

# EIA Screening Report

PRESENTED TO

**Bartra Property Cookstown Limited  
Transitional Care Facility**

DATE

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## DOCUMENT CONTROL SHEET

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03					

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## 1 INTRODUCTION

### 1.1 Background

Enviroguide Consulting was retained by Bartra Property Cookstown Limited (the Applicant) to prepare an Environmental Impact Assessment (EIA) Screening report in relation to a Transitional Care Facility at Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24. The purpose of this report is to provide information to assist the relevant competent authority to carry out a screening for Environmental Impact Assessment.

### 1.2 Screening Objective

The overall objective of this EIA Screening exercise was to identify and assess any potential for environmental impact associated with the Proposed Development and to determine if EIA is required for the Proposed Development. The EIA requirement was determined as set out in the mandatory and discretionary provisions of the Planning and Development Act, 2000 (as amended) (the Act) and in Schedule 5 of the Planning and Development Regulations, 2001 as amended (the Regulations). Certain projects, listed in Schedule 5 of the regulations, by virtue of their nature and size will generally have potential for significant environmental effects, require mandatory EIA.

Others, also listed in the Schedule 5 of the Regulations, contain threshold levels and for projects that fall below these thresholds, it is the decision of the competent authority to determine if an EIA (and the associated Environmental Impact Assessment Report (EIAR)) is required. Whether a 'sub-threshold' development should be subject to EIA is determined by the likelihood that the Proposed Development would result in significant environmental effects. Significant effects may arise due to the nature of the Proposed Development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

This report documents the methodology employed to complete the screening exercise, having regard to relevant legislation and guidance documents. It also sets out a clear rationale for each decision.

## 2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

### 2.1 Site Overview

The Proposed Development is located within the jurisdiction of South Dublin County Council and is approx. 9km south-west of the city centre. It is c. 1.7km southwest of the M50/R838 junction and is approached by Belgard Road to the east, and Cookstown Way to the west. The site has a stated area of c.1.67 hectares and is located on the corner of First Avenue and Cookstown Estate Road within the Cookstown Industrial Estate. The site currently has two larger warehouse/industrial type units and a number of smaller structures/units along the western boundary including a small café, which is no longer in use. The immediate land-uses within the industrial park are industrial/warehouse type units. First Avenue is characterised by a number of engineering/industrial units including accident or service repair garages. Parking

in the area is very limited with vehicles parked along roads and within sites. The extended area surrounding the industrial park is urban and mainly consists of residential dwellings, schools, businesses and community facilities.

The site is subject to zoning objective 'REGEN' – *'To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery'*.

Refer to Figure 2-1 for the site location map.



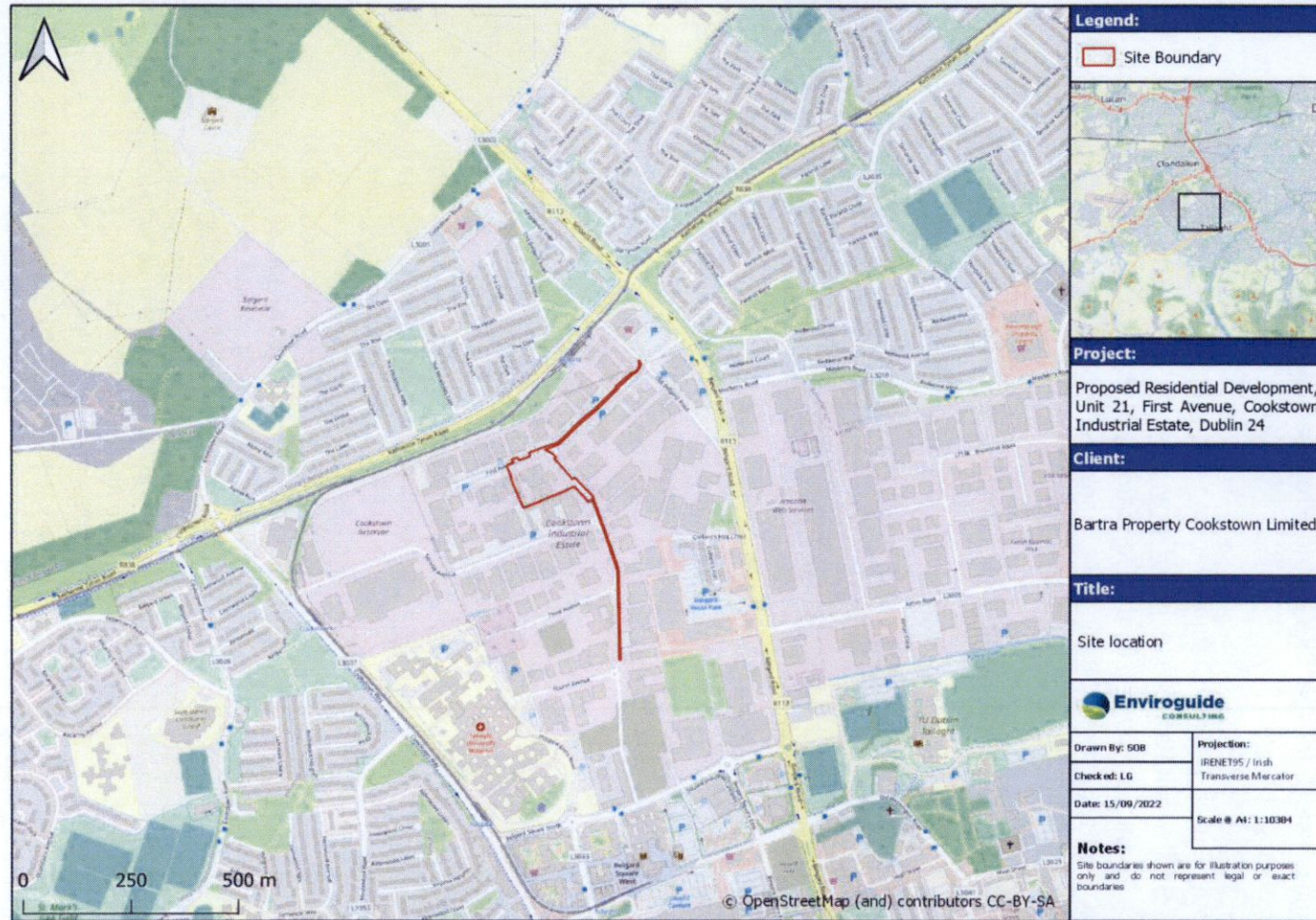


Figure 2-1 Site Location Map

## 2.2 Site Planning History

The Site is within the administrative jurisdiction of South Dublin County Council.

The planning history for the Site of the Proposed Development was reviewed from data sources including:

- South Dublin County Council planning website: <http://sdcc.ie/en/>
- An Bord Pleanála website, <http://www.pleanala.ie/>
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>

Table 2-1 provides an overview of planning history within the Site boundary:

*Table 2-1: Summary of Planning History at Site*

Application Reg. Ref.	Location	Development Proposal	Decision
<b>SHD3ABP-303911-19</b>	Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24	The demolition of 5,500sq.m of existing 1 and 2 storey industrial buildings (including a small operating cafe) and associated site clearance works, and the construction of 150 'Build to Rent' apartments in 3 5-6 storey blocks and 222 Shared Living units in a fourth 6-8 storey (parapet level) block. The proposal provides a total of 725 bedspaces. The proposed development will include a retail/cafe unit of 92sq.m, 64 car parking spaces at grade, communal, public and private open space and communal resident facilities and services, a total of 488 sheltered bike parking spaces split into each block and an additional 98 visitor bike parking spaces at grade. An upgrade to the public realm, to include cycle paths and footpaths along First Avenue and Cookstown road adjoining the site is also proposed.	<b>REFUSE PERMISSION</b>  Date: 19 Jun 2019
<b>SD22A/0361</b>	Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24	Demolition of all existing 1-3 storey industrial/commercial structures and small cafe on site totalling c.5,500sq.m in area; Construction of a 1-5 storey Transitional Care Facility (step-	<b>REQUEST ADDITIONAL INFORMATION</b>

Application Reg. Ref.	Location	Development Proposal	Decision
		<p>up/step-down) providing 131 bedspaces over partial basement (total floor area c.6,743sq.m) with central courtyard ( c.519sq.m ); The basement consists of a sprinkler tank and pump rooms, water tank room, plant room and workshop; Provision of dining and kitchen areas, sitting/family rooms, activity rooms, coffee dock, hair salon, oratory, lobbies/reception areas, ancillary offices and staff areas, stores, toilets, shower/changing facilities, ESB substation, generator, switchroom, service yard and waste areas serving the facility; Lobbies, stair/lifts, photovoltaic panels and green roofs throughout; Partial provision of the pocket park identified in the Tallaght LAP (c.1,286sqm); New vehicular access from First Avenue and egress onto Cookstown Road via a one-way system through the subject site; Entrance signage on the eastern elevation of the proposed facility; All associated site development works, services provision, connection to the water supply, foul and surface water networks on First A venue and Cookstown Road including partial diversion of the foul line to the north east of the site at First A venue, temporary foul pump station, attenuation/bioretention systems, vehicular and pedestrian access including internal road and footpaths, interim pedestrian facilities/public realm upgrade works, landscape and boundary treatment works, tree removal, bicycle storage (76 total spaces), car parking (32 total spaces), set-down parking spaces, 1 ambulance set-down space serving the facility and delivery/loading areas to First A venue.</p>	<p>Date: 10 Nov 2022</p>
SD21A/0196	Unit 21, First Avenue, Cookstown	Demolition of all existing 1-3 storey industrial/commercial structures and small cafe on site totalling c.5,500sq.m	<b>REFUSE PERMISSION</b>

Application Reg. Ref.	Location	Development Proposal	Decision
	Industrial Estate, Dublin 24	<p>in area; construction of a 1-5 storey nursing home/step-down facility (131 bedspaces) over partial basement (total floor area c.6,743sq.m) with central courtyard (c.519sqm); construction of a deck-access apartment development comprising 139 residential units arranged in 2 blocks (Block A - 8 storeys and Block B - 5 to 6 storeys) with a total floor area of c.10,556sq.m excluding deck access (c.1,141sq.m); 2 commercial units comprising a cafe and pharmacy located at ground floor level facing Cookstown Road in residential Block A ( c.292sq.m in area); the residential development consists of 67 one bed/two person units, 12 two bed / three person units and 60 two bed/4 person units with north, south, east and west facing balconies throughout and residents amenity area at ground floor level; central communal open space (c.1,272sq.m); the basement serving the nursing home consists of a sprinkler tank and pump rooms, tank room, plant room and workshop; provision of dining and kitchen areas, siting/family rooms, activity rooms, coffee dock, hair salon, oratory, lobbies/reception areas, ancillary offices and staff areas, stores, toilets, shower/changing facilities, ESB substation, generator, switch room, service yard and waste areas serving the nursing home; provision of an ESB substation, switchboards, waste areas, water tanks and generator serving Blocks A and B; lobbies, stair/lifts, photovoltaic panels and green roofs throughout; partial provision of the pocket park identified in the Tallaght LAP (c.1,165sq.m); new vehicular access from First Avenue and egress onto Cookstown Road via a one-way system through the subject site; entrance signage on the eastern elevation of the proposed nursing home; all associated site</p>	Date: 08 Sep 2021

Application Reg. Ref.	Location	Development Proposal	Decision
		development works, services provision, connection to the water supply, foul and surface water networks on First Avenue and Cookstown Road including partial diversion of the foul line to the north east of the site at First Avenue, attenuation/bioretention systems, vehicular and pedestrian access including internal road and footpaths, public realm upgrade works, landscape and boundary treatment works, tree removal, bicycle storage (307 spaces), car parking (32 spaces), set-down parking spaces including 1 ambulance space serving the nursing home and delivery/loading areas to Cookstown Road and First Avenue.	

### 2.3 Principal Features of the Proposed Development

Bartra Property Cookstown Limited intend to apply for permission for development on c.1.67ha at Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24. The Proposed Development will consist of the following:

- Demolition of all existing 1-3 storey industrial/commercial structures and small café totalling c.5,500sqm in area;
- Construction of a 1-5 storey Transitional Care Facility (step-up/step-down) providing 131 no. bedspaces over partial basement (total floor area c.6,743sqm) with central courtyard (c.519sqm);
- The basement consists of a sprinkler tank and pump rooms, water tank room, plant room and workshop;
- Provision of dining and kitchen areas, sitting/family rooms, activity rooms, coffee dock, hair salon, oratory, lobbies/reception areas, ancillary offices and staff areas, stores, toilets, shower/changing facilities, ESB substation, generator, switchroom, service yard and waste areas serving the facility;
- Lobbies, stair/lifts, photovoltaic panels and green roofs throughout;
- Partial provision of the pocket park identified in the Tallaght LAP (c.1,286sqm);
- New vehicular access from First Avenue and egress onto Cookstown Road via a one way system through the subject site;
- Entrance signage on the eastern elevation of the proposed facility; and
- All associated Site development works, services provision, connection to the water supply, foul and surface water networks on First Avenue and Cookstown Road including partial diversion of the foul line to the north east of the site at First Avenue, temporary foul pump station, attenuation/bioretention systems, vehicular and pedestrian access including internal road and footpaths, interim pedestrian facilities/public realm upgrade works, landscape and boundary treatment works, tree

removal, bicycle storage (76 no. total spaces), car parking (32 no. total spaces), set down parking spaces, 1 no. ambulance set-down space serving the facility and delivery/loading areas to First Avenue

### 3 EIA SCREENING PROCESS

#### 3.1 Introduction

This EIA Screening Report has been prepared by Enviroguide Consulting on behalf of Bartra Property Cookstown Limited. The overall objective of this EIA Screening exercise is to identify and assess any potential for environmental impact associated with the Proposed Development and to determine if an EIA is required for the Proposed Development.

#### 3.2 Legislative Requirements for an EIA

EIA Directive 2011/92/EU was enacted as a means to assess the effects of projects on the environment, and to ensure that any potential significant effects are assessed before a project proceeds. Annex I of Directive 2011/92/EU, as amended by Directive 2014/52/EU defines mandatory projects that require an Environmental Impact Assessment Report (EIAR) (formerly EIS) and Annex II lists projects which do not necessarily have significant effects but can be subject to case-by-case analysis or thresholds to be determined by member states. Section 172 of the Planning and Development Act 2000, as amended, provides the legislative basis for mandatory EIA. It states the following:

*"An environmental impact assessment shall be carried out by the planning authority or the Board, as the case may be, in respect of an application for consent for proposed development where either —*

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

*(i) Part 1 of Schedule 5 of the Planning and Development Regulations 2001, and either —*

*(I) such development [ would equal or exceed, as the case may be, ] any relevant quantity, area or other limit specified in that Part, or*

*(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*

*or*

*(ii) Part 2 [ (other than subparagraph (a) of paragraph 2) ] of Schedule 5 of the Planning and Development Regulations 2001 and either —*

*(I) such development [ would equal or exceed, as the case may be, ] any relevant quantity, area or other limit specified in that Part, or*

*(II) no quantity, area or other limit is specified in that Part in respect of the development concerned,*

*or*

*( b ) (i) the proposed development would be of a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 but F594 [ does not equal or exceed, as the case may be, ] the relevant quantity, area or other limit specified in that Part, and*

*(ii) it is concluded, determined or decided, as the case may be, —*

*(I) by a planning authority, in exercise of the powers conferred on it by this Act or the Planning and Development Regulations 2001 ( S.I. No. 600 of 2001 ),*

*(II) by the Board, in exercise of the powers conferred on it by this Act or those regulations,*

*(III) by a local authority in exercise of the powers conferred on it by regulation 120 of those regulations,*

*(IV) by a State authority, in exercise of the powers conferred on it by regulation 123A of those regulations,*

*(V) in accordance with section 13A of the Foreshore Act, by the appropriate Minister (within the meaning of that Act), or*

*(VI) by the Minister for Communications, Climate Action and Environment, in exercise of the powers conferred on him or her by section 8A of the Minerals Development Act 1940 ,*

*that the proposed development is likely to have a significant effect on the environment.”*

In some cases, Member States have also established “exclusion” or “negative” lists specifying thresholds and criteria below which EIA is never required or below which a simplified EIA procedure applies. There may be exceptions to the negative thresholds, for example, for projects in defined sensitive locations. Such exceptions will apply in the case of Habitats Directive assessments. The use of exclusion lists, defining thresholds below which EIA is never required, is very limited in the EU Member States. In Ireland, the thresholds are defined in Article 120 of the Planning and Development Regulations 2001-2022.

Schedule 5 of the Planning and Development Regulations 2001-2022 outlines the legislative requirements deeming whether a project requires a mandatory EIA. Projects that automatically require an EIA included in Annex 1 are listed in Part 1 of Schedule 5 to the Planning and Development Regulations. Projects that are assessed either on a case-by-case examination or on the basis of set mandatory thresholds are defined under Annex II of the Directive, and these are transposed in Irish legislation in Schedule 5, Part 2 of the Planning and Development Regulations.

The Proposed Development at Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24 is not listed as a development type in Schedule 5, Part 1 of the Planning and Development Regulations 2001-2022 and therefore a mandatory EIA is not required.

The Proposed Development is a project listed as a development type in Schedule 5, Part 2 of the Planning and Development Regulations 2001-2022. The Proposed Development is considered a sub-threshold development as detailed below.

A sub-threshold development is defined as a “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”. Sub threshold developments can be screened to determine if an EIA is required.

The Proposed Development does not meet the criteria set out in Schedule 5, Part 2 (10) (b) (i) of the Planning and Development Regulations 2001-2022:

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

The number of dwelling units as part of the Transitional Care Facility include 131 bed spaces. This is below the threshold of 500 units and therefore a mandatory EIA is not required.

**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 will include the provision of a total of 32 No. car parking spaces. These parking spaces are incidental to the primary purpose of the Proposed Development and therefore a mandatory EIA is not required.

**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 Proposed Development does constitute an “urban development” as it is a housing development. According to the ‘Interpretation of Definitions of Project Categories of Annex I and II Document (European Commission, 2015)’, “Housing developments, in particular, are frequently included in the ‘urban development projects’ category”.

The Proposed Development is within a Business District, as defined above, as it is located within the Cookstown Industrial Estate.

The total area for the Site of the Proposed Development is 1.67 hectares. Therefore, as it is less than the 2 hectare threshold, accordingly a mandatory EIA is not required.

**14. Works of Demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.#**

The Proposed Development will consist of the demolition of the existing two larger warehouse/industrial type units and a number of smaller structures/units along the western boundary including a small café, which are no longer in use.

The Proposed Development will be reviewed having regard to the criteria set out in Schedule 5 Part 2, (14). The findings of this review will be detailed in this report’s conclusions.

**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 Proposed Development will be reviewed having regard to the criteria set out in Schedule 5 Part 2, (15). The findings of this review will be detailed in this report's conclusions.

As this Proposed Development is significantly below the threshold specified, it is considered a sub-threshold development on these grounds. Therefore, the Proposed Development does not meet the thresholds to require a mandatory EIA as per Schedule 5 of the Planning and Development Regulations and is considered to be a sub-threshold development in the context of Irish legislation.

The criteria as set out in Schedule 7 and Schedule 7A has been incorporated into this EIA Screening Report. This EIA Screening concludes that the Proposed Development will not be likely to have significant effects on the environment as detailed in Sections 3.6 to 3.10.

Table 3-2 provides a summary of the legislative requirements for an EIA:

*Table 3-2: Summary of EIA Activities*

<b>Class of Activity</b>	<b>Description of Activity Class</b>	<b>Summary Comments</b>	<b>EIA Required?</b>
<i>Schedule 5 Part 2 10. (b) (i)</i>	<i>Construction of more than 500 dwelling units.</i>	Construction of a 1-5 storey Transitional Care Facility (step-up/step-down) providing 131 no. bedspaces over partial basement (total floor area c.6,743sqm) with central courtyard (c.519sqm).	<b>No.</b>
<i>Schedule 5 Part 2 10 (b) (ii)</i>	<i>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.</i>	The Proposed Development will include the provision of a total of 32 No. car parking spaces. These parking spaces are part of the Proposed Development and therefore a mandatory EIA is not required.	<b>No.</b>
<i>Schedule 5 Part 2 (10)(b)(iv)</i>	<i>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.</i>	Proposed Development does not exceed the required threshold. The total site area is 1.67 hectares.	<b>No.</b>

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
Schedule 5 Part 2 (14)	<i>Works of Demolition Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by this EIA Screening
Schedule 5 Part 2 (15)	<i>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.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	To be determined by this EIA Screening

### 3.3 Screening Process

Screening is the initial stage in the EIA process and determines whether or not public and private projects are likely to have significant effects on the environment and, as such, require EIA to be carried out prior to a decision on a development consent application being made.

Projects listed in Annex I to the Directive are automatically subjected to an EIA because their environmental effects are presumed to be significant. Projects listed in Annex II to the Directive require a determination to be made about their likely significant environmental effects. Screening must consider the whole development, including likely significant effects arising from any demolition works which must be carried out in order to facilitate the Proposed Development. A project's characteristics must be assessed, inter alia, in relation to its cumulative effects with existing and/or approved projects.

### 3.4 Sub-threshold Development

The most important element to address in the assessment of a sub-threshold development and its possible requirement for an EIA is the likelihood of the project having any significant effects on the environment. In order to provide guidance with this, criteria have been transposed into Irish legislation and set out in Annex III of the EIA Directive it is also set out in Schedule 7 to the Planning & Development Regulations 2001 - 2022. Within Annex III of the EIA Directive, the characteristics under which a project must be considered in order to determine if an EIA is required includes:

1. The size and design of the Proposed Development,
2. The use of natural resources, in particular land, soil, water and biodiversity,

3. The production of waste,
4. Pollution and nuisances,
5. 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,
6. The risks to human health (for example due to water contamination or air pollution),
7. The existing and approved land use,
8. The relative abundance, availability, quality and regenerative capacity of natural resources,
9. The absorption capacity of the natural environment, paying particular attention to the following areas.
  - i. wetlands, riparian areas, river mouths,
  - ii. coastal zones and 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,
  - 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,
  - vii. densely populated areas,
  - viii. landscapes and sites of historical, cultural, or archaeological significance.
10. The magnitude and spatial extent of the impact,
11. The Nature of the Impact
12. The transboundary nature of the impact,
13. The intensity and complexity of the impact.
14. The probability of the impact,
15. The expected onset, duration, frequency, and reversibility of the impact.
16. Cumulation with other existing development and/or development the subject of a consent.
17. The possibility of effectively reducing the impact.

The above criteria, as transposed in Irish legislation, are grouped under three main headings, as follows:

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

In addition, the European Commission publication *Environmental Impact Assessment of Projects, Guidance on Screening (2017)* contains helpful checklists such as "*Screening Checklist*" and the "*Checklist of Criteria for Evaluating the Significance of Environmental Impacts*", that are beneficial in aiding the production of screening for EIA. The Office of the Planning Regulator (OPR) has also produced an *Environmental Impact Assessment Screening Practice Note* offers practical step-by-step guides and templates in relation to the preparation of EIA screening reports. The EPA published "*Guidelines on the information to be contained in Environmental Impact Assessment Reports*" in May 2022 which includes guidance Preparing an EIAR including the screening stage.

### 3.5 Methodology

The process of evaluating the likelihood of a project listed in Annex II requiring an assessment is called Screening. Figure 3-5, from The Environmental Impact Assessment of Projects, Guidance on Screening (European Commission, 2017) illustrates the steps involved in the Screening process.

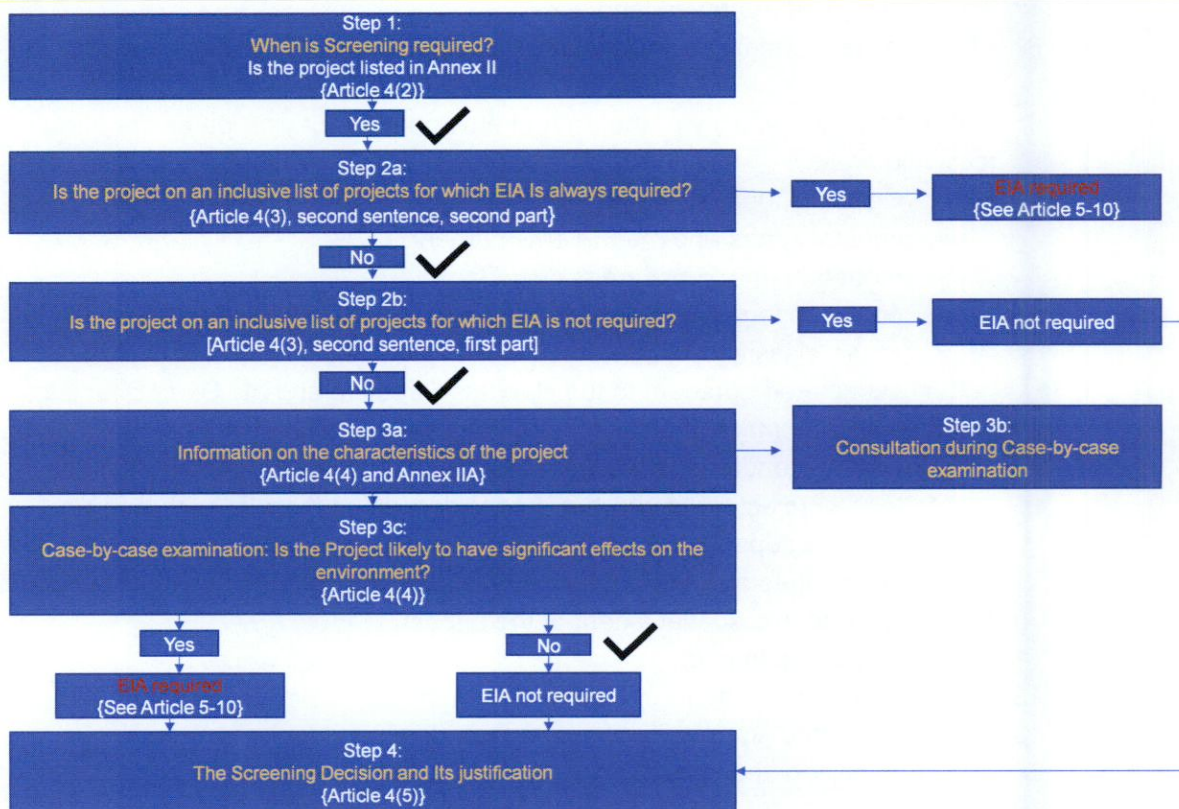


Figure 3-5: Flow Diagram of the Steps in Screening (Source: European Commission Environmental Impact Assessment of Projects, Guidance on Screening, 2017)

### 3.6 Characteristics of the Proposed Development

#### 3.6.1 Size of the Subject Site

The Proposed Development is located within the jurisdiction of South Dublin County Council. The site has an area of c.1.67 hectares and is located on the corner of First Avenue and Cookstown Estate Road within the Cookstown Industrial Estate.

The development will consist of the demolition of the existing two larger warehouse/industrial type units and a number of smaller structures/units along the western boundary including a small café, which are no longer in use. The site (approx. 1.6727 ha) consists of unit 21 First Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 and the areas included around the main body of the subject site included within the site redline boundary for provision of drainage works and public realm upgrades. The proposal includes the demolition of all existing

commercial structures and construction of a Transitional Care Facility comprising 131 no. bedspaces arranged in a single block 4 storeys above ground floor.

The Site of the Proposed Development is located within the South Dublin County Council 'REGEN' zoning objective. The objective of this zoning directive is *"To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery"* within the South Dublin County Development Plan 2022-2028. The Proposed Development is in line with the zoning objectives as Health Centres are permitted in principle for lands located within this zoning objective. The Proposed Development will contribute to the improvement of residential amenity by providing internal communal amenity.

### 3.6.2 Use of Natural Resources

The Proposed Development will be connected to the mains water supply according to the Engineering Services Report (OCSC, January 2023). The Construction or Operational Phase of the Proposed Development will not use such a quantity of water to result in significant effects on the environment.

Screening for Appropriate Assessment (AA) (Enviroguide Consulting, 2023) was also carried out as part of this planning application. This report found that that the Proposed Development is not located within any European site and therefore there will be no loss or alteration of habitat as a result of the Proposed Development. The AA Report concluded that the possibility of any significant effects on any European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded.

Therefore, it is not foreseen that any extensive use of natural resources (land, soil, water and biodiversity) is required for the Construction or Operational Phase of the development.

### 3.6.3 Production of Waste

All works carried out as part of these works will comply with all Statutory Legislation including the Waste Management Act & Local Government (Water Pollution) Acts, and the contractor will co-operate in full with the Environmental Section of the Local Authority.

There will be an increase in waste in the form of construction and demolition waste during the Construction Phase of the Proposed Development. A Construction Demolition Waste Management Plan (CDWMP)(date)has been developed by OCSC for the project. The CDWMP provides the necessary information to ensure that the management of construction and demolition (C&D) waste at the Site is undertaken in accordance with current legal and industry standards including Waste Management Act 1996 (S. I. No. 10 of 1996) as amended by the Waste Management (Amendment) Act 2001; Waste Management Act 1996 (S. I. No. 10 of 1996) as amended by the Waste Management (Amendment) Act 2001; Protection of Environment Act 1992 as amended (S. I. No. 413 of 2003) as amended by the Planning and Development Act 2000 (S. I. No. 30 of 2000) as amended; Protection of Environment Act 1992 as amended (S. I. No. 413 of 2003) as amended by the Planning and Development Act 2000 (S. I. No. 30 of 2000) as amended; 'Eastern Midlands Region Waste Management Plan 2015-2021' (EMRWMP).

Predicted non-hazardous and hazardous waste streams generated by construction and demolition at the site are outlined within the CDWMP. Reuse of materials on site will be

encouraged on site where it meets the required regulatory and engineering requirements. It should be noted that until final materials and methods of construction have been determined it is not possible to predict with a high level of accuracy the details and volume of construction waste that will be generated. A detailed demolition management plan including construction waste volumes will be prepared by the demolition contractor.

Waste materials generated will be segregated on site where it is practical. Where the on-site segregation of certain waste types is not practical, off-site segregation will be carried out. All waste receptacles leaving site will be covered or enclosed. The appointed waste contractor will collect and transfer the wastes as receptacles are filled. All waste arisings will be handled by an approved waste contractor holding a current waste collection permit. All waste arisings requiring disposal off-site will be disposed of at a facility holding the appropriate licence or permit, as required. In general, the priority of the CDWMP shall be to promote recycling, reuse and recovery of waste and diversion from landfill wherever possible.

#### **3.6.4 Pollution and Nuisances**

The Construction Phase of the Proposed Development could give rise to short-lived dust nuisances. However, it is not predicted that these impacts will be significant, as they will be intermittent, localised, and last only for the duration of the Construction Phase. If dust is generated, steps will be taken to protect workers in the vicinity who shall, as a minimum, be issued with appropriate dust masks. Dust will, as far as is reasonably practicable, be contained in the area where it was generated. Dust suppression will be carried out to ensure that dust nuisance affecting neighbouring properties is minimised.

Dust emissions from construction will be controlled through careful pre-project planning and effective site management. Adequate dust control measures will be put in place for the duration of the Proposed Development, as outlined within the Outline Construction Management Plan (CMP)(September 2022) which has been prepared by O'Connor Sutton Cronin & Associates (OCSC) for the Site. Water based dust suppression systems will be used to reduce the amount of dust and windborne particulates as a result of the demolition process according to the Outline CMP (OCSC, September 2022). Other dust mitigation measures outlined in this report include:

- covering waste sips,
- scaffold netting,
- use of water to suppress dust,
- provision of hard stand access for truck and vehicles

Due to the urban nature of the surrounding environment, it is not anticipated that significant adverse impacts of noise will occur offsite. Off-site infrastructure works, excavations and concrete works will be among the most notable activities. The activities that are likely to generate the most noise over prolonged periods will be demolition and concrete activities. Any such disturbance will be temporary and limited to the construction period. General principles and methods for the avoidance of adverse noise impacts will be adopted as listed within the Outline CMP. All reasonable precautions will be taken for the operation of plant and equipment to avoid nuisance and excess noise impact on the surrounding residents. The Proposed Development shall comply with "BS 5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites, Part 1 and part 2" and 'Safety, Health and Welfare

at Work (General Application) Regulations 2007 to 2016, Part 5 Noise and Vibration'. All works will be limited to normal daytime working hours. No Sunday or Bank Holiday work will be permitted. The noise limits to be applied for the duration of the infrastructure works are those specified in the b Category of BS 5228. A night time (23.00-07.00) and evening time (19.00-23.00) noise limit of 45dB will be enforced and a daytime (07.00-19.00) noise limit of 70dB will be enforced for the duration of the Construction Phase.

The proposed construction and demolition works present a risk of pollution to water resources, with potential water pollution sources including particulate matter, fuel, suspended solids, lubricants and concrete. However, the risk of any significant impact on water quality in any receiving water bodies due to construction and demolition-related pollution is considered to be extremely low given the lack of surface water features on the site. The works will be carried out and working methods adopted to ensure that construction activities do not adversely affect surface water and ground water quality. The most damaging being concrete leachate, oils and chemicals and suspended solids. The Outline CMP which has been submitted with this application details a number of control measures which are being proposed as part of the scheme that will prevent any significant risk of pollution to water resources. Works will follow best practice guidance as outlined in *Guidelines on the Protection of Fisheries during Construction Works in and Adjacent to Waters* (IFI, 2016). The following Mitigation measures will be used to protect water resources (OCSC, September 2022):

- Use of silt fences and silt bags to contain surface water run-off from the site;
- Discharge to public sewers – after prior agreement with the local authority;
- The existing storm water drainage system will be retained where possible during construction, with modifications as necessary to prevent ingress of debris;
- Control of spoil and other materials to prevent spillage;
- Oils/Fuels/Hazardous Wastes will be stored in bunded areas or in bunded containers;
- Washout from concrete trucks will be contained or prohibited on site;
- All drainage arrangements will be determined in consultation with the Local Authority;
- Surface water as arising during excavation works will be discharged to the surface water system;
- Sediment control will be implemented where surface water is contaminated with silt.

During the Construction Phase, some of the plant will have hydraulic components which has the potential to contaminate ground and water. However, there will be adequate spill kits available on-site to deal with any potential leak from the hydraulics or other potential sources associated with the development.

The Outline CMP will ensure that all applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring that the Proposed Development will not result in significant effects on human health or the environment resulting from potential pollution or nuisance. It is therefore concluded that the Proposed Development will not give rise to pollution or nuisances, and proper Site management will further reduce the likelihood of such impacts occurring.

### **3.6.5 Risk of Major Accidents and/or Disasters**

The potential for the Proposed Development to result in any major accidents and/or disasters can be considered low. This is based on the correct implementation of all standard health and

safety procedures, and the lack of substances used in the Proposed Development which may cause concern for having likely significant effects on the environment. Furthermore, the site will be secured at all times and construction works will be managed and controlled by using standard best practice measures for construction sites and adhering to normal day-time working hours.

Therefore, it is anticipated that the risk of accidents and/or disasters will be insignificant due to the nature of the Proposed Development, proper Site management, and adherence to all standard health and safety procedures.

During operations, it is anticipated that the risk of accidents and/or disasters will be insignificant due to adherence to emergency type specific corrective action measures for potential spillages or fire.

Any potential risk of major accidents and/or disasters associated with this project, would not cause unusual, significant or adverse effects of a type that would require an EIA.

### **3.6.6 Risk to Human Health**

During the Construction and Operational Phase, due to best management practices, good housekeeping, and adherence to all health and safety procedures, it is not foreseen that there will be any negative impacts to human health.

The construction team will develop detailed health and safety plans, specific environmental, fire and accident procedures to suit the construction sequence of the Development. Contractors involved in the Development will ensure that all non-English speaking employees are provided with relevant Health and Safety information in their national language.

All contractors will be required to adopt the relevant skills certification required for that element of the works.

A site-specific Safety Statement and a detailed Construction Stage Safety & Health Plan will be compiled prior to any works on site and will be in accordance with the Health & Safety Authority and Local Authority guidelines.

## **3.7 Location of the Project**

### **3.7.1 Existing and Approved Land Use**

The project would result in changes to the existing land use as the Proposed Development is for the demolition of existing commercial buildings and the construction of a new mixed-use development on the Site.

The Site of the Proposed Development is located within Land Use 'REGEN' which objective is to facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery' within the South Dublin County Council Development Plan 2022-2029 (SDCCDP).



Use Classes Related to Zoning Objective	
<b>Permitted in Principle</b>	Advertisements and Advertising Structures, Childcare Facilities, Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel/ Hostel, Housing for Older People, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Office less than 100 sq.m, Offices 100 sq.m -1,000 sq.m, Offices over 1,000 sq.m, Open Space, Petrol Station, Public Services, Recreational Facility, Residential, Restaurant/Café, Residential Institution, Science and Technology Based Enterprise, Shop-Local, Sports Club/Facility, Stadium, Traveller Accommodation, Work-Live Units.
<b>Open for Consideration</b>	Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Data Centre, Doctor/Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, Off-Licence, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.
<b>Not Permitted</b>	Abattoir, Aerodrome/Airfield, Agriculture, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Nightclub, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Wind Farm.

Table 2: Zoning Objective 'REGEN' Use Classes (SDCC, 2022-2028)

The Proposed Development principally comprises two (2 No.) residential blocks, one (1 No.) Transitional Care Facility, two (2 No.) commercial units, and resident's amenities and facilities. This development is considered to be a type which is 'Permitted in Principle' within the SDCCDP 2022-2028.

### 3.7.2 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources

Having regard to the character of the receiving environment and the surrounding area, the impacts are considered to be negligible for the Proposed Development in relation to the regenerative capacity of natural resources in the area. All material required for the Construction Phase of the development will be imported. While the exact quantities of material required for the construction of the Proposed Development have yet to be confirmed, the quantity of materials that will be imported to the site for the Construction Phase of this development will not result in significant effects on the environment due to adherence to the CDWMP and Resource & Waste Management Plan (RWMP). Additionally, during the demolition phase, the extraction of materials will be carefully undertaken to ensure that the highest proportion of the materials can be re-used. This will reduce the level of new materials required for the site. This in turn reduces the impact on new resources and carbon emissions associated with the extraction, manufacture and transportation of materials to the site.

### 3.7.3 The Absorption Capacity of the Natural Environment

#### 3.7.3.1 Overview

The Proposed Development is located on a c.1.67 hectare site within Cookstown Industrial Estate, Tallaght, Dublin 24, within the jurisdiction of South Dublin County Council. The lands within the boundary of the site currently consist of a brownfield area which was previously used as a commercial building, and is bounded on the north by First Avenue, and on the east by Cookstown Road, and the southern and western boundaries are abutted by industrial buildings.

The immediate surroundings of the Site are industrial and commercial in nature, the extended area surrounding the site is urban and mainly consists of residential dwellings, schools, businesses, and community facilities and amenities.

The site is situated on the Dublin (IE\_EA\_G\_008) groundwater body, which is *Not at Risk* of not meeting its WFD objectives. The quality status of this GWB has been classified by the EPA (2023) as having an overall 'good' water quality status (for the period 2013-2018).

The aquifer type within the site boundary is a *Locally Important* (LI) aquifer on bedrock which is *Moderately Productive in Local Zones Only*. The groundwater rock units underlying the aquifer are classified as *Dinantian Upper Impure Limestones* (GSI, 2023). The level of vulnerability of the Site to groundwater contamination via human activities is *High* (GSI, 2023).

Based on the GSI database (2023) the bedrock beneath the site is mapped as the Lucan Formation (Stratigraphic Code: LU; New Code: CDDLUCN). The formation is described as dark limestone and shale (calp). The soil is classified as *Urban*, and the subsoil is made ground (*Made*) (EPA, 2021).

Having regard to the criteria below which have been subject to analysis, it is considered that the Site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects.

#### 3.7.3.2 Watercourses

The Site of the Proposed Development is within the Liffey and Dublin Bay catchment and the *Liffey\_SC\_090* sub-catchment. The closest watercourse to the Site of the Proposed Development is Jobstown Stream, which is located approximately 1.4km southwest, and flows into the River Dodder 2.7km southeast of the Site and ultimately into Dublin Bay. The status of the River Dodder was designated as *Moderate* by the EPA in 2019 (station code: RS09D010620).

The key impacts during the proposed construction and demolition works relate to the potential for siltation and pollution of watercourses and groundwater from works or associated spillages. Appropriate surface water management and discharge measures will be undertaken to ensure no significant impacts arise. These measures outlined in the Outline CMP (OCSC, September 2022) are listed below:

- Use of silt fences and silt bags to contain surface water run-off from the site;
- Discharge to public sewers – after prior agreement with the local authority;

- The existing storm water drainage system will be retained where possible during construction, with modifications as necessary to prevent ingress of debris;
- Control of spoil and other materials to prevent spillage;
- Oils/Fuels/Hazardous Wastes will be stored in bunded areas or in bunded containers;
- Washout from concrete trucks will be contained or prohibited on site;
- All drainage arrangements will be determined in consultation with the Local Authority;
- Surface water as arising during excavation works will be discharged to the surface water system;
- Sediment control will be implemented where surface water is contaminated with silt.

Furthermore, it is considered that there is an adequate intervening distance between the Proposed Development and the nearest surface watercourse. Therefore, it is not anticipated that there will be adverse impacts on any watercourses in the vicinity of the Proposed Development. Appropriate control measures have been recommended, as outlined in the Outline CMP and CDWMP, to further reduce the likelihood of such impacts occurring.

### 3.7.3.3 Coastal Zones

It is considered unlikely that there will be any significant effects on any river network waterbodies in the vicinity of the Site, as appropriate drainage has been incorporated into the design of this Proposed Development to prevent any impact on water quality through possible fine sediments of pollutants that could arise through the construction and demolition works, and due to the sufficient intervening distance between the Site and any surface water features.

Therefore, no impacts on coastal zones or the marine environment are likely to arise.

### 3.7.3.4 Mountain and Forest Areas

There are no mountainous or forested areas directly bounding the Proposed Development. The Construction or Operational Phase of the Proposed Development will have no impact on mountains or forested areas.

### 3.7.3.5 Nature Reserves and parks

There are no nature areas or parks that will be affected by this development.

### 3.7.3.6 Nationally Designated Sites

There are no Natural Heritage Areas within 15km of the Site.

There are twenty (20 No.) proposed Natural Heritage Areas (pNHA) within the zone of influence of the Proposed Development, as outlined in Table 3-3:

Table 3-3: Proposed Natural Heritage Areas

Site Code	Site Name	Distance to Site (km)
000991	Dodder Valley	2.4 km
001212	Lugmore Glen	3.3 km

Site Code	Site Name	Distance to Site (km)
002104	Grand Canal	3.5 km
000211	Slade of Saggart and Crooksling Glen	5.7 km
001209	Glenasmole Valley	4.1 km
000128	Liffey Valley	6.3 km
002103	Royal Canal	9 km
001753	Fitzsimons Wood	9.7 km
001398	Rye Water Valley/Carton	10.4 km
000210	South Dublin Bay	11.6 km
000206	North Dublin Bay	11.7 km
001205	Booterstown Marsh	11.7 km
001394	Kilteel Wood	12 km
001202	Ballybetagh Bog	13.7 km
001755	Glenree Valley	13.8 km
000178	Santry Demesne	14 km
000725	Knocksink Wood	14.2 km
001207	Dingle Glen	14.3 km
000731	Poulaphouca Reservoir	14.7 km
000397	Red Bog, Kildare	14.8 km

No pNHAs fall within the Site of the Proposed Development, therefore, there is no potential for direct impacts on these designated sites.

There is a weak hydrological connection to Designated sites in Dublin Bay (North Dublin Bay pNHA, South Dublin Bay pNHA) via the surface water discharges to the River Poddle and Ringsend WwTP during both the Construction and Operational Phases of the Proposed Development according to the AA (Enviroguide Consulting, 2023). However, the potential for construction related surface water generated at the Site of the Proposed Development to enter this network and reach Dublin Bay and result in significant effects is deemed to be negligible.

The potential for foul water generated at the Site of the Proposed Development to reach Dublin Bay and cause significant effects on Designated Sites is deemed to be negligible due to the upgrade works to Ringsend WWTP which will increase the capacity of the facility from 1.6

million PE to 2.4 million PE, the first of which was completed in December 2021, as outlined within the AA Screening (Enviroguide Consulting, 2023)

There is either a significant intervening distance or no hydrological or alternative pathway between the Site of the Proposed Development and the remaining Designated Sites in the zone of influence according to the AA (Enviroguide Consulting, 2023). Therefore, there is no potential for significant effects to these sites as a result of the Proposed Development during the Construction and Operational Phase.

### 3.7.3.7 European Sites

There are six (6 No.) sites located within a 15km radius of the Site that are identified as Special Areas of Conservation (SAC), and four (4 No.) sites located within a 15km radius of the Site that are identified as Special Protection Areas (SPA). The designated and protected sites located within a 15km radius of the site are summarised below in Table 3-4:

Table 3-4: Designated and Protected Sites

Protected Site Classification	Site Name	Site Code	Distance to Site (km)	Location
Special Protection Area (SPA)	Wicklow Mountains SPA	004040	8.1	Southeast
	South Dublin Bay and River Tolka Estuary SPA	004024	11.6	Northeast
	Poulaphouca Reservoir SPA	004063	14.6	Southwest
	North Bull Island SPA	004006	14.7	Northeast
Special Area of Conservation (SAC)	Glenasmole SAC	001209	4.1	South
	Wicklow Mountains SAC	002122	6.5	South
	Rye Water Valley/Carton SAC	001398	10.5	Northwest
	Knocksink Wood SAC	000725	11.6	Southeast
	North Dublin Bay SAC	000206	14.2	Northeast
	South Dublin Bay SAC	000210	14.7	Northeast

According to the Appropriate Assessment (AA) Screening Report that has been submitted as part of this proposal, there is no requirement to proceed to Stage 2 of the AA process; and the preparation of a NIS is not required as the possibility may be excluded that the Proposed Development will have a significant effect on any of the European sites within the ZOI.

### **3.7.3.8 Environmental Quality Standards**

It is not expected that any environmental quality standards will be exceeded by Construction or Operational Phases of this project.

There will be no direct discharges to groundwater or surface water during the Construction or Operational Phases of the Proposed Development.

As part of the overall project methodology, sediment and water pollution control risks arising from construction/demolition-related surface water discharges will be considered. All works carried out as part of these works will comply with all Statutory Legislation including the Local Government (Water Pollution) acts, 1977 and 1990 and the contractor will cooperate in full, with the Environment Section of South Dublin County Council in this regard.

### **3.7.3.9 Densely Populated Areas**

The Site is located in the Electoral Division of Tallaght – Springfield which contains a total of 3,676 permanent private households, with approximately 47% of these comprising houses and 53% apartments. Of these households, approximately 52% were occupied by 3 or more people, with 41% owner occupied and 51% occupied by one or more families (Census, 2016).

The Site of the Proposed Development is located within Land Use 'REGEN' which objective is 'To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery' within the South Dublin County Council Development Plan 2022-2028 (SDCCDP).

It is considered unlikely that there will be any significant impact on road users as a result of the Proposed Development as the Site is located within walking distance of a considerable number of amenities such as a variety of retail, commercial and leisure uses as well as public transport such as bus routes and the Luas. A Transport Assessment & Parking Strategy (OCSC, September 2022) has concluded that with respect to traffic, the potential impact of the Proposed Development has been assessed in accordance with SDCC and TII guidance and on this basis, been deemed negligible and potentially net positive relative to the previous use.

It can be concluded that there will be no likely significant impacts on the environment with regard to the geographic location of densely populated areas.

### **3.7.3.10 Landscapes and Sites of Historical, Cultural or Archaeological Significance**

No architectural or archaeological sites will be affected by the construction and operation of the Proposed Development.

### **3.7.3.11 Designated Focal Points / Views**

There are no protected views, rights of way or planned pieces of strategic infrastructure or any important tourist sites affected in any way by the Proposed Development.

### **3.8 Characteristics of the Potential Impacts**

#### **3.8.1 Extent of the Impact**

It is not predicted that significant physical effects will be experienced beyond the project works area and the geographical extent of the Construction Phase is perceived to be small. The immediate area of the Proposed Development may experience a minor impact during the Construction Phase in terms of pollution and nuisance, however the works are not of a scale or extent that would be considered likely to cause significant effect on the environment or on the population in the vicinity.

The Operational Phase of the Proposed Development will result in an increase in the population of the area, and it will have a positive impact on the long-term supply needs of housing in the greater Dublin area. The Proposed Development contributes significant planning gain to the surrounding community, providing a Transitional Care Facility close to Tallaght Hospital that will contribute towards supporting a national ageing population and an envisaged growing population in the Cookstown regeneration area as the area moves away from its traditional industrial uses and is regenerated as a mixed-use residential neighbourhood according to the Planning Report that will be submitted as part of this application (Brock McClure, September 2022).

#### **3.8.2 Transboundary Nature of the Impact**

The effects of the development are local in nature and there are no transboundary impacts associated with the Proposed Development. The geographical extent and population likely to be affected is limited and significant environmental effects are unlikely to arise.

#### **3.8.3 Magnitude and Complexity of the Impact**

During construction, temporary and intermittent impacts are predicted due to potential noise and dust, these impacts will be localised and last only for the duration of this phase. The control measures identified in the Outline CMP will ensure that there will be no nuisance or impacts from the Construction Phase of Proposed Development beyond the site boundary. Any potential nuisances will be controlled through careful pre-project planning and effective site management.

There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential impacts are considered to be consistent with projects of this scale.

During operation, a positive impact may be perceived, as this development is in close proximity to high frequency public transport, employment locations and services and facilities which can meet the housing needs of a greater number of persons and will address the current housing shortage in the Dublin region.

##### **3.8.3.1 Air Quality and Climate**

###### **3.8.3.1.1 Air Quality**

The Proposed Development involves construction and demolition works which may temporarily impact on air quality due to dust emissions. According to the Institute of Air Quality

Management (2014), the main air quality impacts associated with construction and demolition are:

- Dust deposition and surface soiling;
- Visible dust plumes;
- Elevated PM10 concentrations due to dust generating activities onsite;
- Increase in airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and machinery onsite and vehicles accessing the Site.

Construction and demolition works will be carried out in such a way as to limit the emissions to air of pollutants and will employ best practices.

The site will be managed in accordance with the Outline CMP to minimise potential effects on air quality from construction:

- Air monitoring will be undertaken throughout the construction period as may be deemed necessary;
- The storage and handling of construction materials can be a significant dust emission source. The appropriate dust control measures will greatly reduce dust emissions from these sources and ensure that the adverse effect will be reduced or eliminated. These include covering waste sips, scaffold netting, use of water to suppress dust, provision of hard stand access for truck and vehicles;
- Handling and storage areas will be sited as far away as is reasonably and practically possible from public/residential areas. Prolonged storage of materials will be avoided where possible. Transportation of materials that may be dusty will be sheeted down to prevent any escape of materials.

Experience in assessing exhaust emissions from onsite machinery and site traffic has suggested that they are unlikely to make a significant impact on ambient air quality, and in the vast majority of cases they will not need to be quantitatively assessed (IAQM, 2014). Best practice measures, as outlined within the Outline CMP, will nevertheless be implemented in this regard to further reduce the likelihood of such impacts occurring:

- Site plant and equipment will be serviced regularly and maintained in good condition and in accordance with the manufacturer's specifications. Allowing for economic constraints, the plant will be selected on the basis of which has the least potential for dust and emissions. In addition, the contractor will ensure that each item of plant and equipment complies with the noise limits quoted in the relevant European Commission Directive 2000/14/EC;
- Plant will not be left running when not in use;
- Plant with dust suppression equipment will be used where practicable.

Any potential dust impacts will be localised in nature and last only for the duration of these works. Nevertheless, control measures will be implemented for the duration of this phase for all potential ambient air quality impacts, as detailed within the Outline CMP, and in the context of the current Development, it is not considered that associated air pollutants will have a significant effect on ambient air quality in the surrounding environment. Vehicle movement may also result in dust emissions. However, a number of control measures, as detailed within the Outline CMP, will be adopted to eliminate or minimise such risks.



### 3.8.3.1.2 Climate

There is the potential for combustion emissions from onsite machinery and traffic derived pollutants of CO<sub>2</sub> and N<sub>2</sub>O to be emitted as a result of the proposed construction works. However, in this case, the effect on national GHG emissions will be insignificant in terms of overall national contributions and Ireland's obligations under the Kyoto Protocol and therefore will have no considerable impact on climate.

In relation to traffic generation, the traffic impact of the Proposed Development is expected to be negligible, primarily given the low level of car parking proposed which will considerably reduce car-based trips to and from the Proposed Development, particularly during peak hours.

In relation to Microclimate, J.V. Tierney & Co. were commissioned by the Applicant to undertake a Daylight & Sunlight Study and associated Daylight and Sunlight Report (September 2022) for the Proposed Development. This report concluded that 98.1% of all rooms meet the BS EN 17037 criterion and 78.0% of all rooms meet the IS EN 17037 criterion for the daylight analysis and that 78.0% of all TCF rooms meet the sunlight criterion and 98.8% of the communal amenity area meets the sunlight criterion.

A Sustainability and Energy Report has been prepared by J.V. Tierney & Co. (September 2022) and outlines the 'Sustainable and Energy Strategy' for the development. This strategy employs an approach that demonstrates how each building (both domestic and non-domestic) can achieve Near Zero Energy Building (NZEB) compliance based on the Part L 2017 (Non-Domestic for the Nursing Home).

### 3.8.3.2 Noise and Vibration

There will be an increase in noise and vibration levels during the Construction Phase. However, these impacts will be localised, intermittent, and last only for the duration of this phase. It is not considered that noise levels from the Proposed Development will be significant during these works due to the urban nature of the surrounding environment and the control measures imposed. Noise and vibration levels will be controlled to ensure that the Development is operated in a way that minimises detrimental impact to the amenities of local residents.

The following codes and regulations will be followed during the Construction Phase:

- BS 5228:2009 Cod of Practice for Noise and Vibration Control on Construction and Open Sites, Part 1 and Part 2;
- Safety, Health and Welfare at Work (General Application) Regulations 2007 to 2016, Part 5 Noise and Vibration;
- Construction contractors will be required to comply with the requirements of the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations and the Safety, Health and Welfare at Work (Control of Noise at Work) Regulations;
- Dublin City Council's Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition.

All works will be limited to normal daytime working hours. No Sunday or Bank Holiday work will be permitted. Noise levels will be continuously monitored during the Construction Phase. The noise limits to be applied for the duration of the infrastructure works are those specified in the b Category of BS 5228. A night time (23.00-07.00) and evening time (19.00-23.00) noise

limit of 45dB will be enforced and a daytime (07.00-19.00) noise limit of 70dB will be enforced for the duration of the Construction Phase.

### **3.8.3.3 Soils and Geology**

Based on the GSI database (2022) the bedrock beneath the site is mapped as "Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones" (Aquifer code: LI).

The Site is situated on the Dublin groundwater body (IE\_EA\_G\_008) which consists of poorly productive bedrock. The EPA has categorised the groundwater body as "Good". GSI Vulnerability is classified as "High" at the Site.

The soil at the Site is classified as "Made/Built Land" and the bedrock geology is classified as "Visean limestone & calcareous shale" from the "Palaeozoic, Carboniferous, Mississippian" geological age.

The strategy for controlling and mitigating potential adverse environmental or health and safety standards in relation to waste soils and ground contamination will be to adopt the procedures and control methods as set out within the Outline CMP and CDWMP for the Site.

There will be no direct discharges to ground or surface water during the Construction Phase of the Proposed Development.

### **3.8.3.4 Hydrology and Hydrogeology**

The Site of the Proposed Development is within the Liffey and Dublin Bay catchment and the *Liffey\_SC\_090* sub-catchment. The closest watercourse to the Site of the Proposed Development is Jobstown Stream, which is located approximately 1.4km southwest, and flows into the River Dodder 2.7km southeast of the Site and ultimately into Dublin Bay. The status of the River Dodder was designated as *Moderate* by the EPA in 2019 (station code: RS09D010620).

The Site of the Proposed Development is situated on the Dublin groundwater body (GWB), which is *not at risk* of missing its WFD objectives. The quality status of this GWB has been classified by the EPA (2021) as having an overall 'good' water quality status (for the period 2013-2018).

The bedrock aquifer beneath the Site is within the Dublin Groundwater Body. This GWB is located in the Greater Dublin City area and extends southwest towards Kildare. The area of the GWB beneath Dublin City will have different recharge processes than the rest of the GWB in rural areas. According to GSI (2021), Dublin City is essentially a 'cement cap' on the limestone, which prevents the area from receiving recharge. Recharge may occur in open areas such as parks, squares and gardens. Conservatively it is estimated that 10% of the city area is available for recharge. Some recharge occurs from leaking sewers, mains and storm drains. To optimize recharge calculations an estimate of the leakage from mains and other water works would be of use (GSI, 2023).

The aquifer type within the Site boundary is a *Locally Important* (LI) aquifer on bedrock which is *Moderately Productive in Local Zones Only*. The groundwater rock units underlying the aquifer are classified as *Dinantian Upper Impure Limestones* (GSI, 2021). The level of vulnerability of the Site to groundwater contamination via human activities is *High* (GSI, 2023).

All works will be undertaken in accordance with the requirements of the CMP which includes measures to ensure there will be no significant impact on the receiving hydrogeological environment associated with the construction of the Proposed Development, as outlined in the CMP (OCSC, September 2022).

In accordance with current planning and policy requirements, new developments must ensure that a comprehensive Sustainable Drainage System (SuDS), is incorporated into the development. SuDS requires that post development run-off rates be maintained at equivalent, or lower, levels than pre-development levels. Any new development must also have the physical capacity to retain surface water volumes as directed under the Greater Dublin Strategic Drainage Strategy (GSDSDS) and, if necessary, release these attenuated surface water volumes to an outfall at a controlled flow rate, not greater than the greenfield runoff equivalent. A further component of the SuDS protocol is to increase the overall water quality of surface water runoff before it enters a natural watercourse or a public sewer, which ultimately discharges to a water body. This is to ensure the highest possible standard of surface water quality.

According to the Engineering Services Report prepared by OCSC (January 2023), the surface water strategy for the Proposed Development is to include a number of Sustainable Drainage Systems. These SuDS features include swales, tree pits, pervious paving, and rain gardens. A surface water design and drainage strategy has been outlined within the Engineering Services Report. It is proposed that the overall drainage system, serving this development, will contain a range of surface water treatment methods, as outlined within the Report, which will improve the quality of surface water being discharged from the Proposed Development.

Under no circumstances will any untreated wastewater generated onsite (from equipment washing, road sweeping etc.) be released into nearby drainage ditches or watercourses. It is proposed to separate the wastewater and surface water drainage networks, which will serve the Proposed Development, and provide independent connections to the public wastewater infrastructure.

### **3.8.3.5 Biodiversity**

The areas surrounding the Proposed Development Site have been continuously developed with the protection of the surrounding ecological environment in mind. The development is not perceived to have an adverse impact on biodiversity.

An Ecological Impact Assessment (EclA) was prepared by Enviroguide Consulting (February 2023) and assessed the potential effects of the Proposed Development on habitats and species; particularly those protected by national and international legislation or considered to be of particular nature conservation importance. The report follows Guidelines for Ecological Impact Assessment in the UK and Ireland, by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018).

The EclA concluded that provided the mitigation measures proposed are carried out in full, there will be no significant negative impact to any valued habitats, designated sites or individual or group of species as a result of the Proposed Development.

Based on the successful implementation of the mitigation measures and proposed works, to be carried out in accordance with the landscape plan, there will be no significant negative

ecological impacts arising from Construction and Operational Phases of the Proposed Development.

### **3.8.3.6 Archaeology, Architecture and Cultural Heritage**

This project will have no impact on any monuments, archaeological sites, or structures. There are no buildings to be demolished which are on the register of protected structures.

### **3.8.3.7 Material Assets and Land**

The Proposed Development involves demolition works which will be subject to a CDWMP and waste permit as required. All construction and demolition waste will be disposed of using suitably licensed waste disposal or materials recovery facilities.

Water supply to the Site will be provided by means of a connection to the public water main. Electricity to the Site shall be provided via the national grid. It is not anticipated that the Proposed Development shall require such quantities of these material assets which are sufficient to result in significant impacts on the surrounding environment.

In June 2018 Irish Water applied for and subsequently received planning permission in 2019 for upgrade works to the Ringsend WwTP facility. There are already on-going upgrading works taking place, which were the subject of a prior permission which are expected to be complete in 2021. These works, together with the further works permitted in 2019 will increase the capacity of the facility from 1.6 million PE to 2.4 million PE. Therefore, it is considered that there is sufficient capacity to service the Proposed Development in this aspect.

The Proposed Development is not considered to require permanent interference with lands used by the community.

The Operational Phase of the Proposed Development will be subject to an OWMP. All waste will be collected by appropriately authorised waste collection contractors and will be managed using suitably licensed waste disposal or materials recovery facilities.

### **3.8.3.8 Landscape and Visual Amenity**

The removal of the buildings will constitute a permanent change in landscape for the area. However, the Site is currently vacant, and all proposals are in line with planning and policy objectives for the area.

A Landscape Report (AIT Urbanism + Landscape Ltd, January 2023) has been prepared for the Proposed Development. It is considered that the proposals outlined within the Landscape Report, which include the provision of public open spaces, communal areas, gardens, soft landscape areas, hard landscape areas, and tree lines, will have an overall positive impact on the landscape and visual amenity of the area. All landscaping proposals for the Proposed Development are detailed within the Landscape Report.

### **3.8.3.9 Population and Human Health**

The Construction and Operational Phase of the Permitted Development will provide for an increase of employment in the area which is believed to have a positive impact on human health. The Permitted Development includes commercial and amenity facilities including a restaurant/café space, creche and community sports hall. Employment will be created as a result of the associated maintenance and management of the Proposed Development.

The capacity of the transport network has been assessed in the Mobility management Plan (O'Connor Sutton Cronin Engineers, September 2022) and there is more than adequate spare capacity, during both the Construction and Operational Phases of the Permitted Development as well as adequate existing public transport services.

#### **3.8.3.10 Resource and Waste Management**

All Construction Waste will be disposed of using suitably authorised waste disposal or materials recovery facilities. Due to the use of authorised waste collection/waste management facilities, it is not predicted that the production of waste will cause any likely significant effects on the environment. A CMP has been prepared for the Permitted Development which provides information necessary to ensure that the management of construction and demolition (C&D) waste at the site is undertaken in accordance with current legal and industry standards including the Waste Management Acts 1996 - 2011 and associated Regulations 1, Protection of the Environment Act 2003 as amended with EPA Acts 1992 to 2013, Litter Pollution Act 1997 as amended, and the relevant Waste Management Plans.

A Construction & Demolition Waste Management Plan (OCSC, September 2022) has been prepared and there will be an increase in waste in the form of construction waste during the Construction Phase of the Permitted Development. A large portion of demolition waste is expected to be inert waste such as concrete, brick and glass. These wastes will be segregated where possible for reuse or recycling in accordance with the relevant guidelines. Excavation will take place on site to facilitate construction and installation of structures and services. It is estimated that approximately 30,000m<sup>3</sup> of material will be excavated.

During the Operational Phase of the Permitted Development the segregated storage of residual waste, dry recyclable waste and biological wastes will be provided for and all waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably authorised waste disposal or materials recovery facilities.

#### **3.8.3.11 Interactions**

When considering interactions, the assessor has been vigilant in assessing pathways – direct and indirect – that can magnify effects through the interaction. In practice many impacts have slight or subtle interactions with other disciplines. However, it is concluded that most inter-relationships are neutral in impact when appropriate control measures are incorporated into the operation of the Proposed Development.

#### **3.8.3.12 Probability of the Impact**

No significant environmental impacts are predicted for the Proposed Development. The Outline CMP will ensure that all applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring that this phase will not result in significant effects on human health or the environment.

Increased noise levels may intermittently occur during the duration of the construction works. Any increase in noise levels is not considered as being significant in nature or sufficient to cause environmental impacts of significance. Guidelines and defined operational measures

	Application Reg. Ref.	Address	Development Proposal	Decision
En En	<b>SHD3ABP-309731-21</b> Joseph Costello, Absolute Limousines Ltd and Boherkill Property Development Ltd	Lands to the west of Old Belgard Road and north, south and west of Cookstown Road, Cookstown Industrial Estate, Dublin 24	(i) Demolition of the existing industrial and commercial buildings (15,989sq.m); (ii) construction of a mixed-use development featuring: (a) 1104 'build-to-rent' apartments in 4 blocks varying in height from four to eleven storeys. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to internal communal amenity spaces (totalling 2741sqm) and 5,107sqm of external communal amenity space at ground, first floor and roof levels; and (b) 4 commercial units at ground floor level of Blocks B and D (comprising of 2 in Block B accommodating a cafe/restaurant/bar; 1 in Block D accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended; and 1 in Block D to serve the Circle K Belgard petrol station which is to be retained), 1,500sqm of office space across first to sixth floor levels of Block D and a crèche with external play area at ground floor level of Block C. The development is served by a total of 351 parking spaces (including 17 limited mobility parking spaces and 16 car share spaces) and 1860 bicycle spaces (1464 resident spaces and 396 visitor spaces); (iii) road, junction and streetscape upgrade works along First Avenue, Cookstown Road and Old Belgard Road, including the installation a signalised junction at the intersection of First Avenue and Cookstown Road and Old Belgard Road and Cookstown Road; (iv) construction of 3 new roads and 1 pedestrian/cycle link to the Belgard Luas Stop; (v) construction of a 1,688sqm landscaped public plaza with an outdoor flexible events space in the south-western corner of the site; and (vi) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary fences; plant areas; ESB substations; internal hard landscaping, including footpaths and street furniture; and all associated site development works.	Decision Date: 14/05/2021  Decision: Report returned to An Bord Pleanala
	<b>SD20A/0148</b> Prodieco UC	Unit 30, Second Avenue, Cookstown Industrial Estate, Dublin 24	Retention for internal mezzanine storage area (132sq.m); single storey compressor room extension (12sq.m) to rear of existing building and single storey packaging shed extension (38sq.m) to side of existing building.	Decision Date: 14/08/2020  Grant permission for retention

Application Reg. Ref.	Address	Development Proposal	Decision
<b>SD20A/005 0</b> Templemont Developments Limited	Colberts Fort, Belgard Road, Tallaght, Dublin 24.	Three storey apartment building containing six apartments with external terraces/private gardens (3 x two bed & 3 x three bed duplex) & one end of terrace two storey house (two bed), landscaping of site and play area, footpath, bin stores, eight car parking spaces, eighteen bicycle parking spaces and all associated site works.	Decision Date: 18/01/2021  GRANT PERMISSION Appeal Status Application under appeal
<b>SD21A/0030</b> Breeo Foods Ltd.	Unit 74, Cookstown Road, Cookstown Industrial Estate, Dublin 24	Demolition of existing fire damaged commercial unit and site clearance including all associated site works	Decision Date: 12/04/2021  GRANT PERMISSION
<b>SHD ABP-303306-18</b>	Junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24	Development of 438 apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c. 509 sqm work areas at ground floor) and c. 732 sqm of tenant/resident service amenities all within blocks A1, A2, A3 and B1. Block B2 to comprise a 403 bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm); childcare facility (c.380 sq.m) and external playing area (c. 242sq.m); 6 retail/commercial units (c. 632sq.m in total); security room (c.52sq.m); 107 car parking spaces below podium; 22 car parking spaces at surface level; 1227 bicycle parking spaces; 4 semi-private courtyards of c. 5,516sq.m; public plaza; public realm & landscaping (c.7,442sq.m).	GRANT PERMISSION  Date: 15 Apr 2019
<b>SD21A/001 3</b> Centrica Business Solutions Ltd.	Land at Tallaght University Hospital, Tallaght, Dublin 24	Installation and operation of a natural gas combined heat and power system and the associated infrastructure.	Decision Date: 24/03/2021  GRANT PERMISSION
<b>SD21A/001 4</b> Tallaght University Hospital	Tallaght University Hospital, Belgard Square North, Tallaght, Dublin 24	Construction of a new two storey extension adjacent to the existing Pharmacy Department located on the east side of the campus to provide a new Aseptic Pharmacy Unit incorporating laboratory areas; support rooms and first floor plantroom; external stairway; new exit door from the Pharmacy corridor to the adjacent service yard; new exit door from the delivery bay area to the hospital	Decision Date: 24/03/2021  GRANT PERMISSION

Application Reg. Ref.	Address	Development Proposal	Decision
		delivery yard and associated site and landscaping works.	
<b>SHD3ABP-308398-20</b> Steelworks Property Developments Limited	Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24	(i) Demolition of the existing industrial buildings, (ii) construction of: (a) 252 'build-to-rent' apartments in a two to nine storey development. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 613sq.m of internal communal amenity space (including a concierge and management facilities, communal gym, flexible meeting rooms, library/co-working space, lounge, cinema/multimedia room and external covered game area); 1792sq.m of external communal amenity space at first and second floor levels; and a 65sq.m external covered communal amenity area at first floor level. The development is served by an under-croft carpark accessible from the south-western corner of the site providing a total of 73 parking spaces (including 58 standard spaces, 10 gocar spaces and 5 mobility impaired user parking spaces) and 500 bicycle spaces at ground floor level (372 resident spaces and 128 visitor spaces); and (b) 2 commercial units (comprising of a 95sq.m unit accommodating a café/restaurant and a 145sq.m unit accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended) and a 275sq.m crèche, with associated 86sq.m play area, at ground floor level; (iii) road, junction and streetscape upgrade works along Fourth Avenue and Cookstown Road, including the installation a signalized junction at the intersection of Fourth Avenue and Cookstown Road; (iv) Construction of a temporary access road along the southern site boundary; and (v) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary treatment; plant areas; ESB substations; and all associated site development works.	Decision Date: 28/01/2021  GRANT PERMISSION

as detailed in the Outline CMP will be adhered to during all stages of the works in order to further reduce the possibility of such nuisances occurring.



### **3.8.3.13 Duration, Frequency, and Reversibility of the Impact**

Any potential impacts associated with the Construction Phase of the Permitted Development will be temporary and characteristic of a typical urban development project. No adverse, medium or long-term impacts are expected to arise and therefore no significant environmental effects are anticipated.

Impacts such as noise, dust and/or water pollution during the Construction Phase will be temporary and reversible through the correct implementation of the appropriate control measures.

## **3.9 Cumulation with Other Projects**

Cumulative Impacts can be defined as “impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the project”. Effects which are caused by the interaction of effects, or by associated or off-site projects, are classed as indirect effects. Cumulative effects are often indirect, arising from the accumulation of different effects that are individually minor. Such effects are not caused or controlled by the project developer.

Plans and projects in the surrounding area that could have the potential to result in cumulative impacts in were reviewed from data sources including:

- South Dublin County Council planning website  
<https://www.sdcc.ie/en/services/planning/planning-applications/search-and-view/>
- An Bord Pleanála website, <http://www.pleanala.ie/>.
- EIA Portal, as provided by the Department of Housing, Planning and Local Government: <https://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Any planning applications listed as granted or decision pending from within the last five years were assessed for their potential to act in-combination with Proposed Development and cause likely significant effects on the relevant European Sites. Long-term developments granted outside of this time period were also considered where applicable. Table 3 details existing granted planning permissions that may have the potential to act in-combination with the current Proposed Development.

*Table 3-9: List of Off-Site Projects*

It is considered that cumulative impacts are most likely to arise due to potential pollution and nuisances during the Construction Phase. Good construction management practices will minimise the risk of pollution from construction activities at the Site. Due to the full implementation of management controls to avoid adverse environmental impacts from the current Proposed Development and the proposed off-site project, it is not expected that cumulative impacts from these developments are likely to result in significant adverse effects on the environment.

Subject to the implementation of adequate mitigation measures in terms of traffic movement, noise and dust, it is not considered that cumulative impacts from the Proposed Development and other offsite projects as listed above are likely to result in significant effects on the

environment. Furthermore, the Proposed Development will not affect the objectives of the County Development Plan or the Local Area Plan.

### **3.10 Cumulation with Relevant Policies and Plans**

The following policies and plans were reviewed and considered for possible in-combination effects with the Proposed Development.

- South Dublin County Council Development Plan 2022-2029
- Eastern Midlands Regional Waste Management Plan
- South Dublin County Council's Biodiversity Action Plan 2020-2026

There is potential for proposed plans and projects within the South Dublin County Council Development Plan 2022-2029 land area to have cumulative, negative impacts on conditions on Designated European Sites within the ZOI. However, the core strategy, policies and objectives of the South Dublin County Council Development Plan have been developed to anticipate and avoid the need for developments that would be likely to significantly affect the integrity of this area. Furthermore, such developments are required to conform to the relevant regulatory provisions for the prevention of pollution, nuisance or other environmental effects likely to significantly affect the integrity of Natura 2000 sites. In addition, sustainable development including SuDS measures for all new developments is inherent in the objectives of all development plans within the Greater Dublin Area. All of the proposed SuDS devices at the subject site has been designed in accordance with the CIRIA manual.

The Eastern-Midlands Region Waste Management Plan 2015 – 2021 is the framework for the prevention and management of wastes in a safe and sustainable manner. The implementation of the Eastern-Midlands Region waste plan ensures that European and national mandatory targets are achieved and, in doing so, that the health of communities in the region, its people and the environment are not compromised. A Construction and Demolition Waste Management Plan (CDWMP) has been prepared for the Proposed Development. The CDWMP has been prepared to comply with the Eastern-Midlands Region Waste Management Plan 2015 – 2021. Based on this compliance and the successful implementation of the control and mitigation measures relating to waste outlined which have been outlined within this report and the CDWMP, there will be no negative cumulative impacts between the Proposed Development and the Eastern-Midlands Region Waste Management Plan 2015 – 2021. Any cumulative impacts will be assessed based on the conclusion of the finalised waste reports.

Therefore, there is no potential for significant in-combination impacts to arise due to surface water discharges during the Demolition, Construction and Operational Phases of the Proposed Development.

On examination of the above, it is considered that there are no means for the Proposed Development to act in-combination with any plans that will cause any likely significant adverse effects on the surrounding environment. The most significant potential for adverse cumulative impacts in combination with other projects in the area is in the potential for water pollution, noise, dust, increased traffic. However, the adherence and full implementation of the appropriate control measures outlined in this report, the CMP and CDWMP to be carried out by the contractor will ensure no potential for cumulative impacts to arise.

## 4 SUMMARY OF ASSESSMENT FINDINGS

A summary of the findings resulting from this assessment are presented in Table 4-1:

Table 4-1: Summary of Assessment Findings

Characteristics of Proposed Project	
Size of the Subject Site	The Proposed Development is located on a c.1.67 hectares hectare site.
Cumulation with other Projects	It is not considered that cumulative impacts from the Proposed Development and other existing offsite projects are likely to result in significant effects on the environment.
Use of Natural Resources	It is not foreseen that any extensive use of natural resources is required for the Proposed Development.
Production of Waste	There will be an increase in waste in the form of construction and demolition waste, during the Demolition and Construction Phase of the Proposed Development. However, this waste will be collected by appropriately authorised waste collection contractors and will be disposed of using suitably authorised waste disposal or materials recovery facilities. Due to the use of authorised waste collection and disposal facilities, it is not predicted that the production of waste will cause any significant effects on the environment. A CDWMP has been prepared for the Proposed Development which outlines the waste management procedures to be implemented.
Pollution and Nuisances	The Construction and Demolition Phases will give rise to temporary nuisances the most significant of which will be noise and dust. However, it is not predicted that these impacts will be significant, as they will be intermittent and temporary. Adequate control measures will be implemented for the duration of the Proposed Development as have been outlined within the CMP and CDWMP.
Risk of Major Accidents and/or Disasters	During operations, it is anticipated that the risk of accidents and/or disasters will be insignificant due to adherence to emergency type specific corrective action measures for potential spillages or fire.
Risk to Human Health	During the Construction and Operational Phase, due to best management practices and good housekeeping, it is not foreseen that there will be any negative impacts to human health.
Location of the Project	
Existing and Approved Land Use	Any potential impacts from the Proposed Development on the existing land use of the area are not considered significant. The proposed Development is in line with the land use zoning objectives of the South Dublin County Council Development Plan.
Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources	The impacts are considered to be negligible for this project in relation to the regenerative capacity of natural resources in the area.
Absorption Capacity of the Natural Environment	Having regard to the criteria which have been subject to analysis, it is considered that the Site has a high absorption capacity to facilitate the scale and nature of the Proposed Development and there is no likelihood of significant environmental effects.

<b>Characteristics of Potential Impacts</b>	
<b>Extent of the Impact</b>	The impacts are considered to be insignificant with regards to this project, due to the nature and scale of the proposed construction and demolition works and the implementation of appropriate control measures. It is not predicted that any significant physical effects will be experienced beyond the project works area during the Construction Phase and the geographical extent is perceived to be small.
<b>Transboundary nature of the Impact</b>	There are no transboundary physical impacts envisaged for this project.
<b>Magnitude and Complexity of the Impact</b>	<p>During construction and demolition, temporary and intermittent impacts are predicted due to potential noise and dust, however these impacts will be localised and last only for the duration of this phase. The control and mitigation measures which will be identified in the CMP and CDWMP will ensure that there will be no pollution or nuisances from the Construction Phase of Proposed Development beyond the Site boundary.</p> <p>There are no aspects to the Proposed Development which are considered to be of unusual magnitude or complexity, and any potential impacts are considered to be consistent with projects of this scale.</p>
<b>Probability of the Impact</b>	<p>No significant environmental impacts are predicted for the Proposed Development. The CMP will ensure that all applicable environmental health and safety regulation is complied with throughout the Construction Phase thereby ensuring that this phase will not result in significant effects on human health or the environment.</p> <p>Increased noise levels may intermittently occur during the duration of the construction works. Any increase in noise levels is not considered as being significant in nature or sufficient to cause environmental impacts of any significance. Guidelines and defined operational measures as will be detailed in the CMP will be adhered to during all stages of the works in order to further reduce the possibility of such nuisances occurring.</p>
<b>Duration, Frequency and Reversibility of the Impact</b>	<p>Any potential impacts associated with the Construction Phase of the Proposed development will be temporary and characteristic of a typical urban development project. No adverse medium or long-term impacts are expected to arise and therefore no significant environmental effects are anticipated.</p> <p>The Proposed Development will cause permanent visual changes to the landscape. The scale of the Proposed Development is considered to integrate appropriately with its surroundings. No key views affected by the site, nor key landmarks.</p> <p>No adverse medium or long-term impacts are expected to arise and therefore no significant environmental effects are anticipated.</p>

## 5 EU LEGISLATION CONSIDERATION IN ACCORDANCE WITH Article 103(1A)a

Table 5-1: Summary of Assessment Findings

EU Legislation	Nature of the assessment completed	Conclusion of the assessment	How taken into account
Directive 92/43/EEC, The Habitats Directive	<ul style="list-style-type: none"> <li>Appropriate Assessment Screening Report</li> </ul>	No significant impact once proposed control measures are implemented.	Refer Section 3.6.3, Section 3.7.3.6, and Section 3.7.3.7 of this report.
Directive 2000/60/EC, EU Water Framework Directive	<ul style="list-style-type: none"> <li>Appropriate Assessment Screening Report</li> <li>Construction Management Plan</li> <li>Environmental Report</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.8.3.3, Section 3.8.3.4, and Section 3.8.3.5 of this Report.
Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive)	<ul style="list-style-type: none"> <li>Appropriate Assessment Screening Report</li> <li>Planning Report</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.6.2.1 of this Report.
Directive 2002/49/EC on the assessment and management of environmental noise	<ul style="list-style-type: none"> <li>Construction Management Plan</li> <li>Construction &amp; Demolition Waste Management Plan</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.6.5 and Section 3.8.3.2 of this report.
Directive 2008/50/EC on ambient air quality and cleaner air for Europe	<ul style="list-style-type: none"> <li>Construction Management Plan</li> <li>Mobility Management Plan</li> <li>Transport Assessment &amp; Parking Strategy</li> <li>Construction &amp; Demolition Waste Management Plan</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.6.5 and Section 3.8.3.1.1 of this report.
Directive 2007/60/EC on the assessment and management of flood risks	<ul style="list-style-type: none"> <li>Not relevant to the Permitted Development</li> </ul>	N/A	Refer to Section 3.8.3.4 of this Report.
<b>Other relevant provision of EU law</b>			
Birds Directive (79/409/EEC), Bern and Bonn Convention & Ramsar Convention.	<ul style="list-style-type: none"> <li>Appropriate Assessment Screening Report</li> </ul>	No significant impact once proposed control measures are implemented.	Refer Section 3.6.3, Section 3.7.3.6, and Section 3.7.3.7 of this report.

Directive 2006/21/EC on the management of waste from extractive industries	<ul style="list-style-type: none"> <li>Not relevant to the Permitted Development</li> </ul>	N/A	N/A
Directive (EU) 2018/850 on the landfill of waste	<ul style="list-style-type: none"> <li>Construction Management Plan</li> <li>Resource &amp; Waste Management Plan</li> <li>Construction &amp; Demolition Waste Management Plan</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.6.4 and Section 3.8.3.11 of this report.
Directive 2008/98/EC on waste and repealing certain Directives as amended by Directive 2018/851/EU	<ul style="list-style-type: none"> <li>Construction Management Plan</li> <li>Resource &amp; Waste Management Plan</li> <li>Construction &amp; Demolition Waste Management Plan</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.6.4 and Section 3.8.3.11 of this report.
Directive 2010/75/EU on industrial emissions	<ul style="list-style-type: none"> <li>Not relevant to the Permitted Development</li> </ul>	N/A	N/A
Regulation (EC) No 166/2006 concerning the establishment of a European Pollutant Release and Transfer Register	<ul style="list-style-type: none"> <li>Not relevant to the Permitted Development</li> </ul>	N/A	N/A
Directive 2000/14/EC on the approximation of the laws of the Member States relating to the noise emission in the environment by equipment for use outdoors	<ul style="list-style-type: none"> <li>Construction Management Plan</li> <li>Resource &amp; Waste Management Plan</li> <li>Construction &amp; Demolition Waste Management Plan</li> </ul>	No significant impact once proposed control measures are implemented.	Refer to Section 3.8.3.2 of this report.
Directive 2012/27/EU on energy efficiency	<ul style="list-style-type: none"> <li>Sustainability and Energy Report</li> </ul>	No significant impact.	Refer to Section 3.8.3.1.2 of this Report.
Directive 2003/87/EC establishing a system for greenhouse gas emission allowance trading within the EU	<ul style="list-style-type: none"> <li>Not relevant to the Permitted Development</li> </ul>	N/A	N/A
Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013	<ul style="list-style-type: none"> <li>Sustainability and Energy Report</li> <li>Mobility Management Plan</li> <li>Transport Assessment &amp; Parking Strategy</li> </ul>	No significant impact.	Refer to Section 3.8.3.1.2 of this Report.

Regulation (EU) 2018/841 on the inclusion of greenhouse gas emissions and removals from land use, land use change and forestry in the 2030 climate and energy framework, and amending Regulation (EU) No 525/2013 and Decision No 529/2013/EU	<ul style="list-style-type: none"> <li>Not relevant to the Permitted Development</li> </ul>	N/A	N/A
Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources	<ul style="list-style-type: none"> <li>Sustainability and Energy Report</li> </ul>	No significant impact.	Refer to Section 3.8.3.1.2 of this Report.
Regulation (EU) No 517/2014 on fluorinated greenhouse gases	<ul style="list-style-type: none"> <li>Not relevant to the Permitted Development</li> </ul>	N/A	N/A
Directive 2012/18/EU on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC	<ul style="list-style-type: none"> <li>Not relevant to the Permitted Development</li> </ul>	N/A	N/A

## 6 CONCLUSION

The Proposed Development has been assessed in accordance with the screening criteria set out in Annex III of the European Union 'EIA Directive'.

Based on the assessment carried out in the appropriate sections of this Screening Report, it can be concluded that the Proposed Development will not have significant effects on the environment.

Having regards to;

- the nature and scale of the Proposed Development on an urban site served by public infrastructure,
- the absence of any significant environmental sensitivities in the area, and
- the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),

It is concluded that, by reason of the nature, scale and location of the subject site, the Proposed Development will not be likely to have significant effects on the environment. Therefore, a mandatory Environmental Impact Assessment Report (EIAR) is not required for the Proposed Development.

Table 6-1: Summary of EIA Activities

Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
Schedule 5 Part 2 (10)(b)(i)	Construction of more than 500 dwelling units.	Construction of a 1-5 storey Transitional Care Facility (step-up/step-down) providing 131 no. bedspaces over partial basement (total floor area c.6,743sqm) with central courtyard (c.519sqm). This is below the threshold of 500 units and therefore a mandatory EIA is not required.	No.
Schedule 5 Part 2 10 (b) (ii)	Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.	The Proposed Development will include the provision of a total of 32 No. car parking spaces. These parking spaces are incidental to the primary purpose of the Proposed Development and	No.



Class of Activity	Description of Activity Class	Summary Comments	EIA Required?
		therefore a mandatory EIA is not required.	
Schedule 5 Part 2 (10)(b)(iv)	<i>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.</i>	The Proposed Development constitutes a Regeneration zone, under SDCC. The total area of the Site for development has been confirmed as c.1.67 hectares, it is less than the required threshold and accordingly a mandatory EIA is not required.	No.
Schedule 5 Part 2 (14)	<i>Works of Demolition Works of demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	No.
Schedule 5 Part 2 (15)	<i>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.</i>	The Proposed Development will be reviewed having regard to the criteria set out in Schedule 7. The findings of this review will be detailed in this report's conclusions.	No.

## 7 REFERENCES

Central Statistics Office (CSO) 2016 Census Results.

South Dublin County Council Development Plan 2022-2029

Dept. of Housing, Planning and Local Government (DHPLG), 2018. Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018.

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European Commission 2017. Environmental Impact Assessment of Projects Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU).

Environmental Protection Agency, (2022). Environmental Protection Agency online mapping [ONLINE] Available at: <http://gis.epa.ie/EPAMaps/>. [Accessed 16/02/2022].

Institute of Air Quality Management (2014) Guidance on the assessment of dust from demolition and construction.

S.I. No. 600/2001 - Planning and Development Regulations, 2001.

S.I. No. 296/2018 - European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, Part 2, No. 67. Amendment of article 103 of Regulations of 2001

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