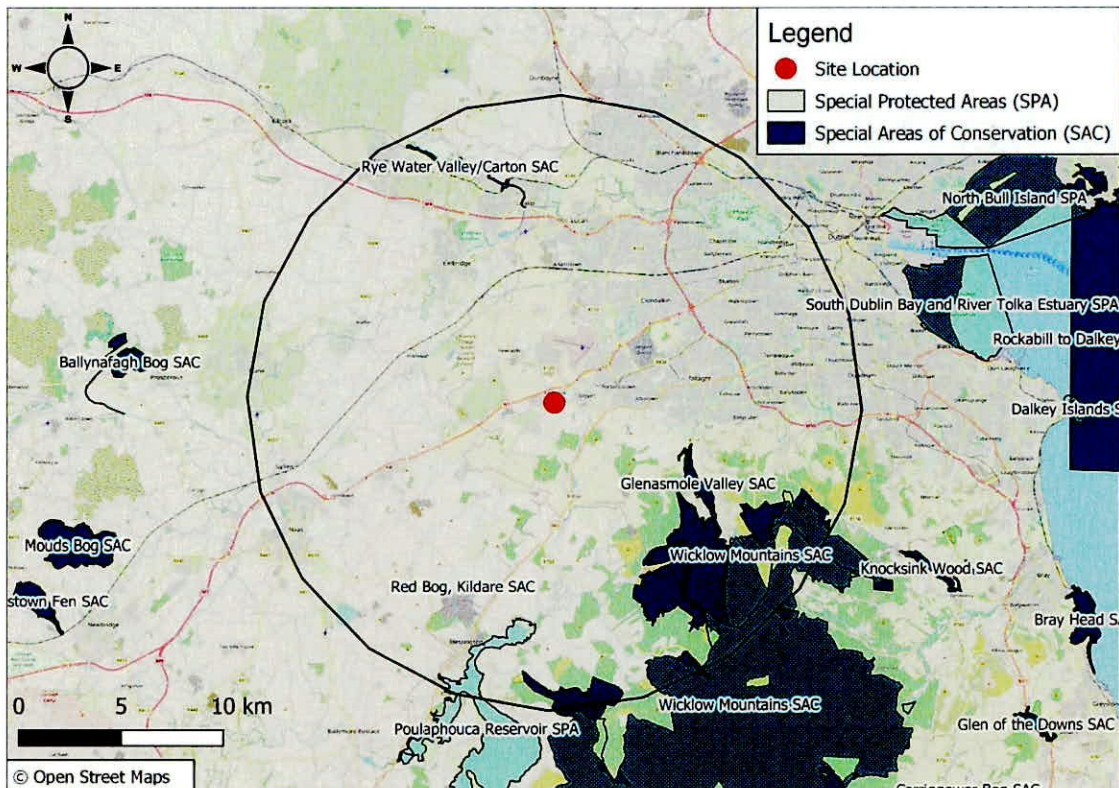
Floodinfo.ie was reviewed on 07/06/2022 and confirms that there are no flood risks associated with the Site. Figure 4-2 below illustrates all rivers with high, medium and low risk of flooding and their extents.

Figure 4-2: Extract <https://www.floodinfo.ie/map/floodmaps/> 07/06/2022



There are no SAC, SPA or national parks adjoining or in close proximity to the Site. There are five (5 No.) SAC within a 15km radius of the Site, refer to Figure 4-3 below.

Figure 4-3: Designated Natura 2000 Site within 15km of the Site



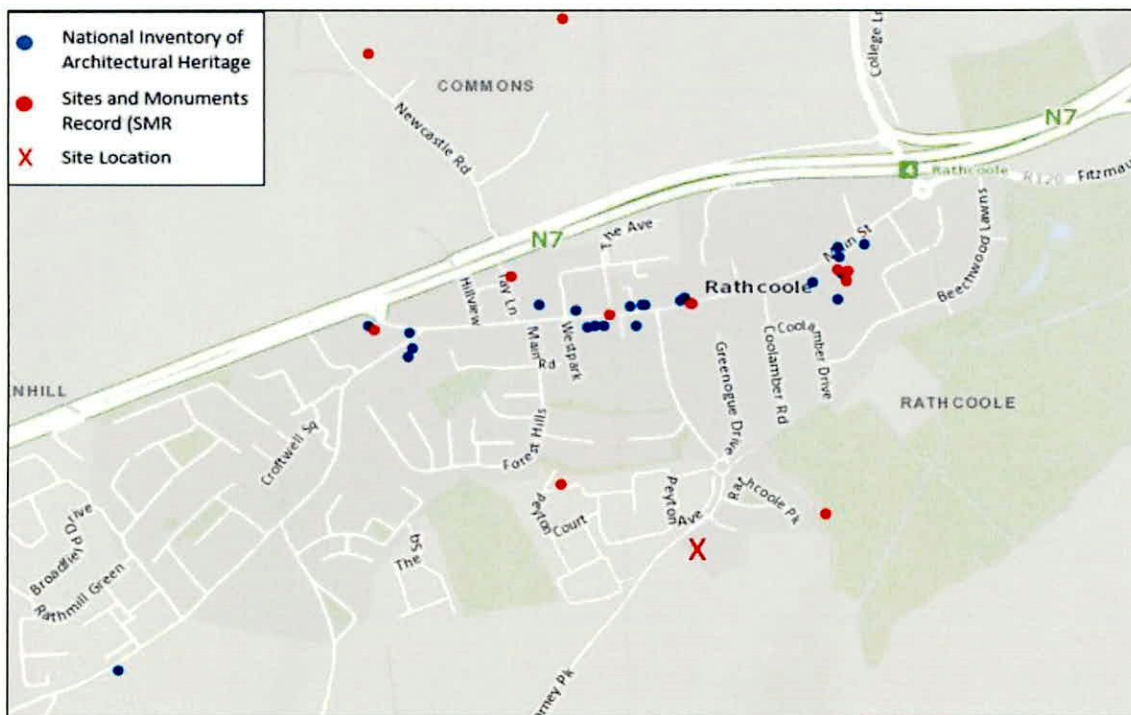
The Site is adjacent to a strategically noise mapped location for road noise, refer to Figure 4-4 below.

Figure 4-4: Excerpt EPA Maps – Heatmap displaying Road-Lden Strategic Noise, 07/06/2022



There are no registered historic monuments or protected structures on or immediately adjacent to the Site, Figure 4-5 below.

Figure 4-5: Excerpt from Historic Environment Viewer, 07/06/2022



5 EIA SCREENING

From an EIA perspective, all proposed developments can be placed in one of the following two groups:

- Those that exceed the regulatory thresholds and require a mandatory EIA; and,
- Those that are sub-threshold and must be assessed on a case-by case basis to determine if they are likely to have significant effects on the environment.

5.1 Mandatory EIAR Screening

There are no activities listed within Part 1 of Schedule 5 of the Planning and Development Regulations (as amended) which relate to the Proposed Development. The Proposed Development subject to this EIA Screening Report, therefore, does not fall within the scope of activities listed in Part 1 of Schedule 5 and a mandatory EIA, as classified under Annex I, is not required.

The activities within Part 2 of Schedule 5 of the Planning and Development Regulations, 2001 (as amended) which relate to the Proposed Development are presented in Table 5-1.

Table 5-1: Screening for Part 2 of Schedule 5

Class		Applicability	Screening
2 (10) (b) (ii)	Construction of more than 500 dwelling units.	The Proposed Development involves the construction of 42No. residential units. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Annex I, is not required.	EIA Not Required
2 (10) (b) (ii)	Construction of a carpark providing more than 400 spaces, other than a carpark provided as part of, and incidental to the primary purpose of, a development.	The Proposed Development includes a total of 84No. car parking spaces designated for the dwellings. The car parking is incidental to the Proposed Development. This does not meet the threshold for an EIA and therefore a mandatory EIA, as classified under Annex I, is not required.	EIA Not Required
2 (10) (b) (iv)	"Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)"	The footprint of the Proposed Development will cover a Site area of ca. 2.9ha which is below the threshold of 10ha in the case of other built-up areas and further consideration of the impacts within an EIA are not considered necessary in this regard.	EIA Not Required
2 (10) (dd)	All private roads which would exceed 2000 metres in length.	The Proposed Development includes for vehicular access and an internal road at the access to the development. This road will be accessible to the public once constructed and therefore does not exceed the threshold set out in Part 2 10 (dd) of Schedule 5.	EIA Not Required

5.2 Sub-threshold Screening for EIAR

Developments which correspond to Part 2 project types but are below the given threshold must be screened to determine whether they require an EIAR or not. This is done by

consideration of criteria set out in Schedule 7 and Schedule 7a of the Planning and Development Regulations, as amended.

While the mandatory requirements for developments are relatively straightforward, being based on readily observable and definable quantum's of type and scale, the discretionary (or sub-threshold) requirements are based on an assessment of the likely significant environmental effects of the project and will naturally vary on a case by case basis and require greater investigation and diligence in appraisal and precise determination of depending on the complexity of the development and the proposed receiving environment.

Schedule 7 of the Planning and Development Regulations 2001 (as amended) sets out the criteria for assessing whether or not a project will have "likely" and "significant" effects on the environment, in which case an EIA is also required. These criteria include the following:

- Characteristics of Proposed Development;
- Location of Proposed Development; and,
- Characteristics of potential impacts.

These criteria, listed in Table 5-2, were considered for the Proposed Development under the topics recommended in EIAR guidance documents.

Table 5-2: EIAR Screening Criteria as per Schedule 7 of the Planning and Development Regulations (2001 – 2019)

1.Characteristics of Proposed Development
<p><i>The characteristics of Proposed Development, in particular –</i></p> <ul style="list-style-type: none"> a) <i>the size and design of the whole of the Proposed Development,</i> b) <i>cumulation with other existing development and/or development the subject of a consent for Proposed Development for the purposes of section 172 (1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,</i> c) <i>the nature of any associated demolition works,</i> d) <i>the use of natural resources, in particular land, soil, water and biodiversity,</i> e) <i>the production of waste,</i> f) <i>pollution and nuisances,</i> g) <i>the risk of major accidents, and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge, and</i> h) <i>the risks to human health (for example, due to water contamination or air pollution).</i>
2. Location of Proposed Development
<p><i>The environmental sensitivity of geographical areas likely to be affected by the Proposed Development, with regard to -</i></p> <ul style="list-style-type: none"> a) <i>the existing and approved land use,</i> b) <i>the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,</i> c) <i>the absorption capacity of the natural environment, paying particular attention to the following areas:</i> <ul style="list-style-type: none"> I. <i>wetlands, riparian areas, river mouths;</i> II. <i>coastal zones and the marine environment;</i> III. <i>mountain and forest areas;</i> IV. <i>nature reserves and parks;</i>

<p>V. areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and;</p> <p>VI. areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;</p> <p>VII. densely populated areas;</p> <p>landscapes and sites of historical, cultural or archaeological significance.</p>
3. Types and characteristics of potential impacts
<p>The likely significant effects on the environment of Proposed Development in relation to criteria set out under paragraphs 1 and 2 (above), with regard to the impact of the project on the factors specified in paragraph (b)(i)(I) to (V) of the definition of 'environmental impact assessment report' in section 171A of the Act, taking into account—</p> <ul style="list-style-type: none"> a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected), b) the nature of the impact, c) the transboundary nature of the impact, d) the intensity and complexity of the impact, e) the probability of the impact, f) the expected onset, duration, frequency and reversibility of the impact, g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for Proposed Development for the purposes of section 172(1A) (b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, and h) the possibility of effectively reducing the impact.

5.2.1 Characteristics of the Potential Development

Table 5-3 details the development characteristics criteria, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019), considered and provides an assessment relating to the same.

Table 5-3: Characteristics of the Proposed Development

Characteristics of Proposed Development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>a) The size and design of the whole of the Proposed Development.</p>	<p>The size of the Proposed Development area is ca. 2.9ha designed for residential buildings, ancillary works including landscaping and access to the Proposed Development.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	<p>Screened out</p>

Characteristics of Proposed Development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>b) The cumulation with other existing development and or development the subject of consent for Proposed Development for the purposes of section 172(1)(A) (b) of the Act and/or development the subject of any development consent for the purpose of the Environmental Impact Assessment Directive by or under any other enactment.</p>	<p>The Proposed Development will be similar to the existing nearby housing developments which are to the east and south of the Site.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	<p>Screened out</p>
<p>c) The nature of any associated demolition works.</p>	<p>The demolition works associated with the Proposed Development includes 1No. existing residential property and an associated outhouse. The demolition works are small in scale.</p> <p>Therefore, a further assessment on the potential impacts in the context of an EIA is not warranted.</p>	<p>Screened out</p>
<p>d) The use of natural resources, in particular land, soil, water and biodiversity.</p>	<p>The development of the Site will require earthworks involving movement of soil material, stripping of topsoil and excavation of subsoil.</p> <p>The reuse of uncontaminated excavated materials from within the Site, as per the circular economy principles, will be undertaken where possible. Therefore, the environmental impact of hauling materials from the Site to licensed recovery or disposal facilities will be minimised.</p> <p>The Site is dominated by improved agricultural grassland which is a common habitat type in Ireland and provides limited ecological value. The Site is also made up of recolonising bare ground which offers minimal ecological value.</p> <p>The Site will be connected to Irish Water mains, confirmation of feasibility has been received (refer to Confirmation of Feasibility from Irish Water submitted with this application).</p> <p>The use of natural resources is deemed to be modest and not to a scale that would warrant an EIA. Therefore, a further assessment on potential impacts in the context of EIA is not warranted.</p>	<p>Screened out</p>

Characteristics of Proposed Development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
e) The production of waste.	<p>The construction phase of the Proposed Development will likely generate waste such as timber, concrete rubble, and plasterboard etc. The contractor will implement effective waste management. Minimisation, reuse, recycling and recovery of waste will be given preference over disposal during the construction phase, refer to AECOM Outline Construction and Demolition Waste Management Plan.</p> <p>Waste will be collected and segregated on-site before being removed off-site and recycled or disposed of in accordance with relevant waste legislation such as the Waste Framework Directive (2008/98/EC) [12].</p> <p>During the operational phase municipal wastes will be managed in accordance with relevant waste management legislation largely on an individual household basis.</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
f) Pollution and Nuisances	<p>Common construction emissions and nuisances include noise, vibrations, dust, and traffic. Measures to ensure significant impacts do not occur during the construction phase are included in the CEMP submitted as part of this application.</p> <p>Construction works will be subject to the standard health and safety controls and will be short-term in nature.</p> <p>The development will, under normal operations, present minimal emissions to the environment, therefore a further assessment on potential impacts in the context of an EIA is not warranted.</p> <p>The Proposed Development does not fall within any of the thresholds set out in the first scheduled of the EPA Act 1992, and therefore the Industrial Emissions (IE) directive does not apply. The Site is not located adjacent to an IE licenced site [13].</p>	Screened out
g) The risk of major accidents, and/ or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge.	<p>Potential risks associated with the construction phase include uncontrolled release of pollutants through a major construction related accident through uncontrolled construction works. Mitigation measures will be in place during construction such as spill kits and bunded areas for oil, fuels, paints and other chemicals refer to CEMP for further details.</p> <p>The Proposed Development does not fall within any of the categories set out in the COMAH Regulations and is not located within 1km of the upper tier or lower tier establishments on the Notified Seveso Establishments list [14] [15].</p> <p>Therefore, a further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out

Characteristics of Proposed Development, in particular:	Screening Assessment Summary / Conclusion	EIA Screened In / Out
<p>h) The risks to human health (for example, due to water contamination or air pollution).</p>	<p>There would be limited risks to human health during the construction phase. Where required, noise monitoring will take place at the nearest sensitive receptors during construction. Monitoring of air quality will also be implemented during construction, where levels exceed air quality standards, dust generating activities will come to an immediate stop and alternative working methods will be implemented. Refer to the Construction and Environmental Management Plan for further details.</p> <p>The nearest air quality station is located in Tallaght, Co. Dublin. The current air quality index at this station is good [16]. Emissions will be linked to air conditioning and heating systems and will fall within regulated standards for modern residential developments.</p> <p>The Proposed Development is not likely to create significant risk to human health during normal operation and therefore an EIA is not required on this basis. A further assessment of the potential impacts in the context of EIA is therefore not warranted.</p>	<p>Screened out</p>

5.2.2 Location of Proposed Development

A description of the location of the Proposed Development, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019), with regard to the environmental sensitivity of the geographical area likely to be affected is required. Table 5-4 details the criteria considered and provides an assessment relating to the same.

Table 5-4: Location of Proposed Development.

The environmental sensitivity of geographical areas likely to be affected by the Proposed Development, with particular regard to -	Screening Assessment	EIA Screened In / Out
<p>a) The existing and approved land use.</p>	<p>Immediately north, west and east of the Site are existing housing developments. There are multiple greenfield sites south of the Site.</p> <p>The majority of the Site is located within lands with zoning objectives "to provide for new residential communities in accordance with approved area plans" and the southern portion of the Site is zoned as "To protect and improve rural amenity and to provide for the development of agriculture" in the South Dublin County Development Plan. Further assessment on potential impacts in the context of an EIA is not warranted.</p>	<p>Screened out</p>

The environmental sensitivity of geographical areas likely to be affected by the Proposed Development, with particular regard to -	Screening Assessment	EIA Screened In / Out
<p>b) The relative abundance, quality and regenerative capacity of natural resources (including soil, land, water, biodiversity) in the area and its underground.</p>	<p>The Site is made up of predominantly improved agricultural grassland, which is a common habitat in Ireland, and recolonising bare ground, and therefore offers limited ecological value. Refer to EclA.</p> <p>The Proposed Development also includes the addition of woodland, meadowlands and green spaces.</p> <p>Further assessments on potential impacts in the context of an EIA is not warranted.</p>	<p>Screened out</p>
<p>c) The absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas, (iv) nature reserves and parks, (v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive and; areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure; (vi) densely populated areas; (vii) landscapes and sites of historical, cultural or archaeological significance. 	<p>The Proposed Development does not contain or is not likely to affect any of the criteria / areas: (iii), (iv) and (vii). An examination of the potential effects on the remaining criteria is undertaken below:</p> <p>The habitats and environment types listed in (i) (ii) (iv) (vi) and (vii) are not located in proximity to the Site.</p> <p>(iii) The Site is located ca. 300m from Rathcoole woodlands which currently does not have any formal protected designation.</p> <p>(v) An NIS has been undertaken in relation to the Proposed Development and will be submitted with the planning application. The NIS concluded that the proposed housing development and associated works alone or in combination with other projects will not adversely affect the integrity and conservation status of the nearby Natura 2000 sites; Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p> <p>(vi) The Proposed Development is located in an area of medium population density.</p> <p>(vii) Refer to Figure 4-5 above which illustrates that there are no national monuments in close proximity to the Site.</p> <p>Therefore, an EIA is not required to ensure careful design, assessment and mitigation as part of an EIA process.</p>	<p>Screened out</p>

5.2.3 Types and characteristic of potential impacts

Table 5-5 details the screening assessment relating to the types and characteristics of potential impacts, as set out in Schedule 7 of the Planning and Development Regulations (2001-2019).

Table 5-5: Characteristics of Potential Impact

The likely significant effects on the environment of Proposed Development taking into account:	Screening Assessment	EIA Screened In / Out
a. The magnitude and spatial extent of the impact (for example, geographical area and size of the affected population).	<p>The Proposed Development encompasses a site area of less than 10ha. The Site has connections to all relevant services needed to support the operational phase of the development.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
b. The nature of the impact.	<p>During construction short term impacts in relation to noise, dust, and water runoff are a risk, however these risks are common to any construction project and can be adequately controlled through standard construction controls.</p> <p>The operational phase will present minimal onsite emissions which are associated with all housing developments and will comply with relevant building regulations.</p> <p>Given the implementation of appropriate measures set out in the CEMP, EclA and NIS submitted with the planning application, further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
c. The transboundary nature of the impact.	Not applicable.	Screened out
d. The intensity and complexity of the impact.	<p>Given the following:</p> <ul style="list-style-type: none"> • the lack of site sensitivity to such a change; • the small scale of emissions from the Proposed Development; and, • Other stand-alone assessment (refer to section 3.2) submitted with this application. <p>The intensity of any impacts arising from this development would likely be insignificant to negligible. Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
e. The probability of the impact.	<p>Given the following:</p> <ul style="list-style-type: none"> • the lack of site sensitivity to such a change; • the small scale of emissions from the Proposed Development; and, • Other stand-alone assessment (refer to section 3.2) submitted with this application. <p>The intensity of any impacts arising from this development would likely be insignificant to negligible. Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
f. The expected onset, duration, frequency and reversibility of the impact.	<p>The Proposed Development is predicted to be of long-term or permanent duration, it is expected that this area will remain as housing.</p> <p>Further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out

The likely significant effects on the environment of Proposed Development taking into account:	Screening Assessment	EIA Screened In / Out
g. The cumulation of the impact with the impact of other existing and/ or development the subject of a consent for Proposed Development for the purposes of section 172 (1 A) (b) of the Act and/ or development subject of any development consent for the purposes of Environmental Impact Assessment Directive by or under any other enactment,	<p>The Site is located in an area which has several established housing developments This Proposed Development fits with the context and nature of the locality.</p> <p>Given that there will be no significant operational phase related emissions from the Proposed Development it is considered that cumulative effects are highly unlikely.</p> <p>Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out
h. The possibility of effectively reducing the impact.	<p>The adherence to legal requirements, voluntary implementation of best practice measures and measures specified in the EclA, NIS and CEMP submitted with this application will avoid significant direct and indirect impacts arising from the Proposed Development.</p> <p>Therefore, further assessment on potential impacts in the context of an EIA is not warranted.</p>	Screened out

Table 5-6: Schedule 7A - Location for information to be provided for the purposes of screening sub-threshold development.

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,	Refer to Table 5-3 (questions a-d) and section 2
(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.	Refer to Table 5-4 and section 4
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.	Refer to Table 5-5
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,	Refer to Table 5-3, question e.
(b) the use of natural resources, in particular soil, land, water and biodiversity.	Refer to Table 5-3, question c.
4. The compilation of the information at paragraphs 1 to 4 shall take into account, where relevant, the criteria set out in Schedule 7.	

6 CONCLUSIONS

This EIA screening assessment report has reviewed the potential for the Housing Development and associated works at Stoney Hill Road, Rathcoole, Co. Dublin to be considered as an EIA development.

Based on the findings of this EIA screening assessment, the Proposed Development does not require a mandatory EIAR, nor does it meet the criteria where a sub-threshold EIA would be warranted.

There is no requirement to submit an EIAR in support of the planning application for the Proposed Development.

7 REFERENCES

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- [5] EU, "Environmental Impact Assessment of Projects. Guidance on Screening," 2017.
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- [7] DEHLG, "Guidelines for Consent Authorities regarding Sub-threshold Development," 2003. [Online]. Available: <http://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/Environment/Miscellaneous/FileDownload%2C1804%2Cen.pdf>.
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- [17] CIRIA, "C741 - Environmental Good Practice on Site (4th edition).," 2015.
- [18] CIRIA, "C532 – Control of Water Pollution from Construction, Guidance for Consultants and Contractors," 2011.