



EIA Screening Statement

Knockrabo Phase 2 Strategic Housing Development (SHD) **Application at Knockrabo, Mount Anville Road, Goatstown,** **Dublin 14**

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ON BEHALF OF:

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1.0 INTRODUCTION

This EIA Screening Statement has been prepared to aid An Bord Pleanála’s determination in respect of the necessity or otherwise for an Environmental Impact Assessment ("EIA") to be carried out and an Environmental Impact Assessment Report ("EIAR") to be prepared in respect of the proposed Strategic Housing Development (SHD) for 227 no. units at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.

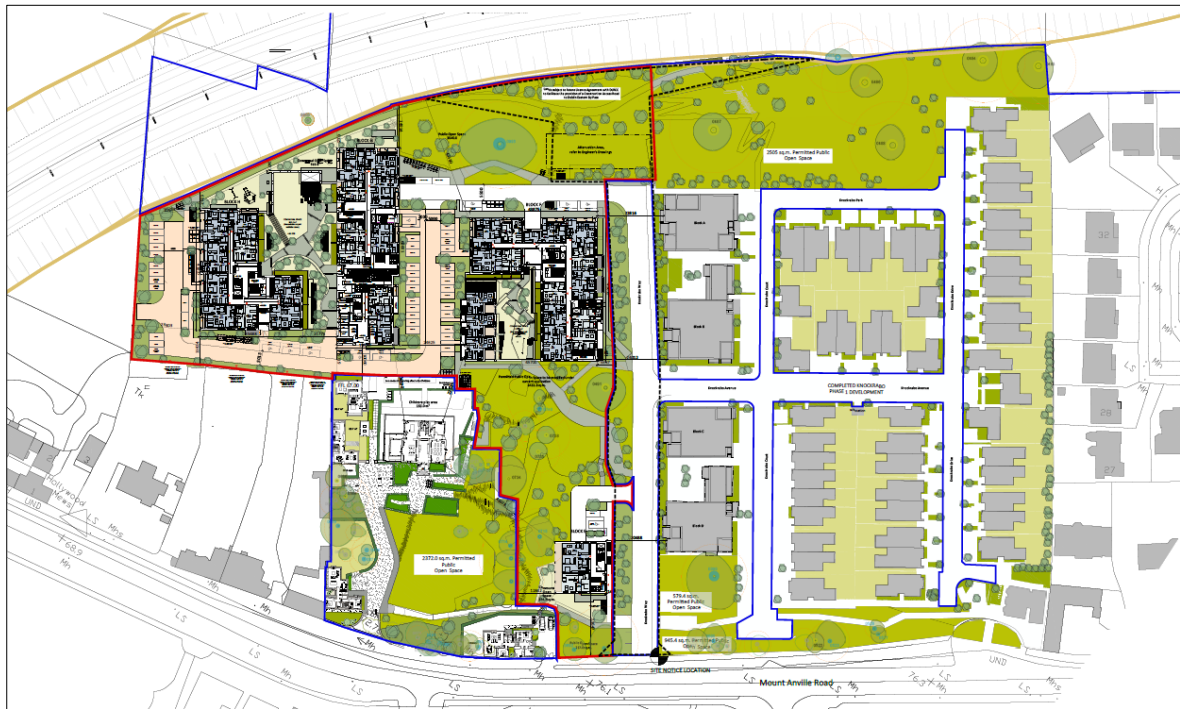


Figure 1: Proposed Site Layout (Source: OMP Architects, 2021)

1.1 Development Introduction

Knockrabo Investments DAC intend to apply to An Bord Pleanála for permission for a Strategic Housing Development with a total application site area of c. 1.78 ha, on a site located at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.

The proposed development relates to Phase 2 of the development on the ‘Knockrabo’ lands. Phase 1 of ‘Knockrabo’ was granted under Dún Laoghaire-Rathdown County Council (DLRCC) Reg. Ref. D13A/0689/An Bord Pleanála (ABP) Ref. PL06D.243799 and DLRCC Reg. Ref. D16A/0821 (Phase 1) and DLRCC Reg. Ref. D16A/0960 (Phase 1A) and comprises a total of 125 no. units.

The proposed development will consist of the amendment of the permitted ‘Phase 2’ residential development of 93 no. units, childcare facility and community/leisure uses (DLRCC Reg. Ref. D17A/1124) on a site of 2.75ha. The proposed development will provide for the reconfiguration and redesign of the approved residential development. The Knockrabo Way entrance road (constructed and unconstructed), the renovation of Cedar Mount House including childcare facility and community/leisure uses, the Coach House, Gate Lodge (West), the Gate House and all associated landscaping permitted under D17A/1124 which are outside the boundary of the current application are proposed to remain as previously granted.

The site is bounded to the south-east by Mount Anville Road; to the south by 'Mount Anville Lodge' and by the rear boundaries of 'Thendara' (a Protected Structure – RPS Ref. 812), 'The Garth' (a Protected Structure – RPS Ref. 819), 'Chimes', 'Hollywood House' (a Protected Structure – RPS Ref. 829); to the south-west by existing allotments; to the north by the reservation corridor for the Dublin Eastern By-Pass (DEBP); and to the east by the site of residential development 'Knockrabo'.

There are 3 no. Protected Structures located in the overall 'Knockrabo' landholding, but which are outside the application boundary. These include 'Cedar Mount' (a Protected Structure - RPS Ref. 783), 'Knockrabo Gate Lodge (West)' (a Protected Structure - RPS Ref. 796), including Entrance Gates and Piers, and 'Knockrabo Gate Lodge (East)' (a Protected Structure – RPS 740) including Entrance Gates and Piers. For clarity no works are proposed to any Protected Structures as part of this proposed development.

The development, with a total gross internal area of c. 23,096.7 sqm, will consist of the construction of 227 no. residential units in 4 no. apartment blocks ranging in height from Part 2 – Part 8 storeys including semi-basement podium.

The development will provide 76 no. 1 bed units, 145 no. 2 bed units and 6 no. 3 bed units as follows:

- **Block E** (c. 1015.3 sqm GIA) is a 5-storey including semi-basement podium apartment block comprising of 8 no. units (1 no. one bed unit and 7 no. 2 bed units).
- **Block F** (c. 8042.2 sqm GIA) is a Part 2 to Part 8 storeys including semi-basement podium apartment block comprising 84 no. units (53 no. 1 bed units and 31 no. 2 bed units).
- **Block G** (c. 8626.5 sqm GIA) is a Part 6 including semi-basement podium to Part 8 storey including semi-basement podium apartment block comprising of 82 no. units (37 no. 1 bed units, 40 no. 2 bed units and 5 no. 3 bed units).
- **Block H** (c. 5413.7 sqm GIA) is a Part 6 to Part 7 storey apartment block including semi-basement podium comprising 53 no. units (7 no. 1 bed units, 45 no. 2 bed units and 1 no. 3 bed unit).

Residential Tenant Amenities comprising c. 537.2 sqm are provided at Level 00 of Block G and H to serve all residential units within this application. Balconies/Wintergardens are provided on all elevations at all levels for the 4 no. apartment blocks, with (Private) Terraces provided at top floor levels and a communal Roof Terrace of c. 198 sqm to be provided on Block F.

The development will also provide 178 no. car parking spaces, which comprises 125 no. residential podium parking spaces, 35 no. on-street parking spaces, 16 no. visitor/drop off parking and 2 no. car sharing on-street parking spaces are provided; Provision of 389 no. private residential bicycle parking spaces and 130 no. visitor bicycle parking spaces; Provision of 12 no. motorcycle parking spaces.

All other ancillary site development works to facilitate construction, site services, piped infrastructure, 2 no. sub-stations, plant, public lighting, bin stores, bike stores, boundary treatments, provision of public, communal and private open space areas comprising hard and soft landscaping, site services all other associated site excavation, infrastructural and site development works above and below ground. The development will be served by the permitted access road 'Knockrabo Way' (DLRCC Reg. Ref. D13A/0689; ABP Ref. PL.06D.243799, DLRCC Reg. Ref. D16A/0821 and DLRCC Reg. Ref. D16A/0960). The application does not impact on the future access to the Reservation for the Dublin Eastern Bypass.

2.0 EIA SCREENING METHODOLOGY

2.1 Legislation & Guidance

This EIAR Screening exercise has been guided by the following documents:

- *Planning and Development Act 2000 (as amended) (“the Acts”)*
- *Planning and Development Regulations 2001 (as amended) (“the Regulations”)*
- *Planning and Development (Housing) and Residential Tenancies Act 2016;*
- Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001
- *Environmental Impact Assessment – Guidance for Consent Authorities regarding Sub-threshold Development (2003; DoEHLG)*
- *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I No. 296 of 2018) which came into effect from the 1st September 2018.*
- *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment – (2018; DoECLG);*
- *Guidelines on the Information to be Contained in Environmental Impact Assessment Reports Draft August (2017: EPA);*
- OPR Practice Note PN02 Environmental Impact Assessment Screening (June 2021)
- OPR Practice Note PN02 Environmental Impact Assessment Screening (June 2021)
- *Directive 2014/52/EU (referred to as the 2014 Directive), which amends the previous Directive (Directive 2011/92/EU) (“EIA Directive”). EIA requirements derive from EU Directive 85/337/EEC (as amended by Directive 97/11/EC) on the assessment of the effects of certain public and private projects on the environment. The primary objective of the EIA Directive is to ensure that projects which are likely to have significant effects on the environment are subject to an assessment of their likely impacts.*

Using the above documents, it has been possible to carry out a desktop EIA Screening using the best available guidance while operating within the applicable legislation.

2.2 Overview of EIA Requirements

The primary objective of the EIA Directive is to ensure that projects that are likely to have significant effects on the environment are subjected to an assessment of their likely impacts.

Various types of projects and associated thresholds are defined in the EIA Directive to classify whether a project is or is not likely to have a significant effect. These are set out as Annex I and Annex II. Annex I projects require mandatory EIA. Annex II projects require EIA if significant effects are likely. The latter is established in two ways:

- **Classes of project and associated thresholds whereby ‘significant effects’ are triggered**
- **Sub-threshold projects that are likely to have “significant effects on the environment” – Annex III sets out criteria whereby significance of effects is assessed.**

Member States are given a certain amount of discretion in respect of establishing thresholds / criteria by which Annex II projects will be required to undergo EIA.

It is noted, however, as per Article 2(1) of the EIA Directive, that projects should be subject to EIA if, arising from their nature, size, or location, they are likely to have significant effects on the environment.

Article 1(2) of the EIA Directive defines “project” as:

“the execution of construction works or of other installations or schemes, other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources”.

The requirement for EIA for Annex II projects are transposed into the Irish law pursuant to Schedule 5 Part 2 and Schedule 7 of the *Planning and Development Regulations 2001* (as amended). Amendments arising pursuant to Directive 2014/52/EU were transposed into *The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018* (S.I. No. 296 of 2018) on 1st September 2018.

2.3 EIA Directive

The EIA Directive defines EIA as a process, whereby an Environmental Impact Assessment Report is a key informing element (this replaces the previous Environmental Impact Statement – EIS). Among the key changes introduced by the 2014 Directive are the following:

- Additional environmental factors to be considered (e.g. population and human health)
- More stringent screening procedures (e.g. Annex III)
- Maximum timeframes set for responses to scoping requests
- Environmental Impact Statement (EIS) replaced by Environmental Impact Assessment Report (EIAR)
- EIAR must be prepared by competent experts

2.4 The Acts and Regulations

The legislative requirement for EIA in respect of applications for proposed development is set out and described in Section 172(1) of the Planning and Development Act 2000 (as amended). It states;

“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

(ii) Such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or

(iii) No quantity, area or other limit is specified in that Part in respect of the development concerned,

Or

Part 2 of Schedule 5 of the Planning and Development Regulations 2001 and either-

Such development would equal or exceed, as the case may be, any relevant quantity, area or other limit specified in that Part, or

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 2011 but 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.”

2.5 EIA Thresholds

Schedule 5 Part 2 of the Regulations sets out the thresholds for which, if a project exceeds, must be subject to an Environmental Impact Assessment.

Part 2 of Schedule 5 lists the following that may be relevant to the proposal:

“10. Infrastructure projects –

(b)(i) Construction of more than 500 dwelling units;

(b)(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres,

(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).

14. 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.

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.”

In summary, having regard to the relevant thresholds set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) regarding mandatory EIS

(now EIAR) provision for this form of development, in our opinion, the subject proposal comprises a sub-threshold development.

Secondly, according to the EIA Guidance for Consent Authorities regarding Sub-threshold Development, August 2003, a formal EIAR would not be required for this particular development. This is due, inter alia, to the development site area (c. 1.78 ha) and its locational characteristics, the proposed number of residential units (227 no.) and the fact that this proposal is unlikely to give rise to significant environmental effects.

Thirdly, while it is considered that a formal EIAR is not required in this instance, it is proposed that detailed and comprehensive assessments, as required, have been prepared and accompany the planning application, which assess and address all of the relevant potential planning and environmental issues pertaining to the subject development. These assessments inform development responses to the specific issues raised by the proposed scheme. The assessments enclosed with the application are also designed to address the issues raised by this type of development and provide the requisite levels of environmental assessment to the appropriate standards.

2.6 Sub Threshold Projects Requiring EIAR

Development which is below the threshold of requiring an EIAR as set out in Schedule 5, Part 2 of the *Regulations* may still require an EIAR.

For the purposes of this screening, in accordance with the requirements of Section 172(1)(b) of the Planning and Development Act 2000 (as amended, the criteria set out in Schedule 7 and Schedule 7a of the *Regulations*, will be considered.

3.0 ARTICLE 299B AND 299C CONSIDERATIONS

Altemar Ltd., at the request of Knockrabo Investments DAC, have prepared a statement in accordance with Article 299B and C of the *Planning and Development Regulations 2001 to 2021* in relation to the proposed Strategic Housing Development. The statement is to provide information and assist An Bord Pleanála in completing an examination for the purposes of a screening determination in accordance with Articles 299B and 299C of the *Planning Regulations*. In particular, it is provided so that the Board may have regard to *"the available results, where relevant, of preliminary verifications or assessments of the effects on the environment carried out pursuant to European Union legislation other than the Environmental Impact Assessment Directive"* in accordance with Article 299C(1)(a)(iv) of the *Planning Regulations*.

The statement concludes as follows *'This Statement has been carried out in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001-2021, as amended, for the proposed Strategic Housing Development at Knockrabo, Mount Anville Road, Goatstown, Dublin 14. This statement summarises the assessments carried out for the purposes of the EIA Screening Report in relation to the proposed development and identifies that "the subject project would not be likely to have significant impacts on the environment ". This statement should be read in conjunction with the reports referred to in this statement.'*

As a result of the statement, An Bord Pleanála is able to carry out their assessment in relation to Articles 299B and 299C of the Planning Regulations. Please refer to the enclosed Statement in Accordance with Article 299 B, prepared by Altemar Ltd.

4.0 DIRECTIVE 2001/42/ EC, SEA DIRECTIVE

Strategic Environmental Assessment or SEA is the term which has been given to the environmental assessment of plans and programmes, which help determine the nature and location of individual projects taking place. Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive). The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (SI No. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment).

A Strategic Environmental Assessment (SEA) Environmental Report has been prepared for the *Dún Laoghaire-Rathdown County Development Plan 2016-2022*. It has been undertaken by CAAS Ltd. on behalf of Dún Laoghaire-Rathdown County Council. The Plan sets out an overall strategy for the proper planning and sustainable development of the functional area of Dún Laoghaire- Rathdown County Council for the period 2016- 2022.

Reports in the current submission that are relevant to this Directive include the Environmental Impact Assessment Screening Report, Statement of Consistency and Planning Report and the Material Contravention Statement, all of which have been completed and enclosed by Tom Philips Associates. The *Dún Laoghaire-Rathdown County Development Plan 2016-2022* has been consulted throughout the process of the design and preparation of assessment reports for this project. The *Dún Laoghaire-Rathdown County Development Plan 2016-2022* has been informed by the SEA Environmental Report for the *Dún Laoghaire-Rathdown County Development Plan 2016-2022*. As a result, no further assessment in relation to DIRECTIVE 2001/42/ EC, SEA DIRECTIVE is required.

5.0 SCREENING

Given the nature, location, and scale of the project, the project is not a project that falls for consideration under Annex I. However, for the purposes of this EIA Screening Statement, the project is assessed under Annex II of the EIA Directive as implemented into Irish law pursuant to Schedule 5 Part 2 of the Regulations, and Annex III of the EIA Directive as implemented into Irish law pursuant to Schedule 7 of the Regulations.

5.1 Part 2 Class 10 – Infrastructure Projects

In particular, Schedule Part II 10(b)(i):

“Construction of more than 500 dwelling units”

Comment

The subject proposal comprises a proposed residential development located within the Goatstown LAP. The proposal which provides for 227 no. residential units is below the mandatory EIA threshold of 500 units. Therefore, it is considered that a mandatory EIA is not required.

Conclusion – Mandatory EIA NOT TRIGGERED

5.2 Part 2 Class 10 – Infrastructure Projects

In particular, Schedule Part II 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.)”*

Comment

The subject proposal comprises urban development within ‘other parts of a built-up area’ which provides a threshold of 10 hectares in order to trigger a mandatory EIA. The subject site is c. 1.78 ha which is below the 10-hectare threshold and therefore EIA is not triggered by the site area.

Conclusion – Mandatory EIA NOT TRIGGERED

5.3 Part 2 Class 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.”

Comment

The subject proposal comprises a development type which is listed within Part 2 but **does not** exceed the specified limits. Therefore, the proposed development is considered to be a ‘*sub threshold*’ development.

Notwithstanding that the development does not trigger a mandatory EIA, it is considered prudent to carry out an assessment of whether the proposal would be likely to have significant effects on the environment thus requiring a sub-threshold EIA. This is examined in more detail in Section 3.4 of this Screening Report.

Conclusion – Sub Threshold EIA May be Triggered. Therefore, a sub-threshold screening is carried out below.

SUMMARY

| TYPE / CLASS | SUMMARY | COMMENT | EIA REQUIRED? |
|------------------------|--|---|-----------------------------|
| Part 2 Class 10(b)(i) | <i>Construction of more than 500 dwellings</i> | Proposal involves construction of 227 no. dwellings | NO |
| Part 2 Class 10(b)(iv) | <i>Urban development on area greater than 10 ha in built-up area</i> | Site area is c. 1.78 ha | NO |
| Part 2 Class 15 | <i>Any project not meeting thresholds of Part 2 but would still be likely to have significant environmental impacts having regard to criteria in Schedule 7</i> | Proposal should be examined with regard to potential significant impacts on the environment | REQUIRES FURTHER ASSESSMENT |

5.4 Sub Threshold Screening

At the outset it is noted that the EIA Directive requires the following:

In order to ensure a high level of protection of the environment and human health, screening procedures and environmental impact assessments should take account of the impact of the whole project in question, including, where relevant, its subsurface and underground, during the construction, operational and, where relevant, demolition phases.

As set out above pursuant to Part 2 Class 16 of the Regulations, projects of the nature described in Schedule 5 Part 2 Class 10 (b) (i) and (iv) may or may not require an EIA depending on whether the development would be likely to have significant effects on the environment, by reference to the criteria of Schedule 7.

For the purposes of this screening, the updated criteria set out in Schedule 7 and Schedule 7A of the Regulations, will be considered. The following section assesses the proposed development as per the information required under Schedule 7A:

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

Competent / consent authorities must have regard to these criteria in forming an opinion as to whether or not a sub-threshold development is likely to have significant effects on the environment by virtue of, inter alia, of their nature, size or location and should be subject to EIA. The key issue is:

'The key issue is whether the proposed project, in light of the information provided on the key characteristics of the project (with reference to the criteria in Schedule 7), is likely to have a significant effect on the environment?'

In order to provide the Planning Authority with all requisite information for a screening determination, the information required in Schedule 7A is detailed below. This is based on the criteria in Schedule 7 as referenced under Schedule 7A (4) of the regulations.

1. Characteristics of the Project

The characteristics of the project must be considered with particular regard to be given to:

| | Criteria for determining whether development listed in Part 2 Schedule 5 should be subject to EIA | Is the proposed development likely to have significant effects on the environment? | Yes/No |
|-----|---|--|--------|
| 1 | <p>Characteristics of proposed development <i>The characteristics of proposed development, in particular—</i></p> | | |
| (a) | <p><i>Could the size and design of the whole of the proposed development be likely to cause significant effects on the environment?</i></p> | <p>No. The subject lands located in the suburban area of Goatstown, Dublin 14. The site is bound to the south by Mount Anville Road, by Phase 1 residential blocks A, B, C and D of the overall Knockrabo development to the east, existing allotment lands (including the protected structure Cedar Mount) to the west and by the reservation corridor for the Dublin Eastern By-Pass (DEBP) to the north. The development site extends approximately 1.78ha and is predominantly greenfield.</p> <p>The proposed development will consist of 227 no. housing units of which 6 no. units are 3 bed, 145 no. units are 2 bed, and 76 no. units are 1 bed. The height of the development ranges from Part 2 to Part 8 storeys including semi-basement podium. Access to the site will be from a circa 100m section of constructed entrance road, Knockrabo Way. The Knockrabo Way entrance road previously permitted under Reg Ref D17A/1124 is proposed to remain as previously granted.</p> <p>The public open space within the development amounts to 31.9% of the subject application scheme. The open space is provided north of block F and around block E of the subject development scheme with strong connectivity between proposed and existing permitted spaces.</p> <p>Internal amenity space is provided and is divided into communal open spaces which are spread across levels 01, 00 and 07 in various blocks of the proposed scheme.</p> <p>There is also an internal tenant amenity space which is provided at 537.2 sqm on Level 00 of Block G/H. This space includes concierge, café/bar, gymnasium and a business suite for residents of the scheme.</p> <p>178 no. car parking spaces are proposed of which 125 no. are residential podium parking spaces 35 no. on street parking spaces, 16 no. visitor/drop off parking and 2 no. car sharing on-street parking spaces.</p> <p>There is a provision of 389 no. residential bicycle parking, and 130 no. visitor bicycle parking.</p> | No |

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| | | The site area is c. 1.78 ha. The size and design of the project is not likely to cause significant effects on the environment. | |
| (b) | <i>Could the development in Cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment be likely to cause significant effects on the environment?</i> | <p>No. The proposed development is located within an established residential area. The site is situated immediately west of the previously granted and now constructed Phase 1 blocks which are part of the overall Knockrabo development scheme.</p> <p>In this regard, an assessment has been carried out in relation to the previous relevant planning history on the site and adjoining sites. This is indicated and illustrated in detail in the Architectural Design Statement and in the Statement of Consistency & Planning Report in Section 1.4.</p> <p>In terms of cumulative impact, the extant permission on the site in D17A/1124, includes the following;</p> <ul style="list-style-type: none"> • the refurbishment of Cedar Mount to provide a mix of community / leisure uses, a Childcare Facility and 2 No. apartments. • the refurbishment of Knockrabo Gate Lodge (West) and existing Coach House building as residential units; • The Gate House • The Knockrabo Way entrance road (constructed and unconstructed) • Landscaping <p>These works are outside the boundary of the current application and are proposed to remain as previously granted. The works to Cedar Mount House commenced prior to Covid and are expected to recommence shortly.</p> <p>Due to the nature and extent of the works proposed in the approved elements of D17A/1124, which will remain unchanged, the cumulative impact is considered to be minor and it is not likely to cause significant effects on the environment.</p> | No |
| (c) | <i>Could the nature of any associated demolition works be likely to cause significant effects on the environment?</i> | No. There is no demolition associated with the subject application. | No |
| (d) | <i>Could the use of natural resources in relation to the proposed development, in particular, land, soil, water and biodiversity be likely to cause significant effects on the environment</i> | <p>No. There will be no substantial use of natural resources. The main use of resources will be in the construction materials used. The scale and quantity of the materials used will not be such that would cause concern in relation to likely significant effects on the environment.</p> <p>The proposed development will require the removal of some soil and rock from the site to facilitate construction, however</p> | No |

| | | |
|--|---|--|
| | <p>quantities required for removal are not considered to result in any significant adverse impact.</p> <p>The construction works will not require any further resources (i.e. land-take, water abstraction) from the surrounding environment.</p> <p>Excavations for the construction work at site for podium level parking, drainage pipes, water supply, utilities and foundations are identified to have potential to impact the ground water in site. However, best practice construction methods are to be adopted to ensure minimised impact on water quality on the proposed development site site.</p> <p>The tree retention and removal strategy, as indicated in the accompanying arboricultural assessment prepared by Arborist Associates Ltd. It is the same as that proposed as part of the Extant Permission (D17A/1124). As part of the Extant Permission, most of the trees have been removed north of Cedar Mount House and a cluster are to be removed adjacent to Block E to facilitate construction. The subject application also seeks removal of some trees, however maximum effort has been made to retain existing trees and cause minimal impact on trees to be retained during construction work.</p> <p>In terms of biodiversity, Section 6 of the Ecological Impact Assessment (EclA) prepared by Altemar notes:</p> <p><i>'The proposed development site consists of the grounds of existing houses in a suburban environment. No species of conservation importance, with the exception of one foraging bat, were observed on site. The site itself is not of significant ecological importance and is not in close proximity to a conservation site. The following residual impacts on habitats (Table 5a) and species (Table 5b) would be expected as a result of the construction of the proposed development. No residual impacts are foreseen from the operational impacts.</i></p> <p><i>Construction would result in the removal of the majority existing habitats, with the exception of the trees that are to be protected from the construction works. But, due to the fact that the site is poor in species diversity and no species of conservation importance, except foraging bats, were found these impacts would be limited, localised and reversible depending on the planting regime. Despite the site being of relatively low biodiversity importance a robust series of standard mitigation measures are proposed. Mitigation will include pre construction surveys for bats, invasive species and mammals, the clearance of the site outside of bird nesting season, measures to prevent contaminated surface water runoff and the presence of an</i></p> | |
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| | | <p><i>ecologist to monitor site works. However, none of the measures proposed are necessary for the protection of Natura 2000 sites. The outlined construction and operational mitigation proposed for the proposed development satisfactorily addresses the mitigation of potential impacts on the sensitive receptors through the application the standard construction and operational phase controls in addition to a sensitive lighting plan. The overall impact on the ecology of the proposed development will result in a long term minor adverse, not significant impact on the ecology of the area and locality overall. This is primarily as a result of the loss of terrestrial habitats on site, increased light spill and increased human activity. No significant negative environmental effects will be as a result of the proposed development.</i></p> <p>No likely significant ecological impacts would be foreseen outside the immediate vicinity of the proposed development.'</p> | |
| (e) | <p><i>Could the production of waste in relation to the proposed development be likely to cause significant effects on the environment?</i></p> | <p>No. The production of waste is not likely to cause significant effects on the environment.</p> <p>There will likely be waste produced in the construction of the proposed scheme. Construction waste will be disposed of using licensed waste disposal facilities and contractors. The scale of the waste production in conjunction with the use of licensed waste disposal facilities and contractors is not anticipated to give rise to any likely significant effects on the environment. The accompanying Construction & Demolition Waste Management Plan prepared by AWN Consulting outlines the proposed Waste Management Plan for the proposed development.</p> <p>During operation, everyday waste and recycling from commercial and residential elements will be segregated and disposed of by an approved licensed waste disposal contractor as outlined in the Operational Waste Management Plan prepared by AWN Consulting that accompanies the application.</p> | No |
| (f) | <p><i>Could pollution and nuisances generated by the proposed development be likely to cause significant effects on the environment?</i></p> | <p>No. Best practice methods will be utilised during construction to mitigate potential impacts from pollution on the local environment during construction. Please refer to AA Screening prepared by Altemar and Hydrological and Hydrogeological Risk Assessment prepared by AWN which concludes as follows in relation to water pollution;</p> <p><i>'A conceptual site model (CSM) has been prepared following a desk top review of the site and surrounding environs. Based on this CSM, plausible Source-Pathway-Receptor linkages have been assessed assuming an absence of any measures intended to</i></p> | No |

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| | | <p><i>avoid or reduce harmful effects of the proposed project (i.e. mitigation measures) in place at the proposed development site. There is no direct source pathway linkage between the proposed development site and open water (i.e. South Dublin Bay SAC/pNHA and South Dublin Bay and River Tolka SPA). There are indirect source pathway linkages from the proposed development through public sewers which discharge to the Elm Park Stream which ultimately outfalls into Dublin Bay (2.7 km downgradient of the site). There is also an indirect connection through the foul sewer which will eventually discharge to the Ringsend WWTP and ultimately discharges to Dublin Bay. The future development has a peak foul discharge that would equate to 0.063% of the licensed discharge at Ringsend WWTP (peak hydraulic capacity).</i></p> <p><i>It is concluded that there are no pollutant linkages as a result of the construction or operation (without mitigation) of the proposed development which could result in a water quality impact which could alter the habitat requirements of the Natura 2000 sites within Dublin Bay.</i></p> <p><i>Finally, in line with good practice, preventive measures are included during construction to minimise the potential for any accidental releases off site. These measures are to be included in the design of any such developments. During operation, the potential for an impact to ground or storm water is negligible and there are design measures incorporated within the proposed development to manage stormwater run-off quality. These specific measures will provide further protection to the receiving soil and water environments. However, the protection of downstream European sites is in no way reliant on these measures.'</i></p> <p>There may be possible short-term nuisances to human beings from noise, vibration, dust and traffic. These are not likely to be at such a quantity or of such a significance that would warrant the completion of a sub threshold EIAR. Noise, vibration and dust will be subject to specific control measures as described in the Construction Management Plan prepared by Moylan Waterman. Likely significant effects are unlikely to arise.</p> | |
| (g) | <p><i>Could 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;</i></p> | <p>No. Best practice construction measures will be employed throughout the construction phase. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. The subject lands are not proximate to any Seveso/COMAH designated sites. It is not considered that there is a risk of major accident or disaster on the site and therefore the expected effects are considered to be negligible.</p> | No |

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| | | <p>A Flood Risk Assessment (FRA) has been prepared by Waterman Moylan Engineers and accompanies this planning application.</p> <p>The assessment states the following:</p> <p><i>'Given that the site is located 3km kilometres inland from the Irish Sea, that there is at large level difference between the proposed buildings and the high tide and given that the site is outside of the 1-in-1,000 year flood plain, it is evident that a pathway does not exist between the source and the receptor. A risk from tidal flooding is therefore extremely low and no flood mitigation measures need to be implemented.</i></p> <p><i>Given that the site is outside of the 1-in-1,000 year flood plain, the likelihood of fluvial flooding is low.</i></p> <p><i>Surface water discharge from the subject site is intercepted and slowed down through the use of source control devices, as described in Section 4.6.1, minimising the risk of pluvial flooding from the subject site. Sufficient attenuation storage is provided for the 1-in-100 year storm, accounting for a 20% increase due to climate change.'</i></p> <p>AWN have carried out a Hydrological and Hydrogeological Qualitative Risk Assessment for the proposed Residential Development as outlined above. The report concludes that there are no pollutant linkages as a result of the construction or operation (without mitigation) of the proposed development which could result in a water quality impact which could alter the habitat requirements of the Natura sites within Dublin Bay.</p> | |
| (h) | <p>Could the risk to human health (for example due to water contamination or air pollution) be likely to cause a significant effect on the environment?</p> | <p>No. Foul water will discharge to the existing public sewer. Surface water will discharge to the existing surface water sewer network and attenuation tank.</p> <p>The Ecological Impact Assessment report prepared by Altemar states in relation to surface water notes;</p> <p>The proposed surface water strategy is outlined below:</p> <p><i>“It is proposed to drain surface water from the development by gravity to the existing public surface water drainage outfall pipe in the north eastern corner of the development site. Storm water will discharge to the outfall at a controlled rate, limited to the greenfield equivalent runoff. Excess surface water runoff during storm events will be attenuated in new below ground stormwater attenuation tanks within the open space at the northern end of the site’</i> (Figures 5 & 6).</p> | No |

“It is proposed to incorporate a Storm Water Management Plan through the use of various SuDS techniques to treat and minimise surface water runoff from the site. The methodology involved in developing a Storm Water Management Plan for the subject site is in accordance with the requirements of Dun-Laoghaire Rathdown County Council and is based on recommendations set out in the Greater Dublin Strategic Drainage Study (GSDSDS) and in the SuDS Manual (Ciria C753). Based on three key elements – Water Quantity, Water Quality and Amenity – the targets of the SuDS train concept have been implemented in the design, providing SuDS devices for each of the following:

- Source Control – Green roofs
- Site Control – Permeable paving; bio-retention tree pits; filter drains;
- Regional Control – Flow control; underground attenuation storage; downstream defender. ‘

The report states in relation to Foul Water;

‘Foul Water

In terms of the existing foul drainage, the report states that:

“There is an existing 225mm diameter foul sewer outfall in the northeast of the subject site which was constructed under Phase 1 of the Knockrabo development and was built to drain the Phase 1 lands.” Regarding the proposals for foul water drainage, the report states that: “All foul drainage on the subject lands is proposed to drain via gravity to this existing on-site foul outfall. A Pre-Connection Enquiry form was submitted to Irish Water in October 2020, which outlined the above foul water discharge proposal. A response has been received stating that a connection to the foul water sewer is feasible without an upgrade. It is anticipated that the existing network will have sufficient capacity to drain the proposed development. It is noted that there is an existing confirmation of feasibility (IW Reference CDS200006701) for the subject lands which confirms Irish water network capacity available to drain 81 houses/apartments and a childcare facility, as per the previous planning permission for this site. As part of the final SHD package, the proposed development submission shall require the above referenced confirmation of feasibility and an associated Statement of Design Acceptance from Irish Water.” “The proposed foul water outfall from the development is a 225mm diameter pipe laid at a gradient of 1:100, giving a capacity of 45.6 l/s. Therefore, the proposed outfall pipe has more adequate capacity to cater for the flows from the development.” “Drains to the apartment blocks will be laid to comply with the Building Regulations 2010, and in accordance with the recommendations contained in the Technical Guidance Documents, Section H. Foul water sewers outside the basement will consist of uPVC or concrete socket and spigot pipes (to IS 6)

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| | | <p><i>and will be laid strictly in accordance with Irish Waters code of practice for Wastewater Infrastructure and Dun-Laoghaire Rathdown County Council requirements for taking in charge .’</i></p> <p>Dust and dirt are anticipated with no likely significant effect, to be produced during the construction phase of the development. However, best practice construction methods will be put in place to minimise impact on human health and surrounding environment.</p> <p>No impact on air quality is envisaged due to the nature and scale of the project.</p> | |
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2. Location of the Project

The environmental sensitivity of geographical areas likely to be affected by projects must be considered, with particular regard to:

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| 2 | Location of proposed development | | |
| | <i>The environmental sensitivity of geographical areas likely to be affected by the proposed development, with particular regard to—</i> | | |
| (a) | <i>Having regard to the existing and approved land use, could the environmental sensitivity of geographical areas be likely to be affected by the proposed development?</i> | No. The subject site is zoned ‘Residential’ and residential development is permitted in principle. | No |
| (b) | <i>the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;</i> | <p>The dominant land use in which the site is located is currently classified as residential. The proposal will require the removal of soil to facilitate construction, however significant impacts are not envisaged.</p> <p>There are no habitats or species of conservation importance that depend on the soil or soil level on site and therefore the removal of soil will not have a likely significant effect on habitats or species of conservation importance.</p> <p>A pre-connection enquiry response and a design acceptance has been received from Irish Water confirming that there is capacity in relation to water and sewage for the proposed development.</p> <p>Having regard to the character of the receiving environment, the apartment development will not individually or cumulatively have a likely significantly impact on the integrity</p> | No |

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| | | of any main habitats. By association, the Project will not, individually or cumulatively, have a likely significantly impact on the relative abundance, quality and regenerative capacity of natural resources in the area during construction and / or operational phases. | |
| c | The absorption capacity of the natural environment, paying particular attention to the following areas: | | No |
| c (i) | wetlands, riparian areas, river mouths; | The proposed development is not within or directly connected to wetlands, riparian areas or river mouths. | No |
| c (ii) | coastal zones and the marine environment; | The Ecological Impact Assessment and AA Screening accompanying this application concludes there will be no likely significant effects on the environment. | No |
| c (iii) | mountain and forest areas; | The proposed development is not within or directly connected to any mountain or forest areas. There is no pathway between the site and mountain or forest areas. | No |
| c (iv) | nature reserves and parks; | The proposed development is not within any nature reserves or parks. There is no pathway between the site and nature reserves or parks. | No |
| c (v) | areas classified or protected under national legislation; Natura 2000 areas designated by Member States pursuant to Directive 92/43/EEC and Directive 2009/147/EC; | No such protected or designated sites within the subject development application. | |
| c (vi) | areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; | The site is not known to be located within or connected to such an area. | No |
| c (vii) | densely populated areas; | The site is located within a residential area. Procedures will be put in place at construction stage to minimise potential adverse construction impacts to the local population in terms of vehicular movements, noise or vibration. There is not considered to be any likely operational impact to the local population given the existing residential nature of the area. | No |

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| <p>c (viii)</p> | <p>landscapes and sites of historical, cultural or archaeological significance.</p> | <p>There are 3 protected structures adjacent to the subject site which are not part of the subject planning application. However, there have been conservation measures and appropriate landscaping proposed to minimise impact on these structures.</p> <p>A Conservation Report and Archaeological Assessment were prepared to inform this planning application.</p> <p>The Conservation Report prepared by Howley Hayes Architects concludes on page 40;</p> <p><i>'The amended apartment blocks are in keeping with the scale and materiality of the previously permitted units to the east and as such will have no further impact upon Cedar Mount and its setting.</i></p> <p><i>The visual impact of Block E on the western lodge of the former Mountainville House will be more significant, however, this secondary lodge of modest design is not of sufficient architectural merit to warrant the loss of development potential of the adjoining land'</i></p> <p>There are no known archaeological monuments within the site boundary. The archaeological assessment prepared by IAC Archaeology notes that <i>'given the level of disturbance, and the results of the overall archaeological assessment, the archaeological potential of the development area is considered to be low.'</i> Archaeological monitoring will be carried out during construction works.</p> <p>The Landscape and Visual Impact Assessment (LVIA) which accompanies the application concludes as follows;</p> <p><i>'It is considered the initial development will have a significant effect on the existing predominantly overgrown character of the site. The landscape and visual change will be most pronounced during the mobilisation and construction stage, when activity is unfamiliar and when the existing character of the lands is altered by the removal of excess ground material and vegetation. The changes arising from the initial site development and construction works will have moderate negative landscape and visual effects, predominantly from the east and north, due to the visual enclosure of the site.</i></p> <p><i>The proposed development provides for a positive, detailed, site-specific response to site and local context. The open space network provides for an attractive and diverse range of amenity and recreational opportunities, designed to link and integrate seamlessly with the existing high quality Knockrabo Phase 1 development adjacent. Equally the open space network enhances the strong urban design framework for the site. Existing development in Phase 1, Knockrabo, and in Ardilea Crescent has laid down a high quality precedent which the</i></p> | <p>No</p> |
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| | | <p><i>proposed development will consolidate. As a whole the proposed development will make a significant contribution to the townscape of the wider area and the future context of the surrounding lands. Likewise, the proposed network of open spaces will make a significant and positive contribution to the emerging landscape character, biodiversity, amenity and recreational opportunities for the future residents of the development.</i></p> <p><i>The magnitude of change which would result from the proposed development is medium. It would introduce buildings to the site, however not necessarily uncharacteristic or inappropriate in the context. The character of the landscape would thus be altered by the development, but the area in which this would be experienced would be somewhat limited by the visual enclosure of the site and would be predominantly limited to the existing Knockrabo Phase 1 development immediately east of the subject site and to the north of the site.</i></p> <p><i>Except for the views from the immediate environs of the site, particularly along Mount Anville Road and the existing open space north east of the subject site, the proposed development will have slight to no impact. The proposed development would create a visual intrusion in short distance views, but not inappropriately or uncharacteristic in the context. The design of the buildings and open space are of a high quality and would be a well considered continuation and follow the urban design framework established by the Knockrabo Phase 1 development. For most short and mid distance views, as proposed boundary tree planting matures over time, the buildings will be further screened and integrated with the existing landscape vegetation, characteristic of the area.'</i></p> | |
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3. Type and Characteristics of the Potential Impacts

The likely significant effects of projects on the environment must be considered in relation to criteria set out in points 1 and 2 as set out in the sections above , with regard to the impact of the project on the factors specified in Schedule 7(3)(1), taking into account:

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| 3 | <p><i>Types and characteristics of potential impacts</i> <i>The likely significant effects on the environment of proposed development in relation to criteria set out under paragraphs 1 and 2, with regard to the impact of the project on the factors specified in paragraph (b)(i)(l) to (V) of the definition of ‘environmental impact assessment report’ in section 171A of the Act, taking into account—</i></p> | | |
| (a) | <p><i>Could the type and characteristics of the impacts taking account of the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected), be considered to cause a significant effect on the environment?</i></p> | <p>The proposed development is located within the built- up area of Goatstown. The proposed residential use is consistent with such zoned land. The works during the construction phase may have a minor impact on the immediate area, which is a mix of residential/ community. The proposal relates to grassland with little to no existing ecological value. During the construction phase, the proposal will have a moderate impact in terms of noise and vibration on the local population.</p> <p>The works during construction or the operational phase are not of such a scale or extent that would be considered to be likely to cause significant effects on the environment in the geographic area or on any considerable quantum of the population in the vicinity.</p> | No |
| (b) | <p><i>the nature of the impact,</i></p> | <p>The potential likely and significant impacts arising from the development on the local population will be typically those associated with a medium scale residential development located within a well-established urban location, e.g. noise, vibration, dust and traffic.</p> <p>The nature of the impacts are expected to be of a magnitude that would not be significant, adverse or permanent.</p> <p>The impact of the development at operational stage will be typical of this residential area and will not likely to be significant, adverse or permanent.</p> <p>As outlined in the EclA, it is considered that the site itself is not of significant ecological importance, based on the findings of the EclA.</p> | No |
| (c) | <p><i>Could the type and characteristic of the transboundary nature of the impact be considered to be likely to cause a significant effect on the environment?</i></p> | <p>The subject lands are not located on any geographical or other boundary of relevance to assessment of likely significant effects on the environment.</p> <p>Any minor impacts will be contained in the immediate vicinity of the site.</p> <p>There are no transboundary impacts.</p> | No |

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| (d) | <p><i>Could the type and characteristics of the intensity and complexity of the impact be considered to be likely to cause significant effects on the environment?</i></p> | <p>The proposed development is not of any significant intensity or complexity such that would cause likely significant effects on the environment.</p> <p>The AA Screening concludes as follows;</p> <p><i>‘On the basis of the content of this report, the competent authority is enabled to conduct a Stage 1 Screening for Appropriate Assessment and consider whether, in view of best scientific knowledge and in view of the conservation objectives of the relevant European sites, the Proposed Development, individually or in combination with other plans or projects is likely to have a significant effect on any European site.</i></p> <p><i>There is no possibility of significant impacts on Natura 2000 sites, features of interest or site specific conservation objectives. A Natura Impact Statement is not required.</i></p> <p><i>Accordingly, having carried out the Stage 1 Appropriate Assessment Screening, the competent authority may determine that a Stage 2 Appropriate Assessment of the Proposed Development is not required as it can be excluded, on the basis of best up to date available objective scientific information following screening under Part XAB of the Acts as amended, that the Proposed Development, individually or in combination with other plans or projects, will have a significant effect on any European site. Consequently, it can also be concluded that there will be no significant adverse effect on the integrity of any European site in view of its conservation objectives.’</i></p> | No |
| (e) | <p><i>Could the type and characteristics of the probability of the impact be considered to be likely to cause significant effects on the environment?</i></p> | <p>It is probable that the minor impact of noise, vibration and dust pollution during the construction phase will occur; however, construction works on zoned lands within a built-up area are not unexpected or out of character and working hours will be limited to hours set by the planning conditions.</p> <p>There is a high probability of certain minor impacts occurring during the construction phase however, these impacts will be short-term and not considered to have any likely significant effect on the environment.</p> | No |
| (f) | <p><i>Could the type and characteristics of the expected onset, duration, frequency and reversibility of the impact;</i></p> | <p>As discussed above, during the construction phase there is the likelihood of some short-term nuisances to human beings from noise and dust during construction.</p> <p>Some temporary disruption may occur during the construction phase. The ecological value of the site will be improved at operational stage as a result of proposed landscaping and open spaces.</p> | No |

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| | | <p>If work is carried out in accordance with the Construction Environmental Management Plan (CMP), it is not anticipated that the construction works would result in significant environmental impacts for the local population and human health.</p> <p>There are no operational impacts associated with this residential development that would be likely to cause significant effects in terms of population and human health. The increased population resulting from the development is a positive impact that will provide additional support for existing services in the area.</p> <p>The minor impacts identified would occur during the construction phase, there are no significant negative impacts which are considered likely to occur during the operational phase of the proposed residential development. The frequency of impacts will vary throughout the construction phase; however, the impact is still not considered to be significant. The minor impacts associated with the construction phase such as noise, dust and traffic will be temporary and will not lead to residual impacts.</p> | |
| (g) | <p><i>Could the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment, be likely to cause significant effects on the environment?</i></p> | <p>The subject site is zoned land designated for residential use. The scale of the proposed scheme and any other permitted developments in the vicinity are not such that the characteristic of any potential impacts, in combination with each other, are likely to cause significant effects on the environment as outlined in the accompanying AA Screening Report.</p> <p>It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment.</p> | No |
| (h) | <p><i>Could the type and characteristics of the possibility of effectively reducing the impact be likely to cause significant effects on the environment?</i></p> | <p>The impacts can effectively be reduced using standard construction measures, which are clearly defined in best practice guidance. Any measures to manage noise, vibration, dust and/or pollution during the construction and operational phases are subject to standard policies and practices. Please refer to accompanying Construction Management Plan for full details.</p> <p>In overall terms, the impact of the project will be positive as the proposed development will facilitate the retention and addition of native tree species.</p> | No |

6.0 EIA SCREENING CHECKLIST

| Questions to be considered per Annex III of Directive 2014/52/EU | Yes / No / ? . Briefly describe | Is this likely to result in a significant effect? Yes/No/? – Why? |
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| 1. Will construction, operation or decommissioning of the Project involve actions, which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)? | Yes It will involve the construction of 227 no. residential units in a planned development based on the Goatstown Local Area Plan. | No The construction phase of the project will have some temporary impacts in the immediate locality, and there will be long term impacts in terms of land use and visual impact / physical changes in the locality following completion of construction. It is considered that the operation of a Construction Management Plan will limit any short-term construction impacts. Long term land use and visual impacts are considered to be positive in nature due to the urban character of the local context and the current vacant nature of the subject site which is suitable for residential development. |
| 2. Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are nonrenewable or in short supply? | Yes The proposed development will use land and construction materials. | No The construction materials will have to be imported. While some of these materials are non-renewable, they are not in short supply. No significant effects on the environment are anticipated. |
| 3. Will the Project involve use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health? | Yes Some materials used in construction, e.g. concrete, stone, bituminous pavement, etc. could be harmful if released into the environment. | No The development will be constructed in accordance with best practice and specific controls will be put in place to manage hazardous materials. |
| 4. Will the Project produce solid wastes during construction or operation or decommissioning? | Yes Waste will be generated during the construction and operational phases. | No The construction process will result in some generation of waste which will be disposed of in accordance with the provisions of a <i>Construction & Waste Management Plans</i> . It is not anticipated that there will be any significant effects on the environment. Operational phase waste will be domestic in nature. Waste will be disposed of by a licensed waste contractor. |
| 5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air? | Yes Release of air pollutants as a result of construction and vehicular construction traffic. | No The development will be constructed in accordance with best practice and specific controls will be put in place to manage the release of pollutants, particularly dust management practices. |

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| 6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation? | Yes Noise and vibration will be generated during construction phases. | No The development will be constructed in accordance with best practice and specific controls will be put in place to manage noise and vibration during the construction phases. Transport of construction materials will be necessary but will be subject to normal conditions and working hours to protect existing residential amenity. |
| 7. Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea? | Yes During the construction stage there is potential for polluting matter to enter onto land, water and ground water. | No During construction, standard preventative measures to avoid any impacts on the local ground and/or surface and ground water environment. |
| 8. Will there be any risk of accidents during construction or operation of the Project, which could affect human health or the environment? | Yes During the construction stage there is a potential for accidents that could affect human health or the environment. | No Standard preventative measures are provided as part of the project, which will be carried out in accordance with best practice; and specific controls will be put in place to manage risks. |
| 9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment? | Yes It will involve the construction of 227 no. residential units. | No There will be an increase in population within the area. However, given the existing built-up residential character of the area, it is considered that the proposal is consistent with existing land uses and will not result in significant impacts. |
| 10. Are there any other factors, which should be considered such as consequential development, which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality? | No | No All permitted residential development has been assessed with regard to potential environmental impacts and have been approved in line with best practice environmental measures. No significant impacts are likely. |
| 11. Are there any areas on or around the location, which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project? | No | No |

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| <p>12. Are there any other areas on or around the location, which are important or sensitive for reasons of their ecology, e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?</p> | <p>Yes</p> <p>There are no Natura 2000 sites within close proximity to the development site.</p> | <p>No</p> <p>Due to the distance separating the site and the local Natura 2000 sites is no pathway for loss or disturbance of important habitats or important species associated with the features of interest of the SPA / SAC.</p> |
| <p>13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?</p> | <p>No</p> | <p>No</p> |
| <p>14. Are there any inland, coastal, marine or underground waters on or around the location, which could be affected by the project?</p> | <p>No</p> | <p>No</p> <p>Due to the distance separating the site and the local Natura 2000 sites, there is no pathway for loss or disturbance of important habitats or important species associated with the features of interest of the SPA / SAC.</p> |
| <p>15. Are there any areas or features of high landscape or scenic value on or around the location, which could be affected by the project?</p> | <p>No</p> | <p>No</p> |
| <p>16. Are there any routes or facilities on or around the location, which are used by the public for access to recreation or other facilities, which could be affected by the project?</p> | <p>No</p> | <p>No</p> |
| <p>17. Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?</p> | <p>No</p> | <p>No</p> <p>The development will be constructed in accordance with best practice and specific controls will be put in place to manage congestion arising from the construction phase. Transport of construction materials will be necessary but will be subject to agreed working hours. A Traffic and Transport Assessment has been carried out in respect of the proposal and no significant impact is envisaged.</p> |

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| <p>18. Is the project in a location where it is likely to be highly visible to many people?</p> | <p>Yes The construction works will be visible to people using Mount Anville Road.</p> | <p>No The visual impact of the construction phase will be temporary and therefore not significant. The proposed design and scale of the development is similar to existing and permitted residential schemes in the area and therefore is not likely to have a significant environmental impact. The site is not considered to be highly visible in the context of the wider area.</p> |
| <p>19. Are there any areas or features of historic or cultural importance on or around the location, which could be affected by the project?</p> | <p>No</p> | <p>No</p> |
| <p>20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?</p> | <p>Yes The site comprises grassland and bare ground.</p> | <p>No The site has previously been significantly disturbed relating to the construction of the adjacent Phase 1 development.</p> |
| <p>21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?</p> | <p>Yes The site is located in an existing built-up area with predominantly residential land uses.</p> | <p>No There will be temporary impacts to the surrounding area during the construction stage, particularly in terms of visual impact; access; noise and dust. Best practice construction practice and management will ensure no such impacts are significant. Given the existing residential nature of the surrounding area, it is considered that the operational phase will not result in significant impacts.</p> |
| <p>22. Are there any plans for future land uses on or around the location, which could be affected by the project?</p> | <p>Yes The project comprises the development of vacant urban land which has been identified as suitable for residential development. The wider area is being developed in line with a Local Area Plan which sets out guidelines for development.</p> | <p>No The proposed development will not impact the future development potential of adjacent sites.</p> |

| | | |
|---|------------|--------------------------------|
| 23. Are there any areas on or around the location, which are densely populated or built-up, which could be affected by the project? | Yes | No See Item 21 above |
| 24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project? | No | No |
| 25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project? | No | No |
| 26. Are there any areas on or around the location, which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project? | No | No |
| 27. Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems? | No | No |

Arising from the above, it is considered that the proposed development is not likely to have a significant effect on the environment.

In summary, it is considered that a mandatory EIA would not be required and that a sub-threshold EIA is not triggered as appropriate measures are in place to avoid, reduce or mitigate any likely impacts such that it is not likely to be a significant impact on the environment.

7.0 CONCLUSION

The subject project does not require mandatory EIA under Annex I of the EIA Directive. Having regard to Annex II of the EIA Directive (where EIA may be required) and Annex III of the EIA Directive the subject screening has found the following:

Annex II of the EIA Directive (Schedule 5 Part 2 of the Regulations)

| TYPE / CLASS | SUMMARY | COMMENT | EIA REQUIRED? |
|------------------------|--|---|---------------|
| Part 2 Class 10(b)(i) | <i>Construction of more than 500 dwellings</i> | Proposal involves construction of 227 no. dwellings | NO |
| Part 2 Class 10(b)(iv) | <i>Urban development on area greater than 10 ha in built-up area</i> | Site area is c. 1.78 ha. | NO |
| Part 2 Class 15 | <i>Any project not meeting thresholds of Part 2 but would still be likely to have significant environmental impacts having regard to criteria in Schedule 7</i> | Proposal is not likely to have significant impacts | NO |

It is our opinion that by virtue of its nature, size, and location, the proposed project as set out and described in this EIA Screening Statement would not be likely to have a significant effect on the environment and thus EIA is not required.

Yours sincerely



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