

Environmental  
Impact  
Assessment  
Screening  
Report


Proposed Residential  
Development of  
423no. Dwellings (Reg.  
Ref. SDZ22A/0007)

At Adamstown  
Boulevard  
Development Area,  
Phase 1, Adamstown  
SDZ

For Adamstown  
Station and Boulevard  
Limited.

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## 1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, are instructed by our Client, Adamstown Station and Boulevard Limited, to prepare this Environmental Impact Assessment (EIA) Screening Report.

This EIA Screening Report accompanies a Response to a Request for Further Information in respect of a planning application for the subject development to South Dublin County Council. The proposed development comprises 423no. residential units on lands that have been designated as a Strategic Development Zone (SDZ). For clarity, of the 423no. proposed units, permission is sought for 257no. house units in a mix of semi-detached and terraced units (all 2-3 storeys in height) and outline permission is sought for a 5 to 9 storey apartment block containing 166 no. apartment units. For the purposes of this EIA Screening, the combined scheme of 423no. units has been considered.

The proposed development, which is in 'Adamstown Boulevard – Development Area 10' of the SDZ is situated on the western boundary of the SDZ. We are satisfied that the steps that have been taken in the application process to date, which address the significant number of objectives in the Adamstown SDZ which in turn went through an exhaustive Strategic Environmental Assessment and Appropriate Assessment process, result in a development that will not result in likely significant effects on the environment. Therefore it is our professional opinion that there is no requirement for an EIAR in this case.

We are satisfied that the appropriate steps have been taken in the planning design process to ensure that the proposed development at this site is consistent with the relevant strategic national, regional and local statutory policies and objectives, as set out in the National Planning Framework, Regional Spatial and Economic Strategy for the East & Midlands, the South Dublin Development Plan and the relevant Ministerial Guidelines for sustainable urban development, and is thus consistent with the proper planning and sustainable development of the area. We refer the Planning Authority to the Planning Application Report, prepared by Stephen Little & Associates, for further evidence regarding this.

This EIA Screening Report has been prepared in response to Item 5 of South Dublin County Council's Request for Further Information dated 30 June 2022, which states:

*Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the Planning Authority is not satisfied from the information submitted that the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. The application form states that the site area is 10.14ha. Under Schedule 5, Part 2 (10) (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. The applicant is requested to address the requirement for EIAR.*

The purpose of this screening assessment is to provide the necessary information to enable the Planning Authority to determine whether the proposed development requires the submission of an Environmental Impact Assessment Report (EIAR).

There are four questions in determining the need for an Environmental Impact Assessment (EIA) for a project which are set out in Section 3.1 below. Should any of the answers to these four questions be positive, an EIA is required for the project and an EIAR should be prepared.

## 2 QUALIFICATIONS AND COMPETENCE OF THE AUTHORS OF THIS REPORT

Stephen Little & Associates Chartered Town Planning Consultants was established in 2003 by Stephen Little, Managing Director.

Stephen Little & Associates has extensive experience of providing planning consultancy advice on a range of commercial and residential developments. This includes the preparation and co-ordination of SHD planning applications and Environmental Impact Assessment Reports, in the context of the Planning & Development (Amendment) Act 2000 (as amended) and associated Planning Regulations and guidelines for planning authorities.

Stephen Little, Dip Env. Mgmt, Dublin Institute of Technology, BA(Hons) T.P., Oxford Brookes University, is the Managing Director of Stephen Little & Associates, with ultimate responsibility for the planning inputs for this project. Stephen has over 30 years experience in the management and delivery of complex multidisciplinary projects, with particular experience in Town Planning and EIA. Stephen is a corporate member of the Irish Planning Institute (IPI) and a chartered member of the Royal Town Planning Institute (RTPI).

Conor Auld, BSc, MSc, Queens University Belfast, is an Executive Planner at Stephen Little & Associates. Conor has over 6 years professional experience in town planning, including large scale residential projects requiring environmental impact assessment. Conor is a Corporate Member of the Irish Planning Institute.

Kiela Hogan, BSc, Technological University Dublin, is a Planning Consultant at Stephen Little & Associates. Kiela has over 1 years post-graduate professional experience of town planning in Ireland.

### 3 LEGISLATION & GUIDANCE

This EIA Screening exercise has been carried out in accordance with the following guidance documents:

- Environmental Impact Assessment of Projects – Guidance on Screening (EU Commission, 2017)
- Transposition of 2014 EIA Directive (2014/52/EU) in the Land Use Planning and EPA Licensing Systems – Key Issues Consultation Paper (2017:DoHPCLG)
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022);
- Environmental Impact Assessment – Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (2018; DoECLG);
- Preparation of guidance documents for the implementation of EIA directive (Directive 2011/92/EU as amended by 2014/52/EU) – Annex I to the Final Report (COWI, Milieu; April 2017);
- Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG).

Directive 2014/52/EU has been transposed into Irish Legislation by the Planning & Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. The methodology employed in this screening exercise is in accordance with the EIA Guidelines published in May 2022 by the DoHPLG and addresses the contents of both Schedule 7 and 7A of the Planning and Development Regulations 2001, as amended.

### 4 THE PROJECT - DESCRIPTION OF DEVELOPMENT

The development lands are located within the Adamstown Strategic Development Zone and comprise the first phase of development at Adamstown Boulevard (Development Area 10 of the overall SDZ site). The site is generally bounded by two adjacent SDZ Development Areas to the north and east, these being Aderrig and Adamstown Station respectively. The remainder of the site is bounded by the existing rail line to the south and agricultural lands to the west.

The overall Adamstown Boulevard Development Area is one of the larger Development Areas within the Adamstown SDZ Planning Scheme and is characterised as ‘high-density’ stemming from the location of the Development Area proximate to the rail station. Positioned at the south-western edge of Adamstown itself, the Boulevard tile is a transitional tile between the higher-density areas closest to the rail station, including the Adamstown station tile which also features the district centre, and the medium-density areas such as Aderrig, further north. Higher density development is envisaged at the Boulevard’s eastern boundary wrapping around the similarly proposed high-density Station tiles edge.

Arising from the response to the request for Further Information, the total site area of the proposed development is now approximately 9.97Ha.

Phase 1 of the Adamstown Boulevard development seeks Permission for 257no. terraced and semi-detached housing units ranging from 2 to 3-storeys in height; open space is proposed to include a Pocket

Park, and also a Linear Park which stretches from Adamstown Way to Station Road; all associated ancillary site development and landscape works, including internal roads and services, ESB Sub-Stations, landscaping and boundary treatment works. Outline Permission is also being sought for 166no. apartment units in a block ranging from 5 to 9-storeys in height which will deliver a range of unit types. All on a site of c. 9.97Ha (including lands for Outline Permission).

## 5 SCREENING FOR ENVIRONMENTAL IMPACT ASSESSMENT

The proposed development was screened early in the planning design phase to establish the requirement for an EIA. In accordance with the EIA Directive, EU Guidelines (2017), EPA Guidelines (2022) and applicable legislation, the project was examined in the context of ‘type of development’ and ‘thresholds’.

Article 4(1) and Annex I of the EIA Directive (2014/52/EU) lists projects for which an EIA is mandatory, whereas Article 4(2) and Annex II lists project types for which an EIA may be required.

The requirement for Environmental Impact Assessment of certain projects under the EIA Directive is transposed into Irish legislation by Part X of the Planning and Development Act 2000, as amended (“the Act”). The specified categories of development in respect of which EIA is required are set out under the Fifth Schedule of the Planning and Development Regulations 2001 as amended (“the Regulations”).

The Fifth Schedule of the Regulations lists classes of development where an EIA is mandatory under Part 1 or Part 2, where the project exceeds the relevant threshold, and where an EIA may be required where the proposed development falls short of the relevant threshold but is likely to have significant effects on the environment.

There are four steps in determining need for Environmental Impact Assessment (EIA) for a project which are set out below. Should any of the answers to these four questions be positive, then an EIA is required for the project and an EIAR should be prepared.

### 5.1 EIA Screening Exercise

#### 5.1.1 Q1A Is the Project an Annex I or Annex II Project as prescribed in the Directive 97/11/EC (after 85/337/EC) as amended in 2003, 2009 or 2014)?

The proposed development broadly comprises a residential scheme of 423no. dwelling units and ancillary site development works all within an overall site measuring approximately 9.97Ha.

As such, we consider that the relevant categories of development to be considered, are those contained in Schedule 5, Part 2 of the Planning & Development Regulations 2001, as amended.

Specifically, Class 10 (b) – Infrastructure Projects, includes: -

*“(i) Construction of more than 500 dwelling units...*

*(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.)”*

Class 15 in Part 2 of Schedule 5 is also relevant in so far as it refers to:

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

We will consider each one in turn as follows: -

#### Construction of more than 500 dwellings

The threshold at which requires a mandatory EIAR to be prepared is 500no. dwellings.

As previously stated, the development as proposed is for 423no. dwellings, or just 84.6% of the specified threshold. This is below the threshold where a mandatory EIAR would be required.

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.

The proposed development is a residential development, as opposed to a car park. Any parking proposed as part of the development is incidental to the primary residential purpose of the development. As a result, this criterion is not considered relevant to the proposed development and an EIAR is not required on this basis.

Construction of a shopping centre with a gross floor space exceeding 10,000 square metres

The proposed development is solely for residential uses. It does not include a shopping centre or any commercial/retail elements. Therefore, this criterion is not considered relevant to the proposed development and an EIAR is not required on this basis.

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.

The site is not located in a 'business district'. The site area is now circa 9.97 hectares, which is below the most onerous threshold of 10ha for a for other parts of a built up area and significantly below the threshold of 20Ha for elsewhere. This of course assumes that the area of the proposed development could be classified as a built-up area, which may not be the case but is the most onerous of the site area thresholds nonetheless.

Having regard to the nature and quantum of development at the application site, it is therefore our considered opinion that **the proposed development does not meet or exceed the relevant thresholds for mandatory EIA**, identified above.

Therefore, a mandatory EIAR is not required in this case.

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

We come on to assess Schedule 7 under Section 5.2 of this report.

#### **5.1.2 Q1B Is the project likely to have a significant effect on a Natura 2000 site?**

We refer the Planning Authority to the Appropriate Assessment Screening Report, prepared by Brady Shipman Martin.

The potential impacts associated with the proposed development do not have the potential to affect the receiving environment in any European sites and, consequently, do not have the potential to affect the conservation objectives supporting the qualifying interest/special conservation interests (QIs/SCIs) of any European sites. Therefore, the proposed development is not likely to have significant effects on any European sites.

As the proposed development itself will not have any effects on the QIs/SCIs or conservation objectives of any European sites, and taking into account the policies and objectives of the statutory plans and guidelines referred to above, it is considered that there is no potential for any other plan or project to act in combination with it to result in significant effects on any European sites.

**5.1.3 Q2 Is the project on a mandatory list for which EIA is always required?**

Already addressed under Q1 above (section 5.1.1). The project is not on a mandatory list for which EIA is always required.

**5.1.4 Q3 Is the project on an exclusion list of projects for which EIA is not required?**

There is no positive requirement to address this question as there is no formal exclusion list for subthreshold projects where EIA is not required.

Please refer to responses to Q1 above and Q4 below, relevant to EIA screening for this project.

**5.1.5 Q4 Is the Project likely to have significant effects on the environment?**

On the basis of the information above, the proposed development is considered to be outside the mandatory requirements for EIA.

The next step in the screening process is then to determine whether there is a requirement for an EIA, where the proposed development is subthreshold but falls within the scope of one of the categories of specified development under Schedule 5 Part 2 of the Planning & Development Regulations 2001. Where the likelihood of significant effects cannot be readily excluded, further information should be provided to facilitate the competent authority in determining whether sub-threshold EIA is required.

Article 4(4) of Directive 2011/92/EU, as amended by 2014/52/EU requires the developer to provide information on the characteristics of the project and its likely significant effects on the environment (which information is specified in Annex IIA), to allow the competent authorities to make a determination on the requirement for sub-threshold EIA. The relevant criteria to which the competent authority must have regard in determining whether an EIA is required is set out at Annex III of the Directive.

Under Irish law, Schedule 7A of the Planning and Development Regulation 2018 identifies the information required to be submitted to allow the Competent Authority (in this case it is South Dublin County Council as Planning Authority) assess whether an EIA is required for subthreshold projects. The relevant criteria to which the Competent Authority is required to have regard are set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, under the following headings: -

- Characteristics of Proposed Development.
- Location of the Proposed Development.
- Types and characteristics of potential impacts.

The following sections of this report address these requirements and provide the necessary information to enable the Planning Authority to assess whether the proposed development is likely to give rise to significant environmental effects, and thereby to conclude whether a sub-threshold EIAR is required in this case.

**5.2 Sub-Threshold EIA Considerations**

The proposed development and the likely potential requirement for sub-threshold EIA, is assessed below in the context of the criteria noted above.

An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for a residential development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2019, which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. As seen above, the relevant thresholds for mandatory EIA have not been exceeded in the present case.



An EIAR will nonetheless be required in respect of sub-threshold residential development where the Planning Authority considers that the proposed development would be likely to have significant effects on the environment.<sup>1</sup>

Sub-threshold development means “development of a type set out in Part 2 of Schedule 5 which does not equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule in respect of the relevant class of development”.

Schedule 7A of the Planning and Development Regulations 2018 outlines the information to be provided by the applicant or developer for the purposes of screening sub-threshold development for environmental impact assessment, as set out below:

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.

Schedule 7A paragraph (4) refers to Schedule 7 which, as already discussed above, provides a list of criteria for determining whether development listed in part 2 of schedule 5 should be subject to an environmental impact assessment.

Schedule 7 of the Planning and Development Regulations 2018 sets out the criteria that must be considered by the Planning Authority to screen sub-threshold development for EIA, under the following main headings:

- The physical characteristics of the full extent of the proposed development. (See Section 5.2.1 below.)
- The location, in particular its environmental sensitivity, likely to be affected by the Proposed Development. (See Section 5.2.2 below.)
- Types and characteristics of potential impacts on the environment, arising from waste, emissions, use of natural resources, etc. (See Section 5.2.3 below.)

As the information to be provided for the purposes of Schedule 7 is more detailed and necessarily includes all information to be furnished under Schedule 7A, the headings under Schedule 7 will be used below.

The Planning and Development Regulations 2001 (as amended) provide for preliminary screening for EIA. The Departmental Guidelines (August 2018) state as follows in relation to such a preliminary screening:

*“3.4. For all sub-threshold developments listed in Schedule 5 Part 2, where no EIAR is submitted or EIA determination requested, a screening determination is required to be undertaken by the competent authority unless, on preliminary examination it can be concluded that there is no real likelihood of significant effects on the environment. This is initiated by the competent authority following the receipt of a planning application or appeal.*

<sup>1</sup> See s. 172(1)(b) of the Planning and Development Act 2000, as amended.

*3.5. A preliminary examination is undertaken, based on professional expertise and experience, and having regard to the 'Source – Pathway – Target' model, where appropriate. The examination should have regard to the criteria set out in Schedule 7 to the 2001 Regulations."*

The proposed 423no. residential units are a mix of houses (2 – 3 storeys) and apartments (outline permission sought for 1no. block of 5 – 9 storeys) and have been positioned in a residentially zoned site in accordance with the Adamstown SDZ Planning Scheme, in particular given the required density and building heights. The recently adopted County Development Plan 2022-2028 undertook a thorough Strategic Environmental Assessment (SEA) of that plan and that took account of the development of the Adamstown SDZ lands, including the lands subject of this present application.

A variety of environmental assessments have been undertaken in respect of the proposed development and accompanied this planning application, as set out above in the Planning Application Report prepared by Stephen Little & Associates. The proposed development is sub-threshold for EIA, and a screening report for Appropriate Assessment, prepared by Minogue and Associates Environmental Consultancy was also enclosed within the planning application in this case.

The EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (2022) requires that the direct, indirect, cumulative and residual impacts of the proposed development for both the construction and operational stages are described.

The terminology for categorising the significance of effects is found in *Table 3.4: Descriptions of Effects* contained in the *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (EPA 2022), as shown below:

Table 3.4 Descriptions of Effects

<p><b>Quality of Effects</b></p> <p>It is important to inform the non-specialist reader whether an effect is positive, negative or neutral.</p>	<p><b>Positive Effects</b></p> <p>A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).</p> <p><b>Neutral Effects</b></p> <p>No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.</p> <p><b>Negative/Adverse Effects</b></p> <p>A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).</p>
<p><b>Describing the Significance of Effects</b></p> <p>'Significance' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful (also see <i>Determining Significance</i>).</p>	<p><b>Imperceptible</b></p> <p>An effect capable of measurement but without significant consequences.</p> <p><b>Not Significant</b></p> <p>An effect which causes noticeable changes in the character of the environment but without significant consequences.</p> <p><b>Slight Effects</b></p> <p>An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p> <p><b>Moderate Effects</b></p> <p>An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</p> <p><b>Significant Effects</b></p> <p>An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.</p> <p><b>Very Significant</b></p> <p>An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.</p> <p><b>Profound Effects</b></p> <p>An effect which obliterates sensitive characteristics.</p>
<p><b>Describing the Extent and Context of Effects</b></p> <p>Context can affect the perception of significance. It is important to establish if the effect is unique or, perhaps, commonly or increasingly experienced.</p>	<p><b>Extent</b></p> <p>Describe the size of the area, the number of sites and the proportion of a population affected by an effect.</p> <p><b>Context</b></p> <p>Describe whether the extent, duration or frequency will conform or contrast with established (baseline) conditions (is it the biggest, longest effect ever?)</p>

<p><b>Describing the Probability of Effects</b></p> <p>Descriptions of effects should establish how likely it is that the predicted effects will occur so that the CA can take a view of the balance of risk over advantage when making a decision.</p>	<p><b>Likely Effects</b></p> <p>The effects that can reasonably be expected to occur because of the planned project if all mitigation measures are properly implemented.</p> <p><b>Unlikely Effects</b></p> <p>The effects that can reasonably be expected not to occur because of the planned project if all mitigation measures are properly implemented.</p>
<p><b>Describing the Duration and Frequency of Effects</b></p> <p>'Duration' is a concept that can have different meanings for different topics – in the absence of specific definitions for different topics the following definitions may be useful.</p>	<p><b>Momentary Effects</b></p> <p>Effects lasting from seconds to minutes.</p> <p><b>Brief Effects</b></p> <p>Effects lasting less than a day.</p> <p><b>Temporary Effects</b></p> <p>Effects lasting less than a year.</p> <p><b>Short-term Effects</b></p> <p>Effects lasting one to seven years.</p> <p><b>Medium-term Effects</b></p> <p>Effects lasting seven to fifteen years.</p> <p><b>Long-term Effects</b></p> <p>Effects lasting fifteen to sixty years.</p> <p><b>Permanent Effects</b></p> <p>Effects lasting over sixty years.</p> <p><b>Reversible Effects</b></p> <p>Effects that can be undone, for example through remediation or restoration.</p> <p><b>Frequency of Effects</b></p> <p>Describe how often the effect will occur (once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly, annually).</p>

<b>Describing the Types of Effects</b>	<b>Indirect Effects (a.k.a. Secondary or Off-site Effects)</b> Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.
	<b>Cumulative Effects</b> The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.
	<b>'Do-nothing Effects'</b> The environment as it would be in the future should the subject project not be carried out.
	<b>'Worst-case' Effects</b> The effects arising from a project in the case where mitigation measures substantially fail.
	<b>Indeterminable Effects</b> When the full consequences of a change in the environment cannot be described.
	<b>Irreversible Effects</b> When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.
	<b>Residual Effects</b> The degree of environmental change that will occur after the proposed mitigation measures have taken effect.
	<b>Synergistic Effects</b> Where the resultant effect is of greater significance than the sum of its constituents (e.g. combination of SO <sub>x</sub> and NO <sub>x</sub> to produce smog).

### 5.2.1 Characteristics of the Development<sup>2</sup>

Under the heading of characteristics of the proposed development, there are a number of relevant matters to be addressed with reference to Schedule 7, as set out below.

#### 5.2.1.1 Size and design of the whole of the Proposed Development

We refer also to Section 4 above for the description of the proposed development.

The proposed development is contained within a site measuring approximately 9.97Ha. On the assumption that the area of the proposed development could be classified as a 'Built up Area', which may not be the case but it presents the most onerous test, it may be noted that the site area falls below the 10ha threshold for EIA under Class 10(b)(iv), Part 2 of Schedule 5 of the Regulations.

423no. residential units are proposed. This falls below the 500no. unit threshold for EIA under Class 10(b)(i), Part 2 of Schedule 5 of the Regulations. We note that 166 no. apartments are proposed in this case out of the 423 units overall and that this is subject to an application for Outline Permission. It is

<sup>2</sup> This section addresses the information required under paragraph 1(a) of Schedule 7A of the 2001 Regulations, as amended, as well as considering the criteria under paragraph 1 of Schedule 7.

recognised that development requiring an EIAR may not be the subject of an application for Outline Permission.

#### Built Form

Phase 1 of the Adamstown Boulevard development seeks Permission for 257no. terraced and semi-detached housing units ranging from 2 to 3-storeys in height. These are largely arranged in a terraced format. Outline Permission is also being sought for 166no. apartment units in a single block ranging from 5 to 9-storeys in height which will deliver a range of unit types and sizes. All on a site of c. 9.97Ha (including lands for Outline Permission).

The site can reasonably be considered greenfield in character, despite being partially developed as a temporary park and ride facility, laid out as a temporary playing field, in use as a temporary construction compound as well as remaining partially in fields and is zoned for residential development in the Adamstown Planning Scheme. As noted above, the County Council have recent adopted a new County Development Plan for the period 2022-2028 and which was subjected to a rigorous Strategic Environmental Assessment, a Natura Impact Report and a Strategic Flood Risk Assessment all of which considered the zoned lands in Adamstown, including the subject lands and concluded that it was in order to maintain the lands in question zoned for a development of the type and scale now proposed.

The overall SDZ lands are bound generally to the east by the R120 Newcastle (Lock) Road, to the south by the railway line, to the west by Tuber Lane Road and to the north by Hillcrest housing area.

The Adamstown Boulevard Development Area is bounded generally by the adjacent Aderrig tile to the north and Station tile to the east. A portion of the Boulevard tile, towards the north-west, fronts directly onto Adamstown Boulevard itself and the associated green space. Additionally, the south of the Boulevard tile is bounded by the existing rail line with agricultural lands and hedgerows forming the western boundary. This Development shall be characterised by higher-density development to the east (the apartment building), closest to the Station tile, and a gradual transition to medium-density housing and duplex development outwards towards the western boundary and the Aderrig development area to the north.

#### Site Works

The proposed development includes all associated and ancillary site development works, hard and soft landscaping, external lighting and boundary treatment works, including

- 2no. new public parks are proposed within the development including a linear park stretching the length of the site from Adamstown Way to Station Road allowing continuity of amenity space from Aderrig Park to the north;
- The provision of 488no. car parking spaces across Phase 1 with 433no. spaces for the housing (47no. of which are visitor) and a further 55no. spaces for the apartment units (5no. of which are visitor);
- The provision of 60no. secure bicycle parking spaces
- 2no. ESB Substations;
- Roads infrastructure is also proposed and shall provide for necessary connections internally on site as well as extending the existing Adamstown Avenue and Station Road westwards through the Strategic Development Zone. Several other primary and secondary road connections are proposed.

Much of the strategic water services infrastructure has already been put in place to serve Adamstown, including the subject lands. This proposal seeks to connect to that existing infrastructure. It is proposed to construct a network of watermains that will tie into the existing mains.

#### Proposed Stormwater Drainage

It is proposed that this development will be primarily drained to the existing attenuation point to the north-east of Lucan Golf Course on the Backstown/Tobermaclugg Stream. SuDS infrastructure has also

been incorporated into the design of the development. This includes bio retention tree pits, swales and downstream defenders

We refer the Planning Authority to the enclosed Engineering Report and Drawings as submitted with the original planning application, prepared by Waterman Moylan Consulting Engineers, for full details of the Surface Water Drainage proposed through this planning application.

It is important to point out at this point that the water body being provided in the middle of the linear park proposed in this case does not have a function in terms of the surface water drainage strategy for these lands; rather it is an amenity feature.

#### Proposed Foul Drainage

It is proposed to discharge foul water from the Adamstown Boulevard Phase 1 development directly to the existing foul water system. On the 25th November 2021, in response to a **Pre-Connection Enquiry (PCE)** submission, Irish Water confirmed (customer reference no. 9540800086) that the current capacity available within the system can facilitate the overall Adamstown Boulevard Tile, including both Phase 1 (current application) and Phase 2 (future proposal). Refer to Appendix A for the Irish Water Confirmation of Feasibility Letter submitted as part of this application. This assessment will deal with the foul water proposals for the Adamstown Boulevard Phase 1 only.

The majority of the foul water will be connected into the existing 600mm diameter foul water sewer which traverses the eastern boundary of the site from south to north. A portion of the site will drain into the existing 225mm diameter foul water sewer in Adamstown Way.

Phase 1 will discharge into the existing foul water pipelines installed within the development. Connections onto the existing 600mm and 225mm diameter foul water pipelines will be installed under the Phase 1 Adamstown Boulevard project. The Phase 1 proposals have been designed to also cater for Phase 2 in the future.

The foul water drainage for the proposed development has been designed to ensure minimum cleansing velocities outlined in the *“Irish Water Code of Practice for Wastewater Infrastructure”* are achieved for all foul sewers. The peak foul flow is based on Irish Water recommended peak demand/flow factors which are provided in the Irish Water *‘Code of Practice for Wastewater Infrastructure’, Appendix D - Wastewater Flow Rates for Design*. A peak flow factor of **6x** the dry weather flow has been used.

#### Water Supply

The enclosed Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers, details the proposals for water services to and from the development.

It is proposed to connect the Adamstown Boulevard site into the water network by connecting into the 300mm (ID), 250mm (ID) (for Phase 2), and 150mm (ID), existing public watermain located along the Adamstown Way Road on the north of the development and to the west of the site. There is an existing 600mm  $\varnothing$  bulk watermain traversing the site in the central road, Adamstown Avenue.

The connection will be made into the existing watermain tees along this boundary in accordance with the **Overall Adamstown SDZ Watermain Network Strategy** agreed with SDCC.

The water design strategy for the development has taken into account the global design for the whole Adamstown Boulevard tile as the Phase 2 works will tie-into Phase 1. Figure 4-1 below highlights the Adamstown Boulevard area, which contains Phases 1 & 2, in relation to the Overall Adamstown SDZ Watermain Network Strategy.

Much of the strategic water services infrastructure has already been put in place to serve Adamstown. This proposal seeks to connect to that existing infrastructure. We refer the Planning Authority to the enclosed Confirmation of Feasibility from Irish Water, dated 25 November 2021, which confirms that a connection to Irish Water sewer is feasible at this location.

We refer the Planning Authority to the enclosed **Watermains Drawings** and **Engineering Report**, prepared by Waterman Moylan Consulting Engineers, for full details of the proposed water supply to the development.

### 5.2.1.2 Cumulative Impacts with other existing development or consented development

Adamstown is located approximately 16 kilometres to the west of Dublin City Centre, and 1.1 kilometres south of Lucan village. The subject site is situated on lands that have been designated as a Strategic Development Zone (SDZ), on the Gollierstown and Aderrig townlands in Adamstown, Lucan, Co. Dublin. The overall SDZ lands are bound generally to the east by the R120 Newcastle (Lock) Road, to the south by the railway line, to the west by Tuber Lane Road and to the north by Hillcrest housing area. The Adamstown Planning Scheme sets out a prescribed plan as to how this new settlement is to be developed. This is arranged around a number of Development Areas. The initial Adamstown Planning Scheme (2003), including an Environmental Assessment of the impact of the proposals contained in the Planning Scheme and determined that no significant adverse environmental impact would arise from the proposals. Development in Adamstown has been progressing on that basis in the intervening period.

'Adamstown Boulevard – Development Area 10', is situated on the western boundary of the SDZ. Adamstown Boulevard is bounded to the north by the Aderrig Development Zone, east by the Station Development Zone, the existing railway line to the south and agricultural lands to the west.

The Adamstown Planning Scheme promotes the Adamstown Boulevard Development Area as a high-density character area.

The following infrastructure has already been delivered within the Adamstown SDZ:

- Adamstown Link Road – linking Adamstown with wider external strategic road network
- Adamstown Rail Station & Temporary Park & Ride
- 2 no. Primary Schools
- A Post-Primary School
- A crèche (Giraffe)
- Local Shops
- Neighbourhood Park and Playground
- Trunk Mains Water Supply, Foul and Surface Water drainage including Tobermaclugg Pumping Station
- New ESB 110kV station and full range of utilities
- Adamstown Community Centre
- Adamstown All-Weather Pitch
- Adamstown Park (Loop Road #1)
- Shackleton Drive (Loop Road #2)
- Tandy's Lane Park
- Tobermaclugg Village Centre (Lidl trading)
- Adamstown Boulevard (including QBC)

Permission has also been granted for the following strategic elements of development at Adamstown:

- Phase 1 of Adamstown District Centre/The Crossings (under construction)



- Celbridge Link Road (under construction)
- Airlie Park (under construction)
- Tandy's Lane primary school (site now controlled by the Department of Education)

The provision of Tandy's Lane Park, Airlie Park and the Celbridge Link Road rest with South Dublin County Council to construct under the LIHAF arrangements. At the time of writing, Tandy's Lane Park is complete and is open to the public, with Airlie Park and the Celbridge Link Road both under construction.

The Adamstown Planning Scheme provides for a complex phasing of development in order to ensure that the necessary social and physical infrastructure is delivered in tandem with residential development. Development at Adamstown commenced in the mid-2000's and bar a short period during the recession during the 2010's, there has been development progressing by a range of landowners in line with the provisions of the Planning Scheme over that period. There have been approximately 3,385 dwellings occupied in Adamstown as of 30 June 2022.

The proposed development shall provide for necessary connections internally on site as well as extending the existing Adamstown Avenue and Station Road westwards through the Strategic Development Zone. Several other primary and secondary road connections are also proposed.

#### 5.2.1.3 Nature of any associated demolition works

Due to the largely greenfield nature of the subject site, no demolition is proposed as part of the proposed development.

The existing tarmac based temporary park and ride will be ripped up and any waste material disposed of.

#### 5.2.1.4 Use of Natural Resources (Soil, Land, Water, Biodiversity)

Due to the nature of the proposed development, there will be excavation required on site. Spoil generated during excavation will be tested for reuse or disposed of in accordance with the Waste Management Act 1996-2011.

We refer the Planning Authority to the **Construction & Environmental Management Plan** prepared by Quintain Developments Ireland Ltd, as originally submitted with this application. This identifies a preliminary methodology for addressing the process of excavation, reuse and transportation of spoil as necessary.

We refer the Planning Authority to the **Construction and Demolition Waste Management Plan (CDWMP)** prepared by Waterman Moylan Consulting Engineers as originally submitted with this application. The purpose of this plan is to provide information necessary to ensure that the management of construction and demolition (C&D) waste at the site is undertaken in accordance with the current legal and industry standards. In particular, this Plan aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. It also seeks to provide guidance on the appropriate collection and transport of waste from the site to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil and/or water). This C&DWMP includes information on the legal and policy framework for C&D waste to be generated by the proposed development and makes recommendations for management of different waste streams.

Ecological assessments of the subject site have been prepared to determine the likely presence of flora, fauna and habitats that would require protection. We refer the Planning Authority to the accompanying **Appropriate Assessment Screening** and **Ecological Appraisal**, prepared by Brady Shipman Martin and to the **Arboricultural Impact Assessment** prepared by Noel Lane Tree Care Services as originally submitted with this application. Given the predominantly greenfield nature of the development site, there will be a temporary loss of habitat. However, mitigation measures are proposed, and the successful implementation of these mitigation measures will lead to no long-term significant impact as a result of the proposed development.

Operationally the proposed development requires water resources which will be met via a connection to existing mains and the necessary water connections. We refer the Planning Authority to the **Engineering Assessment Report**, prepared by Waterman Moylan Consulting Engineers as originally submitted with this application.

In our opinion, the proposed development is representative of the sustainable development of well serviced, zoned development lands.

#### 5.2.1.5 Production of Waste

The proposed development, at this scale, is considered likely to generate normal quantities of household/general commercial waste when operational.

A **Construction and Demolition Waste Management Plan**, prepared by Waterman Moylan Consulting Engineers and an **Operational Waste Management Plan**, prepared by AWN Consulting Engineers have been submitted with the original application and outline the strategy for management of waste from the proposed development during construction and operational stages of the proposed development.

We refer the Planning Authority to these documents, which have been unchanged on foot of the Request for Further Information.

#### 5.2.1.6 Pollution and Nuisance

Construction activities related to the proposed development, including noise, vibration and dust emissions, could potentially have adverse impacts on the amenities of neighbouring properties and the local road network, during the construction stage. An **Energy Statement** and a **Construction Management Plan**, both prepared by Waterman Moylan Consulting Engineers and enclosed with the original application ensure that appropriate mitigation measures are employed to avoid adverse impact on the amenities of neighbouring properties and the local road network arising from construction activities and the potential nuisances associated with same.

Thereafter, the proposed use is considered to be consistent in its nature and scale with surrounding land uses. The proposed development is not likely to generate significant environmental emissions to air and water over and above urban redevelopment of this nature. Either individual gas fired boilers with solar panels or air source heat pumps will be used for the proposed house units. The development will be fully serviced with separate foul and storm sewers of adequate capacity, and petrol interceptor. The surrounding land uses, including residential and mixed district centre uses are not especially environmentally sensitive.

#### 5.2.1.7 Risk of Major Accidents and / or Disaster

The proposed development would not involve the use of technologies or substances that would present a significant risk of major accident or environmental disaster at this location.

The application site is not proximate to any Seveso/COMAH designated sites. The nearest appearing to be the Benntag Chemicals Ireland Facility at Units 405, Greenouge Industrial Estate, Rathcoole, Dublin 24. The application site is outside the 300m consultation distance of these establishments.

#### 5.2.1.8 Risk to Human Health

Similar to all construction sites, construction works giving rise to air and noise emissions that have the potential to impact human health. Appropriate mitigation measures are identified in the **Construction Management Plan** and **Operational Waste Management Plan** as originally submitted with this application.

In terms of water integrity, the subject site is serviced. Therefore the development can be connected to public foul and surface water systems.

## 5.2.2 Location of Proposed Development<sup>3</sup>

### 5.2.2.1 Existing Land Use

The application site is zoned 'SDZ' in the South Dublin County Development Plan 2016 – 2022 and is designated to be part of the Adamstown Strategic Development Zone. The land-use objective for the SDZ zoning in the Current Development Plan (2022-2028) reads: -

*"To provide for strategic development in accordance with approved planning schemes."*

The applicant has engaged a suitably qualified ecological consultant (Brady Shipman Martin) to assess whether proposed development is likely to have a significant environmental impact on any European sites. We refer the Planning Authority to the **Appropriate Assessment Screening Report** and the **Ecological Appraisal** (both of which accompanied the original application) which conclude that significant effects are not likely to arise, either alone or in combination with any other plans or projects resulting in significant effects on the integrity of the Natura 2000 network.

### 5.2.2.2 Relative Abundance, Quality and Regenerative Capacity of Natural Resources in the Area

The proposed development is compliant with the implementation of the Adamstown Planning Scheme and development of the Adamstown SDZ. The application site is zoned for the type of development proposed.

Adequate water and power are available for the needs of the proposed development.

### 5.2.2.3 Absorption Capacity of the Natural Environment

The proposed development is not within or directly connected to any of the following environmentally sensitive geographical areas: -

- Wetlands, riparian areas and river mouths
- Coastal zones and the marine environment
- Mountain and forest areas
- Nature reserves and parks
- Natura 2000 sites
- Areas in which there has already been a failure to meet the environmental quality standards, laid down in EU legislation and relevant to the project, or in which it is considered that there is such a failure.
- Landscapes and sites of historical, cultural or archaeological significance

The lands have been deemed capable of absorbing the nature and extent of development proposed through the exhaustive Planning Scheme making process, including a process of SEA and AA under the recent County Development Plan making process.

For the avoidance of doubt, the application site is not within or directly connected to a wetland, riparian areas and river mouths, nor is it in a coastal or marine environment, not a mountain or forest area, not a nature reserve or park, is not a Natura 2000 site. The lands are not of any landscape, historical, cultural or archaeological significance. Finally, the lands are not in an area in which there has already been a failure to meet the environmental quality standards, laid down in EU legislation and relevant to the project, or in which it is considered that there is such a failure.

<sup>3</sup> This section addresses the information required under paragraph 1(b) of Schedule 7A of the 2001 Regulations, as amended.

The various reports that have accompany this planning application in relation to ecology, transportation, lighting, flood risk, energy set out that the development is capable of being absorbed into the existing natural environment.

In the case of EIA screening for sub-threshold, we note that the EIAR Guidelines (Section 3, p.22) provide that in a case where an applicant identifies that:

*“... significant effects are likely under some factors but that having regard to the prescribed screening criteria, these effects are insufficient to require an EIA, then they may suggest providing a separate report (or reports) on the affected factors.”*

In respect of the potentially environmentally sensitive aspects of the site and surrounds identified above, we refer the Planning Authority further to Section 5.2.3 below. A range of expert reports accompany the planning application, which addresses the likely significant effects on the environment of the proposed development in relation to the criteria set out in Schedule 7 and 7A of the Planning & Development Regulations 2001 (as amended), having regard to any recommended mitigation measures.

The third section of Schedule 7, refers to *“the likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, 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”* the characteristics of the impacts, which are addressed further below.

### 5.2.3 Aspects of the Environment Likely to be Affected by the Proposed Development<sup>4</sup>

As indicated above, a range of expert reports have addressed a number of different aspects of the environment that could potentially be affected by the proposed development. These reports describe the aspects of the environment likely to be affected in so far as these are relevant to the particular circumstances of the proposed development.

A summary of these reports is set out below:

#### 5.2.3.1 Housing Quality Assessment

The **Housing Quality Assessment** is contained in the **Residential Quality Audit** prepared by McCauley Daye O’Connell. The HQA identifies that each of the proposed dwellings meets or exceeds the minimum residential amenity standards for apartments prescribed by the *‘Design Standards for New Apartments - Guidelines for Planning Authorities’* (2020). These have been unchanged as a result of the response to the SDCC Request for Further Information.

#### 5.2.3.2 Construction Management Plan

We refer the Planning Authority to the **Construction Management Plan (CMP)** prepared by Quintain Developments Ireland Ltd, which accompanied the application as originally submitted. This report addresses general site setup, pre-commencement measures, demolition works, working hours, traffic management, dust control and noise control all associated with the construction works. It provides an outline of the methods and sequence in which construction and demolition works will be carried out. This has been unchanged as a result of the response to the SDCC Request for Further Information.

The final Construction Management Plan and strategy will be prepared by the appointed contractor in accordance with the measures detailed in this report.

#### 5.2.3.3 Construction and Demolition Waste Management Plan

We refer the Board to the **Construction and Demolition Waste Management Plan (CDWMP)** prepared by Waterman Moylan Consulting Engineers, which accompanied the application as originally submitted,

<sup>4</sup> This section addresses the information required under paragraph 2 of Schedule 7A of the 2001 Regulations, as amended.

and remains unchanged by the Response to Further Information. The purpose of this plan is to provide information necessary to ensure that the management of construction and demolition (C&D) waste at the site is undertaken in accordance with the current legal and industry standards. In particular, this Plan aims to ensure maximum recycling, reuse and recovery of waste with diversion from landfill, wherever possible. It also seeks to provide guidance on the appropriate collection and transport of waste from the site to prevent issues associated with litter or more serious environmental pollution (e.g. contamination of soil and/or water). This C&D WMP includes information on the legal and policy framework for C&D waste management in Ireland, estimates of the type and quantity of C&D waste to be generated by the proposed development and makes recommendations for management of different waste streams.

#### 5.2.3.4 Flood Risk Assessment

We refer the Planning Authority to the **Flood Risk Assessment**, prepared by Waterman Moylan Consulting Engineers, which has been carried out in accordance with the Department of Housing and Local Government (DEHLG) and the office of Public Works (OPW) document *"The Planning Process and Flood Risk Management Guidelines for Planning Authorities"* published in November 2009. This Assessment identifies and sets out possible mitigation measures against potential risks of flooding from various sources. Sources of possible flooding include coastal, fluvial, pluvial (direct heavy rain), groundwater and human/mechanical error.

The likelihood of flooding (fluvial, pluvial, ground water and human / mechanical error) on the site is considered to be extremely low to low. Given that the site is located 18 km west inland from the Irish Sea, the site levels exceed the highest ever recorded or projected tide in the area, and that there is no coastal flooding indicated on the OPW map, the risk from tidal flooding is considered extremely low and accordingly no flood mitigation measures need to be implemented.

#### 5.2.3.5 Transportation Assessment

The **Transport Statement** and **Traffic Management Plan** have been prepared by Atkins Consulting Engineers in accordance with TII's Traffic & Transport Assessment Guidelines. These documents were submitted as part of the application as originally submitted and provide a robust assessment of traffic impact arising from the proposed development on the local road network.

Adamstown Boulevard Tile Masterplan and this Phase1 planning application has been designed to be in accordance with DMURS and National Cycle Manual. The street layout accommodates high levels of permeability for pedestrians and cyclists throughout the masterplan lands as well as the provision of facilities on external linkages. The street layout has been developed to deliver a high place function wherein the streets and open spaces form part of the social fabric and are appropriately used for congregation and play. Achievement of this function can be greatly facilitated by developing a self-regulating residential street environment wherein vehicular movement function should be limited, as much as is practicable, and a desirable design speed of 20-30kph is achieved as set out in Atkins Roads Design Report (also submitted as part of the original application).

The Boulevard Tile and the Phase 1 application is located adjacent to the Station Tile where there are commercial and community facilities provided including retail, food and beverage, creche and health care. In addition to this Adamstown Rail Station is within walking distance of the site and bus services and bus routes are located both within the Boulevard Tile and on the Station Tile.

The design of the phase 1 lands therefore provides opportunities for future residents to utilise active and sustainable travel that can significantly mitigate the need to travel by car.

In the adoption of the Adamstown SDZ the traffic impacts of the entire SDZ were fully assessed in the Adamstown SDZ Environmental Assessment (EA) (2003). Section 2.3 of the EA specifically details the traffic impacts.

The proposed development is in accordance with the Adamstown SDZ masterplan and the facilitation of a development based on tangible and substantive opportunities for both active travel and public transport travel, combined with appropriate limitations on car parking provision will result in low

dependency on car travel and car ownership. These conditions will further mitigate the traffic impact of the Adamstown Boulevard Phase 1 over and above that envisaged in the adopted Adamstown SDZ.

#### 5.2.3.6 Appropriate Assessment Screening

We refer the Planning Authority to the **Screening for Appropriate Assessment** Report, prepared by Brady Shipman Martin, enclosed with the application as originally submitted.

The report concludes that the proposed development does not have the potential to affect the receiving environment in any European sites and, consequently, does not have the potential to affect the conservation objectives supporting the qualifying interest/special conservation interests of any European sites.

The findings of this assessment do not change on foot of the Response to Further Information Request.

#### 5.2.3.7 Ecological Appraisal

We refer the Planning Authority to the **Ecological Appraisal**, prepared by Brady Shipman Martin, enclosed with the application as originally submitted. The document comprises an appraisal of the likely effects on biodiversity (flora and fauna) of the proposed development.

The report concludes that the proposed Adamstown Boulevard development will result in the removal of much of the existing habitat area which will be replaced with a new residential development and associated public open space and landscaped areas, including areas of ecologically sensitive planting and bat boxes and the translocation of the soil containing black poplar seedlings and saplings. With the implementation of the required mitigation, including the translocation of the hedgerow, there will be no long-term residual impact on any ecological receptors, either within or in the vicinity of the site, or associated with any site designated for nature conservation as a result of the proposed development.

The findings of this assessment do not change on foot of the Response to Further Information Request.

#### 5.2.3.8 Arboricultural Assessment Report

We refer the Planning Authority to the **Arboricultural Assessment Report** and associated drawings which have been prepared by Noel Lane Tree Care Services and enclosed as part of the planning application as originally submitted.

This report assesses the present condition of the tree vegetation within this site area, the impact of the proposed development layout on the trees, indicating those for removal and retention and identifies any necessary tree protection measures to be put in place around the trees to be retained and maintained during the construction stage.

The findings of this assessment do not change on foot of the Response to Further Information Request.

#### 5.2.3.9 Landscape Design Statement

We refer the Board to the **Landscape Design Statement**, prepared by NMP Landscape Architects. The purpose of this study is to assess the likely impact of the proposed development on the existing landscape settings of the site (i.e. change in landscape character and visual impact) and describe any mitigation measures. This assessment should be read in conjunction with the Photomontages of the proposed scheme prepared by 3D Design Bureau. These documents were enclosed as part of the planning application as originally submitted.

Consideration of landscape and visual aspects of the scheme has been integral in the architectural design, layout, and landscaping measures proposed. Tree protection, site hoarding, appropriate lighting, traffic management and phasing, as part of a well-managed site is key to minimising adverse visual impact during construction stage.

The visual impact post construction will be the change from existing greenfield site to residential development.

The Adamstown SDZ Planning Scheme states that there are no listed views for preservation. The development lands are characterised by a descending topography northward to the Liffey Valley and a gently ascending topography southwards to the foothills of the Dublin Mountains. These mountains provide the most significant landscape features in terms of a point of reference and orientation.

#### 5.2.3.10 Archaeological Impact Assessment

The **Archaeology and Cultural Heritage assessments** undertaken as part of the Adamstown SDZ Planning Scheme assess the potential impacts of the development on the archaeology and cultural heritage of the Adamstown SDZ area. There were no protected structures or archaeological features found on or within the vicinity of the Adamstown Boulevard site.

As part of the preparation of the original SDZ Planning Scheme, a walkover survey was carried out as part of the preliminary archaeological investigation. A detailed investigation was carried out at the site adjacent to Adamstown Castle and at the site of Tobermaclugg House and Holy well. The investigation at Adamstown Castle included the excavation of seven test trenches by mechanical digger. Investigation at the site of Tobermaclugg House and Holy well included excavation of eight test trenches by mechanical digger.

Due to the nature of the proposed development, there will be excavation required on site. It would appear likely however that previous demolition and development works on site will have truncated original ground levels.

#### 5.2.3.11 Architectural Heritage Assessment

There are no protected structures within or in the vicinity of the proposed development at Adamstown Boulevard. As such it is not considered necessary to assess architectural heritage.

#### 5.2.3.12 Telecommunications

In accordance with section 2.5 (iv) of the Planning Scheme, all dwellings will be connected to a network of fibre-optic cable routed in accordance with the road layout. All dwellings will be serviced by carrier-neutral multi-duct infrastructure, and at least two telecom ducts.

#### 5.2.4 Likely Significant Effects on the Environment<sup>5</sup>

The third section of Schedule 7, refers to:

*“the likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, 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.”*

Under Section 171A of the Planning and Development Act 2000, as amended, the effects of the proposed development on the following factors needs to be evaluated:

- i. “population and human health;
- ii. biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;
- iii. land, soil, water, air and climate;
- iv. material assets, cultural heritage and the landscape;

<sup>5</sup> This section addresses the information required under paragraph 3 of Schedule 7A of the 2001 Regulations, as amended, as well as considering the criteria under paragraph 3 of Schedule 7.

- v. the interaction between the factors mentioned in clauses (I) to (IV)”

Having regard to the brief description of the characteristics and location of the proposed development (Sections 5.2.1 and 5.2.2 above) and relevant aspects of the environment likely to be affected (Section 5.2.3) already identified, we do not consider it necessary to repeat these descriptions again for each of the factors above. Having regard also to the mitigation measures contained in the relevant expert environmental assessments, we proceed then to identify below the likely significant effects on the environment in respect to items I-V above.

#### 5.2.4.1 Population and human health

European Commission guidance relating to the implementation of the 2014 Directive, in reference to Human Health, states:

*“Human health is a very broad factor that would be highly project dependent. The notion of human health should be considered in the context of other factors in Article 3(1) of the EIA Directive and thus environmentally related health issues (such as health effects caused by the release of toxic substances to the environment, health risks arising from major hazards associated with the project, effects caused by changes in disease vectors caused by the project, changes in living conditions, effects on vulnerable groups, exposure to traffic noise or air pollutants) are obvious aspects to study.”*<sup>6</sup>

The EPA Guidelines on the information to be contained in environmental impact assessment reports states that ‘in an EIAR, the assessment of impacts on population and human health should refer to the assessments of those factors under which human health effects might occur, as addressed elsewhere in the EIAR e.g. under the environmental factors of air, water, soil etc’<sup>7</sup>.

By way of description of this aspect of the environment in the context of the proposed development, the following should be noted.

#### Planning Policy Context

The application site is zoned ‘SDZ’ in the South Dublin County Development Plan 2016 – 2022 and is designated to be part of the Adamstown Strategic Development Zone. The land-use objective for the SDZ zoning in the Current Development Plan (2022-2028) reads,

*“To provide for strategic development in accordance with approved planning schemes.”*

We refer the Planning Authority to Section 7 of the Planning Report which outlines the full statement of consistency with the Development Plan.

The application site lies within the boundaries of the area covered by the Adamstown Planning Scheme 2014, as amended (Planning Scheme). The Planning Scheme has been prepared by South Dublin County Council, in accordance with the following strategic planning guidance:

- *Regional Planning Guidelines for the Greater Dublin Area, 2010 - 2022*
- *Retail Strategy for the Greater Dublin Area, 2008 - 2016*
- *Greater Dublin Area Transport Strategy, 2011 - 2020*
- *Design Manual for Urban Roads and Streets, March 2013*
- *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) 2009*
- *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, 2007*
- *Planning and Development of Large Scale, Rail Focused Areas in Dublin, 2013*

<sup>6</sup> *Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission, 2017* <http://ec.europa.eu/environment/eia/ria-support.htm>

<sup>7</sup> Guidelines on the information to be contained in environmental impact assessment reports, EPA, 2017



- *School Travel Toolkit Smarter Travel Workplaces: A Guide for Implementers*
- *National Cycle Manual Greater Dublin Area Cycle Network Plan 2013*

The Planning Scheme as adopted is in accordance with these strategic planning documents, and therefore any planning application, which is in compliance with the Planning Scheme, can also be said to be in compliance with those documents.

The Design Standards for New Apartments (December 2020) came into effect after the adoption of the current Planning Scheme. Under the Planning and Development Act 2000, as amended, these guidelines identify *specific planning policy requirements* that take precedence over local statutory plans, including SDZ Planning Schemes.

Section 8 of the Planning Report details the compliance of the proposed development with the Adamstown Planning Scheme. Section 9 of the planning report details the compliance of the proposed apartment units with the Apartment Standards Guidelines (December 2020).

#### **Housing Quality Assessment**

The Housing Quality Assessment is contained in the 'Residential Quality Audit' prepared by McCauley Daye O'Connell Architects and identifies that each of the proposed dwellings meets or exceeds the minimum residential amenity standards for apartments prescribed by the '*Design Standards for New Apartments - Guidelines for Planning Authorities*' (2020).

No significant adverse impact on human health are therefore predicted arising from the design of the proposed dwellings, at the operational phase of the project.

#### **Micro-Climatic Effects**

No significant adverse wind impacts are predicted to arise for the proposed development and will be fully assessed in a follow up planning application for the apartment block.

#### **Construction and Construction & Demolition Waste Management**

It is anticipated that any potential construction related nuisance will be appropriately controlled, short-term and not significant with respect to human health.

Assuming that the mitigation measures set out in the **Construction Environmental Management Plan (CEMP)**, prepared by Quintain Developments Ireland Limited, **Construction Management Plan (CMP)** and the **Construction and Demolition Waste Management Plan (CDWMP)** prepared by Waterman Moylan Consulting Engineers (all submitted as part of original planning application) will be implemented, the proposed development is not likely to give rise to potential for significant adverse impact on the environment that would give rise to risk to human health relating to emissions to air or water.

The construction phase of the proposed development will provide for the temporary employment of construction workers which is likely to provide benefits for local businesses providing retail or other services to construction workers and potentially could create some additional employment in the area.

It is concluded that the proposed development has potential to give rise to some short-term adverse impacts during construction stage, which can be mitigated through the implementation of a Construction Environmental Management Plan, Construction Management Plan and Construction and Demolition Waste Management Plan.

#### **5.2.4.2 (ii) Biodiversity, with particular attention to species and habitats protected under the Habitats Directive and the Birds Directive;**

By way of description of this aspect of the environment in the context of the proposed development, the following should be noted.

The subject site is not located within or directly adjacent to any SAC or SPA.

The potential impacts associated with the proposed development do not have the potential to affect the receiving environment in any European sites and, consequently, do not have the potential to affect the conservation objectives supporting the qualifying interest/special conservation interests (QIs/SCIs) of any European sites. Therefore, the proposed development is not likely to have significant effects on any European sites.

As the proposed development itself will not have any effects on the QIs/SCIs or conservation objectives of any European sites, and considering the policies and objectives of the statutory plans and guidelines referred to above, it is considered that there is no potential for any other plan or project to act in combination with it to result in significant effects on any European sites.

We refer the Planning Authority to the **Appropriate Assessment Screening Report**, prepared by Brady Shipman Martin (as submitted with the original planning application), which concluded that: -

*"In view of best scientific knowledge this report concludes that the proposed development at Adamstown Boulevard, individually or in combination with another plan or project, will not have a significant effect on any European sites. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.*

*It is considered that this report provides sufficient relevant information to allow the Competent Authority (South Dublin County Council) to carry out an AA Screening, and reach a determination that the proposed development will not have any likely significant effects on European sites under Article 6 of the Habitats Directive in light of their conservation objectives."*

As such, it can be concluded that the potential impacts associated with the proposed developments do not have the potential to affect the receiving environment and, consequently, do not have the potential to affect the conservation objectives supporting the qualifying interests or special conservation interests of any European sites; either alone or in combination with any other plans or projects.

#### **Appropriate Assessment Screening**

The conclusion of the Appropriate Assessment Screening report is that the proposed development is not likely to have significant effects on any European sites. As the proposed development itself will not have any effects on the Qualifying Interests of Special Conservation Interests or conservation objectives of any European sites.

Considering the policies and objectives of the statutory plans and guidelines referred to above, it is considered that there is no potential for any other plan or project to act in combination with the proposed development to result in significant effects on any European sites.

#### **Ecological Appraisal**

The existing site is not ecologically significant.

Due to the greenfield nature of the development site, habitat loss has been identified. The Ecological Appraisal outlines mitigation measures and enhancement measures to ensure that the loss is minimal.

We refer the Planning Authority to the **Construction Environmental Management Plan** prepared by Quintain Developments Ireland Ltd, which accompanies this planning application.

The **Ecological Appraisal**, prepared by Brady Shipman Martin concludes that there will be no long-term residual impact on any ecological receptors either within or in the vicinity of the site as a result of the proposed development.

Ecological assessments of the subject site have been prepared to determine the likely presence of flora, fauna and habitats that would require protection. We refer the Planning Authority to the accompanying **Appropriate Assessment Screening** and **Ecological Appraisal** prepared by Brady Shipman Martin and to the **Arboricultural Impact Assessment** prepared by the Noel Lane Tree Care Services. Given the greenfield nature of the development site, there will be a temporary loss of habitat. However, mitigation

measures are proposed and the successful implementation of these mitigation measures will lead to no long-term significant impact as a result of the proposed development.

#### **Arboricultural Assessment Report**

An **Arboricultural Assessment Report** and associated drawings have been prepared by Noel Lane Tree Care Services. The report assesses the present condition of the trees/hedgerow's vegetation within the Phase 1 site area and the impact of the proposed development layout on the surrounding tree/hedgerow vegetation located within the site area indicating those for removal and retention.

We refer the Planning Authority to the accompanying Ecological Impact Assessment Report and the NMP Landscape Architect report for further details.

#### **5.2.4.3 (iii) land, soil, water, air and climate**

##### **Flood Risk**

The Development Management Justification Test has been applied as part of the Flood Risk Assessment. The FRA confirms that the proposal has been shown to meet the requirements of the Justification Test for Development Management and can be developed in a manner which will ensure flood risk is not increased. Both actual and residual risks can be managed to an acceptable level.

##### **Climatic Effects**

No significant adverse impacts on the environment are predicted to arise in respect of wind effects arising from the proposed development of terraced and semi-detached houses ranging 2 – 3 storeys in height.

It is noted that a Daylight and Sunlight Assessment has not been prepared as part of this application. It is anticipated that this will form part of the future application for the proposed apartment block for which outline permission is sought as part of this application.

An Energy Statement, prepared by Waterman Moylan Consulting Engineers confirm that measures have and will be taken in the detailed design and construction of the building to ensure energy efficiency and use of renewable and passive energy technologies. No significant adverse impact on climate arising from the proposed development is therefore predicted.

#### **5.2.4.4 (iv) material assets, cultural heritage and the landscape**

##### **Landscape/Visual Impact**

It is noted that a LVIA and relevant Photomontages have not been prepared as part of this application.

However, the form and nature of development being proposed in this case is determined having regard to the detailed provisions of the Planning Scheme for Adamstown. In that regard, the relevant density and building heights (expressed as a range) are clearly set out in the Planning Scheme and the resultant new urban landscape that emerges was carefully considered in the preparation of this Planning Scheme. As such the transition of the subject lands from largely greenfield to an emerging new neighbourhood in Adamstown with predominantly 2-3 storey homes, together with a letter block of apartments up to 9 storey's next to the emerging/under construction town centre is already envisaged.

The development provides for the retention of sections of existing hedgerow and a single tree of particular note. The development also requires the removal of an extent of hedgerow. In mitigation of this removal, it is proposed to provide substantial compensatory hedgerow planting as part of the development. In addition, there are proposals for two substantial areas of public open space/amenity space that will provide significant landscape and ecological enhancements for the area due to the design approach being taken.

Arising from all of this a permanent moderate adverse impact is predicted to occur to the landscape/visual impact. That impact is expected to dissipate over time as people become accustomed to the new urban landscape, such that in time a neutral impact is envisaged to arise.

### **Archaeological Impact Assessment**

There is unlikely to be any adverse impact on archaeological or other cultural material occasioned by the proposed development within the application site.

### **Architectural and Cultural Heritage**

There will be no significant adverse architectural or cultural heritage impacts from the proposed development.

### **Transportation Assessment**

The transportation demonstrates that the traffic generated by the proposed development will have an unnoticeable impact upon the established local traffic conditions and can easily be accommodated on the local road network.

An assessment of junction capacity, based on recent traffic data, confirms that the proposed access junction and the affected road links and junctions are adequate to accommodate the worst case traffic associated with the development scheme.

The assessment finds that car parking and cycle parking is appropriate and adequate to cope with the demands of the proposed development.

The proposed development accords with the principles of sustainable development, being located within an established residential and developed area, with clear and easy access to multiple alternative modes of travel. A **Preliminary MMP/Travel Plan** for the site is included with the application.

The proposed development is found to be consistent with the principles and guidance outlined within the *Design Manual for Urban Roads and Streets (DMURS)* 2013 as amended in 2019.

Specific design issues identified in the independent **Phase 1 Road Safety Audit**, have been addressed by prior to submission of the planning application to the Planning Authority.

It is concluded overall that there are no significant Operational Traffic Safety or Road Capacity issues, affecting the established road network, associated with the proposed development.

### **Utilities**

We refer the Planning Authority to the description of existing and proposed drainage and water supply contained in the Engineering Assessment Report prepared by Waterman Moylan Consulting Engineers, and outlined under Section 5.2.1.1 above.

The lands are serviced and the proposed development would use the water and drainage services of the city, upon which its effects are likely to be marginal.

### **Telecoms**

In accordance with section 2.5 (iv) of the Planning Scheme, all dwellings will be connected to a network of fibre-optic cables routed in accordance with the road layout. All dwellings will be serviced by carrier-neutral multi-duct infrastructure, and at least two telecom ducts.

#### 5.2.4.5 (v) the interaction between the factors mentioned in clauses (I) to (IV)

There is potential for interaction of impacts as identified in the grouping of topics above under Items (I) to (IV) above.

No significant adverse environmental impacts are predicted in relation to these interactions.

#### 5.2.4.6 (vi) Vulnerability of the project to risks of major accidents and/ or disasters

There is no significant risk of major accidents and/or disasters arising for the proposed development at this site.

### 5.3 Conclusion

EIA is required for development proposals of a class specified in Part 1 or 2 of Schedule 5 that are sub-threshold where the Board determines that the proposed development is likely to have a significant effect on the environment.

This EIA screening report has been prepared in response to Item 5 of the Planning Authority's request for further information. It seeks to assist the Planning Authority in its determination of the likelihood of significant effects on the environment arising from the proposed development.

The proposed development is phase 1 of the Adamstown Boulevard development and comprising 257no. terraced and semi-detached housing units ranging from 2 to 3-storeys in height. Outline Permission is also being sought for 166no. apartment units in a block ranging from 5 to 9-storeys in height which will deliver a range of unit types. All on a site of c. 9.97 Ha (including lands for Outline Permission).

The proposed development is located on a greenfield site, measuring c. 9.97 Ha, in the Adamstown Development Area, in the Adamstown SDZ.

The proposed development is below the thresholds for mandatory EIA. Class 15 in Part 2 of Schedule 5 is however also relevant in so far as it refers to:

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

The criteria set out in schedule 7 of the regulations, and those at Annex III of the EIA directive 2011/92/EU as amended by 2014/52/EU therefore have to be applied with regard to the characteristics and location of the proposed development, and the type and characteristics of its potential impact.

Having regard to the nature and size of the proposed development, its location on lands zoned for residential development, the site being within a Strategic Development Zone and the proposed development being in line with the emerging pattern of development in this area, the nature and extent of the proposed development is not considered likely to result in any long-term significant impacts on its surrounding environment.

The location of the development is outside of any sensitive location specified in article 109(3) of the Planning and Development Act Regulations 2001 (as amended). Construction practices are in line with the enclosed Construction and Environment Management Plan and mitigation is in line with the measures outlined in the Aborigicultural Assessment reports. This will further reduce the long-term impacts of the development.

The temporary impact in respect of noise, dust and traffic will be predominantly contained within the development site, and in any case would be consistent of any similar development of this nature. The need for environmental impact assessment can, in our professional opinion therefore be excluded at preliminary examination stage and a screening determination is not required.

It may be concluded that, by reason of the nature, scale and location of the proposed development, and having regard to the mitigation measures identified in the expert environmental reports that accompany the application, the proposed development would not be likely to have significant effects on the environment.

We would therefore submit to the Planning Authority that an Environmental Impact Assessment Report for the proposed development should not be necessary in this case. We acknowledge however that the Planning Authority is the competent authority in this matter.

**STEPHEN LITTLE & ASSOCIATES**

31 August 2022



